The Fideicomiso Para El Desarrollo de Rio Piedras is pleased to submit this proposal for FY2022 Brownfields Assessment Grant funding. Below we provide the information requested.

NARRATIVE INFORMATION SHEET:

1. **Applicant Identification:**
   Fideicomiso Para El Desarrollo de Rio Piedras (FIDE) – 501c3
   PO Box 9300448
   San Juan PR, 00928-5548
   https://fideicomisorp.pr/

2. **Funding Requested**
   a. **Assessment Grant Type:** Community-wide
   b. **Federal Funds Requested**
      i. **$500,000.00**
      ii. We are not requesting a waiver of the $200,000 limit

3. **Location**
   a. Rio Piedras, San Juan
   b. San Juan
   c. Puerto Rico

4. **Target Area and Priority Site/Property Information**
   - **Community-wide Assessment Grant applicants, other than tribes:**
     o Community of Rio Piedras.
     o Census tract numbers within the target area:
       - The FIDE serves the following areas:
         - Blondet - 78880
         - Santa Rita - 71576
         - Rio Piedras Antiguo - 13825
         - Capetillo - 83972
         - Ubarri - 85737
         - Venezuela - 09480
         - Buen Consejo - 54610
         - Universidad de Puerto Rico - 84079
     o Priority sites Addresses:
5. **Contacts**
   a. **Project Director:**
      Omar Cuadrado
      (787) 810-7787
      PO Box 9300448 San Juan PR, 00928-5548
   b. **President – Advisory Board**
      Cristina M. Miranda Palacios
      (787) 382-4078  
      cristina@eltallerd.com
      Urb. Santa Rita #22 Calle Celis Aguilera, San Juan PR

6. **Population**
   - Rio Piedras 8,696 (American Community Survey – 00925)

7. **Other Factors**

<table>
<thead>
<tr>
<th>Sample Format for Providing Information on the Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>1</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
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<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
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8. **Letter from the State or Tribal Environmental Authority**
29 Nov 2021

Mr. Omar Cuadrado
Executive Director
Fideicomiso para el Desarrollo de Río Piedras
PO BOX #9300448
San Juan, PR 00928-5548

Dear Mr. Cuadrado:

FIDEICOMISO PARA EL DESARROLLO DE RIO PIEDRAS ACKNOWLEDGEMENT LETTER FOR THE INTENTION TO APPLY FOR FY-22 US EPA BROWNFIELDS'S PROGRAM FOR A COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT AND PETROLEUM ASSESSMENT GRANT

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the Fideicomiso para el Desarrollo de Río Piedras informing its intention to apply for a Community-Wide Brownfields Hazardous Substances and Petroleum Assessment Grant.

DNER acknowledges and supports the initiative taken by the Fideicomiso. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality. DNER encourages the Fideicomiso para el Desarrollo de Río Piedras to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Eng. Melvin Menéndez Figueroa, Environmental Emergencies Response Area Manager, at (787) 999-2200, extensions 5900, 5901 or by e-mail at melvinmenendez@ica.pr.gov.

