

DRAFT APPLICATION
FY14 BROWNFIELDS CLEANUP GRANT

AGENCY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

APPLICANT: HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION (HICDC)

SUBMISSION DEADLINE: JANUARY 22, 2014

PUBLIC COMMENT PERIOD: DECEMBER 5, 2013 THROUGH JANUARY 8, 2014

The attached Draft Application has been prepared based on the 2013 FY Guidelines due to the fact that the 2014 FY Guidelines were not issued until November 22, 2013. The Draft Application is a work in progress and there are sections which have not been completed. All comments received during the public comment period from December 5, 2013 through January 8, 2014 will be addressed and included as an attachment to the Final Application.

The Draft Application provides background information on the applicant, the Hawaii Island Community Development Corporation (HICDC), the Draft Removal Action Report which describes the contamination and examines alternatives and a recommendation for addressing the contamination, and a description of HICDC's plans for the further development of the property.

III.C Threshold Criteria for Cleanup Grants

III.C.1 Applicant Eligibility

III.C.1.a Eligible Entity

The Hawaii Island Community Development Corporation (HICDC) is a 501(c)(3) non-profit corporation that became active in 1991. HICDC's primary mission is to provide affordable housing opportunities for low and moderate income residents of the island of Hawaii. To date HICDC has developed 453 homes on the island of Hawaii for low income homeowners and senior renters. Documentation of HICDC's nonprofit status is attached in the form of an IRS Exemption letter under Section 501(c).

III.C.1.b Site Ownership

The HICDC purchased a 31 acre parcel in 2006. Documentation of sole ownership is attached in the form of the deed of the property.

III.C.2 Letter from the State or Tribal Environmental Authority

A letter from the State of Hawaii Department of Health's (DOH) Hazard Evaluation and Emergency Response Office will be attached to the proposal.

III.C.3 Site Eligibility and Property Ownership Eligibility

Site Eligibility

III.C.3.a Basic Site Information

The subject property is known as the Kumakua Affordable Housing Project site which is owned and being developed by the Hawaii Island Community Development Corporation. The property is situated near the town of Hawi, in the North Kohala District of the Island of Hawaii. The tax map key number for the subject 18.301 acre parcel is (3) 5-5-19:25. The site has not been assigned a specific street address but the zip code for the town of Hawi is 96719.

III.C.3.b Status and History of Contamination at the Site

The area of contamination consists of approximately 0.5 acre of land which housed pesticide mixing operations for the former Kohala Sugar Company which cultivated much of the land in the region between 1862 until its closure in 1973. The site is a portion of the larger TMK parcel 03-5-5-019: 025, owned by HICDC, located 1.5 miles south of the Pacific Ocean coastline in the vicinity of the town of Hawi, North Kohala District, Island of Hawaii. The site is surrounded by fallow, highly vegetated former plantation land and pasture land. Residential housing on HICDC land is located within 500 ft of the site to the southwest, and the Kohala High School is located to the east within several hundred feet. The primary area of contamination has been fenced off by HICDC to keep trespassers away and to minimize the chances of direct human contact with the contaminated soil.

The dates of operation for the pesticide mixing site are unclear. Analytical data indicate high concentrations of arsenic, suggesting that the site may have been active during the earliest years of operation through the first half of the twentieth century. The pesticide, DDT was also detected, which indicates activity from the 1950s to the 1970s. The site included a pesticide mixing and storage building, and multiple above ground storage tanks (ASTs). Currently two ASTs and two vertical tanks remain on the site.

Soil sampling results have documented releases of arsenic, dioxins and pentachlorophenol which exceeds State of Hawaii, Department of Health Environmental Action Levels (EALs) for Residential/Unrestricted land use. Based on a comprehensive review of chemical concentrations in site soils, we believe that the principal hazards are arsenic and dioxin by direct contact, and that these should be the basis of the removal action levels. The total volume of contaminated soils at the site is estimated to be approximately 1,300 cy.

III.C.3.c Sites Ineligible for Funding

The subject 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 United States government. Please note that a combined Phase I/II Targeted Brownfields Site Assessment Report was completed in 2011 by Weston Solutions, Inc. The findings of the subject report are consistent with the statement above.

