Narrative Information Sheet – Assessment

1. **Applicant Identification**
   
   HBCU Community Development Action Coalition
   
   7900 NW 27th Avenue
   
   Suite 236
   
   Miami, Florida 33147

2. **Funding Requested**
   
   a. **Assessment Grant Type**
      
      Community-wide Assessment Grant
   
   b. **Federal Funds Requested**
      
      i. $500,000
      
      ii. Not Applicable.

3. **Location**
   
   City of Orangeburg, Orangeburg County, South Carolina.

4. **Target Area and Priority Site/Property Information**
   
   Target Area: University Commons of Orangeburg, South Carolina
   
   Census tract Target Area: CT 104
   
   Priority Site 1: **Southern Railroad Station** Corner of Boulevard, Magnolia, Russell Streets
   
   Priority Site 2: **Railroad Corner** 1715 & 1721 Russell Street
   
   Priority Site 3: **All Stars Bowling Lanes** 1539 Russell Street

5. **Contacts**
   
   a. **Project Director**
      
      Ron Butler
      
      Phone (305) 322-7555
      
      rbutler@hbcucoalition.org
      
      7900 NW 27th Avenue Suite 236 Miami, Florida 33147
   
   b. **Chief Executive/Highest Ranking Elected Official**
      
      Ron Butler
      
      Phone (305) 322-7555
      
      rbutler@hbcucoalition.org
      
      7900 NW 27th Avenue Suite 236 Miami, Florida 33147

6. **Population**
   
   Target Area (CT 104) 4,743 (2020 US Census)
   
   City of Orangeburg, South Carolina 13,563 (2020 US Census)
7. Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less. (Target area = 4,743)</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<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>
<td></td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td>3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>8</td>
</tr>
<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>
<td></td>
</tr>
</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority  Attached

9. Releasing Copies of Applications  Not Applicable
November 12, 2021

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE:   EPA Brownfields Community-Wide Assessment Grant
      HBCU Community Development Action Coalition, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State’s environmental authority, acknowledges and fully supports the HBCU Community Development Action Coalition’s application for a community-wide Brownfields Assessment Grant. The grant will focus on Brownfields sites around Claflin University and South Carolina State University in Orangeburg.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the Coalition in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief
Bureau of Land and Waste Management

cc:   Liz, Basil, BEHS
      Robert Hodges, Manager, Brownfields Program
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

The HBCU Community Development Action Coalition is a nationwide 501 (c) 3 organization that exclusively serves Historically Black Colleges and Universities (HBCUs) and Minority Serving Institutions (MSIs) to address environmental justice challenges by creating programs that benefit HBCU/MSI students, staff, and residents surrounding the campuses. The target area for this application is the 118.6-acre University Commons (population of 4,743) at the apex of sister schools Claflin University and South Carolina State University in downtown Orangeburg, South Carolina. The City of Orangeburg is located in the south central area of the state, 37 miles southeast of the South Carolina capital, Columbia.

Claflin University (private) was founded in 1869 and named in honor of Lee Claflin, a prominent Methodist layman from Boston, and his son William Claflin, then governor of Massachusetts. With “the only admission requirements for prospective students being the possession of good moral character and a conscientious desire to learn,” Claflin University offered, for the first time in South Carolina, quality higher education for men and women “regardless of race, complexion, or religious opinion.” Adjoining Claflin to the south is South Carolina State University (public). The two schools are built directly on railroad tracks. Land that would ordinarily be unused and buffer the rail lines was deemed appropriate for the siting of the two schools and their overwhelmingly African American populations (90.4% Claflin; 93.7% SCSU). The gross disparities between environmental and social injustices has led to a rich civil rights history within the target area. After the passage of the Civil Rights Act in 1964, All Star Bowling Lanes (Priority Site 3) continued operation as a segregated facility. In February 1968, students of the target HBCUs began peaceful demonstrations at the bowling alley. Police met the quiet protests with arrests. Two days later, nine patrolmen opened fire on a group of students gathered around an on-campus bonfire at South Carolina State University. Tragically, shots were fired in the backs and heels of students as they ran away, injuring 28 and killing 3. No repercussions ever came from it. It became known as the Orangeburg Massacre.

The apex of the two schools is the gateway to the downtown district. It was first developed as a major railroad junction that dates back well over a hundred years and served the agricultural trade routes that crisscrossed the state following the civil war. The Southern Railway Station (priority Site #1) was historically developed as a railroad depot with railyards and freight facilities and later as a passenger rail line serving Amtrak. A portion of the property that once served as a freight yard is now home to a bus depot for the Greyhound bus lines. Largely because of the rail lines, the target area expanded in the earliest part of the 20th century to include manufacturing as the region transitioned from an agrarian economy. In this minority-majority community, residential areas were located immediately adjacent to heavy industry and other incompatible uses. In Orangeburg, there has historically been little to no separation between the uses and this legacy has carried forward. Within a one mile radius of the University Commons (target area), two chemical plants, 16 heavy manufacturing plants, multiple landfills (one public and several private), a coal fired power plant and multiple salvage yards and recycling facilities are currently in operation. Although modern planning practices and environmental regulations have benefited the target population (through regulation and zoning/land use requirements that buffer residents), many facilities were abandoned and the remnants of historical operators within the perimeter has proven difficult to remedy.

ii. Description of the Priority Brownfield Site(s)

The prevalence of brownfields in Orangeburg is astounding. The Target Area has 126 brownfield properties (totaling 44.5-acres) with endless environmental issues. Asbestos containing material (ACMs), lead-based paint (LBP), creosote, gasoline, petroleum, volatile organic compounds (VOCs), and solvents are some of the concerns due to aging infrastructure, the railroad and its supporting industries, gasoline stations, dry cleaners, and more.
Catalytic priority sites, with secured site access, have been identified due to the community’s desire to preserve historic buildings, particularly ones with historic significance, need for environmental assessment, and redevelopment potential to meet the needs of the community with the end uses described below.