Cordially,

Rafael A. Machargo Maldonado
Secretary
MMF/MAG
IV.A. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION 40 points
   a. Target Area and Brownfields 15 points
      i. Background and Description of Target Area (5)
      Located in the central part of San Juan, Puerto Rico (United States Territory), the town of Río Piedras is an ancient community that was once prosperous but has experienced a significant loss of population and investments during the last decades. It was a separate municipality before being incorporated into the Municipality of San Juan along with other adjacent communities and served as a transport hub and a commercial hub. Río Piedras continues to be a living community consisting of twelve wards, a walkable and connected commercial nucleus, and where the main campus of the University of Puerto Rico (public State main university) is located. However, it is presently a stressed community with substantial infrastructure needs, many unoccupied spaces in the commercial district and residences of various sizes, quality, and conditions, high crime rates, high poverty level and unnaturally depressed properties. Abandoned lots and vacant storefronts are commonplace and blight dominates. Many residences are uninhabited, most of which have been executed by banks or by the Municipality of San Juan due to mortgage or contributory delinquency. Several attempts have been made, mainly by the government, to establish a plan for the community improvement but they have been rejected by the community itself, which prefers to develop a new structure of leadership to create improvements from the community bases. This new effort has been ratified with the approval of Law 75-1995, as amended by Law 39-2016, which together are known as the Special Law for the Rehabilitation of Río Piedras. These laws allowed the creation of the Fideicomiso para el Desarrollo de Río Piedras (FIDE), led by a board of trustees. The FIDE is a 501c3 nonprofit organization under the Internal Revenue Code and is leading the effort to transform Río Piedras from a fragmented set of residential and historically commercial site with a reputation as dangerous and undesirable into a cohesive neighborhood conscious of its tangible and intangible assets and directing its future. The estimated population is 8,696 (American Community Survey). This figure represents a significant reduction due to the loss of population and the economic difficulties facing the country.
      ii. Description of the Priority Brownfield Site (s) (10)
      Located in the central part of the urban center of Río Piedras, Paseo de Diego and Ponce de León Avenue were part of the dynamic commercial core of this community in the past. The area is considered vital to the development of Río Piedras. The FIDE is in the process of identifying the actions and investments that could of greatest benefit to initiate and stimulate such development. In the Arzuaga street you find the first entrance to the Urban Train and the Paseo de Diego is the entrance to the central commercial areal of Río Piedras. Although many of the business in this extreme of the walk are closed, there are still some prosperous businesses open just before the Market Square (Plaza de Mercado). Following towards the north you find the famous Calle Robles, where used to sit the iconic Paradise Theatre (FIDES’s property) and is the second entrance to the Urban Train. Towards the extreme north of the Ponce de León Avenue are the bookstores that mainly serve the universities clientele. Rehabilitation and repopulation of empty residences is a crucial problem, as the community cannot effectively improve its neighborhoods without rehabilitating and utilizing the substantial inventory of vacant housing or units that are in poor condition. Río Piedras's economic decline described above resulted in an abundance of brownfields. Currently the priority brownfields are owned by the FIDE and have active developer interest, but quantification of environmental remediation is necessary before private parties will consent to proceed. Site #1 La Milagrosa – This property represents a great opportunity for the economic viability of the commercial area of Río Piedras. It is a large space adjacent to both the Paseo de Diego and the...
Market Square of Río Piedras. Due to its size, location, and conditions, it could be a powerful catalyst for change in this important commercial area of the urban center. Its rehabilitation as a mixed-use project of significant critical mass could provide 24-hour activity and stimulate reinvestment in the area. This property already has Environmental assessment Phase I in progress, but in order to request remediation funds for cleaning we need to complete Phase II. Property Description: The “Colegio La Milagrosa” buildings date back to the 1890’s, over 130 years old. The property is located on approximately 2.6 acres, adjacent to the newly remodeled Marketplace, in the middle of the urban zone of Río Piedras, Puerto Rico. The complex is composed of a church, the main building, 5 adjacent buildings and a roofed basketball court. The property is in a Flood Zone X, at no risk of flooding, and a District Zoning Designation of RT-A (old RT-5), which is a High Intensity Tourist Residential Zone. The buildings have an overall footprint of around 49,395 SF. The property has been abandoned for 12 years, and the buildings contain asbestos and lead. Site #2 Apartments Garcia Ubarri: This is a multifamily property located in Tavárez and Tizol Streets, Urb. Ubarri in Río Piedras, one of the communities comprising the FIDE. Property Description: The building is in the outskirts of the urban zone of Río Piedras, around 500 ft. away from the exit of one of the main avenues in Puerto Rico, PR3 (Ave. 65 de Infantería), making the building location extremely accessible. The lot size for this property is 393 square meters, approximately 0.10 acres. The property is a three-stories building with an apartment in each floor. Each apartment has 3 bedrooms and 1 bathroom. The property is, also, in a Flood Zone X, at no risk of flooding, and a District Zoning Designation of RT-A (old RT-5), which is a High Intensity Tourist Residential Zone. The buildings have an overall footprint of around 2,352 SF. The property has been abandoned for many years and contains asbestos and lead. These sites are our highest priorities because they meet immediate needs in our community, align with our revitalization plans, and redevelopment is imminent due the FIDE’s responsibility as established by Law 39-2016. Increasing our low-income housing stock will help those hardest hits by job losses and adding a new commercial development will improve job availability and encourage residents to work locally, keeping tax revenues in Río Piedras. Once redeveloped, they will serve as examples of success, triggering more investment. With the EPA’s grant funding the initial, high-risk due diligence investment, the likelihood of a successful redevelopment is much higher.

b. Revitalization of the Target Area (10 points)

i. Reuse Strategy and Alignment with Revitalization Plans (5)