III.C.3.d Sites Requiring a Property-Specific Determination

The subject site does not require a Property-Specific Determination.

III.C.3.e Environmental Assessment Required for Cleanup Proposals

A combined Phase I/II Targeted Brownfields Site Assessment Report was prepared by Weston Solutions, Inc. in 2011.

Property Ownership Eligibility

III.C.3.a CERCLA §107 Liability

HICDC affirms that they are not liable for the contamination of the site under the protection of the innocent landowner defense (CERCLA SEC. 107(b)(3) and 101 (35)(A)).

The subject property was previously utilized for sugar cane cultivation by the Kohala Sugar Company between 1862 and 1973. With the closure of the sugar company, sugar cultivation on the property ceased in 1973. Between 1973 and the present, the property has been used intermittently for cattle pasturage.

The subject property was purchased from the Hawaii Conference Foundation (HCF) which is associated with the United Church of Christ and previously known as the Board of Hawaii Evangelical Association. The HCF acquired the property in 1980 from the Kohala Corporation previously known as the Kohala Sugar Company. HICDC's acquisition of the property was finalized in January, 2006 at a price of \$725,000 for the 31 acre parcel. The purchase price was at the appraised agricultural land value for the property.

Prior to the purchase, HICDC contracted Yukie Ohashi, CEI Certification No. 12135 to conduct a Phase I Environmental Assessment for the property consistent with ASTM Standard Practice for Environmental Site Assessments, E1527-00. This assessment was completed in August 2005. The assessment included testing for arsenic on the property. Although the study sampled the soil on a majority of the property it did not cover the portion of the property that was situated on the eastern side of the cattle fence line which consists of uncleared land sloping down towards Kumakua Gulch. As such, the pesticide mixing area was not included in the previous study. The report stated that, "41 of the 51 samples submitted had arsenic levels below the 15 mg/kg MRL (Method Reporting Limit) utilized by our laboratory. The distribution of detectable arsenic contamination at the site is restricted to the upper, organic rich soil layer from 0 in. to 8 in. depth, where arsenic concentrations are irregularly distributed, with values slightly above detection levels. These analytic results on samples from the Subject Property indicate that there is not a clear nor hazardous pattern of arsenic soil contamination at the site." The report further concluded that with the exception of the study for arsenic in the soil, the site reconnaissance revealed no other recognized environmental conditions in connection with the property as defined by ASTM standard.

It should be noted that both HICDC and the Environmental Inspector did not discover the presence of the former pesticide mixing facility on the property. Due to the use of the property for cattle grazing, the cattle rancher leasing the site had fenced the property in such a manner that

excluded the pesticide mixing facility from the area being utilized (the southeastern corner of the property). The cattle fence lines on the property gave the appearance that the fence line represented the property boundaries. In hindsight, it appears that the fence line was established to keep the cattle out of the steeper sections of the property which slopes down towards Kumakua Gulch. As such, the area beyond the fence was overgrown with trees and shrubs which was difficult to access and obscured the visibility of the tanks. The presences of these tanks were not discovered until after the property was acquired by HICDC when a topographical survey of the property was completed in 2006. In addition, the significance of the tanks was not known until the State Department of Health contacted HICDC in 2009, requesting permission to test the site.

III.C.3.b Enforcement Actions

HICDC has provided its full cooperation to the State Department of Health's (DOH) Hazard Evaluation and Emergency Response (HEER) Office from the inception of their investigation of the former sugar plantation operations on the subject property in 2009. The initial investigation collected soil samples on August 17-18, 2009. Initial review of the results found elevated levels of a number of different contaminants which exceeded DOH Soil Action Levels.

The DOH, with the cooperation of HICDC subsequently applied for a Targeted Brownfields Site Assessment Grant from the EPA. The grant was awarded and a combined Phase I/II Targeted Brownfield's Site Assessment was conducted for the Kohala Pesticide Mixing Site in the fourth quarter of 2010 with the written report completed in 2011. Of the chemicals screened and found over the DOH action limits, it appears that the most significant for this site are TEQ dioxins/furans and arsenic. The combined Phase I/II Targeted Brownfields Site Assessment Report recommended that further soil characterization may be warranted for Dioxins and bio-accessible arsenic in order to determine the vertical and horizontal extent of the contamination. Furthermore, redevelopment of the property for residential purposes may require some limited removal of the affected soils.

