

Narrative Information Sheet: Sproule Housing Site Cleanup Grant

1. Applicant Identification	Sacramento Housing and Redevelopment Agency (SHRA)	
2. Website URL	https://www.shra.org	
3. Funding Requested	a. Grant Type: Single Site Cleanup b. Federal Funds Requested: \$4,000,000	
4. Location	City of Sacramento, County of Sacramento, State of California	
5. Property Information	Sproule Housing Site APN: 00101030130000 1451 Sproule Avenue, Sacramento, CA 95811	
6. Project Contacts	Project Director	Chief Executive
Name and Title	Vickie Smith, Senior Management Analyst, SHRA	James Shields, Acting Executive Director, SHRA
Address	801 12 th Street Sacramento, CA 95814	801 12 th Street Sacramento, CA 95814
Phone Number	(916) 440-1363	(916) 440-1308
Email Address	vsmith@shra.org	jshields@shra.org
7. Population	1,611,231 (City of Sacramento; U.S. Census Bureau, 2024)	
8. Other Factors	Page #	
Community population is 15,000 or less.	N/A	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A	
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Yes	
The proposed site(s) is adjacent to a body of water(i.e., the border of the proposed 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).	N/A	
The proposed site(s) is in a federally designated flood plain.	Yes – 500 year floodplain	

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The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Yes
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	N/A
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

N/A = Not Applicable

9. Releasing Copies of Applications

No claim of confidential treatment is made.

DRAFT

DTSC Letter of Support

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields/Overview of Brownfield Challenges and Description of Target Area

The River District Target Area sits at the confluence of the Sacramento and American Rivers and historically supported warehousing, distribution, and light industry because the levee system and rail lines created an industrial transport hub. By the 1920s, canneries, a steam power station, a water filtration plant, trucking yards, and produce distribution centers actively operated here. These uses left contaminated soil and unassessed subsurface conditions. During the Depression, multiple “Hooverville” camps formed in this area, which further reinforced the River District’s identity as a place of last resort rather than a place to invest or live long-term, and that stigma persists today.

The perception that the River District remains unsafe for residential use has discouraged reinvestment and contributed to a lack of affordable housing, grocery stores, parks, and basic services. Levees, rail corridors, and limited street access all serve to isolate the District from downtown Sacramento, which further reduces investment and concentrates blight and social services. Sacramento faces very high demand for affordable housing, and the River District contains some of the only large-scale infill land left in the central city. Cleanup liabilities make most projects financially infeasible without public intervention. **Sacramento's River District faces significant homelessness, characterized by large encampments,** straining local resources and quality of life, leading to frequent city encampment clearings and resident frustration over the lack of dispersed services. The River District has the highest concentration of shelter beds in the region, leading residents and businesses to feel overwhelmed and burdened, citing increased crime and lower quality of life. **EPA cleanup funding would remove the primary barrier to redevelopment,** unlock housing production capacity in a transit-served infill district, and allow the City to convert this historically industrial area into a productive and healthy neighborhood. The proposed project supports **EPA’s Strategic goal number 6** which is to safeguard and revitalize communities by protecting them from hazardous waste and environmental damage that can harm public health and safety.

1.b. Description of the Proposed Brownfield Site(s)

SHRA will use an EPA Brownfields Cleanup Grant to remediate **the Sproule Housing Site, a 2.35-acre parcel within the Target Area, planned for 100% affordable senior housing** as part of the Mirasol Village redevelopment project. Historic commercial and industrial operations, including auto repair, truck service, auto wrecking, and fill placement from the 1930s through 2005, contaminated soils and subsurface materials. Structures were demolished in 2005, leaving the Site vacant while SHRA conducted environmental assessments and prepared cleanup plans. Between 2013 and 2025, SHRA completed Phase I and Phase II Environmental Site Assessments, Site Assessment Reports, and Response Plans for the California Department of Toxic Substances Control (DTSC). These investigations identified elevated concentrations of lead, arsenic, and thallium in near-surface soils, with some samples exceeding California Title 22 hazardous waste criteria. Subsurface fill contained debris and elevated metals, including buried demolition materials and three 55-gallon drums. Groundwater testing revealed metals above drinking water standards, and soil vapor sampling showed minimal detections but indicated potential vapor intrusion risks for future residents. Cleanup will eliminate exposure risks, secure regulatory clearance, and prepare the Site for safe residential use.

