



IV.D. Narrative Information Sheet

1. Applicant Identification Provide the name and full address of the entity applying for funds. This is the agency or organization that will receive the grant and be accountable to EPA for the proper expenditure of funds.

New Way Homes, Inc.
189 Walnut Ave
Santa Cruz, CA 95060

2. Funding Requested

a. Assessment Grant Type Indicate “Community-wide.”

Community-Wide

b. Federal Funds Requested \$500,000.00

(Include the amount being requested from EPA; must not exceed \$500,000.)

3. Location Provide the a) city, b) county, and c) state or reservation, tribally owned lands, tribal fee lands, etc., of the community(ies) that you propose to serve.

All sites to be assessed are located in Oakland, CA - Alameda County.

4. Target Area and Priority Site Information Applicants, other than tribal governments:

- List the target area(s) discussed in the Narrative.
- For each target area that is smaller than a city/town, list the census tract number(s) within the target area. (Please see the FY23 FAQs for guidance on how to find a census tract.)
- Provide the address of the priority site(s) proposed in the Narrative

All sites to be assessed are located in Oakland, CA - Alameda County.

Priority Sites:

- People’s Missionary Baptist Church – 8831 MacArthur Blvd, Oakland, CA
- At thy Word Ministries - 1358 89th Ave, 1353 90th Ave, 8917 International Blvd, Oakland, CA

5. Contacts

a. Project Director Provide the name, phone number, email address, and mailing address of the Project Director assigned to this proposed project. This person should be the main point of contact for



NEW WAY HOMES

the project and should be the person responsible for the project's day-to-day operations. The Project Director may be contacted if other information is needed

Serena Collins, Development Manager
415.980.0048 serena@newwayhomes.org
189 Walnut Ave, Santa Cruz, CA 95060

b. Chief Executive/Highest Ranking Elected Official Provide the name, phone number, email address, and mailing address of the applicant's Chief Executive or highest ranking elected official. For example, if your organization is a municipal form of government, provide this information for the Mayor or County Commissioner. Otherwise, provide this information for your organization's Executive Director or President. These individuals may be contacted if other information is needed.

Sibley Simon, President
831.419.4091 sibley@newwayhomes.org
189 Walnut Ave, Santa Cruz, CA 95060

6. Population

If you are a city/town, provide the population of your jurisdiction.

- If you are a county/parish/borough, state, or regional organization that covers a geographic area with more than one city/town, provide the population of the city(ies)/town(s) in which each priority site/target area is located.
- If you are a nonprofit organization exempt from taxation under section 501(c)(3) or qualified community development entity, provide the population of the city(ies)/town(s) in which each priority site/target area is located.
- If you are a tribe, provide the number of tribal/non-tribal members affected. Population data can be found at www.census.gov.

New Way Homes, Inc. is a 501c3 nonprofit. The population of Oakland, CA which is our target area/priority sites are located is 430,553 (2022).

7. Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.

New Way Homes strives to incorporate energy efficiency measures in all of its housing projects. However, at this time no other factors are applicable as the projects in the priority sites and other areas within the target area have not yet undergone a feasibility study.

8. Letter from the State or Tribal Environmental Authority (not included in the three-page limit) For an applicant other than a state or tribal environmental authority, attach a current letter from the appropriate state or tribal environmental authority (or equivalent state or tribal regulatory oversight authority) acknowledging that the applicant plans to conduct assessment activities and is planning to apply for FY23 federal Brownfields Grant funds.



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

October 19, 2023

Serena Collins
Development Manager
New Way Homes, Inc.
serena@newwayhomes.org

ACKNOWLEDGEMENT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT GRANT PROPOSAL FOR \$500,000

Dear Ms. Collins:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection acknowledges and supports New Way Homes, Inc.'s (NWH) application for a United States Environmental Protection Agency (USEPA) Brownfield Community Assessment Grant (USEPA Grant) for several sites in Oakland, California. NWH will be requesting a funding amount of \$500,000 for environmental assessments and potential cleanup which will remove uncertainty about possible environmental impacts and move the projects forward toward entitlement and redevelopment.

NWH is in the process of negotiating terms of a development agreement with other non-profits for two priority sites identified for this USEPA grant which include two vacant parcels previously used as auto repair facilities. One is adjacent to the People's Missionary Baptist Church located at 8831 MacArthur Boulevard in Oakland and the other is adjacent to the At thy Word Ministries, located at 1358 89th Avenue, 1353 90th Avenue, and 8917 International Boulevard in Oakland. The two priority sites will be redeveloped and add over one hundred units of much-needed affordable housing to the East Oakland area.