The Fideicomiso is committed to bring life back to the urban zone of Río Piedras. We are working closely with the community to make sure their needs and desires are met with these projects. The benefits of these projects, in accordance with the community’s wishes, would be many additional accessible housing opportunities, around 130 new units, new commercial areas that would support the economic development of the zone, a hotel to attract external and internal tourism, artistic and cultural offerings, museums, and places for the community to gather and meet. Before beginning any restoration or remediation project, it is important to identify hazardous building materials. Hazardous building materials include asbestos, lead, mercury, polychlorinated biphenyls (PCB) and molds. This is on top of all the physical hazards that the abandoned property has due to its deterioration and lack of maintenance. It is of extreme importance to repurpose these buildings on a safe manner since the hazards that they may contain could represent a health risk for the community. Some of these risks are respiratory problems, cancer, anemia, weakness, skin, nervous, digestive, immune system, kidney and brain damages or even death. The proposed reuse strategy of the priority brownfield sites directly aligns with revitalization plans, developed in concert with residents and community-based groups. Properties Proposed Use: Site #1 - The proposed use for Colegio La Milagrosa is a combination of commercial spaces, museum, community gathering spaces and multi-family housing. The plan is to have commercial spaces on the first floor of the main building and a hotel on the second floor of this building. The old church would become a museum and a center were the
community organizations can meet. In addition, the adjacent buildings will be converted into 122 accessible housing units. The 122 units will be composed of 35 – 1-bedroom units, 37 – 2-bedroom units and 50 - 3-bedroom units. **Site #2** - The proposed use for Apartments Garcia Ubarri is an accessible multifamily residential complex. It currently has three apartments that have the possibility of turning into six, with some modifications. The intent of this project is to provide the much-needed additional housing opportunities that the community is asking for. It is the desire of the organization and the community to make the urban zone of Rio Piedras more attractive to potential residents, tourists, and visitors. The FIDE is requesting $500,000, most of which will be used for Phase I and Phase II Environmental Site Assessments (ESAs), providing the initial, highest risk investment necessary for brownfield redevelopment. Funding will also be committed to create inventory and conducting cleanup and reuse planning activities. This approach will maximize grant value and trigger further environmental and redevelopment work with other funding. Putting redevelopment resources in the heart of the target area will maximize the likelihood of successful growth and development of this struggling area of our community. In addition, will help leverage funding for its revitalization and create an important commercial development in an area where redevelopment success is badly needed creating jobs for people from Rio Piedras, empowering them to build a better life for themselves and future generations.

ii. **Outcomes and Benefits of Reuse Strategy (5)**

This project has tremendous potential to stimulate economic development in a federally designated Opportunity Zone (OZ) 72127008900, making the redevelopment of these sites attractive to investors. Through increased investment, jobs will be created, new residential units will be constructed, and property values will be enhanced. Based on a recent FIDE’s Rio Piedras Redevelopment Site Zoning Analysis, the full development of sites will create over 130 additional housing units for low-income persons, in addition to affordable jobs for community residents and revenues that will be reinvested in new properties acquisitions. Using these sites as examples, this success story can be duplicated on other sites in the community. For example, it will remove the stigma associated with environmental contamination. Blight will be eliminated, removing the lure for crime that the abandoned property invites. As brownfields are redeveloped, employment and revenue losses will be reversed, and economic growth will permeate the community, reducing poverty. New, **energy efficient** construction on the priority sites will reduce energy usage and operating cost on sites where new construction is planned. Brownfield assessments will be linked to successful redevelopment with positive outcomes such as eliminating contaminant exposure pathways, especially in areas of low income and minority populations, creating equitable, affordable housing; improving economic competitiveness of the target areas; creating sustainable, mixed-use developments and land recycling opportunities; leveraging current and future investments; and creating unique, healthy, and safe neighborhoods. Residents and commercial property owners will benefit from increased property value, improved energy efficiency, and lower maintenance costs associated with new construction. Health indicators such as the increased cancer (e.g. liver cancer), respiratory diseases, and infant mortality will no longer be influenced by environmental impacts caused by brownfields. This will be accomplished in areas where low income and minority populations are highly concentrated, supporting environmental justice goals.

c. **Strategy for Leveraging Resources (15 points)**

i. **Resources Needed for Site Reuse (10)**

The FIDE is currently in the process of request funding for target area redevelopment to the Municipality of San Juan (CDBG-DR Funds), the Housing Finance Authority (Tax credits), the Office of Tourism (tax credits) and American Rescue Plan, EDA supplemental funding. Private sector funding and housing/tourism tax credits are being considered to construct housing and commercial spaces on the La Milagrosa site, and CDBG-DR funds will be considered for the Garcia Ubarri multifamily development
to be invested in site construction when due diligence eliminates the risk of the environmental unknowns. In addition, The FIDE is eligible for and will seek additional funding from the following sources: EPA Brownfield Clean-up grant funding, US Economic Development Administration (USEDAA), and new funding opportunities/incentives available in the future. Funding from these resources is available for remediation, demolition, site development, public infrastructure improvements, building rehabilitation, and job training, etc., to encourage and complete our reuse strategies. As properties are assessed, it will stimulate partnerships with many agencies to fill funding gaps, ensuring successful redevelopment.