Site 1, the former Southern Railway Station, historically provided affordable access to the Target Area via commuter and passenger rail. The Station also served as a freight train depot, active from 1889 until the 1960s, leaving a myriad of environmental concerns including creosote, pesticides, herbicides, and petroleum products. The now vacant parcel is slated to become a parklet with commercial space along Boulevard Street, which is transforming into an active pedestrian space. Across Boulevard Street lies brownfields priority Site 2, Railroad Corner. For more than 100 years, Railroad Corner was the center of black-owned businesses in Orangeburg. The 1.25-acre assemblage of 11 parcels and 17,000 square feet, was home to every daily use imaginable: beauty shops, doctor and law offices, soda shops, dry cleaners, a gasoline station, and more. Decline began with the closure of the Southern Railway Station and the growth of car dependence. All 8 historic buildings have vacancies and more than 50% of street frontage is exhibiting severe deferred maintenance with boarded windows. Contaminants of concern include ACMs, LBP, gasoline, and dry cleaner solvents. The City of Orangeburg has acquired the parcels for preservation of the historic State Theater and adaptive reuse of the other buildings for retail, commercial, and residential space to regain a downtown, collegiate atmosphere. A few parcels down is Site 3, All Star Bowling Lanes, a 3.64-acre former shopping center famously known for the 1968 Orangeburg Massacre (discussed in Section 1.a.i.). As a result of the Massacre, Site 3 is listed as a National Historic Place and became part of the African American Civil Rights Network in June of 2021. Currently in disrepair, ACMs and a known large dry cleaner plume need to be assessed in order to move forward with redevelopment plans to revitalize the bowling alley and create a civil rights museum to memorialize the Massacre. This site is a community priority per survey results discussed in Section 2.b.iii.

b. Revitalization of the Target Area
i. Reuse Strategy and Alignment with Revitalization Plans
The HBCU-CDAC, together with community partners (discussed in Section 2.b.i.), worked diligently to properly plan and envision a bright future for the target area that supports and aligns with local Plans. The Orangeburg Collegiate Community Gateway Revitalization Initiative (OCCGRI Initiative) was a collaborative effort between the City, HBCU-CDAC, and the Development Finance Initiative, an initiative under the University of North Carolina’s School of Government. The plan sets forth the following goals: 1) Provide a catalytic mixed-use development that connects downtown to the universities and serves as a gateway to downtown (Site 2); 2) Optimize public investment and maximize private investment (all Sites); 3) Respect the historical significance and context of sites and integrate history into developments (Sites 2 & 3); 4) Consider options for preserving the State Theater building (Site 2); 5) Incorporate engaging street level uses attractive for students and the community (Sites 1 & 2); and 6) Enhance walkability to increase pedestrian activity from the universities to the Railroad Corner (Sites 1 & 2).

The City of Orangeburg has been a cooperative partner of the HBCU-CDAC throughout the OCCGRI Initiative planning process. The City holds title to the Southern Railroad Station and Railroad Corner properties (Sites 1 & 2). Cooperative project partner, Center for Creative Partnerships, holds title to Site 3. Priority site end uses (see 1.b.ii) directly address community goals to: 1) Strengthen the City’s role as Orangeburg County’s center of culture, higher education and commerce; 2) Complement Orangeburg County’s $10.0 million investment in the new downtown Orangeburg County Library; 3) Bring attractive intergenerational housing targeted to faculty, staff, graduate students, and military veterans attending South Carolina State University and Claflin University with their GI Bill benefits; 4) Attract purveyors of quality goods and services; 5) Create meaningful employment opportunities for Orangeburg residents and South Carolina State and Claflin students; 6) Enhance the City’s tax base; and 7) Memorialize the City’s
rich history as a beacon of 20th century capitalism and its key role in the 1960’s Civil Rights Movement. To make the developments a reality, the City is willing to fast track approvals and rezoning.

ii. Outcomes and Benefits of Reuse Strategy

Redevelopment of the priority brownfield projects through the proposed reuse strategy will provide significant benefits for the target area’s disadvantaged community. The Railroad Corner redevelopment will create a Gateway to the City’s downtown district and restore its sense of place. The catalytic mixed-used development will reestablish prosperity to the African American historical business corridor and spur further redevelopment within the target area. Jobs

The proposed project will create employment opportunities both for residents and students. Many HBCU students in Orangeburg are low-income and lack access to a personal vehicle. Accessible part time employment opportunities are impactful in reducing student debt burdens and providing future career skills. Access to Commercial Goods & Services

Access to basic services (including restaurants, cultural spaces, health care facilities & medical offices) is enhanced through development of an estimated 15,815 square feet of commercial space. The Market Analysis indicated a demand of 66,900 square feet over the next 5 years. Historical Significance & Preservation