The cost of living in Oakland is higher than the California average and higher than the national average by 36%, with housing being the most expensive cost. With a poverty rate of 18.7%, many residents in Oakland live in poverty. According to the Alameda County 2022 Point in Time count, an estimated 7,135 homeless people are living in the county, with over half – 5,055 people – in Oakland. Based on the most recent Housing Element Annual Progress Report, Oakland has not reached its Regional House Needs

Serena Collins
October 23, 2023
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Allocation for the 2015-2023 term in the very low, low, and moderate-income categories. Affordable housing continues to be less and less available in Oakland as housing costs rise and competition for rental properties grows. Gentrification in Oakland due to the tech-boom in the Bay Area counties has pushed native Oaklanders further into the most economically disenfranchised enclaves of East Oakland, characterized by high crime and homelessness rates among its residents.

With these grant funds, NWH can assess vacant contaminated sites that suppress the economic development of East Oakland, augment the development of construction and real estate development-related jobs in the local disadvantaged community by hiring locally, and affordable housing units that will aim to serve those being economically displaced within this community.

NWH has secured the enthusiastic support of elected officials from City of Oakland Councilmember Treva Reid, Alameda County Supervisor Nate Miley, and State Assemblymember Mia Bonta. NWH has also received support from the local neighborhood homeowner's association and members of the community at large.

DTSC looks forward to the possible award of the USEPA Grant to NWH to facilitate the success of the housing development. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for projects and sites covered by the grant. If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via email at Nicole.Yuen@dtsc.ca.gov.

Sincerely,



Nicole Yuen
Brownfields Coordinator
Site Mitigation and Restoration Program – Berkeley Office
Department of Toxic Substances Control



NEW WAY HOMES

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area Identify the geographic boundary(ies)

New Way Homes (NWH) is a nonprofit that funds affordable housing development primarily with Black Churches in historically black, indigenous, and people of color (BIPOC) communities that have seen decades of disinvestment. The target areas for this project are MacArthur Blvd Corridor and the International Blvd Corridor both between 82nd Ave and 94th Ave. All of which are located in Oakland, CA. Oakland is one of several cities within the greater San Francisco Bay Area and home to nearly 430,553 people within 56 square miles of land. The city's history as a manufacturing hub and as one of the largest container ship ports in the country made it possible for the city to remain culturally and economically relevant for years to come. Despite this, several neighborhoods face multifaceted hardships including continuously neglected and improperly maintained and unimprovable lots throughout. In the International Blvd and MacArthur Blvd corridors of East Oakland, for example, high poverty rates and low high school graduation rates have created an environment where the residents in the area are unable to gather the financial means to clear environmental hazards but must still live among them.

NWH would utilize this grant for environmental assessment along the International Blvd and MacArthur Blvd corridors. These locations are part of established commercial corridors, serviced by several public transit options, and yet several lots remain vacant or underutilized because they are known or suspected brownfields. This cycle's adverse effects are not only economic but threaten the health of the community and residents as well. Residences in this area are well above the 70th percentile for residences likely to have lead paint and rank around the 90th percentile for the proximity of hazardous waste facilities. This area also ranks high in terms of chronic diseases like asthma and significantly lower life expectancy as a result. Though demand for both residential and commercial projects continues to climb, the financial barriers to make these sites viable for development remain out of reach for much of the community already in the area. NWH would use this grant to assess sites and ultimately remediate sites so that they can become suitable for much needed affordable housing, directly serving the existing local community.

NWH has identified several sites that have had historic activities such as car repair or former laundromats where there may have been releases of various toxins to the subsurface. The risk and uncertainty from these historic uses prevents the property transactions and development that can bring much needed affordable housing. These toxins, as well as older buildings, must be assessed, surveyed for hazardous building materials and remediated before these sites can be redeveloped. Funding from this grant will allow NWH to conduct Phase I's and hazardous building materials surveys for these sites, and for those sites that require it, Phase II investigations to characterize the contamination and then create and obtain approval for remedial action plans for remediation. These environmental analyses are also required to obtain financing and land use approvals to reuse these sites. NWH then can move more quickly to put together the private funding needed for pre-development of the affordable housing projects on these sites.

1.a.ii. Description of the Priority Brownfield Site(s)

New Way Homes has identified at least five sites (including two priority sites) that are on Church-owned land that can be redeveloped into housing in east Oakland in addition to other sites that NWH is in early negotiations about. All of these sites have past uses that may have contributed to contamination. Both sites have been identified by CEJST as disadvantaged. The two priority sites within target areas are:

- People's Missionary Baptist Church (8825 MacArthur Blvd, Oakland; CT 06001407600)- vacant land
- This currently vacant site previously had an auto repair facility on-site, and is suspected of contamination from volatile organic compounds (VOCs). Depending on the levels of the VOCs, clean-up may be required prior to building housing on the site. This site is currently a vacant lot

adjacent to the People’s Missionary Baptist Church on MacArthur Blvd., in a historically Black neighborhood.

- At Thy Word Ministries (Dixon Foundation, 8915 International Blvd, Oakland, CT 6001409600) – parking lot is comprised of four parcels which serve the church (4 parcels)
- This site previously had an auto repair facility on-site and a gas station next door (on a separate parcel). We expect the site will contain some level of VOCs and require soil cleanup prior to building housing on the site. It is currently a church parking lot (four parcels) adjacent to the At Thy Word Ministries COGIC Church on International Blvd., a major street on a bus rapid transit line in a historically Black neighborhood.

