Narrative Information Sheet

1. Applicant Identification  South Florida Regional Planning Council
   One Oakwood Boulevard, Suite 250
   Hollywood, Florida 33020

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 Homestead, Miami-Dade County, Florida

4. Target Area and Priority Site/Property Information
   o Target Area: The Southwest Neighborhood in the City of Homestead
   o Census tracts: 112.05 and 113.02
   o Priority Site 1: Triangle & Cultural Site
     121 Martin Luther King Boulevard and 213 SW 3rd Court (3 acres)
   o Priority Site 2: FEC Parcel
     SW 2nd and 3rd Aves. (3.2 acres)
   o Priority Site 3: Senior Housing Development
     640 SW 8th Avenue (4.2 acres)

5. Contacts
   a. Project Director  Jeffrey R. Tart
      Senior Loan Officer
      Revolving Loan Fund Programs
      South Florida Regional Planning Council
      One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
      Phone (954) 924-3653
      j tart @ sfrpc.com

   b. Chief Executive/Highest Ranking Elected Official
      Mrs. Isabel Cosio Carballo, MPA
      Executive Director
      South Florida Regional Planning Council
      One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
      Phone (954) 924-3653
      isabelc@sfrpc.com
6. **Population**  
City of Homestead  
80,737 (2020 US Census)

7. **Other Factors**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<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>
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<tr>
<td><strong>The priority site(s) is in a federally designated flood plain.</strong></td>
<td>3</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>4</td>
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<tr>
<td><strong>The reuse of the priority site(s) will incorporate energy efficiency measures.</strong></td>
<td>4</td>
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<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>
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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>
<td></td>
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</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority.**  
Attached

9. **Releasing Copies of Applications**  
Not Applicable
October 12, 2021

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the South Florida Regional Planning Council’s Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency’s (EPA) guidance document EPA-OLEM-OBLR-21-04, titled “Guidelines for Brownfields Assessment Grants.” This letter of acknowledgement addresses the requirement for a “Letter from the State or Tribal Environmental Authority,” described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the Council’s cleanup and redevelopment efforts. This federal grant effort also supports Florida’s Brownfields Redevelopment Act and the Department’s role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida’s Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Council consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Council is also encouraged to contact Norva Blandin, the Southeast District Brownfields Coordinator, at (561) 681-6728 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

cc:
Jeffrey Tart, South Florida Regional Planning Council – jtant@sfrpc.com
Norva Blandin, DEP Southeast District – norva.blandin@floridadep.gov
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

   a. **Target Area and Brownfields**

      i. **Background and Description of Target Area**

         The South Florida Regional Planning Council has targeted the City of Homestead in its Strategic Economic Development Plan for South Dade as a primary site for assessment and economic development to correct long standing economic and environmental justice issues which are the legacy of the area’s segregated past. The City of Homestead, Florida is located in Miami-Dade County, between Biscayne National Park to the east and Everglades National Park to the west. Homestead was incorporated in 1913 and is the second oldest city in the County after the City of Miami, approximately 30 miles to the northeast. The South Dade area opened to homesteaders in 1898. The City’s name originated during the 1904 construction of the Florida East Coast (FEC) Railway extension from Miami to Key West. As the construction camp did not have a name, construction materials and supplies for the workers were consigned to "Homestead Country," which was shortened to "Homestead" by the engineers who mapped the area and the name stuck. After the rail extension was completed, farmers in the area were able to transport their fruits and vegetables to Miami and other parts of the state. Railroad workers (primarily people of color) stayed in the area and founded the City of Homestead in 1913. The City became an important agricultural-trading center, the service center for nearby Homestead Air Force Base, the headquarters for Everglades National Park, and the gateway to the Florida Keys. Tourism and agriculture are the basis of the City’s economy.

         The target area is Homestead’s historic **Southwest Neighborhood**, which developed in the 1930s to serve the African American agricultural workers. Within the area west of the railroad tracks, the residents of the neighborhood built a thriving African American community in a starkly segregated area of the country. Southwest 4th Street, which today is also known as Martin Luther King Boulevard, was the main street of the community. There you could find grocery stores, a movie theater, juke joints, restaurants, churches, and residences. However, in the 1960s, passenger rail service ceased along the FEC Railway, removing the one benefit the poorer residents gained from their proximity to the tracks: access to transit and jobs. This began the economic struggles and abandonment of businesses and investment resulting in the poverty and blight seen in the area today. In 1989, the FEC Railway main line track from Kendall to Florida City (which had been the southern terminus since the abandonment of the Key West Extension in 1935) was abandoned. The former right-of-way of the railroad so instrumental in the formation of Homestead is today the South Miami Dade Busway, which still bisects the community and raises lingering potential contamination worries about arsenic, pesticides, herbicides, and creosote that community resources cannot address. **The targeted area exists completely within a Florida Designated Brownfield area**; hence, the need for assessment prior to redevelopment.