The proposed project memorializes the City’s key role in the Civil Rights Movement. The proposed project provides an adaptive re-use development of Orangeburg’s All Star Bowling Lanes into a museum, the National Center of Justice. For Railroad Corner, the City will preserve the historic State Theater building and other historic facades and architectural elements to foster community identity and character. They will also use stepped massing as a building technique for new construction to respect the historical site scale and context. Affordable Housing

Railroad Corner will incorporate 30 affordable housing units as a start in combating the overwhelming unmet market demand of 3,400 units. Energy Efficiency

measures will be incorporated into the priority site redevelopments to reduce energy consumption by 40% and ALL projects will be Leadership in Energy & Environmental Design (LEED) certified. Renewable Energy

will provide power for the affordable housing units at Railroad Corner with the installation of solar panels. This will be completed as part of the HBCU-CDAC Clean Energy Initiative, funded by the PB Foundation (discussed in Section 4.b.ii.(1)). Walkability & Access to Education

The proposed project will reunite the universities and the downtown district through improved walkability and incorporating a parking deck. Walkability and meeting the additional community needs will be further explored in the proposed Boulevard Street Brownfields Revitalization Plan.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Our proposed revitalization would continue to enhance recent public investments in the area. Specific leveraged projects include Orangeburg County’s $10 million investment in the new Orangeburg County Library nearing completion and the City of Orangeburg’s investment in acquisition of the Railroad Corner properties (both grant funded). In July 2021, The House of Congress passed 2 large target area projects introduced by Congressman James Clyburn (6th District), which will provide end use construction costs: 1.) Claflin University: $3 million to rehabilitate the S.H. Kress building on Memorial Plaza (in target area) as the Claflin University Downtown Community Center. The restored building will be used to house the Claflin University Center for Social Justice, Pathway from Prison program, young professionals’ studio housing and development of a business incubator site. 2.) South Carolina State University: $3 million for a Small Business Research and Entrepreneurial Leadership Institute (in target area), which will provide expanded resources for job training and business incubation.

The proposed affordable housing end uses on Site 2 are supported by the Renaissance HBCU Opportunity Fund, which is exclusively focused on real estate-oriented economic development projects on or near the campuses of HBCUs. Organized by Renaissance Equity Partners, with support from HBCU-CDAC, the Fund adheres to the principle that investors can do well by doing good. Renaissance and HBCU-CDAC have been recently recognized by the first annual Forbes OZ 20 list of opportunity zone (OZ) catalysts created to honor leaders who are igniting the equitable revitalization of distressed
communities. The Fund has also received organizational support from the Kresge Foundation, The Rockefeller Foundation, and Calvert Impact Capital. The Renaissance HBCU Opportunity Fund is unique compared to other OZ opportunities because the capital is specifically earmarked for projects that enhance the economic vitality of HBCUs and their surrounding neighborhoods. In addition, each partner HBCU will share in the net income generated by the project and have the opportunity to acquire the Fund’s interest upon the conclusion of the 10-year Opportunity Fund compliance period.

The following New Market Tax Credit (NMTC) and Opportunity Zone (OZ) Funds will be leveraged to support redevelopment financing: HUD multifamily insurance programs/Section 108 Financing - HUD 221(d)(4) or HUD 220 financing for the multi-family building to be constructed next to the All-Star Bowling Lanes; Low Income Housing Tax Credits (LIHTC) – project partners will seek NMTC allocations for the mixed-use building at railroad corner; New Market Tax Credits – project development partners will seek allocations of NMTC for Railroad Row and All Star Bowling Lanes; and Federal/State Historical Tax Credits – project partners will seek federal historical tax credits for railroad row and AllStar Bowling Lanes.

ii. Use of Existing Infrastructure The target area is located within the City of Orangeburg’s downtown. The redevelopment of priority sites identified in 1.a.ii. will facilitate the use of the existing infrastructure (power, gas, water, sewer, telecommunications and high speed internet lines, existing roadways, and transit facilities), which are fully in place at all of the priority sites. HBCU-CDAC is working with the City, County, Development Finance Initiative, and National Development Council to secure funding for needed upgrades to sidewalks and roadways through Community Development Block Grants.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding As exhibited by the Census data below, the target area suffers from high unemployment and significant poverty. A low income population and depressed housing values that produce little in the way of property tax revenues are compounded by great social needs that strain the public coffers. The tax base within the community is small and woefully insufficient to fund the assessment work needed to properly redevelop the target area. All priority brownfield sites are in federally-qualified Opportunity Zones (QOZ) 112 or 114. The City and County governments are heavily reliant on grant funding for large, capital improvement projects and resources are strained. Accomplishments to date (extensive planning, community engagement and site acquisitions) have only been made possible through the dedication and resources of non-profit partners and generous grant sponsorships. The requested assessment grant funds would fill the remaining gap to ready sites for redevelopment.