ii. Use of Existing Infrastructure (5)
Because the highest priority sites are located in an urbanized area, infrastructure already exists. Actual utility infrastructure can handle the added capacity for the planned redevelopment. Existing infrastructure will allow for easy access to developers and enable residents the opportunity to work and live in the same neighborhood. Redevelopment will utilize existing infrastructure such as roads, curb cuts, nearby utilities, and commerce to attract new investment in area brownfields, reducing redevelopment costs of these sites. If additional infrastructure is needed, we will utilize a combination of local funding, when available, to meet the development's infrastructure needs. Historically the jurisdiction has been well connected by bus, and in recent times by the Urban Train, and access by car.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (40 points)
a. Community Need (25 points)
i. The Community’s Need for Funding (5)
Over the past few years, Rio Piedras community organizations have worked hard to agree on actions to address the future of the community. Economic distress and loss of population increase while, simultaneously, opportunities appear that can make significant changes but require fast and sustained action. Puerto Rico is facing difficult times, the country has a huge public debt and suffered the economic impact of hurricanes Irma and Maria, earthquakes, and Covid19 Pandemic in recent years. The austerity measures imposed by the Fiscal Control Board, established by the PROMESA Act of the United States Congress, require the local government to reduce the funds. In addition, Rio Piedras, like most of Puerto Rico, is experiencing a loss of population and a deterioration of its economic base. Although there is still a strong community base, a modestly active commercial hub, adequate public transportation, and established neighborhoods, the market for its commercial area continues to decline. The challenge is about managing to accommodate younger and perhaps more diverse populations, while also seeking to promote a more concentrated and diversified business activity. It is important to try to recover unoccupied residences and commercial buildings that have been executed by banks or expropriated by the municipality due to mortgage or contributory delinquency and try to repopulate such units, returning them to the market at affordable prices for the local population. The biggest problems related to brownfields facing this community are safety, housing, homeless, lack of green spaces, parking, crime, abandoned buildings/crack houses, unemployment, and conservation of historical and architectural heritage among others. The FIDE does not have the funds to complete this work in our general budget. The only viable resource we have to address brownfields and redevelop these sites is federal funding.

ii. Threats to Sensitive Populations (20)
Rio Piedras has a population with a very high level of minorities and poverty, in all income ranges, most households are less than $10,000. The median income is $11,090. A 55.6% of families and 64.4% of the population are below the poverty line, which is much higher than the whole Puerto Rico. Owner occupied housing is 23.68% versus renter occupied of 76.32%. As a result of the Hurricanes Irma and Maria more than 100 houses were totally destroyed and 131 were partially damaged in the Rio Piedras area. The employment situation is not good, with an unemployment rate of 21.2%, which is higher than that of Puerto Rico. Much more people are engaged in Service among all occupation, and most workers are
private wage and salary workers. Contaminants such as metals, lead paint, and asbestos are potentially causing, as yet unknown, harm to these people, raising significant environmental justice issues. The proximity of brownfields to low-income neighborhoods in our target areas drives down housing values, suppresses commercial investment, and limits residents' access to adequate employment, resulting in a distinct disadvantage to target area residents with no real relief in sight, if nothing changes. This grant will help our community better understand the environmental conditions at our brownfields and help reduce the risk of exposure, eliminate sources of contamination, improve the ecological health of our community, and incorporate livability and equitable development principles.

Greater Than Normal Incidence of Disease and Adverse Health Conditions: The sites may be impacted by lead, asbestos, mold, petroleum, and metals. Studies on the health effects of exposure to these contaminants have linked them to higher incidences of cancer. The San Juan metropolitan area shows the highest rates of mortality of cancer. In addition, asthma is one of the most common chronic disease in our population. The great social and economic burden makes asthma an important public health issue in Rio Piedras. Just as many factors can contribute to asthma and cancer risk, disparities in cancer mortality arise from a complex set of factors as well. For example, members of minority groups are more likely to be poor. According to the National Cancer Institute, people in poverty, in turn, often lack adequate medical care and are more likely to be exposed to environmental risk factors, such as air pollution. Rio Piedras residents suffer from Mercury, lead and other metals, VOCs, PAHs, and petroleum constituents are known to be a threat to unborn children and infants, and the infant mortality rate in PR is 25% higher than the US according to the CDC. Although infant mortality data is not available at the area level this data is believed to be representative of Rio Piedras. Each of the priority sites contains at least one of these contaminants, and every priority site adjoins low-income neighborhoods potentially linking cancer directly to disadvantaged populations.