1.c. Revitalization of the Target Area/Reuse Strategy and Alignment with Revitalization Plans

The Housing Site will be developed into approximately 55-60 affordable senior housing units. It is estimated that a private contribution to be invested in the project will be in the range of \$15-20 million. This positive reuse will directly implement recommendations from **the River District Specific Plan, the City of Sacramento’s 2035 General Plan, and the City’s Climate Action Plan.** The project will provide

adaptable, accessible units for older adults, **advancing policies to increase housing options for seniors and support aging in place.** The Site's proximity to the Dos Rios Light Rail Station on the adjacent parcel **will enhance residents' access to recreational, cultural, and natural amenities and reinforce the character of the surrounding neighborhoods, including Twin Rivers, Township 9, and Dreher-Basler.** By focusing on senior housing, the project **advances the City's goals** to increase accessible housing, provide safe and comfortable living environments for older adults and people with disabilities, and support inclusive, walkable neighborhoods. Its location near high-frequency transit **aligns with the City's transit-oriented development objectives,** reducing reliance on automobiles and promoting active transportation. Redeveloping this previously underutilized site **contributes to infill housing goals,** supports housing diversity, and helps the City meet overall housing production targets. The project also **aligns with the Climate Action Plan** by concentrating growth within existing center and corridor communities, and reducing vehicle miles traveled. By transforming a long-vacant brownfield into safe, high-quality senior housing, the project meets pressing housing needs, advances climate mitigation goals, and supports equitable, sustainable growth consistent with the City's regional **Sustainable Communities Strategy.** The Site is in a 500-Year Floodplain, FEMA Flood Zone X, labeled an Area with Reduced Flood Risk Due to a Levee. During construction of affordable housing on the site, **SHRA and its development partner will take steps to minimize and mitigate flood risk** as required by local, state, and federal policies and regulations. SHRA will coordinate the cleanup and redevelopment to ensure the Site safely accommodates future residents and contributes to the neighborhood's revitalization. **Community members showed strong support for the proposed reuse strategy during visioning sessions** for the Site's Equitable Community Revitalization Grant (ECRG) and at a community meeting reviewing the Site's Analysis of Brownfield Cleanup Alternatives (ABCA). The plan includes securing development financing and incentives, selecting a qualified developer through a competitive request-for-proposals process, and fostering collaboration among SHRA, the City of Sacramento, and the River District Community to meet local needs and priorities.

1.d. Outcomes and Benefits of Reuse Strategy New senior housing at the Site will have **economic benefits** for the River District as it will place fixed-income residents next to high-frequency transit, lowering transportation costs and allowing individuals with limited incomes to circulate into neighborhood businesses instead of having their disposable income be consumed by vehicle costs. The project also directly advances climate mitigation and adaptation as it is an infill, transit-oriented reuse. Locating new housing on an already disturbed site **reduces Vehicle Miles Traveled (VMT), reduces regional energy demand associated with sprawl, and conserves open space elsewhere in the region.** New construction will be required to meet the **City's energy code and solar-ready building code provisions** and will incorporate energy-efficient measures typical for new multi-family housing in Sacramento such as high-efficiency heat pump HVAC, low-flow plumbing, and all-electrical building systems. **The site's adjacency to light rail is a durable climate resilience feature:** it protects seniors against future increases in transportation cost burden and ensures continued non-automobile access to services in a future with climate-related fuel price volatility. **The cleanup itself will directly reduce climate risk** by removing metal-contaminated soils that create exposure pathways during heat and dust events. In addition, the project will support the **EPA's Good Jobs Principles** by requiring the payment of prevailing wage when required, encouraging local hiring, and promoting workforce development opportunities during both cleanup and redevelopment/reuse.

1.e. Strategy for Leveraging Resources/Resources Needed for Site Characterization

SHRA anticipates additional site characterization as part of DTSC's Response Plan approval. DTSC has recommended supplemental sampling to refine the cleanup approach, and SHRA **will seek to utilize**

remaining funds from the existing ECRG grant awarded in 2024 if the pending grant extension is approved. Multiple rounds of Phase I and Phase II Environmental Site Assessments have already characterized the Site and defined the extent of lead, arsenic, and thallium in shallow soils. A Final Site Assessment Report was completed in 2022, and a Final Soil Gas Investigation was completed in 2023. The City’s Brownfields Revolving Loan Fund grant stabilized the parcel in 2024 with an interim soil cover. These efforts produced a Draft Response Plan that is under DTSC review.

1.f. Resources Needed for Site Remediation

Available 2024 ECRG funds will be directed toward remediation in addition to the potential EPA Clean up grant. The approximate amount available through ECRG is \$1.4 million which can be used for

1.g. Resources Needed for Site Reuse

Name of Resource	Is the Resource for (1.e.) Assessment, (1.f.) Remediation, or (1.c.g.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
HUD	Reuse Activities	Unsecured/Eligible	SHRA develops affordable housing using a variety of funding as it is available.
CDLAC	Reuse Activities	Unsecured/Eligible	SHRA develops affordable housing using a variety of funding as it is available.
TCAC	Reuse Activities	Unsecured/Eligible	SHRA develops affordable housing using a variety of funding as it is available.
Local Housing Funds	Reuse Activities	Unsecured/Eligible	SHRA develops affordable housing using a variety of funding as it is available.
Energy rebates	Reuse Activities	Unsecured/Eligible	SHRA develops affordable housing using a variety of funding/rebates as they are available.
City of Sacramento Affordable Housing Fee Waivers	Reuse Activities	Unsecured/Eligible	SHRA develops affordable housing using a variety of funding/rebates as they are available.