Based on the findings of the combined Phase I/II Targeted Brownfields Site Assessment Report, the HDOH HEER Office conducted additional sampling at the site in October, 2011. The results of the additional sampling indicate the extent of vertical contamination at the site can be estimated and the extent of horizontal contamination within the boundaries of the HICDC property were established. HICDC then contracted with a qualified Environmental Consultant to prepare a Environmental Hazard Evaluation and Draft Removal Action Report which has been completed and is currently under review by the HDOH HEER Office.

III.C.3.c Information on Liability and Defenses/Protections

III.C.3.c.i Information on the Property Acquisition

The subject property was acquired by negotiated purchase from the Hawaii Conferance Foundation of the United Church of Christ, a Hawaii nonprofit corporation, on January 18, 2006. Ownership of the property is held in fee simple. The Hawaii Island Community Development Corporation (HICDC) does not currently have nor previously had any familial,

contractual, corporate or financial relationships or affiliations with any of the prior owners or operators of the property.

III.C.3.c.ii Timing and/or Contribution Toward Hazardous Substance Disposal

All of the hazardous substances found on the subject property results from the sugarcane cultivation of the property which occurred between 1862 and 1973. The Hawaii Island Community Development Corporation (HICDC) acquired the property in January, 2006 and has not caused or contributed to any release of hazardous substances on the subject property. HICDC affirms that we have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

III.C.3.c.iii Pre-Purchase Inquiry

Prior to the purchase of the subject property, the Hawaii Island Community Development Corporation (HICDC) contracted Yukie Ohashi, CEI Certification No. 12135, to conduct a Phase I Environmental Site Assessment for the property in accordance with ASTM Standard Practice for Environmental Site Assessments, E1527-00. The completed report is dated August 16, 2005, which is 155 days from the acquisition date of January 18, 2006.

III.C.3.c.iv Post-Acquisition Uses

The area of contamination involves only a small portion (approximately 0.5 acres of land) of a parcel which was originally 31.21 acres in size at the time of acquisition. The contaminated site, hereinafter referred to as the "former pesticide mixing site", has not been utilized since the Hawaii Island Community Development Corporation (HICDC) acquired the property in January, 2006. The only activity at the former pesticide mixing site since January, 2006, has been the limited clearing of foliage and excavation that was required for the soil testing of the site conducted by the Hawaii Department of Health, Hazard Evaluation and Emergency Response (HEER) office in 2009, 2010 and 2011, Weston Solutions, Inc. on behalf of the U.S. Environmental Protection Agency in 2010 and Integral Consulting Inc. on behalf of HICDC in 2013. In addition, HICDC erected a fence and put up no trespassing signs to keep unauthorized individuals out of the area which contained the highest levels of contamination.

HICDC acquired the 31.21 acre parcel to develop an affordable housing project on the property. After receiving rezoning approval in May, 2006, HICDC completed the Kumakua Phase I subdivision in June, 2009 which created 24 single family residential parcels. A Phase II subdivision was completed in September, 2010, creating an additional 19 single family parcels. To date, HICDC has subdivided approximately 13 acres of the original 31.21 acre property and created 43 single family residential parcels. Thirty-one single family dwellings have been completed for low income families utilizing the USDA Rural Development's 502 program that provides subsidized mortgages to owner builders and the USDA Rural Development's 523 program that provides technical assistance grants to allow HICDC to administer the self-help construction project.

The balance of the property has been utilized for the grazing of cattle through a lease agreement with Ponoholo Ranch.

III.C.3.c.v Continuing Obligations

The State Department of Health Hazard Evaluation & Emergency Response Office (HEER) contacted the Hawaii Island Community Development Corporation (HICDC) in July, 2009, requesting permission to investigate the location of a former Kohala Sugar Company pesticide mixing site that was suspected to be located on HICDC property. HICDC has provided its full cooperation from the date of this notification and has actively participated in facilitating the investigation of the site.