<table>
<thead>
<tr>
<th></th>
<th>Target Area</th>
<th>Orangeburg County</th>
<th>South Carolina</th>
<th>Unite States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>4,743</td>
<td>86,175</td>
<td>5,148,714</td>
<td>328,239,523</td>
</tr>
<tr>
<td>Unemployment</td>
<td>12.6%</td>
<td>9.3%</td>
<td>5.0%</td>
<td>4.7%</td>
</tr>
<tr>
<td>Poverty Rate</td>
<td>27.2%</td>
<td>26.3%</td>
<td>13.8%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Percent Minority</td>
<td>77.0%</td>
<td>65.2%</td>
<td>31.4%</td>
<td>28.8%</td>
</tr>
<tr>
<td>Under 18</td>
<td>18.5%</td>
<td>21.7%</td>
<td>21.6%</td>
<td>22.3%</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$31,455</td>
<td>$37,955</td>
<td>$53,199</td>
<td>$62,843</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2018 (accessed October 2021)

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations As exhibited in the table above in 2.a.i., sensitive population groups dominate the targeted Orangeburg area; home to a majority majority (77%) and low income residents (27.2% poverty rate). The unemployment rate is three times the national figure (12.6% vs 4.7%). Orangeburg County qualifies as a place of persistent poverty (https://sgp.fas.org/). The target area is also qualified as a food desert by every measure of the scale; low income (LI), low access (LA) at the ½ mile, 10 mile, and no vehicle access thresholds by the USDA (https://www.ers.usda.gov/data-products/food-
According to EJSCREEN, the target area is in the upper quartile for the following demographic indicators: Demographic Index 75% (95% SC; 93% Region; 93% US); People of Color Population 85% (94% SC; 88% Region; 86% US); and Low Income Population 66% (91% SC; 91% Region; 92% US). This grant will facilitate the identification and reduction of threats to the health and welfare of sensitive populations through the assessment and subsequent remediation of brownfield properties with known contamination that are an economic drain on the community. End uses will directly address many of the health and welfare inequities and socio economic needs currently facing the community (including affordable intergenerational housing for HBCU students and seniors, the restoration of culturally significant and historically recognized landmarks, the expansion of health care facilities and the expanded accessibility of community goods and services).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions This grant will help to identify and plan for reduction of contaminants, contributing to the target area, which exhibits greater than normal instance of the following environmentally influenced and associated diseases: asthma, low birth rate, and cancer. Orangeburg has one of the highest rate of hospital and ED discharge rates for asthma in children. Currently about 9.1% of South Carolina suffer from asthma versus the national rate of 7.0% The air quality in the target area is 9.3µg/m3 and the community is ranked in the highest percentiles for NATA Air Toxics Cancer Risk (87th); NATA Respiratory Hazard Index (88th) and NATA Diesel PM (91th).

(Asthma in South Carolina [sc.gov]). South Caroline is ranked 5th in low birth rate in the country. (Stats of the State of South Carolina [cdc.gov]). Premature births particularly affect women of color (black women 49% more likely to have a premature birth than white women - maternal_and_infant_health_sc_sha.pdf) Premature birth is the largest contributor to the death of babies in the target community. Cancer rates within the target area are greater than normal in both incidence of disease and death. In the target area, breast cancer exhibits at a rate of 33.5 (28.1 SC; 25.9 US) with death rates 40% higher than US figures. The colorectal cancer rate is 44.7 target (37.6 SC; 38.0 US) with death rates 32% higher than US figures.

(3) Promoting Environmental Justice

<table>
<thead>
<tr>
<th>Selected Variables</th>
<th>State Percentile</th>
<th>EPA Region Percentile</th>
<th>USA Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>EJ Index for PM2.5</td>
<td>86</td>
<td>80</td>
<td>82</td>
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<tr>
<td>EJ Index for Ozone</td>
<td>85</td>
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<td>79</td>
</tr>
<tr>
<td>EJ Index for NATA’ Diesel PM</td>
<td>91</td>
<td>80</td>
<td>80</td>
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<tr>
<td>EJ Index for NATA’ Air Toxics Cancer Risk</td>
<td>87</td>
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<td>85</td>
</tr>
<tr>
<td>EJ Index for NATA’ Respiratory Hazard Index</td>
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<td>83</td>
<td>86</td>
</tr>
<tr>
<td>EJ Index for Traffic Proximity and Volume</td>
<td>92</td>
<td>82</td>
<td>78</td>
</tr>
<tr>
<td>EJ Index for Lead Paint Indicator</td>
<td>96</td>
<td>94</td>
<td>89</td>
</tr>
<tr>
<td>EJ Index for Superfund Proximity</td>
<td>76</td>
<td>74</td>
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<tr>
<td>EJ Index for RMP Proximity</td>
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<td>EJ Index for Hazardous Waste Proximity</td>
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<td>73</td>
</tr>
<tr>
<td>EJ Index for Wastewater Discharge Indicator</td>
<td>87</td>
<td>90</td>
<td>87</td>
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</tbody>
</table>

The target community’s history is checkered with environmental injustices, including the historical siting of minority serving housing and institutions adjacent to incompatible uses (such as railway corridors and heavy industry). The two historically black universities served in the target area were located IMMEDIATELY adjacent to a busy railway corridor. Local residents joke that if they were any closer to the tracks, they would be on the train. Within a one mile radius of the target area there are two chemical plants, 16 heavy manufacturing plants, multiple landfills (one public and several private), a coal fired power plant and multiple salvage yards and recycling facilities. Although many areas of the country are modernizing power facilities, this region has not. A coal fired power plant is located in Orangeburg, just