1.h. Use of Existing Infrastructure

After cleanup, **the residents of the new affordable housing will use existing public infrastructure in the River District, including roads, sidewalks, electrical, water, and sewer systems, and the newly constructed Dos Rios Light Rail Station** immediately adjacent to the Site. This station provides direct, reliable transit access to nearby downtown Sacramento, healthcare facilities and medical offices, grocery stores, government services, social services, and other providers critical to seniors. **No new major off-site infrastructure extensions are required for reuse.** If minor utility upgrades are needed to support new housing construction, SHRA and its development partner will fund those upgrades through state housing programs and private development sources.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need/The Community's Need for Funding - The EPA grant is essential for addressing the environmental remediation needs of the community because local conditions make it extremely difficult to access or generate the financial resources required for cleanup and redevelopment. Declining tax revenues and lack of local grant funding have resulted in insufficient municipal revenue to support environmental remediation projects of this magnitude. Additionally, many households in the target area are low-income, which further restricts the community's ability to raise funds through bonds, levies, or private contributions. As a result, the site in need of remediation has remained blighted for years—not because of a lack of community vision, but because the cost of environmental assessment, cleanup, and site preparation far exceeds what local stakeholders can afford. Private developers have shown little interest in investing in these properties due to the disproportionate cleanup costs relative to the community's modest economic return. This has created a cycle in which contamination remains unaddressed, economic opportunities are lost, and residents continue to face environmental health risks. The grant directly addresses these funding barriers by providing the necessary resources to accomplish activities that would otherwise be financially impossible for the community to undertake. Without this support, meaningful progress in the target area simply could not occur.

2.b. Health or Welfare of Sensitive Populations-The following groups emerge as particularly vulnerable in the target area: 1) **Low-income residents**, including families, seniors, and individuals living in subsidized housing, Low-income residents have health and welfare impacts which include: stress, difficulty in maintaining employment, limited access to stable schooling or childcare, increased risk of homelessness, and long term health impacts (mental health, chronic disease, etc.). 2) **People experiencing homelessness (unsheltered individuals)** including single adults, older adults, families or youth. Impacts on health/welfare: unsheltered people often suffer from poor hygiene, exposure to weather extremes, hunger or food insecurity, mental-health or substance-use disorders, lack of access to medical care, and increased risk of injury, illness, or even death. 3) **Racial/ethnic minorities, linguistically isolated, or otherwise socially marginalized groups** who historically are overrepresented among those affected by homelessness and housing insecurity. Health and Welfare Issues facing this Population include housing insecurity, high housing cost burden, and displacement risk. Given the sensitive populations and array of issues above, a well-designed grant and reuse strategy has the potential to address many of these problems including expanding and improving affordable and mixed-income housing options, and Improving connectivity, access to services, and social integration.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions -The following health threats have been noted in the project area: 1) a **disproportionate amount of infants born with low birth weight** compared with the broader county, which is often used as a marker of adverse prenatal and early-life environmental or social stress. 2) **higher rates of emergency services for Chronic Obstructive Pulmonary Disease (COPD)** in the project area, a chronic respiratory disease that can be linked to environmental, especially air-quality factors. 3) **Potential risk from environmental pollution**, including air pollution, industrial land-use, and historically contaminated water — factors known to increase rates for respiratory illnesses, birth complications, possibly long-term health burdens. 4) **soil contaminants** found in the project site can increase the risk of cancer in the lung, colon, breast, bladder, and the lymphatic system when exposed through direct contact or inhalation. Adults over age 64 and children experience greater health effects from these pollutants, linked to lung cancer, heart

disease, and difficulty breathing. The reuse project will reduce airborne pollutant concentrations by adding vegetation and biodiversity and produce solar energy.

2.d. Economically Impoverished/Disproportionately Impacted Populations The proposed environmental remediation activities and associated reuse strategy are designed to **directly address the cumulative environmental burdens faced by populations in the target area** that are disproportionately exposed to **pollution from historic industrial and commercial operations**. The **proposed project both reduces existing threats and prevents future exposures** through informed reuse planning. Remediation activities will eliminate or significantly reduce direct human exposure risks. This is especially important because the surrounding community has limited financial and political capacity to mitigate these hazards on their own. The **proposed senior affordable housing development** will be shaped by resident input, ensuring a use for the site that does not perpetuate environmental inequities. The reuse plan intentionally avoids siting new pollution-generating industries in the community. Instead, it prioritizes low-impact, health-supportive uses.