The initial soil sampling was conducted in August 2009, by the HEER staff and the initial sampling results indicated that the site was contaminated with chemicals which exceeded EPA action limits. In response to a recommendation from the HEER staff, HICDC fenced off the contaminated area and posted Keep Out and No Trespassing Signs to keep people away from the contaminated area, particularly children from the neighboring homes. In addition, HICDC assisted the HEER office in their efforts to obtain a Targeted Brownfields Assessment Grant for the site. Once the grant was obtained, HICDC assisted in the further testing of the site by arranging for the clearing of brush to facilitate the testing effort in November 2010.

In 2011, HICDC continued to work with the HEER staff to conduct additional soil sampling to further delineate the lateral extent of the impacts. In 2013, HICDC contracted an environmental consultant to prepare a draft Removal Action Report (RAR) to identify a preferred method of remediating the site to allow for eventual reuse of the site for single family residential development.

HICDC has not allowed any new or future releases of contamination at the site. They have provided information to the residents of the homes that were built on the HICDC property about the contaminated site and the potential risks (primarily from ingestion of the soil) to their families. The contaminated area was fenced off to prevent potential exposure to the site.

III.C.3.d Petroleum Sites

Does Not Apply

III.C.3.d.i Current and Immediate Past Owners

Does Not Apply.

III.C.3.d.ii Acquisition of Site

Does Not Apply.

III.C.3.d.iii No Responsible Party for the Site

Does Not Apply.

III.C.3.d.iv Cleaned Up by a Person Not Potentially Liable

Does Not Apply.

III.C.3.d.v Relatively Low Risk

Does Not Apply.

III.C.3.d.vi Judgments, Orders, or Third Party Suits

Does Not Apply.

III.C.3.d.vii Subject to RCRA

Does Not Apply.

III.C.3.d.viii Financial Viability of Responsible Parties

Does Not Apply.

III.C.4 Cleanup Authority and Oversight Structure

III.C.4.a Cleanup Oversight

The subject site has been listed on the Comprehensive Environmental Response, Compensation, and Liability Information System in 2009. (EPA ID No.: HIN000908796) The State's Hazard Evaluation & Emergency Response (HEER) Office will review and approve the proposed method of remediation prior to the start of any cleanup activities.

III.C.4.b Access to Adjacent Properties

The Hawaii Island Community Development Corporation (HICDC) working with the State of Hawaii's Hazard Evaluation & Emergency Response (HEER) office has been in contact and discussions with the two adjoining property owners which share common boundaries with the contaminated area since 2009. The HEER office has assisted in obtaining the cooperation of the adjoining property owners to facilitate the cleanup of the contaminated site.

III.C.5 Cost Share

The Hawaii Island Community Development Corporation (HICDC) plans to utilize multiple sources of funding for their cleanup project. In addition to the \$200,000 from the cleanup grant, HICDC will also submit an application to the State of Hawaii for a loan from the Hawaii Brownfields Revolving Loan Fund. A minimum of \$40,000 will come from HICDC's unrestricted funds.

III.C.6 Community Notification

The required public notification will be published in the West Hawaii Today which is one of the two daily newspapers published in the County of Hawaii. The notice will be published in the December 5, 2013 edition informing the public of the Hawaii Island Community Development Corporation's (HICDC's) intent to apply for the cleanup grant as well as the date, time and place of the community meeting scheduled for December 12, 2013. A copy of the draft Review Action Report (RAR), similar in scope to a draft ABCA, along with a copy of the Draft Application will be available for public review at the North Kohala Public Library from December 5, 2013, until January 8, 2014 which concludes the 30-day public comment period.

The final application will include all required attachments.

Ranking Criteria for Cleanup Grants

V.B.1 Community Need (15 Total Points)

V.B.1.a Targeted Community and Brownfields (5 Points)

The North Kohala district is the smallest judicial district within the County of Hawaii with approximately 80,350 acres of land which is 3% of the total. The district is geographically isolated with the Pacific Ocean serving as boundaries on two sides and access limited to the Kohala Mountain road and the Akoni Pule Highway along the coast.