Currently, there are 26 properties in the area that have environmental records in the EPA's Enviro Facts database. Because of their use of toxic chemicals and their inevitable impact on the environment near resident's homes, many operating commercial and industrial facilities add to the environmental threat. The public health impact from target area brownfield properties, and their proximity to impoverished and minority residents has disproportionately exposed them to environmental pollutants such as lead, VOCs, asbestos, PCBs, etc., resulting in an inability to improve or in some cases, maintain their health and wellbeing. Per the Urban Institute/Center on Society and Health (2015), low-income residents become sick more frequently and more quickly, and die at younger ages on average than those in more affluent communities. For decades, Rio Piedras has suffered extraordinarily low wages and a very high poverty rate. The devastation left by the hurricanes and most recently Covid19 Pandemic has added unprecedented financial burden to our already poor residents through storm damage costs, loss of work, loss of basic necessities, and very slow recovery. Our impoverished and minority residents are at a distinct disadvantage, and there is little incentive for residents to maintain their own properties, let alone contribute meaningful change to their community, resulting in significant environmental justice concerns. The EPA grant will reduce threats by funding environmental investigation work needed to trigger stalled redevelopment on priority sites. Adding new jobs and housing in the target area will create gainful employment for residents and safer living conditions. Increased employment, higher wages, and new development on brownfield properties will create a sense of pride and ownership of the neighborhood, incentivizing investment in other area properties. New tax revenue will be generated and subsequently reinvested in the community, multiplying investment in the target area.

b. Community Engagement (15 points)

i. 2.b.i. Project Involvement (5 points)

The FIDE was created by Law #39-2016, which amended Law #75-1995, known as the Special Law for
the Rehabilitation of Río Piedras. The amendment of the law was the result of a deliberative and comprehensive community participation process, in which residents and stakeholders got involved in the public policy design process. The focus of the amendments to the law was to ensure that the community had the tools it needed to revitalize its neighborhoods. The FDRP was created as the response to one of the communities’ biggest needs, to have an entity solely dedicated to: Establish initiatives to recover structures and lands, disused or abandoned sites, for the development of affordable housing, commerce, and non-profit organizations, in Río Piedras; Acquire property for the benefit of the community of Río Piedras; Facilitate the reconstruction and assessment of urban spaces, in accordance with the public policy established by Law 75-1995, and development plans and land use adopted by the Planning Board for the community of Río Piedras; Acquire land and vacant lots to build affordable housing or for any other use necessary, for the benefit of the community of Río Piedras. The FIDE was created on May 9th, 2017, by Deed #57. Members of the Trust were selected by the Community Association of Río Piedras, the local entity that represents all 8 neighborhoods that compose the area of focus of the TDRP, and include representatives from the following sectors: residents, students, retailers and business owners, other community groups as well as 2 experts.

ii. Project Roles (5)

The FIDE Works in Coordination with the four (4) main components or working teams:

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<thead>
<tr>
<th>Name of organization /entity/group</th>
<th>Point of contact (name,email &amp; phone)</th>
<th>Specific involvement in the project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Río Piedras Community Association (Junta Comunitaria del Casco Urbano de Río Piedras)</td>
<td>Jackie Garcia 787-639-4520</td>
<td>The Association is conformed integrated by the Río Piedras community sectors, without limitation: residents, community-based organizations, retailers, professional business owners, students, faith-based organizations, and other nonprofit organizations. Will advertise outreach &amp; involvement opportunities on website.</td>
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<tr>
<td>CAUCE</td>
<td>Mercedes Rivera 787-502-5136</td>
<td>Administrative units of the Río Piedras Campus of the University of PR providing supportive services to the community and is the facilitator among these groups.</td>
</tr>
<tr>
<td>Interagency and Community Committee</td>
<td>Mercedes Rivera 787-502-5136</td>
<td>Responsible for the coordination and problem-solving for the community situations concerning public service, regulations, and the implementation of laws and regulations in Río Piedras. Will participate in community involvement opportunities provide meeting space aid in selection/prioritization.</td>
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<tr>
<td>Advisory Body</td>
<td>Jackie Garcia 787-639-4520</td>
<td>Responsible of the promotion and serve as facilitator of the “Plan de Desarrollo Integral y Rehabilitación” and any other law, regulation, plan, project, initiative, or municipal program, directed to Río Piedras redevelopment and revitalization effort. Will participate in community involvement opportunities, encourage partners to be involved in reuse planning, give input on inventory &amp; prioritization process.</td>
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iii. Incorporating Community Input (5)