2.e. Community Engagement/Project Involvement and Project Roles

Name of Organization/Entity/ Group	Entity's Mission	Point of Contact (Name & Email)	Specific Involvement in Project or Assistance Provided
California Department of Toxic Substances Control (DTSC)	To protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land.	Abraham Serrato <i>Regional Brownfields Coordinator</i> Abraham.Serrato@dtsc.ca.gov	DTSC will provide regulatory oversight, help guide the cleanup project to ensure that the development is protective of human health and the environment, review and approve all key environmental reports and plans
The River District	A non-profit community organization that manages and promotes programs to strengthen the economic and cultural well-being of the area.	Devin Strecker <i>Executive Director</i> Devin@riverdistrict.net	Commercial Business Improvement District. This partner will serve as the liaison with the business community in the River District and assist the project management team with public meetings for project updates.
Mirasol Village Resident Leadership Council	To collaborate on ways to improve the Mirasol Village community, engage with other residents, and provide information to residents about any initiatives or developments in the area.	Rodney Flakes <i>Associate Project Manager for Urban Strategies Inc.</i> Rodney.Flakes@usi-inc.org	The Mirasol Village Resident Leadership Council is comprised of all Mirasol Village residents. They will be vital in assisting with community outreach and noticing as well as providing ideas and suggestions for the proposed development.

2.g. Incorporating Community Input

SHRA shared copies of this EPA grant application and the draft ABCA with project partners and solicited input on the proposed cleanup project. In addition, SHRA will communicate progress and solicit input on the project to be completed upon notification of the EPA Grant award. Outreach for the cleanup project will be integrated with the input/approval process to be implemented for the planned development project. During the cleanup, ongoing participation of the River District and the Mirasol Village Resident Leadership Council will be critical to ensure that the project and the proposed cleanup plan have the support of neighborhood residents and the local businesses in the community. Public input on the grant application and draft ABCA was solicited in December of 2025 through publication of documents on SHRA's website and presentation at a public meeting on January 12, 2026. This active engagement will continue as reuse and remediation plans are finalized. Methods used to communicate progress and solicit input will include public meetings, postings on the SHRA website and social media pages, and presentations at Mirasol Village resident and River District PBID meetings. All environmental data and reports for the Site will be made available on the DTSC EnviroStor database. Progress on the project will be updated regularly on SHRA's website and through social media for those unable to attend in-person meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan

SHRA will implement the cleanup in accordance with DTSC oversight. SHRA will solicit competitive bids from certified abatement contractors, following procedures compliant with 2 C.F.R. sections 200.317-327. The cleanup will remove **6,065 bank cubic yard (BCY) of thallium, lead, and arsenic contaminated near-surface soil** to a depth of 2.5 feet, and **an additional 236 BCY** from 2.5 to 3.5 feet. Cleanup will also **remove buried debris including buried demolition materials and three 55-gallon drums.**

Excavated soil and materials will be profiled and transported to an approved hazardous waste facility.

Excavation areas will be backfilled with certified clean imported fill. The Site will then be stabilized using temporary erosion controls including seeding and mulching. To address vapor intrusion, SHRA will install a Vapor Intrusion Mitigation System beneath future slab-on-grade residential building footprints, covering approximately 25,000 square feet. The system will consist of a vapor barrier and passive venting to prevent soil vapors from entering indoor air. SHRA will implement stormwater best management practices during and after cleanup and will complete required monitoring and record a Land Use Covenant consistent with DTSC requirements. This cleanup will achieve a residential cleanup standard and enable safe affordable housing construction on the Site.

3.b. Description of Tasks/Activities and Outputs (3.b. through 3.e.)

Implementation of the EPA grant and completion of the project will be a collaborative effort by SHRA staff, supported by project partners and one or more environmental contractors retained in accordance with federal procurement requirements. DTSC staff will also play a significant role throughout the cleanup process. The scope of work has been organized into four tasks, for which the specific activities, deliverables, and roles are summarized below.