The North Kohala District has an agricultural background beginning with the subsistence agricultur practiced by the Native Hawaiians followed by the large scale sugar plantation agriculture between the mid 1800's up to 1975 when sugar operations ceased. Although cattle, nursery products, macadamia nuts and truck crops remain an important segment of the district economy, nothing has emerged to replace the number of jobs that were lost with the close of the sugar company. As a result, census data indicate that the district experienced a decline in population between 1960 (3,386) and 1980 (3,256). Between 1980 and 2000, however, population within the district nearly doubled from 3,256 to 6,038. This dramatic increase in population is attributed to the development of three major resort destination areas in neighboring South Kohala and the development of large lot residential subdivisions which have attracted retirement and second home buyers to the district. Population growth within the district slowed between 2000 and 2010 with census data showing an increase of only 234 residents.

In commenting on the economy of the district, the North Kohala Community Development Plan stated the following:

"The district's economy has been struggling sine the Kohala Sugar Company closed in 1975. Almost one-third of the workforce now commutes to South Kohala to work in the hotels and resorts located there. The search for viable businesses must continue to enable this community to remain vibrant. Many would like to see diversified agriculture encourgaed in the region.

"The other major issue related to economics in North Kohala is property values. The median residential sales price for 2006 for Kohala was \$721,000, the highest in the County (compared to \$417,000 for the island overall). With housing prices being so high, and economic opportunities so few, there is a significant need for affordable housing in the district."

V.B.1.c Financial Need (5 Points)

Format for Demographic Information (Delete this message before export)

	Target Community/Census Tract	County/City	State	National
Population	6,322	185,079	1,360,301	308,745,538 ¹
Unemployment				8.2% ²
Poverty Rate				15.1% ³
Percent Minority				26.7% ¹
Median Household Income				\$ 49,445 ³
Other				

V.B.2 Project Description and Feasibility of Success (30 Total Points)

V.B.2.a Project Description (15 Points)

The site in question is a portion of the larger TMK parcel 03-5-5-019: 025, owned by the Hawaii Island Community Development Corporation (HICDC) located 1.5 miles south of the Pacific Ocean coastline in the vicinity of the town of Hawi, North Kohala District, Island of Hawaii. The area of contamination consists of approximately 0.5 acre of land which housed pesticide mixing operations for the former Kohala Sugar Company which cultivated much of the land in the region between 1862 until its closure in 1973. The site is surrounded by fallow, highly vegetated former plantation land and pasture land. Residential housing on HICDC land is located within 500 ft of the site to the southwest, and the Kohala High School is located to the east within several hundred feet. The primary area of contamination has been fenced off by HICDC to keep trespassers away and to minimize the chances of direct human contact with the contaminated soil. Remnants of the former pesticide mixing operation that remain on the site include two (upper and lower) concrete rubble masonry (CRM) retaining walls and four steel above-ground storage tanks (ASTs).

The original 31 acre parcel that was acquired by HICDC in 2006 has been rezoned to allow the development of single family residential lots. HICDC intends to continue the development of an affordable housing project on the property. When fully developed, the site will contain approximately 88 single family residential units with approximately 60 percent of the units (53) intended to be marketed to families earning less than 80% of the median family income. The

balance of the units (35) may be marketed to families earning more than 80% of the median family income. To date, HICDC has constructed 33 single family residential units utilizing the self-help method of construction and the USDA Rural Development 502 program to provide subsidized mortgages to owner builders earning less than 60% of the median family income.

Cleanup of the contaminated site will allow HICDC to continue their plans to further subdivide the property and to develop the remaining acreage for the affordable housing project. Development of the additional affordable housing units has been held up pending the resolution of the contaminated site.

The proposed cleanup plan is to excavate all arsenic and dioxin contaminated soils exceeding the removal action levels (RALs) and remove them for disposal at the West Hawaii Sanitary Landfill. The contaminated soil will be excavated to a depth of 3 feet with the estimated volume of contaminated soil amounting to 1,300 cubic yards. The contaminated soil will be trucked to the West Hawaii Sanitary Landfill by a licensed trucking firm with tarp covers to prevent soil release during transport. Once the contaminated soils have been removed, the excavated area will be sampled to determine whether RALs have been met. If RALs have been met, the excavated area will be backfilled with clean soil and graded to conform to the surrounding topography. If soils within the excavated area do not meet RALs, further excavation and removal will commence and additional confirmation sampling will be undertaken until RALs are achieved at the project site.