The FIDE has a well-established culture of Community involvement which we will maintain throughout implementation of this grant. Meaningful community involvement and the engagement of stakeholders has been an integral part of this process from the beginning. Quarterly virtual meetings for the Committee, project team, and selected Qualified Environmental Professional (QEP) are expected throughout the three-year project period in conjunction with the Committee’s existing meetings, which will be open to the public to maintain stakeholder engagement. Public meetings will be advertised through FIDE and partner websites, local papers, and social media platforms ensuring that the entire community has an opportunity.
to provide input. We have multi-lingual personnel on staff who will interpret presentations and translate documents in Spanish and English. A public meeting will be held in the first two quarters of the grant period to discuss the goals, initial planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize the engagement of these stakeholders. Regional developers will be contacted to bring awareness of the reuse opportunities the priority sites offer. When developers are identified, they will attend public meetings to describe their plans for redevelopment. FIDE staff will catalog stakeholder input for use as a reference when determining assessment and redevelopment priorities.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (45)

a. Description of Tasks/Activities and Outputs (25)
The project team’s plan is to use the grant to assess the FIDE brownfields priority sites in the target area. If project funds allow, the team will include other high-risk or developable brownfield sites identified during the grant period and support their remediation and redevelopment. The FIDE will begin grant-related activities immediately upon award confirmation, working to prepare a Work Plan approved by the EPA PM/PO. Once the Work Plan is approved, we will select a Qualified Environmental Professional (QEP) in accordance with federal procurement regulations (2 CFR 200.317 - 200.326). We will begin developing a brownfield inventory and will use it as a tool to help accomplish brownfield reuse goals. Inventoried sites will be prioritized based on the following criteria, in no particular order: 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input. Brownfield redevelopment progress will be carefully tracked with regular entries into ACRES, public meetings, and coordination with the consultant.

Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization

i. Project Implementation: FIDE staff will travel to regional and national brownfields conferences to improve efficiency and results through staff development, participate in calls, meetings, and correspondence between the Municipality, QEP, EPA, etc. to manage the grant's cooperative agreement. ACRES database will be updated quarterly or more frequently if needed. We will carefully track contractor costs, comparing to the budget, expenditures, and project progress. This will ensure that grant funds will be successfully utilized within the prescribed three-year project period. The FIDE, with QEP support, will also update/prioritize the inventory under this task. ii. Anticipated Project Schedule: QEP selected through a competitive bidding process before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant period; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period. iii. Task/activity Lead(s): FIDE (Project Director with support from Financial Director) and QEP. iv. Output(s): Travel-FIDE staff to regional and national brownfields conferences/meetings; prioritized inventory; project performance reports: Quarterly Reports, ACRES Entries, DBE reports, annual reports, etc.; calls, meetings, and correspondence between the FIDE, QEP, EPA, etc. to manage the grant's cooperative agreement.

Task/Activity 2: Environmental Investigation

i. Project Implementation: Eligibility determinations will be completed under this task; The QEP will complete Phase I ESAs activities on sites selected by the FIDE. All Phase I ESAs will be conducted by/in accordance with the ASTM standard far Phase I ESAs (E1527-13) and the All-Appropriate Inquiry (AAI) rule. Areas of focus will include those already determined in the inventories as priority sites. The QEP will prepare a Quality Assurance Project Plan (QAPP) which must be approved by the EPA. Once approved, the QEP, directed by the FIDE, will complete Phase II ESAs (after the completion and EPA
approval of the Sampling & Analysis Plan/Health & Safety Plan (SAP/HASP) based on environmental conditions identified in the preceding Phase I ESAs. ii. Anticipated Project Schedule: Request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 4th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period. iii. Task/activity Lead(s): FIDE & QEP. iv. Output(s): 5-6 Phase I ESAs each far has substance and petroleum impacted sites; Quality Assurance Project Plan (QAPP), estimated 3-5 Phase II ESAs each far hazardous substances and petroleum impacted sites.