The priority sites above are sites NWH has negotiated the terms of a development agreement with Land Partners for affordable housing developments aimed at reducing neighborhood displacement.

Our Land Partners are other non-profits (typically black churches) we partner with to build affordable housing on their underutilized land whether that be a vacant lot, parking lot or old Sunday School building they're no longer using. To ensure our BIPOC owned Land Partners are never at risk of losing title to their land as a result of our partnership, NWH enters into a long-term ground lease instead of acquiring the site through purchase. NWH funds all pre-development work for the housing projects. As each project progresses, project-specific funding is then raised (debt and equity) by NWH to bring the projects through construction. Land Partners do not contribute financially to the housing being developed. Neither site’s investigation, clean-up (if necessary) or reuse will cause displacement as none of the land uses are residential.

1.a.iii. Identifying Additional Sites

NWH regularly hosts community meetings. In 2024, 30+ churches in the target area who are interested in building affordable housing on vacant and underutilized sites will attend. As part of the affordable housing development, land use permitting, environmental regulatory processes, and financing, environmental site assessments are necessary to ensure that sites are suitable for housing. Many of these underutilized sites along the target area arterials have historic light manufacturing and automotive histories. From this meeting a list of potential sites to be assessed will be created. With remaining grant funds, after site assessments and cleanup plans on priority sites have been completed, NWH will select additional sites to be assessed based on the following criteria:

- Sites must not currently be utilized for residential or commercial use so that no displacement occurs.
 - NWH primary focus is vacant lots and parking lots that are currently being underutilized.
- Sites currently zoned for multi-family housing (or otherwise eligible for multi-family under state law)
- Church willingness to enable the reuse of the site as affordable housing
- Current owner knowledge of past uses (that would potentially lead to site contamination e.g. laundromat, car wash, auto repair, gas station, etc.)
- Additionally, all sites selected will meet one or more of the following criteria:
 - Within or across a commercial street from a low-income/disadvantaged census tract
 - Within or across a commercial street from a historically red-lined neighborhood
 - Land owned by a minority-led non-profit.
 - Within or across a commercial street from a census tract CJEST has identified as disadvantaged.

From our experience, the above qualification criteria will result in a set of sites that are nearly all in underserved communities or disadvantaged census tracts.

b. Revitalization of the Target Area. i. Reuse Strategy and Alignment with Revitalization Plans

NWH fights gentrification and displacement by working with partners to build housing on properties that they own. They capitalize on state and local laws and initiatives that promote infill affordable housing. NWH develops much needed new affordable residential housing in East Oakland that are specifically focused on decreasing displacement.

This strategy is consistent with several state, local plans and laws, including and not limited to AB2011 which allows for residential housing to be built on sites zoned for commercial use, Oakland Housing Element and Regional Needs Housing Allocation.

Faith-based organizations own many sites that are underutilized. Often the traditional development models for market-rate housing or publicly subsidized affordable housing don't work for them. Market-rate housing is often too expensive for long term residents and has been a catalyst for gentrification. Public subsidy (tax credits) have restrictive guidelines that can make it more expensive to build than market rate housing making it more difficult for affordable housing projects to be feasible. Additionally, to be competitive for tax credits a project has to be over 50 units. For smaller sites that most churches have, the project isn't larger enough to be competitive. Lastly, projects that have units deed restricted as affordable (extremely low income, very low income and low income) in Oakland are entered into a regional lottery. Although well meaning, this often furthers gentrification as long-term residents of the immediate community the site is located in or Oakland as a whole aren't prioritized and individuals from outside of the community and Oakland get access to these units. We have a proven model that works for many such organizations – providing them with ownership of the site and an income stream, allowing prioritization of the housing for reducing displacement from their community, keeping critical rights related to the project with the church, and providing a pathway for the church to gain full ownership of affordable housing that is financially self-sufficient. We provide all development services from concept to completion including sourcing property management services with no out-of-pocket cost to the church. Typically, no public funds (tax credits) are used for construction. For the priority sites, People's Missionary Baptist Church and At Thy Word Ministries, NWH is currently in the process of signing Development Agreements with both sites (signed Letter of Intents are on file for both sites) and expects to have signed Development Agreements by the end of Q1 2024. We anticipate developing 25+ units on the People's Missionary Baptist site and 100+ units on the At Thy Word Ministries site.

ii. Outcomes and Benefits of Reuse Strategy

The two priority sites listed above will create 125+ affordable housing units revitalizing a disinvested corridor in a historically Black neighborhood of East Oakland without inciting displacement that often accompanies gentrification. Several projects in the immediate vicinity, including priority sites, are being coordinated with services to provide employment and housing opportunities to a community already under economic displacement pressure. In the case of this project, we are also pursuing environmental justice goals supported by the surrounding neighborhood residents. All priority sites are currently either vacant lots or parking lots and the revitalization plans will not cause any residential displacement from the sites, but rather add much needed affordable housing. This will result in more affordable housing projects getting started in the 7th most expensive city to live in the United States, in turn allowing long-term residents the opportunity to remain and have more immediate access to job centers and other resources.