A full description of the proposed cleanup plan is attached in the Draft Removal Action Report.

V.B.2.b Task Description and Budget Table (10 Points)

The total estimated cost of the proposed cleanup project is \$484,000. The itemized budget for the proposed alternative is presented in Table 6 of the Draft Removal Action Report (RAR) which is included as an attachment to the application. The \$200,000 grant funds will be utilized as follows:

1. Site Preparation Activities One dozer and one excavator will be mobilized to the site. A gravel roadway approximately 400 feet long will be constructed to provide access from the end of an existing road to the site. The 12 foot wide road will be constructed with geotextile, 6" layer of 12" aggregate and 4" layer of 2.5" minus. Vegetation of the entire work area will be removed along with a large banyan tree. Silt fencing will be provided along the perimeter of the site and property boundaries. Four empty and corroded steel above ground storage tanks (ASTs) will be removed. A licensed surveyor will be utilized to locate property lines and excavation area boundaries along with pre- and post-survey drawings.
 - Mobilization/Demobilization Quantity (2) Unit Cost \$1,000 Item Cost \$2,000
 - Install Access Road Quantity (1) Unit Cost \$25,000 Item Cost \$25,000
 - Vegetation Clearing Quantity (1) Unit Cost \$5,000 Item Cost \$5,000

- Erosion/Sedimentation Controls Quantity (350lf) Unit Cost \$3 Item Cost \$1,100
- Banyan Tree Removal Quantity (1) Unit Cost \$12,000 Item Cost \$12,000
- Remove/Scrap Steel tanks Quantity (4) Unit Cost \$1,000 Item Cost \$4,000
- Site Survey Quantity (1) Unit Cost \$5,000

2. Material Excavation/Loading for Offsite Disposal The excavator and dozer will be utilized for a period of two weeks (80 hours) to excavate the contaminated soil and to load the dump trucks. A water truck will be utilized during the two weeks of operation to perform dust control. An X-ray fluorescence (XRF) unit will be utilized to monitor arsenic in the excavation bottom to support complete contaminated soil removal.

- Material Excavation/Loading Quantity (80 hours) Unit Cost \$500 Item Cost \$40,000
- Dust Control Quantity (10 days) Unit Cost \$2,000 Item Cost \$20,000
- XRF Screening Quantity (2 weeks) Unit Cost \$2,000 Item Cost \$4,000

3. Hauling and Landfill Disposal of Soils Utilizing 20 ton trucks, it will take 100 truck loads to remove 2,000 tons of contaminated soil from the site. The contaminated soil will be delivered to the West Hawaii Sanitary Landfill which will involve a 4 hour round trip. A special handling fee for the contaminated soil will be paid at \$94/load.

- Waste Soil Transport to Landfill Quantity (2,000 tons) Unit Cost \$25 Item Cost \$50,000
- Special Handling Fee Quantity (100 loads) Unit Cost \$94 Item Cost \$9,350

4. Site Restoration Four multi-increment (MI) samples will be taken to ensure that all of the contaminated soil meet removal action levels (RALs). Onsite soils which have been previously tested to be clean will be placed and graded to backfill the excavated area. The site will be restored and revegetated by hdroseeding.