Task/Activity 3: Clean-up Planning:

i. Project Implementation: The QEP, directed by the FIDE, will prepare site specific clean-up plans/documents, including Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up funding development (N.E.1.c.i). ii. Anticipated Project Schedule: throughout the grant period. iii. Task/activity Lead(s): QEP. iv. Output(s): 5-10 cleanup planning documents

Task/Activity 4: Community Outreach & Involvement:

i. Project Implementation: 4-6 public meetings will be held during the grant period to update the community on brownfield assessment progress and seek public input/involvement. Print and mail material for project/site information and marketing documents may also be funded under this task. The FIDE will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program. Social media outlets and other online media will be developed/maintained, and outreach efforts will inform the public on the progress of brownfield investigation/cleanup planning activities and provide marketing resources for future development. ii. Anticipated Project Schedule: 1st outreach meeting planned for 2nd Quarter of grant period remaining outreach events planned throughout the rest of the grant period. iii. Task/activity Lead(s): FIDE & QEP. iv. Output(s): 4-6 public meetings to update the community on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc. We will work diligently to assure startup activities are completed per the schedule above. The FIDE will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the cooperative agreement contract. The Cooperative Agreement period is 3 years, however, because there is an extremely high demand for assessments, it is likely that funds will be spent prior to the end date. If activities occur beyond the priority sites, they will occur after the inventory and prioritization is finalized (early 2nd quarter as indicated above). Prior to applying for site eligibility under the grant, an access agreement will be prepared and executed.

b. Cost Estimates (15 points)

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<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
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<tbody>
<tr>
<td></td>
<td>Program Mgmt, Training, Support, Inventory</td>
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<tr>
<td>Direct Costs</td>
<td>Personnel</td>
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<td>Travel</td>
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<td>Total Direct Costs</td>
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<td>Indirect Costs</td>
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<tr>
<td>Total Budget</td>
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1. Program Management, Training Support, Inventory/Prioritization - $49,000: Travel $9,000 National Brownfields Conference (3 events) for two team members: airfare x 2@ $1,000, 2 rooms, 3 nights lodging @ $1,400, meals @ $450, ground transportation @ $150 = $3,000 each). **Contractual:** total $40,000, costs include management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, and other deliverables necessary to maintain compliance with EPA cooperative agreement terms and conditions will be completed by the consultant including inventory and reports ($1,200 @ 9 quarterly reports (closing grant in 2.5 years); $3,000 @ 1 closeout report).

2. Env. Investigation - $383,800 **Contractual:** 15 Phase I ESAs at an average cost of $4,000 = $60,000, & 6-10 Phase II ESAs at an estimated cost of $20,000-$40,000 (depending on site complexity/environmental conditions)

3. Clean-up Planning: $50,000 - **Contractual,** 5-10 clean-up plans expected to cost $3,000-$6,000

4. Community Outreach & Involvement: $17,200 - Supplies: printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. $500, **Contractual:** approximately 162 hours over three years at an estimated $77/hr = $12,500.

c. Measuring Environmental Results (5 points)

Tracking, measuring, and evaluating progress will be achieved through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of any grant performance encountered/identified in Quarterly Reports, and completion of Work Plan tasks. A budget will be developed to set cost expectations for each project task. Costs will be tracked monthly to ensure project progress is in line with spending and budgets. If planned outputs/outcomes are not achieved or milestones are not met/the project schedule outlined in N.E.3.a is not being met, we will create a corrective action plan to identify the areas of deficiency and make the appropriate adjustments necessary to achieve the anticipated outputs/outcomes on schedule. Further, the Assessment Grant will have the following measurable results: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in quarterly reports and ACRES submittals as data becomes available. At the close of the project, the FIDE will provide a final report to the EPA and the community summarizing project outputs and outcomes.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 points)**
   a. Programmatic Capability (20)
      i. Organizational Capacity (5)

The FDRP works in coordination with the four (4) main components or working teams: Río Piedras Community Association (Junta Comunitaria del Casco Urbano de Río Piedras), Cauce, Interagency and Community Committee and the Advisory Body. In addition, the FIDE has a Consulting Organization InnoVision LLC, with a proven track record in grant management and overseeing federal funds for more than 20 years. The Consulting group includes Subject Matter Expert in grant management, engineers, accounting professionals, project management, and technology, among others.

      ii. Organizational Structure (5)

The FIDE maintains a community-based board, comprised community representatives, public and private sectors. Additionally, the organizations employ the executive director, and two professional services (financial resource and coordinator) and has collaborative agreements with Rio Piedras Community Advisory Group to perform administrative functions. Moreover, the non-profit is fortunate to have several dedicated volunteers managing community activities. The Initiative has tapped into its board members
many talents and career experiences in the management and execution of prior grant projects and has a similar strategy for the proposed Brownfields Assessment Grant to ensure timely and successful expenditure of funds.

iii. Description of Key Staff (5)