December 1, 2021
outside the target area. Constructed in 1996, the facility burns 1.1 million tons of coal annually with no plans to convert to natural gas despite the capability. The plant produces thousands of tons of coal ash waste product annually and emissions likely contribute to the poor air quality index in the target area, as indicated by EJSCREEN data in the summary table above. As recently as 2015, the power company SCE&G operated an unlined, Class 2 non-commercial landfill at its coal-fired plant in Orangeburg. Official records show a total of 11,076 tons of waste was disposed of at the landfill in 2015. The Orangeburg Massacre in 1968 brought civil rights and racial tensions to the forefront. However the legacy of systemic racism here began long before and has lasted long after the civil rights movement of the 1960’s. Environmental injustices perpetrated on underrepresented minority population with few resources is a story told throughout the nation and one that the target community shares.

b. Community Engagement
i. Project Involvement and ii. Project Roles From its inception, the HBCU-CDAC has operated on the premise that redevelopment must be achieved for the community, by the community, and within the community. The organization is employing the quarterback model of public engagement, using leaders within the community to focus efforts within each area (cultural heritage, public spaces, housing, jobs, training, environment and social services) to achieve the goals envisioned by the community. The table below highlights a select few project partners and their roles. All are members of the University Commons Committee (Committee), responsible for brownfields decision-making within the proposed project.

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Point of contact</th>
<th>Project Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Finance Initiative (University of North Carolina School of Government)</td>
<td>Sonia Turner; email preferred; <a href="mailto:turner@sog.unc.edu">turner@sog.unc.edu</a></td>
<td>Student and faculty advisory and research – will assist with: market/site analysis, public engagement, financial analysis solicitation of development partner, and negotiation of development agreements with partners</td>
</tr>
<tr>
<td>South Carolina State University</td>
<td>John Castillo; 803-777-5039; <a href="mailto:johnv@mailbox.sc.edu">johnv@mailbox.sc.edu</a></td>
<td>HBCU student and faculty involvement in reuse planning.</td>
</tr>
<tr>
<td>Claflin University</td>
<td>Catherine Adams; 803-535-5127; <a href="mailto:Caadams@Claflin.edu">Caadams@Claflin.edu</a></td>
<td>HBCU student and faculty involvement in reuse planning.</td>
</tr>
<tr>
<td>National Development Council</td>
<td>Ryne Johnson; 646-276-8124 <a href="mailto:rjohnson@ndconline.org">rjohnson@ndconline.org</a></td>
<td>Nonprofit structuring capital for projects in low socioeconomic areas; tax credit experts</td>
</tr>
<tr>
<td>Orangeburg County Library</td>
<td>Anna Zacherl; 803-533-5854; <a href="mailto:OCLNotify@OrangeburgCounty.org">OCLNotify@OrangeburgCounty.org</a></td>
<td>Meeting space centrally located within target area</td>
</tr>
<tr>
<td>Center for Creative Partnerships</td>
<td>Ellen Zishotz, 803-928-6851;</td>
<td>Nonprofit educational organization: grant writing; engaging the community through arts; owns and is committed to redeveloping All Star Bowling (Site 3).</td>
</tr>
<tr>
<td>Orangeburg-Calhoun-Allendale-Bamberg Community Action Agency (OCABCAA)</td>
<td>Calvin Wright; 803-536-1027; <a href="mailto:ocabcaa@sc.rr.com">ocabcaa@sc.rr.com</a></td>
<td>Nonprofit assisting with community engagement, job training (construction/transportation), and Low Income Home Energy Assistance and HeadStart Programs</td>
</tr>
<tr>
<td>Trinity United Methodist Church</td>
<td>Pastor Rev, Eddie Williams; 803-534-7759; phone preferred</td>
<td>Resident input and sending out info; meeting space</td>
</tr>
</tbody>
</table>

iii. Incorporating Community Input The HBCU-CDAC’s process for integrating community input (see 2.b.i) began in 2020 with the target area’s University Commons Plan. The process follows these six steps.

1. Convene multi stakeholder group
2. Inventory current community assets
3. Develop a shared community vision
4. Create a master plan
5. Create sustainable development plan
6. Implementation

As defined by the six steps above, identification of stakeholders, public engagement and community input have been foundational. Community vision and engagement efforts began in the fall of 2020 at the conclusion of the community asset inventory. An online survey to collect public input on potential priority sites was released February 26, 2021 and 342 survey responses were received. The priority sites identified
in this application were selected by EVERY respondent. 78% of respondents said the sites were extremely important to the future of Orangeburg and 66% of respondents said the history of the sites was extremely important. Additionally, three public input sessions were held in Spring 2021 and two in Fall 2021. An average of 32 participants attended the sessions and the workshops exhibited positive public engagement. Desired redevelopment outcomes were preservation of history, housing, recreation and entertainment venues. Engagement will continue throughout development, adding in additional brownfield sites as funds permit. The proposed brownfields project is included in the implementation step.

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### 3. Task Descriptions, Cost Estimates, and Measuring Progress

#### a. Description of Tasks/Activities and Outputs

The project team plans to use the grant to assess the three brownfield priority sites identified in 1.a.ii. and up to eight other community supported, high-risk, and developable brownfield sites within the target. The team has identified the following four tasks.