Task/Activity: Community Involvement/Grant Management	
i.	<p><u>Project Implementation</u> EPA-funded tasks/activities: SHRA staff will lead the community involvement process with partners. This will be in conjunction with preparation for and performance of initial cleanup activities of the Site to be paid for through the EPA grant. SHRA staff will also be responsible for reporting and other programmatic activities required for the EPA grant. Non-EPA funded tasks/activities: tbd</p>
ii.	<p><u>Anticipated Project Schedule:</u> Community involvement will be ongoing with regular updates at both the River District PBID and the Mirasol Village Resident Council. Grant management will also occur as required in the grant agreement. Activities will begin upon grant award (FY26-27 Q2) and continue throughout the four-year grant term.</p>
iii.	<p><u>Task/Activity Lead:</u> SHRA staff (Vickie Smith; Rachel Croopnick)</p>
iv.	<p><u>Outputs:</u> 1) Administrative record of outreach meetings with notices, presentations, sign-in sheets and meeting notes as appropriate, 2) Outreach materials (fact sheets, results summary sheets, website updates) 3) quarterly progress reports, annual reports, final closeout report, ACRES updates (as needed) community involvement and successful completion of reports required by the EPA grant agreement.</p>
Task/Activity: Cleanup Planning	
i.	<p><u>Project Implementation</u> EPA-funded tasks/activities</p> <ul style="list-style-type: none"> • SHRA to procure environmental professionals needed for the project • SHRA to continue process to obtain DTSC approval of Remedial Action Plan (RAP) • SHRA to procure clean up contractor(s) <p>Non EPA funded tasks/activities: tbd</p>
ii.	<p><u>Anticipated Project Schedule:</u> Activities will begin once grant is awarded and contract with EPA is complete (estimated to occur in late 2026.) Approval of cleanup plan estimated to occur in early 2027.</p>
iii.	<p><u>Task/Activity Lead:</u> SHRA Staff (Vickie Smith, Michael Taylor)</p>
iv.	<p><u>Outputs:</u> Contractor RFPs and bid results, approved RAP</p>
Task/Activity: Site Cleanup	
i.	<p><u>Project Implementation</u></p> <ul style="list-style-type: none"> • EPA-funded tasks/activities: SHRA staff will direct cleanup activities at the Site, which will be completed and implemented by qualified environmental contractors retained in accordance with our procurement practices that are in compliance with 2 C.F.R. sections 200.317-326. Task 3 activities include: (1) SHRA staff will issue a work order to a qualified contractor to perform environmental oversight and sampling in accordance with the approved plan; (2) SHRA will work with DTSC to provide proper notice to all affected stakeholders prior to commencement of remedial work; (3) SHRA will retain a qualified cleanup contractor. The selected contractor will implement the cleanup plan including health and safety plan, setting up of controls to secure the Site and to comply with stormwater management, excavating the contaminated soil, grading, and maintaining the Site. The oversight contractor will observe the cleanup activities throughout the applicable period of performance. • Non EPA-funded tasks/activities: tbd
ii.	<p><u>Anticipated Project Schedule:</u> Activities will begin once cleanup plan is approved by DTSC (estimated to occur in early 2027) and continue throughout the four-year grant term.</p>

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iii. <u>Task/Activity Lead:</u> SHRA Staff (Vickie Smith, Michael Taylor)
iv. <u>Outputs:</u> 1) Executed contracts for clean-up, 2) Contractor Pre-Work Submittals, 3) Lab Testing Reports, and 4) Closure Reports
Task/Activity: Voluntary Cleanup Program (VCP) Oversight
i. <u>Project Implementation</u> <ul style="list-style-type: none"> • EPA-funded tasks/activities: DTSC will assist with outreach activities, including public meetings, and provide review and approval of work plans and reports associated with Tasks 1-3. DTSC charges VCP participants for staff time related to oversight. • Non EPA-funded tasks/activities: tbd
ii. <u>Anticipated Project Schedule:</u> ongoing throughout project.
iii. <u>Task/Activity Lead:</u> DTSC staff
iv. <u>Outputs:</u> 1) Outreach materials prepared by DTSC, 2) RAP approval letter 3) Closure letter

3.f. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Outreach & Grant Mgmt.	Cleanup Planning	Site Cleanup	Administrative Costs	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel					
	Equipment					
	Supplies					
	Contractual			\$300,000	\$100,000	\$400,000
	Construction			\$3,600,000		\$3,600,000
	Other					
Total Direct Costs						\$4,000,000
Indirect Costs						
Total Budget (Direct + Indirect)						\$4,000,000

3.g. Plan to Measure and Evaluate Environmental Progress and Results

Our project will ensure that all activities, outputs, and long-term outcomes are achieved efficiently and transparently. Outputs will be measured through a centralized project management system maintained by the Project Manager. All work plan tasks—site assessment, cleanup planning, contractor procurements, remediation activities, community outreach events, reporting, etc.—will be entered into a spreadsheet with target dates and responsible staff. To assess the effectiveness of the cleanup process and confirm that work aligns with the project’s technical goals, the team will evaluate and monitor: 1) Achievement of cleanup goals specified in the Analysis of Brownfield Cleanup Alternatives (ABCA), 2) Verification sampling confirming contaminant reductions, 3) Compliance with state and federal cleanup standards, 4) Public satisfaction utilizing surveys after major milestones, 5) Tracking the incorporation of community comments into remediation decisions, and 6) Completion of milestones within projected budgets. Post clean up, we will evaluate the broader environmental, health, and community benefits. The project will track indicators such as: 1) Removal or control of exposure pathways, 2) Measurable reduction in contaminant concentrations, 3) Decreased exposure potential for residents, workers, sensitive populations and visitors, 4) Increase in redevelopment readiness and

site marketability, and 5) Potential job creation or economic investment catalyzed by cleanup. Tracking will occur annually for at least two years post-cleanup, and outcomes will be shared with EPA through ACRES updates and post-cleanup reports.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.-4.b. Programmatic Capability/Organizational Structure and Description of Key Staff

SHRA's mission is to address the needs of disadvantaged communities and lead housing and community development in those communities. In that role, SHRA administers approximately 13,000 housing vouchers, operates almost 3,000 public housing units for Sacramento County and City's neediest families, and oversees over \$18M in state and federal grants annually that provide services for homeless families and individuals. The SHRA team has extensive experience in grant administration, public facilitation, project management and monitoring. The Cleanup Grant will be administered by SHRA, a previous EPA grant recipient, and an agency with broad experience managing large federal and state grants with strategies in place to ensure the timely and successful expenditure of grant funds, as well as compliance with reporting and any other requirements.