With the combination of Phase I and II assessments, soil clean-up (if necessary) and reuse for the two priority sites, at least 150 short term jobs will be created. NWH is committed to hiring/contracting local whenever possible and is looking forward to assisting in bring more jobs to Oakland.

c. Strategy for Leveraging Resources. i. Resources Needed for Site Reuse

Funding from this grant will allow NWH to show potential lenders that the sites involved in the community assessment have gone through the necessary due diligence process to get an approved clean-up corrective action plan which is often critical for receiving predevelopment and construction financing to develop housing on Brownfield sites.

NWH has a \$10M pre-development fund that is funding current pre-development work on ten affordable and mixed-income housing projects. This funding comes from foundations, Community Development Financial Institutions (CDFIs,) and private individuals doing long-term impact investment into the New Way Homes fund as low-interest debt. This fund would be used for the design and permitting for the re-use of the sites. NWH does not typically use public subsidy (tax credits) for construction.

NWH has extensive expertise in seeking and executing public grants. For example, the organization has executed on grant funding from United States Department of Housing and Urban Development (HUD), Alameda County, the CA Department of Toxic Substance Control (DTSC), and from the Central Coast Alliance for Health (MediCal) on other housing projects and has numerous grants and loans from private foundations and Community Development Financial Institutions. For housing construction, the projects may use a combination of construction loans and private impact investment. Receiving funding from this grant will not only allow NWH to identify/assess brownfields in BIPOC communities in Oakland, it will open the door for other funding sources. In the case of these priority sites, we expect to seek funding for soil remediation from the CA Department of Toxic Substance Control DTSC Equitable Community Revitalization Grant. For housing construction for the reuse of these sites, the projects may use a combination of construction loans and private impact investment.

ii. Use of Existing Infrastructure

All sites (priority and non-priority) located within Oakland city limits. The identified priority sites will utilize the following existing infrastructure for the reuse (power, gas, electrical, water, sewer, telecommunications, existing roads, and public transportation) which are fully in place at all of the priority sites. Non-priority sites are likely to have similar infrastructure in place. NWH will be responsible for any additional building infrastructure costs from construction financing.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need. i. The Community's Need for Funding

NWH primarily partners with Black Churches in historically BIPOC communities that have seen decades of disinvestment. Often the sites on or around the church properties have sat vacant for many years due in part to soil contamination. These neighborhoods have had a continual lack of funding for cleanup and for redevelopment, meaning they decay for decades until high-end, gentrification-inducing development is initiated in response to lack of housing for higher-income workers in other jurisdictions in the region

The cost of living in Oakland is higher than the California average and higher than the national average by 36%, with the most expensive cost being housing. With a poverty rate of 18.7%, many residents in Oakland live in poverty. According to the Alameda County 2022 Point in Time (PIT) count, an estimated 7,135 homeless people are living in Alameda County, of which over seventy percent (5,055) were in Oakland.

Throughout Oakland, the availability of housing affordable to most households continues to decline as housing costs rise and competition for rental property grows. The hardest hit is the community of East Oakland (containing both priority sites listed above), where many neighborhoods have experienced spiraling decay since the 1970s. Gentrification in Oakland erupted in 2010 with the tech-job boom on the San Francisco peninsula, where a multiplying housing-jobs imbalance led to far more people commuting from Oakland to those new jobs. Gentrification pushed native Oaklanders further into the most dangerous and economically disenfranchised enclaves of East Oakland and much further away to inland California. Characterized by devastating poverty, the flight from and subsequent disinvestment in East Oakland has contributed greatly to the high crime, dislocation, and homelessness rates among its residents. According to the most recent City of Oakland Housing Element 2023 annual progress report, Oakland had not reached its state-mandated Regional Housing Needs Allocation (RHNA) housing permitting goals for the 2015-2023 term in the very low, low and moderate-income categories.

This community assessment will be in collaboration by multiple third-party nonprofits. In particular, NWH partners closely with Black Churches in historically BIPOC neighborhoods.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The Target Areas NWH plans to remediate will benefit a population historically affected by exposure to hazardous substances. This is reflected in the disproportionately high rates of asthma (90-95th percentile) particulate matter (including diesel), and low life expectancy (80-95%). Homes in this area are at least in the 80th percentile for lead paint with several block groups above 95th.

The area also has very low high school graduation rates, with the International Blvd side higher at the 39th percentile and MacArthur at 31st. This has also resulted in higher than average unemployment (75th-79th percentile) and poverty rates around the 65th percentile.