- Post-Excavation Confirmation Sampling Quantity (4) Unit Cost \$1,500 Item Cost \$6,000
- Clean Soil Backfilling and Grading Quantity (1,495 cy) Unit Cos \$10 Item Cost \$14,950
- Site Restoration, Revegetation Quantity (1) Unit Cost \$3,500 Item Cost \$3,500

Please note that the total amount shown for site restoration exceeds the amount shown in the budget table by \$1,900 because the \$200,000 grant limit did not cover all of the expenses for the tasks listed above. Additional project tasks which are not being covered by the grant funds include the following:

- Tipping fee at the West Hawaii Landfill Quantity (2,000 tons) Unit Cost \$94 Item Cost \$187,000
- Work plans, health & safety plan, environmental health & safety plan, permitting Quantity (1) Unit Cost \$20,000 Item Cost \$20,000

- HazWoper Training for Construction Workers Quantity (1) Unit Cost \$1,000 Item Cost \$1,000
- Project Management, Construction Oversight Quantity (1) Unit Cost \$20,000 Item Cost \$20,000
- Close-out Report, Obtain No Further Action Letter Quantity (1) \$10,000 Unit Cost \$20,000 Item Cost \$20,000
- Contingency 10% of project subtotal Item Cost \$43,990

Budget Categories	Project Tasks						
	Task 1-Site Prep	Task 2-Excavation	Task 3-Disposal	Task 4-Site Restoration	Task 5-Technical Support	Task 6-Contingency	Total
(programmatic costs only)							
Personnel							0
Fringe Benefits							0
Travel ¹							0
Equipment ²							0
Supplies							0
Contractual ³	54,100	64000	59,350	22550			200000
Other (specify) _____							0
Total	54100	64000	59350	22550			200000

{Click the "  Budget Table" button in the above toolbar (right side, bottom row), then make entries into table. To edit an earlier version that was saved, either click the button or right click on table and select " Budget Table". **Remove this message before you submit your grant.** }

¹ Travel to brownfields-related training conferences is an acceptable use of these grant funds.

² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items cost are considered supplies. Generally, equipment is not required for assessment grants.

³ Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with through 30.48.

⁴ Applicants must include the cost share in the budget even if applying for a cost share waiver. If the applicant cost share waiver is approved, it will be removed in preaward negotiations.

Write **Budget Narrative** here.

The Hawaii Island Community Development Corporation (HICDC) has made inquiries with the State Department of Business, Economic Development and Tourism regarding an application to the Hawaii Brownfields Revolving Loan Fund. This option remains a possibility and HICDC intends to submit an application for a loan to cover the project amount which exceeds the cleanup grant award. A minimum of \$40,000 will come from HICDC's unrestricted funds.

V.B.5 Programmatic Capability and Past Performance (20 Total Points)

The Hawaii Island Community Development Corporation (HICDC) is actively involved with federal grant programs on an annual basis while carrying out their mission to assist low and moderate income residents of the Island of Hawaii to secure affordable housing. HICDC has been active since 1991 and since then has successfully completed 274 single family self-help housing units and 188 senior rental units for low income families in the County of Hawaii. The following are five current/recent federal grant programs that HICDC is involved with:

HOME Investment Partnership Program, \$600,000 in HUD funds Mohouli Senior Phase 1

Purpose and Accomplishments: \$600,000 in HUD HOME funds distributed by the County of Hawaii provided a portion of the interim funding for a 60 unit low income senior rental project now under construction. The specific measure of success is the completion of the 60 residential units.

Compliance with Grant Requirements: Project is more than 90% complete and will be completed within budget. The construction will be completed well within the contract deadline of March 1, 2014. Monthly reports, as required, have been submitted to the County of Hawaii.

HOME Investment Partnership Program, \$450,000 in HUD funds Hawaiian Paradise Park Phases 2-5

Purpose and Accomplishments: \$450,000 in HUD HOME funds distributed by the County of Hawaii provided a portion of the interim funding for four (4) low income self help housing projects totalling 40 single family houses. The first project HPP2 of 10 homes has been completed, the second group of 10 is under construction. The last 2 phases will begin in 2014 and 2015 respectively.

Compliance with Grant Requirements: Progress has been exceptional with construction taking 30% less time than previously due to the introduction of panelized construction as opposed to on-site stick built construction.

USDA Rural Development Technical Assistance Grant (RD523) \$490,000 Kumakua Phase 2 and Hawaiian Paradise Park Phase 1

Purpose and Accomplishments: The \$490,000 USDA Rural Development Section 523 Technical Assistance Grant funds the operations of the self help housing program. Specific outcomes included the completion of 20 self help housing homes, which has been accomplished with the completion of eleven (11) homes in North Kohala and nine (9) homes in Hawaiian Paradise Park Phase 1 (HPP1). This grant has recently been closed out.