EPA Brownfields Cleanup Grant Manager – Vickie Smith, Senior Management Analyst, SHRA will serve as the overall manager of the cleanup grant. Ms. Smith has both a Bachelor of Arts degree in Political Science and a Master's Degree in Public Administration and is a Community Development professional with over 30 years of public service experience. Ms. Smith has extensive experience in project management, grant writing, and grant administration and has worked on projects throughout both the City and County of Sacramento and in the City of Grass Valley. Ms. Smith has managed federal, local and state grant funds and has worked on numerous brownfield redevelopment projects while at SHRA.

Rachel Croopnick, Senior Program Analyst, SHRA. will support implementation of the EPA Grant through oversight of grant administration, reporting, and community engagement activities. She holds a Bachelor of Arts in Political Science from the University of California, Berkeley, and a Master of Public Policy and Administration from California State University, Sacramento. Since joining SHRA in 2023, she has managed a range of state and local grant programs, including the Transformative Climate Communities (TCC) Grant, Brownfields Revolving Loan Fund (BRLF), Equitable Communities Revitalization Grant (ECRG), and federal Community Project Funding (CPF) grants supporting the Mirasol Village and light rail projects.

Michael Taylor, Director of Real Estate and Construction Services, SHRA. Mr. Taylor has worked in a variety of positions at SHRA over the past 26 years and is currently its Director of Real Estate and Construction Services. Mr. Taylor graduated from the University of California, Berkeley and is a licensed Architect in the State of California. He currently oversees all construction and brownfield projects at SHRA and has extensive experience with site clean ups and grant administration. He will be managing the clean-up of the site.

4.c. Acquiring Additional Resources

SHRA shall utilize its approved procurement policies which fully comply with federal requirements (2 CFR part 200) to acquire any additional resources needed for the project.

4.d. Past Performance and Accomplishments/Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments and (2) Compliance with Grant Requirements

SHRA has received one EPA Brownfields grant to clean up and assess one site. Information on this grant is provided below.

FY2020 \$350,000 U.S. Environmental Protection Agency Brownfields Cleanup Program Grant

Accomplishments: The grant was used to clean up the Mirasol Village Light Rail Station Site for reuse as a much-needed multi-modal public transportation station as a critical step in the transformation of the River District, turning a conspicuous source of blight into a highly functional community asset, connecting a once isolated community to all of the opportunities in the City. The Mirasol Village Light Rail Station Cleanup Grant successfully achieved the anticipated outputs and outcomes identified in the approved work plan. Key outputs included completion of community engagement and grant management activities; preparation and submission of required reporting and compliance documentation; procurement of qualified contractors; implementation of soil excavation, confirmation sampling, and site stabilization; removal and proper disposal of contaminated soils and underground septic tanks; and coordination with DTSC for oversight, public participation, Response Action Plan (RAP) approval, and preparation of closure documentation. SHRA successfully completed the project despite multiple challenges, including more extensive contamination than initially anticipated, the discovery of previously unidentified underground septic tanks, and additional regulatory complexity associated with the DTSC review process. As a result of these activities, contaminated soils exceeding response action goals were removed from the Site, allowing the Site to be cleared for construction of the Mirasol Village Light Rail Station and positioning the project for final regulatory closure. The cleanup eliminated a source of blight and enabled long-term redevelopment goals. As of 2025, development of the light rail station is underway. A list of specific project outputs from the grant work plan is provided below.

Community Engagement & Grant Management: 3–4 stakeholder meetings, with agendas, notices, sign-in sheets, and meeting notes, outreach materials (fact sheets, result summaries, website updates), quarterly progress reports, annual reports, ACRES updates, and a final closeout report maintained EPA grant compliance and coordination throughout the project period.

Cleanup Planning: Final Analysis of Brownfields Cleanup Alternatives (ABCA), Prepared multiple iterations of the Remedial Action Plan (RAP) to address more extensive contamination than originally anticipated, Completed required ESA and NHPA compliance documentation under CEQA/NEPA, coordinated closely with DTSC to secure RAP approval.

Site Cleanup & Management: Procured qualified contractors through compliant RFP/RFQ processes, Completed soil excavation, confirmation sampling, grading, and site stabilization, Characterized and removed unexpected septic tanks discovered during cleanup, Produced laboratory testing reports, oversight documentation, and a closure report, Ultimately excavated, characterized, and disposed of all contaminated soils off-site, following revised RAP requirements.