By directly addressing the major health factors blighting the neighborhood, NWH hopes to make a lasting positive impact for the residents already residing there.

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

Historically the target areas have seen decades of disinvestment. As noted above, in conjunction with brownfields that have sat vacant for decades higher levels of adverse health conditions have occurred. By partnering with churches in disadvantaged communities, NWH has the opportunity to help revitalize the community for long term residents at risk of displacement and other environmental factors while adding to the assets held by non-profits with a very long history of serving their own neighborhood. This last point is key – we believe that environmental justice necessarily involves having the benefits of remediation and redevelopment accrue to those that have felt the consequences of past disinvestment and discrimination

(3) (a) Identification of Environmental Justice Issues

Both priority sites fall within census tracts that are considered disadvantaged according to CEJST. Disproportionate exposure to chemicals from brownfields and manufacturing (due to poor land use) high levels for asthma 86-88th percentiles), 93rd percentile for Underground storage tanks and releases (Formula of the density of leaking underground storage tanks and number of all active underground storage tanks within 1500 feet of the census tract boundaries), 97th percentile for PM2.5 in the air (Level of inhalable particles, 2.5 micrometers or smaller)), 88th for asthma, 78th for low life expectancy, 85th for Proximity to hazardous waste facilities, 96th for low median income (Comparison of median income in the tract to median incomes in the area) and 18% Percent of people ages 25 years or older whose high school education is less than a high school.

(4) (b) Advancing Environmental Justice

Implementation of the project will mitigate exposure from some brownfields, improve access to affordable housing to the sensitive populations, offsetting some displacement pressures. If the model can be replicated throughout East Oakland, a few thousand new units can be made available to long term residents that would otherwise be displaced due to high housing costs.

People's Missionary Baptist Church falls within tract 06001408400 where it's in the 98th percentile for housing cost (Share of households making less than 80% of the area median family income and spending more than 30% of income on housing), 87th percentile for Lack of indoor plumbing (Share of homes without indoor kitchens or plumbing), 93rd percentile for Underground storage tanks and releases (Formula of the density of leaking underground storage tanks and number of all active underground storage tanks within 1500 feet of the census tract boundaries), 97th percentile for PM2.5 in the air (Level of inhalable particles, 2.5 micrometers or smaller)), 88th for asthma, 78th for low life expectancy, 85th for Proximity to hazardous waste facilities, 96th for low median income (Comparison of median income in the tract to median incomes in the area) and 18% Percent of people ages 25 years or older whose high school education is less than a high school.

At thy Word Ministries falls within tract 06001409400 where it's in the 85th percentile for low-income (People in households where income is less than or equal to twice the federal poverty level, not including students enrolled in higher ed), 96th percentile for PM2.5 in the air, 86th percentile for asthma, Historic underinvestment (Census tracts with historically high barriers to accessing home loans), 93rd percentile for housing cost, 94th percentile for lack of green space, 93rd percentile for proximity to hazardous waste facilities (Count of hazardous waste facilities within 5 kilometers), 96th percentile for Proximity to Risk Management Plan facilities (Count of Risk Management Plan (RMP) facilities within 5 kilometers) 87th percentile for traffic proximity and volume, 84th percentile for underground storage tanks and releases, 93rd percentile for Linguistic isolation, (Share of households where no one over age 14 speaks English very well), 97th percentile for Low median income (Comparison of median income in the tract to median incomes in the area), 90th percentile for poverty (Share of people in households where income is at or below 100% of the Federal poverty level) and 44% percentile for high school education.

The priority sites are comparable to other potential sites that may be selected in the target area.

b. Community Engagement i. Project Involvement and ii. Project Roles

| Name of organization/entity/group | Point of Contact (name, email & phone) | Specific involvement in the project or assistance provided |
|--|--|--|
| People's Missionary Baptist Church | Pastor Germaine Anderson 510-813-0972 [REDACTED] | Priority Site property owner/Church Land Partner |
| At Thy Word Ministries | Pastor Billy Dixon 510-430-1800 atwmpastor@gmail.com | Priority Site property owner/Church Land Partner |
| Center of Hope Community Church | Pastor Brondon Reems 510-385-9700 [REDACTED] | Church Land Partner |
| Alameda County, Board of Supervisors | Nate Miley 510-272-6694 disrict4@acgov.org | Alameda County Supervisor, District 4, advocate |
| Las Palmas and Toler Heights Neighborhood Associations | Norris Sheppard 510-853-0601 jacruz64@sbcglobal.net | Community advocate |
| City of Oakland, Council | Treva Reid 510-238-7007 TReid@oaklandca.gov | Oakland, Council Member, District 7, advocate |
| Alameda County Department of Environmental Health | Andrew York 510-639-1276 Andrew.York@acgov.org | Local Regulatory Oversight Agency |

iii. Incorporating Community Input

Grant funded activities will build on the existing communication and community engagement networks developed by NWH including the elected officials, churches and neighborhood associations listed above in addition to other businesses, non-profits and local residents. First, by partnering on sites with churches that have been in the neighborhood for decades and that provide considerable social services to those in need in the neighborhood, the project begins with many local relationships. NWH meets with the churches that own the priority sites at least once monthly and co-creates each project's vision with the church involved. These organizations also have a decision-making role in ongoing management of the projects once complete.