<table>
<thead>
<tr>
<th>Task/Activity 1: Programmatic Support</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation: <strong>EPA-funded activities for priority and non-priority sites</strong>: Staff attendance at brownfields conferences; Consultant time for cooperative agreement compliance tasks including annual financial and MBE/WBE forms, quarterly reports, and a closeout report; <strong>Non-EPA funded</strong>: procuring a Qualified Environmental Professional (QEP); HBCU-CDAC oversight of QEP and ensuring compliance with cooperative agreement terms and conditions</td>
<td></td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Programmatic efforts will occur throughout the three year project period with quarterly reporting being completed in months 4-36 and closeout reporting in month 36</td>
<td></td>
</tr>
<tr>
<td>iii. Task/Activity Lead(s): Project Director (Mr. Butler), with support from Financial Director (Mr. Porter), and QEP</td>
<td></td>
</tr>
<tr>
<td>iv. Output(s): Attendance at 3 brownfields conferences (1 national &amp; 2 southeastern); 12 quarterly reports in ACRES; 1 closeout report; and 3 years of annual forms and financial reporting including MBE/WBE forms</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task/Activity 2: Outreach</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation: <strong>EPA-funded activities for priority and non-priority sites</strong>: Development of Community Involvement Plan (CIP), Brownfield Program brochure; quarterly brownfields calls/meetings; QEP staff time for as-needed community outreach; <strong>Non-EPA funded</strong>: HBCU-CDAC outreach/meetings and meeting supplies</td>
<td></td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Ongoing throughout the project (months 1 through 36), starting with CIP and brochure</td>
<td></td>
</tr>
<tr>
<td>iii. Task/Activity Lead(s): Project Director (Mr. Butler) supported by Technical Coordinator (Mr. Salley), and QEP</td>
<td></td>
</tr>
<tr>
<td>iv. Output(s): 1 CIP; 1 HBCU-CDAC Brownfield Program brochure; 12 Committee calls/meetings; 20 hours of QEP as-needed outreach time</td>
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</tr>
</tbody>
</table>
HBCU Community Development Action Coalition  
FY2022 US EPA Brownfields Assessment Grant  
Ranking Criteria Narrative

**Task/Activity 3: Site Assessments**

i. Project Implementation: *EPA-funded activities for the priority sites*: Development of Generic Quality Assurance Project Plan (QAPP); Phase I and Phase II ESAs; Site specific QAPPs with H&S Plans; staff time for oversight of the QEP; *EPA-funded activities for 6 non-priority sites*: Phase I and Phase II ESAs; Site specific QAPPs with H&S Plans

ii. Anticipated Project Schedule: Estimated from months 1-30: Generic QAPP month 1; Phase I ESAs in months 1-24; Phase II ESAs with Site specific QAPPs in months 3-30 (Sites 1 - 3 in months 3-9)

iii. Task/Activity Lead(s): QEP due to technical nature of site assessments, overseen by the Project Director

Output(s): Secured site access; 1 Generic QAPP, 9 Phase I ESA; 7 Phase II ESAs; and 7 sites-specific QAPPs with H&S Plans; ACRES data entry

**Task/Activity 4: Cleanup and Reuse Planning**

Project Implementation: *EPA-funded activities for the priority sites*: Analysis of Brownfield Cleanup Alternatives (ABCAs) with community meetings and reuse planning; *EPA-funded activities for 3 non-priority sites & Boulevard Street*: ABCAs, reuse planning and a Boulevard Street Brownfields Revitalization Plan

ii. Anticipated Project Schedule: Estimated from months 9-34: ABCAs and ACM/LBP planning: months 9-30; Reuse planning: months 9-34 (month 9 for Site 1); and months 12-24 for Boulevard Street Brownfields Revitalization Plan

iii. Task/Activity Lead(s): Due to Task 4’s technical nature, the QEP will lead cleanup planning and the Project Director, with support from the QEP and Technical Coordinator will lead reuse planning

iv. Output(s): 6 ABCAs with cleanup meetings; 2 ACM/LBP abatement plans for Sites 2 & 3; 4 brownfields reuse plans with visual renderings (Site 1 and 3 non-priority sites); 1 Boulevard Street Brownfields Revitalization Plan

**b. Cost Estimates**

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 - Programmatic Support</th>
<th>Task - 2 Outreach</th>
<th>Task 3 - Site Assessments</th>
<th>Task 4 - Cleanup &amp; Reuse Planning</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$0</td>
<td>$0</td>
<td>$4,500</td>
<td>$5,400</td>
<td>$9,900</td>
</tr>
<tr>
<td>Travel</td>
<td>$4,800</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$4,800</td>
</tr>
<tr>
<td>Contractual</td>
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<td>$21,700</td>
<td>$295,500</td>
<td>$148,000</td>
<td>$485,300</td>
</tr>
<tr>
<td>Total</td>
<td>$24,900</td>
<td>$21,700</td>
<td>$300,000</td>
<td>$153,400</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

The following grant activity costs are based on the HBCU-CDAC’s personnel rates, the Orangeburg labor market, and allowable federal rates. Personnel time is estimated at $45/hour. Supplies and HBCU-CDAC time for Tasks 1 and 2 will be considered in-kind leveraged funds for this grant.