DTSC / VCP Oversight: DTSC conducted public outreach and oversight of cleanup activities, Secured DTSC approval letters for RAP revisions, Submitted a draft Response Action Completion Report to DTSC for final approval. Quarterly reports were initially submitted in Acres. Final quarterly reports were submitted directly to EPA representatives per EPA's request due to issues submitting through ACRES. For this grant, SHRA remained in compliance with the approved work plan throughout the grant period. SHRA held regular check-in meetings with its EPA representative to address project complexities that required work plan revisions and to ensure continued compliance. All necessary revisions, including substantial changes to task schedules, were discussed with and approved by EPA in advance. The grant is now closed, and no funds remained at closeout.

THRESHOLD CRITERIA FOR BROWNFIELD CLEANUP GRANTS

1. Applicant Eligibility

- (a) The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Authority charged with carrying out the housing and redevelopment functions of the City and County of Sacramento, the Redevelopment Agencies of the City and County of Sacramento, and the Housing Authorities of the City and County of Sacramento. As such, SHRA is a local public housing authority and a “general purpose unit of local government” as that term is defined in 2 C.F.R. section 200.64 and is therefore eligible to receive a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant. If the USEPA awards SHRA funds, SHRA will administer the grant. A resolution documenting SHRA’s eligibility is attached.
- (b) SHRA is exempt from Federal taxation as a local government entity.

2. Previously Awarded Cleanup Grants

The site proposed for the Fiscal Year (FY) 2026 Cleanup Grant is named the “Sproule Housing Site”. The Site is a 2.35-acre parcel located on a larger 3.4-acre site called the Twin Rivers Triangle Site, which SHRA has owned since 2016. SHRA **affirms** that the Site has not received any funding from a previously awarded USEPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

SHRA does not have any open EPA Brownfields Multipurpose Grants.

4. Site Ownership

SHRA holds fee simple title to the Site. SHRA acquired the five original parcels in 2016 in three separate transactions: one parcel closed on October 11, 2016, and four parcels closed on October 26, 2016. In 2020, those five parcels were merged into a single legal parcel. In 2022, that parcel was split into two legal parcels. The cleanup target area is located at 1451 Sproule Avenue. SHRA remains the sole owner of the Site and will retain fee simple ownership for the full term of the grant.

5. Basic Site Information

- (a) Name of Site: Sproule Housing Site
(b) Site Address: 1451 Sproule Avenue, Sacramento, CA 95811

6. Status and History of Contamination at the Site

The 2.35-acre Site is located at 1451 Sproule Avenue, within the 3.2-acre Twin Rivers Triangle Site in Sacramento, California. The site lies one mile north of downtown Sacramento, approximately 1,000 feet from the American River, and is bordered by Sproule Avenue, North 12th Street, and North 16th Street. The Site was split into two parcels, known as Parcels A and B. The housing site (Parcel A) is directly adjacent to the Dos Rios Light Rail Station (Parcel B.) Historic industrial and railroad-related uses have contributed to soil contamination, including elevated levels of lead, arsenic, and thallium in shallow soils and buried debris. Environmental investigations began in 2013 and have included multiple Phase I and II assessments, a Final Site Assessment Report (2022), and a Soil Gas Investigation (2023). Parcel B was remediated in 2023, and a Response Action Completion Report was approved in 2024. Parcel A has been stabilized with a surface soil cover under a 2024 EPA BRLF

award, and supplemental sampling is underway. A Draft Response Plan is under DTSC review, which will establish cleanup goals protective of residential reuse. Completion of the cleanup to a residential standard is required before construction of the planned senior affordable housing, making EPA cleanup resources critical to ensure safe redevelopment and protect future residents.

7. Brownfield Site Definition

The Site is real property, for which reuse is made significantly difficult by the presence of hazardous contaminants associated with previous uses and activities. Per CERCLA sections 101(39)(B)(ii), (iii), and (vii) and “Information on Sites Eligible for Brownfields Funding under CERCLA section 104(k)”, SHRA **affirms** that the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Both Phase 1 and Phase 2 environmental assessments were completed on the site. The date of completion for the Phase 2 assessment was June 2022.

9. Site Characterization

Letter Attached.

10. Enforcement or Other Actions

SHRA **affirms** that there are no known ongoing or anticipated enforcement actions at the Site. Cleanup of the Site is being conducted under a California Land Use and Revitalization (CLRRRA) Voluntary Clean-up Agreement executed between SHRA and DTSC in November 2019.

11. Sites Requiring a Property-Specific Determination

SHRA **affirms** that the Site does not need a property-specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

The Site is impacted by hazardous substances, primarily lead, thallium, and arsenic.

Property Ownership Eligibility – Hazardous Substance Sites SHRA asserts that it has liability protection from CERCLA as a bona fide prospective purchaser and is therefore providing responses below for “10.a.iii – Landowner Liability Protections from CERCLA Liability.”

10.a.iii. Landowner Liability Protections from CERCLA Liability

(1) Bona Fide Prospective Purchaser and Liability Protection

a. Information on the Property Acquisition

SHRA acquired the Site in 2016 in three separate purchase transactions from two sellers, 16th St. LLC, and Bruce and Jan Gidlund Living Trust, Ann L. Sadrian, Sherri M. Johnson, and Hilda Lousie Pattan Revocable Living Trust. SHRA took fee simple title. One parcel closed on October 11, 2016 and four parcels closed on October 26, 2016.