         Like other communities in Southeastern Florida, severe hurricanes have repeatedly damaged the Homestead area. In August 1992, the Category 5 Hurricane Andrew leveled the City. The community was made famous by national headline images and news reels of the devastation. The damage was so severe as to prompt the complete overhaul of building codes in the state. Over the past few years, the City of Homestead has gone through dramatic changes. Market forces have facilitated an increase in population and housing within the other city neighborhoods as people from all over Miami-Dade County discovered that Homestead is a great place to live and raise their families. The residents of the Southwest Neighborhood are particularly vulnerable to the effects of these market changes. Due to the low per capita income of its residents and the large number of rental units in the area, concerns of potential gentrification of the community have been raised by community leaders. The **Southwest Neighborhood Master Plan** was created to allow
for the full participation of this neighborhood in the potential rebirth of Homestead. A Brownfield assessment of the targeted sites to determine remnant contaminants from their historic use in the railroad and transit industries is key in allowing this historically black neighborhood to once again thrive.

ii. Description of the Priority Brownfield Sites

Under Florida law, local governments can designate Community Redevelopment Areas (CRAs) to assist in the elimination of slum and/or blighted conditions within the area. The Homestead CRA was created in 1994 following Hurricane Andrew’s devastation and encompasses the Southwest Neighborhood as well as the historic downtown district to the northeast. The CRA plan was updated and amended in 2020 to reflect current priorities and conditions. The CRA still meets 11 of the 15 statutory criteria for blight; moreover, the CRA does not have the capacity to implement an EPA Brownfield Assessment project. Further, the priority sites have been impacted from issues related to the use/location in proximity to area rail lines. With the grant and planning experience of the SFRPC, this grant could impact the Southwest Neighborhood with success. Three priority sites have been identified for assessment and reuse.

1). Triangle and Cultural Site (SW Railroad Ave. and SW 4th St. - 3 acres): Consists of 2 City/County-owned vacant lots adjoining the busway and former railroad. More than 100 years of railroad track-side usage complicate the environmental history of this site. Assessment is needed due to the proximity of rail lines, with concerns of historic creosote, herbicides, and petroleum, and the nature of historical uses in the area. The site is within 100 yards of private residences. Nearby properties, also part of the FEC rail line, have been found to be contaminated by arsenic, attributed to activities conducted on the rail corridor, and this property is expected to have similar impacts. Redevelopment Concept: Mixed use commercial and workforce affordable housing as well as an outdoor art and entertainment venue. This will address the area’s critical need for jobs and accessible housing, and enhance the quality of life for local residents.

2). FEC Parcel (SW 2nd and 3rd Aves. - 3.2 acres): Historically a railway with overflow parking and unknown supporting rail uses, this now vacant parcel, adjoining the Homestead Civic Center is known to be heavily contaminated with arsenic. The site is within 50 yards of private residences. The site needs further assessment and cleanup planning. Redevelopment Concept: Mixed-use commercial buildings, open park space, and a future Miami-Dade County Busway transit stop. This will address the need for jobs, and public transportation in the area.

3). Senior Housing Development (corner of SW 7th St. and Southwest 8th Ave. - 4.2 acres): Located at the southwest corner of Southwest 7th Street and Southwest 8th Avenue this is the site of a City-owned, former mobile-home park site. The site is within 50 feet of private residences, a local food market, neighborhood barber shop, and church. A rail spur right-of-way is located along the west boundary of the site, and assessment is needed due to concerns of historic creosote, herbicides, and petroleum, and the nature of historical uses in the area. Redevelopment Concept: Homestead is partnering with a private developer to plan for a $28 million 4.2-acre senior housing project once the assessment and cleanup (if needed) has occurred. This addresses the area’s need for a variety of housing types.

These three priority sites are underutilized and suffer from real or perceived contamination. They will be redeveloped in a manner that promotes the health and welfare of the community. The entire target area is in a Florida designated brownfields area. 207 facilities with reported petroleum discharges and 981 actively regulated registered storage tanks are located within the target area. The Homestead CRA has revitalization plans to catalyze redevelopment within the Southwest Neighborhood. Priority brownfield sites have been selected based on secured site access, community feedback, need for environmental assessment, and potential redevelopment that will
help meet needs of additional affordable housing, access to jobs, and infill development. All listed projects are in FEMA flood zone X, are consistent with land use and zoning requirements of the County and City, and are located within a Qualified Opportunity Zone.

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans**

Projected end uses for the three priority brownfield sites include: a mixed-use mixed-income development, an outdoor art and entertainment venue, and senior housing. The projected reuse of these sites aligns with and advances land use and revitalization plans published by the SFRPC, Miami-Dade County, the City of Homestead, and the Homestead CRA.