**Task 1 - Programmatic Support:** $24,900 (5% of project budget) *Travel:* $4,800 for a project team member to attend the National Brownfields Conference and two Southeast Brownfields Conferences (3 events @ $1,600 per event: registration $350; flight $425; ground transport/parking $100; 3 hotel nights at $175/night= $525; and 4 days per diem at $50= $200). *Contractual:* $20,100 for consultant to prepare EPA quarterly reports, MBE/WBE forms, federal financial reporting, and deliverables to maintain compliance with EPA cooperative agreement ($20,100: 12 quarters @ $1,300; 1 closeout report @ $4,500). Updates to EPA’s ACRES database will be completed under quarterly reporting and Task 3.

**Task 2 - Outreach $21,700 (4.3% of project budget): Contractual: $21,700** for brochure development/printing $3,200; Community Involvement Plan $4,000; 12 quarterly brownfields meetings at $1,000 = $12,000; as-needed meetings $2,500 (20hrs @ $125). Site-specific community meetings are budgeted under Task 4. **Task 3 - Site Assessment:** $300,000 (60.0% of project budget) **Personnel:** $4,500 for report reviews and securing site access (100 hrs @ $45); *Contractual:* $295,500 for a generic QAPP ($4,000) and 9 Phase I ESA totaling $31,500 (9 @ $3,500). Phase II ESAs with varying complexity are estimated at $35,000 (Site 1), $71,000 (Site 2), $54,000 (Site 3) and $100,000 for 4 additional brownfield sites at average cost of $25,000. Site Specific QAPPs and Health and Safety Plan costs are budgeted into the Phase II ESAs. **Task 4 - Cleanup & Reuse Planning:** $153,400 (30.7% of project budget) **Personnel:** $5,400 (40hrs/yr = 120 hrs @ $45); *Contractual:* $148,000 for 6 ABCAs which includes community meetings on results totaling $30,000 (6 @ $5,000); $54,000 for Reuse Planning ($18,000 at Site 1 and $36,000 for 3 additional sites @ $12,000 each); $10,000 combined for ACM and LBP abatement planning.

December 1, 2021
at Sites 2 & 3 (reuse planning complete); and $54,000 for Brownfields Revitalization Plan for Boulevard Street.

c. Measuring Environmental Results The HBCU-CDAC project team will diligently track, measure, and report on the success of the project utilizing EPA’s ACRES to track the following outputs: number of Phase I and II ESAs completed and number of cleanup and reuse planning documents produced. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. The project team will track, measure, and report the following outcomes in ACRES: acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The project team will report outcomes and outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings, and brownfields) in quarterly reports. The project team will also evaluate the extent to which site assessments, cleanup planning, and future redevelopment result in the protection of human health and the environment. The project team will evaluate the project progress semi-annually against the goals in Section 3.a and, if goals are not being met or are off-schedule, will meet with local stakeholders and the environmental consultant to discuss the shortcomings and adjust the project approach and schedule, as needed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity and ii. Organizational Structure The HBCU Community Action Development Coalition (HBCU-CDAC) is a 501 (c) 3 non-profit organization dedicated to creating programs that benefit HBCU/MSI students, staff, and residents of the communities surrounding the campuses. It operates with a 6 member Board of Directors, 20 staff members and numerous partner agencies. The organization is entirely funded by grants and sponsorships. Through the support of individuals, corporations, government agencies, and foundations, our organization tackles programs like financial education, green energy, opportunity zone funding, and helping small businesses thrive in financially underdeveloped corridors around HBCUs and MSIs benefiting students, small businesses near the campuses, and the broader surrounding community.

iii. Description of Key Staff

Ron Butler, CEO of the HBCU-CDAC since 2010, will serve as Project Director. He has an M.A., Public Administration and Policy Analysis, and many years of training and work experience in community and economic development. In his 11 years of service to the HBCU-CDAC, Ron has attracted and managed numerous grants and investments for development projects, training and technical assistance, and planning for the communities surrounding HBCUs and MSIs around the country. Ron also serves as Director for the 79th St CRA (managing a $2.3M budget) and currently overseeing the implementation of a USEPA Brownfields Assessment Grant for the 79th Street Corridor Initiative in Miami. Assisting Mr. Butler as Technical Coordinator will be Larry Salley, Chairman of the HBCU-CDAC. Mr. Salley holds a Master’s Degree in Social Work, Public Administration, and Business Administration and has over 30 years of experience developing and managing grant-funded community-based projects. He served as the Executive Director of the Benedict-Allen Community Development Corporation for 22 years during which he managed grants in excess of $14 million. He has directed 7 workforce development initiatives, 4 affordable housing programs, and 3 small business development projects. Mr. Audley Porter, Certified Public Accountant (CPA) will serve as Financial Director. Mr. Porter has been serving the HBCU-CDAC for over 10 years. In this role and has managed a wide range of grants (including US HUD CDBG and large foundation awards). Mr. Porter is very familiar with federal accounting requirements and standards.

iv. Acquiring Additional Resources The HBCU-CDAC will procure consulting and environmental engineering services from a qualified firm (QEP) to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500. The Project Director will be the primary person responsible for initiating a qualifications-based selection for a consultant to execute the
brownfields work. The HBCU-CDAC has mechanisms to replace lost staff and obtain additional contractor resources in the event of unforeseen employee turnover to ensure project success. Our leadership team of capable professionals shares oversight of all grant program funding.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Assistance Agreements

The HBCU-CDAC has not received funds through an EPA Brownfields Grant, but has received other grant funds. Three recent examples of grant sponsored programs are as follows.