NWH plans on having at least 6 regular public information meetings during the grant period co-hosted with the Las Palmas and Toler Heights Neighborhood Associations (or similar organizations if sites are advanced in other Oakland neighborhoods) to discuss community assessment and potential environmental cleanup and proposed reuses for priority sites and other sites within target area. Historically these meetings have been held in-person, but occasionally happen virtually. Often project vision is influenced by the residents' input on what is most needed for those who have long lived in the neighborhood but are at risk of displacement.

Project-specific meetings: The project team also plans to continue meeting with the elected officials that preside over the (city and county) districts in the target area at least quarterly in addition to Pastors of several nearby churches and leadership of key non-profits, such as the Black Cultural Zone. These meetings are primarily held virtually, but occasionally happen in person.

Each project will also have community meetings held along with the Alameda County Department of Environmental Health and/or the CA Department of Toxic Substance Control where we will present information on the site including current contamination, draft corrective action plan overview and proposed reuse. For these meetings, invitations will be mailed to all residents living within a certain radius of the given site. Invitations and meetings will be available in both English and Spanish. These meetings will be held virtually, be recorded and posted on ACDEH’s youtube channel or similar medium for DTSC (as allowed). Outstanding questions will be responded to in the comments section in writing including references to land use and zoning questions.

New Way Homes will post at least once a month regarding updates on community assessment and reuse as applicable via its social media platforms.

In all these cases, NWH will provide thorough responses to all questions and comments that arise, often by providing written materials and follow-up responses.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

No subawards are anticipated.

| | |
|---|---|
| Task 1: Community Notification | |
| i. Project Implementation | |
| <ul style="list-style-type: none"> EPA-funded tasks/activities: Community Engagement consultant to reach out to neighborhood associations, local organizations and local churches to set-up community meetings, assist with updates Non-EPA grant resources needed to carry out tasks/activities, if applicable: NWH staff time for meeting coordination and presentations during meetings. | |
| ii. Anticipated Project Schedule: July 2024 – September 2025 | iii. Task/Activity Lead: NWH overseeing Community Engagement Consultant (once procured) |
| iv. Outputs: 6 Community meetings, 4 est. press releases, presentation materials, summary of responses addressing community comments, at least 48 social media updates | |

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|---|------------------------------|
| Task 2: Project Management | |
| i. Project Implementation | |
| <ul style="list-style-type: none"> EPA-funded tasks/activities: Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A* | |
| ii. Anticipated Project Schedule: July 2024-July 2028 | iii. Task/Activity Lead: NWH |
| iv. Outputs: ACRES Reports, Obtain Consultants/Consultant Management | |

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| Task 3: Environmental Site Assessments | |
| i. Project Implementation | |
| <ul style="list-style-type: none"> EPA-funded tasks/activities: Community meeting with 30+ Churches to discuss brownfields in target area and reuse opportunities for affordable housing, creating lists of potential brownfield sites, initial site investigation – Phase I. VRA agreement with regulatory oversight agency, Phase II testing and reporting, additional testing if needed, Conditional Work Plan Approval community notification of community meeting, community meeting, approval of work plan Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A* | |
| ii. Anticipated Project Schedule: July 2024- Sept 2028 | iii. Task/Activity Lead: NWH overseeing Environmental Consultant |
| iv. Outputs: Phase I for both non-priority and priority sites in target area, 5* Phase II, approved corrective plans *Depending on sites need Phase II’s conducted. | |

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| Task 4: Site selection | |
| i. Project Implementation | |
| <ul style="list-style-type: none"> EPA-funded tasks/activities: Site selection, securing site access Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A* | |
| ii. Anticipated Project Schedule: July 2024-July 2027 | iii. Task/Activity Lead: NWH |
| iv. Outputs: Site inventory | |

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|---------------------------|--|
| Task 5: Reuse Planning | |
| i. Project Implementation | |

| | |
|--|------------------------------|
| <ul style="list-style-type: none"> EPA-funded tasks/activities: feasibility studies for each site, Development of “neighborhood plans” when there are 4+ identified sites in a concentrated area e.g. 10 blocks | |
| <ul style="list-style-type: none"> Non-EPA grant resources needed to carry out tasks/activities, if applicable: Meetings with site owners, church leadership, congregations to get to reuse planning phase e.g. Interest meetings, LOI signing, Development Agreement. Meetings with Oakland Planning department. | |
| ii. Anticipated Project Schedule: July 2023-July 2027 | iii. Task/Activity Lead: NWH |
| iv. Outputs: # Reuse plan for each site that is included in the assessment | |

* Any additional costs for tasks/activities not covered by EPA grant resources will be paid by the NWH fund.