SHRA has sole ownership of the property. SHRA has no known familial, contractual, corporate, or financial relationships or affiliations with any prior owner or operator of the Site. SHRA has no known relationships or affiliations with any potential responsible parties for contamination at the Site.

b. Pre-Purchase Inquiry

A Phase I Environmental Site Assessment was completed by Nichols Consulting Engineers (NCE) for SHRA on September 22, 2016, prior to acquisition. The Phase I ESA was performed in accordance with ASTM E1527-21 and USEPA's All Appropriate Inquiry (AAI) Final Rule. The Phase I ESA was completed by an Environmental Professional as defined in 40 CFR section 312.10, and the required declaration by the Environmental Professional is included in the written report per 40 CFR section 312.21(d). NCE was retained based on its qualifications and professional credentials.

c. Timing and/or Contribution toward Hazardous Substances Disposal

All disposal of hazardous substances at the Site occurred prior to acquisition by SHRA in October 2016. SHRA did not cause or contribute to any releases of hazardous substances at the Site. Additionally, SHRA has never arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the site.

d. Post-Acquisition Uses

There are no current active uses of the Site by SHRA or other entities and the Site has been vacant since acquisition. The Site is currently fenced, locked, and secured from access by the public.

e. Continuing Obligations

Since acquiring the Site in October 2016, SHRA has exercised appropriate care with respect to contamination at the Site by controlling access and keeping it fenced, locked, and secured from the public. As such, reasonable steps are being taken to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance, as applicable to the Site.

SHRA confirms its commitment to: (i) comply with all land use restrictions and institutional controls; (ii) assist and cooperate with those performing the cleanup and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and (iv) provide all legally required notices.

(a) Property Ownership Eligibility – Petroleum Sites

Not applicable

13. Cleanup Authority and Oversight Structure

(a) Cleanup Oversight:

Cleanup of the Site will be conducted by an environmental contractor under the CLRRRA Voluntary Clean-Up Agreement executed between SHRA and DTSC in November 2019. SHRA and DTSC have entered a CLRRRA agreement for cleanup and redevelopment of the Twin Rivers Triangle Site block,

including the Sproule Housing Site. The CLRRRA provides certain liability protections to SHRA to encourage cleanup and redevelopment of blighted contaminated properties. SHRA has also engaged the services of a qualified environmental contractor who employs licensed professional geologists (PG), a licensed professional engineer (PE), a Certified Hazardous Materials Manager (CHMM), and qualified All-Appropriate Inquiry (AAI) Environmental Professionals.

(b) Access to Neighboring Properties (if required):

Not applicable. No cleanup (or associated confirmation sampling or monitoring activities) to be performed using USEPA funds will require access to neighboring properties.

14. Community Notification

- a) **Draft Analysis of Brownfield Cleanup Alternatives:** Printed copies of the draft ABCA were made available to the public on 12/29/25. Additionally, copies of the draft ABCA and draft application were posted on the SHRA website on 12/29/25. A copy of the draft ABCA is provided in the attachments.
- b) **Community Notification Ad:** A community notification ad was published in the Sacramento Bee on 12/29/25 and also placed on SHRA's website (www.SHRA.org). In addition, SHRA provided opportunities for input from the target community through posting a link to the draft application and ABCA on its social media accounts. A copy of the community notification documentation is provided in the attachments.
- c) **Public Meeting:** A public meeting was held at 5:30 pm on January 12, 2026 at the Mirasol Village Community Room located at 1390 Swallowtail Ave. Sacramento CA, to discuss the draft USEPA Brownfield Cleanup Grant Application and ABCA and to consider public comments on the proposal and draft ABCA. Documentation for the meeting is attached, including a summary of public comments received on the draft proposal and draft ABCA, a summary of the responses provided by SHRA, a copy of the presentation, and the meeting sign-in sheet.
- d) **Submission of Community Notification Documents:**

The following required community notification documents are included as attachments.

Attachment	Description
A1	A copy of the draft ABCA.
A2	A copy of the ad and website posting notifying the public of the application and soliciting comments for the draft application.
A3	A summary of the comments received and SHRA's response to the public comments.
A4	Public meeting presentation
A5	Meeting sign-in sheets.

15. Contractors and Named Subrecipients

In May of 2024, Nichols Consulting Engineers (NCE) was competitively procured by SHRA using its procurement requirements that comply with 2 C.F.R. Part 200. NCE has been assisting with comprehensive Site-specific Environmental Investigation needed for the Equitable Community Revitalization Grant (ECRG) for the Twin Rivers Triangle Residential Site (Site) which is inclusive of both the Mirasol Light Rail Station Site and the Sproule Housing Site. They have continued to assist in this capacity for the EPA grant.

**THRESHOLD CRITERIA ATTACHMENT A1 – DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
(ABCA)**

DRAFT