(1) Purpose and Accomplishments

**HBCU Business Incubator Program**

*Awarding Agency:* BBT Bank/Trust Bank  
*Award Amount:* $250,000  
*Project Period:* three-year grant period May 2016- May 2019

To create a small business development support program for HBCU and MSI communities. A series of eight small project grants ranging from $20,000 -$50,000 supported operations and specific training and technical assistance services for businesses connected to small business incubators at HBCUs and MSIs.

**Accomplishments/Outputs:** Eight HBCU small business incubators participated in the program and over 200 small businesses within HBCU communities were served. All planned outcomes were achieved.

**Our Money Matters Program**

*Awarding Agency:* Wells Fargo Foundation  
*Award Amount:* $5.6 million  
*Project Period:* March 2020 – February 2023

Our Money Matters is an innovative financial wellness program with a mission is to equip HBCU and MSI students and the residents of their surrounding communities with the skills needed to reach financial freedom (https://www.our-money-matters.org/). Our Money Matters includes online programming; in-person education and counseling; support services (food pantries, career days, and emergency funding); outreach and collaboration with surrounding community leaders. Many students attending HBCUs and MSIs are first-generation college attendees, with more than 70 percent qualifying for the Federal PELL grant due to their family’s low socioeconomic status. Residents in the communities surrounding their campuses also often struggle financially. The program is designed to help transform the mindset of participants and prepare them to become high wage earners, financial and social entrepreneurs, investors, and philanthropists.

**Accomplishments/Outputs (to date):** Online platform (the center piece of the Our Money Matters program) created, tested and active; 16 signed MOUs with HBCUs and MSIs around the country; 2,500 with the goal of reaching 25,000 (students, faculty, staff and residents) participants enrolled.

**Planned Outcomes at end of Project Period:** The program will serve 25,000 participants during the project period.

**Clean Energy Initiative**

*Awarding Agency:* JPB Foundation in NYC  
*Award Amount:* $700,000  
*Project Period:* May 2020–May 2022

The HBCU-CDAC Clean Energy Initiative was developed to replicate a community workforce investment program's successful model focused on the Clean Energy Industry and solar energy specifically. It has been implemented in the City of Baltimore, Maryland, and anchored at Morgan State University (MSU, which is a public historically black research university).

**Accomplishments/Outputs (to date):** MSU installed solar panels on 33 homes owned by low-income families and provided 13 educational workshops and roundtables to over 2,600 residents. MSU also connected community homeowners and business owners to campus leaders to promote the many benefits of using clean energy. The program is currently expanding to Southern University in Shreveport, LA.

**Planned Outcomes at end of Project Period:** 20 HBCUs/MSIs Program participants; low-income households receiving solar panels on homes at 15 HBCUs/MSIs; 50 residents trained.

(2) Compliance with Grant Requirements

All projects identified above are/were managed by the Project Director and Financial Director, who will also oversee this project. The HBCU-CDAC is/was in full compliance with the workplan, schedule, and terms and conditions under the assistance agreements and has maintained an excellent record of stewardship of all previous funding awarded. The HBCU-CDAC has a strong history of timely and acceptable reporting, as required by the awarding agencies. For all prior grants, the HBCU-CDAC has successfully made and reported on progress towards achieving expected results of the agreement in a timely manner.
1. **Applicant Eligibility**

The HBCU Community Development Action Coalition (CDAC) is a nationwide 501(c)(3) organization that exclusively serves Historically Black Colleges and Universities (HBCUs) and Minority Serving Institutions (MSIs) to address environmental justice challenges by creating programs that benefit HBCU/MSI students, staff, and residents surrounding the campuses. Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code has been provided by attachment.

2. **Community Involvement**

The HBCU-CDAC has established a comprehensive process for integrating community input into the brownfield redevelopment process at the center of the proposed project. The Process, which began in 2020 with the development of the target area’s University Commons Plan (which informs this project) employs the quarterback model. This model leveraged the capacity of high-performing local organizations to lead and coordinate across sectors and stakeholders to achieve shared goals. The process follows these six steps.

1. Convene multi stakeholder group  
2. Inventory current community assets  
3. Develop a shared community vision  
4. Create master plan  
5. Create sustainable development plan  
6. Implementation

As defined by the six steps above, identification of stakeholders, public engagement and community input are foundational to this process. Community vision and engagement efforts began in the fall of 2020 at the conclusion of the community asset inventory. An online survey to collect public input on potential priority sites was released February 26, 2021 and 342 survey responses were received. The priority sites identified in this application were selected by EVERY respondent. 78% of respondents said the sites were extremely important to the future of Orangeburg and 66% of respondents said the history of the sites was extremely important. Additionally, three public input sessions were held in Spring 2021 and two in Fall 2021. An average of 32 participants attended the sessions and the workshops exhibited positive public engagement. Desired redevelopment outcomes were preservation of history, housing, recreation and entertainment venues, which has informed the end uses planned. Engagement will continue throughout development, adding in additional brownfield sites as funds permit. The proposed brownfields project is included in the implementation step.

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3. **Named Contractors and Subrecipients**

HBCU CDAC has not named procurement contractors or subrecipients in our application. If awarded, the County affirms that it will comply with all federal procurement procedures in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.

4. **Expenditure of Existing Grant Funds**

HBCU CDAC does not have an active assessment or multipurpose grant.