**Cristina M. Miranda Palacios**, Board Chair & CEO: Planning & Development Director with over 20 years of experience in non-profit organizations and public administration with both federal and state government as well as local municipalities, responsible of the general operations of the organization, overseeing the operations of the organization’s operational projects and administration. **Carola Diaz**, Administrator & Fiscal Coordinator – responsible for the financial oversight and reporting, and the coordination and fiscal management of the organization. Mrs. Diaz is responsible to maintain the income and expenses registry using the most acceptable accounting practices and principles, supervising the financing agencies regulations, and legal compliance regulations of the local and federal agencies. The Fiscal Coordinator analyzes financial information and provide advice and recommendations to the Chief Executive Officer concerning the organization’s financial decisions. **Omar Cuadrado**, Executive Director: The project will be managed by CPA/Attorney Omar Cuadrado Santana, Executive Director of the FIDE since 2020. Mr. Cuadrado will serve as Project Director. Formerly Director of Economic Development and Tourism for the Municipality of San Juan, he has a bachelor’s degree in Business Administration with majors in accounting and finance, a Juris Doctor and Master in Business Administration (MBA) degrees, with major in Finance, and many years of training and work experience in community and economic development. **Jose A. Rivera Santana**, former Director of Planning for the Municipality of San Juan, The Puerto Rico Office of Tourism, Estudios Tecnicos, Inc., and professor for the University of Puerto Rico and Universidad Metropolitana (Environmental Studies).

iv. Acquiring Additional Resources (5)

Through a competitive bidding and procurement process, the FIDE will select an environmental consultant in accordance with federal procurement regulations (2 CFR 200.317 through 200.326) with experience with EPA Brownfields Grants and working with the PR Department of Natural and Environmental Resources (DNER).

b. Past Performance and Accomplishments (15)

The FIDE has never received an EPA Brownfields grant. However, we have received other federal and non-federal assistance agreements. The FIDE received and managed from Hurricane Maria Fund the amount of $155,985.00: $36,000 (18 de June 2018), $75,000 (27 de November 2018), $4,985 (19 de February de 2020), $20,000 (23 de July de 2020), and $20,000 (15 de July de 2021). And, in the past three (3) years FDRP have completed the following tasks, among others: Secured in the San Juan Municipal Government the annual allocation of $200,000 as established by Law 75-1995; Secure the recruitment of an AmeriCorps VISTA Member in support of the Community Association; Serve as the fiscal agent of the Community Association for the management of two grants provided by Hispanic Federation in the amount of $39,985: $20,000 (27 April 2020) and $19,985 (23 July 2020) to provide and satisfy need of food to several vulnerable sectors in the middle of COVID-19 Pandemic. In addition, its directives and community partnership have the capacity to share organizational experience and technical assistance and transfer the knowledge to comply and provide the strictest system of financial management to assure appropriate and in compliance in the use of federal funds. (2) Compliance with Grant Requirements: All funding assistance agreement terms and conditions were met for the above-mentioned projects. All grant goals, outputs, and outcomes in the workplans of the previous grants were achieved, and all reports discussed were completed in a timely manner. The FIDE was fully compliant with the terms and conditions of these grant programs.
1. Applicant Eligibility:
The FIDE meets the definition of a 501c3 created by Law in the Territory of Puerto Rico. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

2. Community Involvement:
Involving our community and soliciting feedback regarding Brownfield’s activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. The FIDE will utilize social media platforms, earned (free) media and other low-cost, no-cost or in-kind methods to engage the community, solicit public and stakeholder participation, and advertise public meetings. The BAT will solicit site inventory inputs from project partners and resident’s groups through private and public meetings. Project partners will help to advertise and populate the meetings and presentations. Stakeholder interviews will be another important tool used to gather community inputs and feedback. To communicate project progress and gather feedback, the FIDE will meet with project partners and resident’s groups at relevant milestones, as needed. Updates will be given at websites and social media pages. Flyers will be provided to those residents and businesses most closely effected by the properties in this project, especially in low-income areas where Internet access may not be readily available. Community feedback will be solicited with all project updates, and will be taken via face-to-face meetings, phone calls, emails, and web forms. Questions and concerns will be addressed by the FIDE. Responses will be made in a timely manner. We will follow Center for Disease Control (CDC) recommendations for social distancing due to COVID-19. When in person meetings are not possible, we will make use of e-meeting tools such as Google Meet and Zoom Meetings to be inclusive. When appropriate, e-meetings will be recorded and made available on the Brownfields Project website.

3. Named Contractors and Subrecipients:
Not Applicable

4. Expenditure of Assessment Grant Funds:
This criterion is not applicable as FIDE is not a current EPA Brownfields Assessment Grant recipient.