Compliance with Grant Requirements: The homes were completed utilizing the TA funds approved and within the grant time frame. This program funding has been in place and renewed 14 times by USDA Rural Development. In total 303 self help homes have been completed by HICDC to date.

USDA Rural Development Technical Assistance Grant (RD523) \$490,000 Hawaiian Paradise Park Phases 2 and 3

Purpose and Accomplishments: The \$490,000 USDA Rural Development Section 523 Technical Assistance Grant funds the operations of the self help housing program. Specific outcomes included the completion of 20 self help housing homes which is just starting in Hawaiian Paradise Park Phase 3 (HPP3) to be followed by Phase 4 in 2014.

Compliance with Grant Requirements: The homes in HPP3 are just starting and should be completed in 2014 to be followed by HPP4 in the same area.

Community Development Block Grant \$200,000 Hilo Adult Day Center Design

Purpose and Accomplishments: The \$200,000 in HUD Community Development Block Grant (CDBG) funds are for the design of an adult day care facility for another non-profit organization Hilo Adult Day Center, Inc. The specific accomplishment will be the completion of the construction documents for the proposed 12,000 square foot facility.

Compliance with Grant Requirements: The grant agreement was executed within the past month. Prior to grant signing the procurement process was completed and the architectural firm selected. Final contract negotiations are underway.

V.B.3 Community Engagement and Partnerships (15 Total Points)

V.B.3.a Plan for Involving Targeted Community and Other Stakeholders and Communicating Project Progress (5 Points)

.A project information fact sheet including the date, time and place of the public informational meeting will be mailed directly to those most likely to be affected by the proposed cleanup project. These include the 33 families residing within the Kumakua Affordable Housing project

which was developed on a portion of the same 31 acre parcel that the former pesticide mixing site was situated. In addition, the three adjoining property owners, the Kohala High School and Elementary School principals, the district representatives in the State House and Senate and Councilmember as well as the North Kohala Community Development Plan Action Committee and County Planning Director received individual notices.

All comments and concerns raised during the community meeting held on December 12, 2013, as well as the comments received during the 30-day public comment period have been addressed. HICDC maintains ongoing contact with the families residing in the Kumakua Affordable Housing Project and will respond to any comments or concerns raised by the residents as the project is implemented. Status updates will also be provided to the North Kohala Community Development Plan Action committee which has regularly scheduled meetings on a monthly basis.

V.B.3.b Partnerships with Government Agencies (5 Points)

The State Department of Health's Hazard Evaluation & Emergency Response (HEER) Office has been directly involved in conducting site investigations, identifying the contaminants and providing oversight to the proposed Removal Action at the former Kohala Sugar Company Pesticide Mixing Site. A Draft Removal Action Report has been transmitted to the HEER office for their review and approval. Upon receipt of the HEER office's approval, an environmental consultant will prepare a removal action work plan containing construction specifications and implementation plans for submittal to the HEER office for review, comments and approval before commencing work. Upon completion of the removal action work, a removal action completion report will be submitted to the HEER office describing the work performed, providing as-built drawings of the engineered remedy and certifying attainment of the removal action levels (RALs). Upon review and approval of the completion report, the HEER office will issue a No Further Action letter, indicating that site cleanup has been achieved and the site should be available for unrestricted use.

V.B.3.c Partnerships with Community Organizations (5 Points)

V.B.4 Project Benefits (15 Total Points)

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

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (5 Points)

V.B.4.b.i Planning Policies or Other Tools (2 Points)

V.B.4.b.ii Example of Efforts (3 Points)

V.B.4.c Economic and Community Benefits (5 Points)

Cleanup Grant Transmittal Letter

IV.C.2.a Applicant Identification

IV.C.2.b Applicant DUNS number

IV.C.2.c Funding Requested

IV.C.2.d Location

IV.C.2.e Property Name and complete site address, including zip code

IV.C.2.f Contacts

IV.C.2.g Date Submitted

IV.C.2.h Project Period

IV.C.2.i Population

IV.C.2.j Other Factors Checklist