** A formal program implementation plan and an evaluation plan will be developed prior to the start of the project based on the timelines listed.

b. Cost Estimates

Task 1 Community Notification/Outreach

Supplies/venue for community meeting for 30+ churches $50 \times 30 = \$1,500$
 Community Engagement Consultant -outreach to Pastor/church representatives (once procured), press releases, engage with church congregations and local residents $100/\text{hr} \times 100 \text{ hrs over 4 year period} = \$10,000$. Estimates are based on costs NWH has previously paid for utilizing a Community Engagement Consultant.

Task 2: Project Management

Administrative cost $50/\text{hr} \times 100 \text{ hours (yr) over 4 year period} = \$20,000$
 Estimate includes ACRES reporting, obtaining consultants, consultant oversight, administrative tasks associated with regulatory oversight compliance and community meetings
 Brownfield Conference (air travel, lodging, ground transportation, food etc.) = $\$2,500$

Task 3: Environmental Site Assessments

Phase I Environmental Site Assessment 10 sites $\times \$6,000 \text{ each} = \$60,000$. This estimate is based on a Phase I NWH’s had completed for a project in east Oakland by an environmental consulting and management firm in September 2023 multiplied by 10 sites.

Public Meeting for remedial action plan approval for each priority site food/venue $750 \times 2 = \$1,500$
 VRA Agreement with regulatory agency for each priority site $10,000 \times 2 = \$20,000 +$
 Public notice notification for community meeting/info sheet by approved agency (from regulatory oversight agency) $4,000 \times 2 = \$8,000 +$
 Phase II testing, reporting, additional testing and approval $169,391/\text{site} \times 2 = \$338,782$

Total $\$366,782.00$. These estimates are based on previous Phase II testing, reporting, additional testing and reporting costs for a project NWH has in east Oakland by an environmental consulting and management firm under the regulatory oversight of ACDEH.

Task 4: Site selection

Administrative cost $50/\text{hr} \times 25 \text{ hours (yr) over 4 year period} = \$5,000$
 $\$5,000$ land partner fee per site to cover legal fees to Church providing adequate representation in understanding clean-up and reuse plans as described in development agreement. (church land partner receives after signing development agreement which also gives site access) $\times 5 \text{ sites} = \$25,000$

Task 5: Reuse Planning

Feasibility study $3,000 \times 2 \text{ priority sites} = \$6,000$ Development Consultant Fee to research zoning for highest and best use at time of grant award (state bills, general plans and housing elements shift this almost annually) along with a proforma for each priority site which is required for pre-development funding via impact investment.

Survey monkey annual cost $468 + \$25 \text{ participant support costs} \times 50 \text{ residents completing community feedback surveys for “potential reuse design”} = \$1,250$. For sites with required commercial spaces per zoning such as priority site At Thy Word Ministries, NWH will continue to work with the local community to determine what the greatest needs of the community via surveys, meeting with local residents, neighborhood associations, and organizations, including local churches, NGOs, and businesses, one on one’s as well as during community meetings. This feedback will be incorporated into the project design with a goal

to create a commercial space that will be a part of a program to assist and spur local minority-owned businesses that also serves a community need as identified by the community itself.

| Budget Categories | | Project Tasks (\$) | | | | | Total |
|---|--|--------------------|--------------|---------------|--------------|-------------|---------------|
| | | Task 1 | Task 2 | Task 3 | Task 4 | Task 5 | |
| Direct Costs | Personnel | | \$ 20,000.00 | | \$ 5,000.00 | | \$ 25,000.00 |
| | Fringe Benefits | | | | | | |
| | Travel | | \$ 2,500.00 | | | | \$ 2,500.00 |
| | Equipment | | | | | | |
| | Supplies | \$ 1,500.00 | | \$ 1,500.00 | | | \$ 3,000.00 |
| | Contractual | \$ 10,000.00 | | \$ 426,782.00 | \$ 25,000.00 | \$ 6,000.00 | \$ 467,782.00 |
| | Other (include subawards and specific participant support costs such as stipends) (specify type) | | | | | \$ 1,718.00 | \$ 1,718.00 |
| Total Direct Costs | | | | | | | |
| Indirect Costs | | | | | | | |
| Total Budget (Total Direct Costs + Indirect Costs) | | \$ 11,500.00 | \$ 22,500.00 | \$ 428,282.00 | \$ 30,000.00 | \$ 7,718.00 | \$ 500,000.00 |

c. Plan to Measure and Evaluate Environmental Progress and Results

A formal program implementation plan and an evaluation plan will be developed prior to the start of the project. The plan will include quarterly benchmarks based on the milestones and timelines listed in the previous sections. A summary of each task along with the task assignee will also be included. Progress reports will be generated quarterly. The program implementation plan and evaluation plan will be created and tracked using google sheets. These reports will also include additional items as required for ACRES reporting. NWH has been actively engaging with the community in the target area regarding brownfields and affordable housing opportunities since 2017. NWH will continue to engage with the community by utilizing its community engagement consultant to assist in organizing meetings with the neighborhood associations, churches, local organizations, residents and elected officials of the target area to assist NWH in creating a list of potential brownfields in the target area. Additionally, NWH plans on having a target area meeting with 30+ churches who own sites that are potentially brownfields and are interested in creating much needed affordable housing.

While the clean-up approval process can take a couple of years, the pre-development phases can easily be just as long or longer. To streamline the time it will take to get started with reuse planning, NWH will begin feasibility studies for each site as soon as it has site control (signed development agreement). NWH will work with the local community (elected officials, local churches, organizations, neighborhood associations and residents) to create “neighborhood plans” when there are 4+ identified sites within 10 blocks of each other.

The ultimate measures of success will be in meeting the following metrics:

- Priority sites receiving approved corrective action plans for clean-up from ACDEH, completed feasibility studies and be ready to work on planning application once clean-up is completed.
- Community meeting (and subsequent 1:1 meetings) with at least 30 churches in target area to learn about, plan, and make decisions regarding community assessment and housing development.
- List of brownfields in target area created.
 - o Conduct as many Phase I and II assessments as allowable under this grant.

New Way Homes will track the activities under the project to demonstrate and report on meeting these specific metrics.

4.a.i. – 4.a.iv PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Organizational capacity: New Way Homes has a \$10M pre-development fund that is funding concurrent pre-development work on ten affordable and mixed-income housing projects. New Way Homes has executed grant funding from HUD, CA DTSC, and the Central Coast Alliance for Health on other projects and has numerous grants and loans from private foundations and CDFIs. The NWH leadership, Sibley Simon (President) & Alyssa Willett (Finance Manager), as well as NWH Development Manager Serena Collins, has extensive professional experience leading the contracting for, execution on, and reporting on dozens of federal and state grants, ranging from R&D funding from NSF, NIST, and Department of Defense to housing and homelessness programs from city and county governments, CA HCD, HUD, CA DTSC and other agencies. New Way Homes completes full audits of its financials each year. NWH has a procurement process which will be utilized to secure both an environmental engineering firm and a firm that would conduct feasibility studies for the revitalization of sites in the target area.

Organization structure for execution of the grant: NWH has experience in working with the local regulatory oversight agencies to go through the clean-up approval process that typically takes around two years to complete. In collaboration with ACDEH or DTSC and environmental consultant (once procured), NWH plans on conducting Phase I's and Phase II's on identified sites within the target area beginning with the priority sites. If a site requires clean-up, a corrective action plan will be created in collaboration with the environmental consultant and will subject to their approval. There are three key staff that will participate in this project. NWH Development Manager Serena Collins will oversee grant management, environmental investigation activities and reporting. NWH President Sibley Simon will provide oversight by reviewing and executing all contracts and review of reports. Finance Manager Alyssa Willet leads a team that is responsible for accounting, compliance, accounts receivable and payable, and financial reporting. All three staff members have extensive experience with grant management, reporting and community development. NWH will procure a community engagement consultant to assist with community engagement, an environmental consultant to complete environmental investigations (Phase I's and Phase II's) and Development Consultant to conduct feasibility studies for reuse. We believe we have everything in place to execute on and report on the proposed grant, following all requirements.

New Way Homes has policies and procedures in place to ensure competitive bidding in compliance with Federal regulations with a preference local consultants and subcontractors. We conduct thorough outreach to minority and women-owned businesses, and require such policies by subcontractors as well. Policies further prescribe steps for outreach, follow up, and documentation of responses.

b. Past Performance and Accomplishments ii (1 and 2)

NWH has not previously received any federal brownfield funding, but has received state grant funding. NWH was awarded a remediation grant in June 2022 from the CA Department of Toxic Substance Control. Since the grant was awarded, we have been able to remove a total of 1,149 tons of petroleum contaminated soil and replaced it with clean fill material. In addition to the initial soil remediation, an additional 250 tons of illegally dumped, lead contaminated, soil was removed and properly disposed of. All quarterly reports have been submitted on time highlighting our progress towards remediating the soil. Soil remediation will continue following the winter moratorium and is expected to be completed within the scheduled grant period (by June 2024) and budget.

NWH received a HUD Section 4 grant for Capacity Building for Community Development and Affordable Housing from Local Initiatives Support Corporation. The grant for \$30,000 funded consultants for community engagement and development management to expand the organization's capacity and implement partnerships in East Oakland with faith-based organizations to develop affordable housing projects. The work resulted in 4 partnerships created during the grant period for the creation of 93 housing units, compared with the target objectives of four partnerships for the creation of 106 housing units. NWH completed all work planned during the grant period, complied in full with the work plan, schedule, and terms and conditions and completed all six quarterly Outcomes Progress Reports and six quarterly Government Financial Reports on time, along with all backup invoices, records, and audited financials.