Miami-Dade County, in conjunction with SFRPC and the Economic Development Council of South Miami Dade, published a *Strategic Economic Development Plan for South Dade* in 2020. This Plan’s goals include driving creation of sustainable, and well-paying jobs for South Dade residents and supporting continued economic diversification of South Dade. Homestead was listed as one of the communities having the most potential for economic development. The redevelopment of Site 1 aligns with the plan’s goals to create more workforce housing so that those who work in the region can live in the region. It also creates an opportunity to bring higher wage industries to the area to allow workers to earn a living wage. Additionally, it provides space and opportunity for small business and entrepreneurship as stated as a goal in the development plan. Lastly, the *Southwest Neighborhood Master Plan* cited below identifies incorporating the cultural arts as a critical component of economic development. The inclusion of an outdoor arts and entertainment venue recognizes that need.

The City of Homestead published a *Southwest Neighborhood Master Plan* in 2017 that establishes development controls to allow mixed-use and functions as the “zoning code” for the Southwest Neighborhood. The plan is a form-based code that focuses on the design of buildings and their relationship to the public realm, which encourages mixed-use development. The priority sites are looking to redevelop in line with these goals in that mixed use development is a key priority. The hope is to create a place of common vision and physical predictability within the neighborhood to ensure real estate value, new construction that is compatible with historic buildings, pedestrian walkways, and urban commercial development that is well planned and sustainable. Housing, economic development and pedestrian friendly cities are all goals of the plan and are consistent with SFRPC’s vision for the renewal of the targeted sites. This is particularly applicable to Site 2 where pedestrian and commuter amenities are the focus.

The Homestead Community Redevelopment Agency managing the Homestead CRA published a *Plan Update Amendment* in 2020. Goals of the updated plan include attracting mixed-use investment, especially in the Southwest Neighborhood, and encouraging a quality retail, restaurant, cultural, and business environment serving Homestead’s residents and visitors. The Redevelopment Goals and Initiatives proposed in this Plan are intended to improve the environmental quality within the Community Redevelopment Area. CRA support for City of Homestead housing quality efforts will significantly improve the environments in residential neighborhoods within the CRA. The reuse of site three as senior housing is also in keeping with the plan’s goals to create a public/private partnership to create a “healthy mix” of housing including Senior Housing in addition to workforce and affordable developments.

ii. **Outcomes and Benefits of Reuse Strategy**

The proposed revitalization plans will facilitate redevelopment and stimulate economic development in the Southwest Neighborhood by providing assessment funding for priority sites; the first step in brownfield redevelopment. The redevelopment of the priority properties has significant potential to attract additional public and private investments, create jobs, improve
amenities and enhance the quality of the natural and built environments for existing residents of the Southwest Neighborhood without displacement. Redevelopment plans will consider energy efficiency and renewable energy opportunities from wind, solar, or geothermal energy for each site. The assessment funds will quantify contamination or eliminate the concern, allowing sites to proceed with redevelopment. Benefits include: Site 1 - low and moderate income housing for the area’s workforce; increased revenues for workers and the City itself due to new commercial ventures with 21st century businesses and well-paying jobs while still incorporating community space and cultural activities as called for in the master plan. Site 2 will bring more mixed use commercial spaces for increased revenue and jobs in addition to a transit hub to align with the plan’s call for commuter and mixed transportation-public and pedestrian- improvements. Site 3 will bring quality, affordable senior housing to allow the most vulnerable citizens to remain in their neighborhood. In addition to bolstering tax revenues (which are captured for use solely within the target area by state law), redevelopment will attract additional investment to the area and create permanent and construction jobs. By addressing the lingering questions regarding the potential environmental issues at the sites, the proposed project will help facilitate redevelopment and spur economic growth within the Homestead Southwest Neighborhood CRA/Qualified Opportunity Zone.

b. Strategy for Leveraging Resources
   i. Resources Needed for Site Reuse
   SFRPC will use a multi-layered approach to leveraging resources for redevelopment and reuse, including loans, grants, CRA Tax Increments and private investment. The Southwest Neighborhood is located in federally-designated Qualified Opportunity Zones, which means that tax incentives will be leveraged to encourage redevelopment and investment. As provided for by Florida’s Community Redevelopment Act, the principal source of funding for the Homestead CRA’s redevelopment activities is through tax increment revenue from the City of Homestead and Miami-Dade County. The CRA has $4 Million dollars annually for this purpose. These funds are typically used for streetscape/landscape improvements and the overall aesthetic betterment of the area. This money will supplement the remediation of the FEC Parcel with $200,000 of the TIF set aside for development of Site’s 1 cultural component.

   Florida statutes allow the CRA to issue “Revenue Bonds” to finance redevelopment actions, with the security for such bonds being based on the “anticipated assessed valuation of the completed community redevelopment.” The CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. The CRA will leverage local government financial incentives, Voluntarily Cleanup, Tax Credits, Liability Protection, and Building Materials Sales Tax Refunds for Affordable Housing as well as Brownfields Job Bonus Tax Refunds to encourage redevelopment within the target areas. These incentives will encourage nonprofit and private sector redevelopment. Lastly, loan funding is available through SFRPC’s capitalized $2.2 million Revolving Loan Fund (grant closed). The EPA RLF currently has a balance of $980,000 available to support remediation in the region.

   ii. Use of Existing Infrastructure

   Work performed under this grant will facilitate the use of existing infrastructure at the priority sites and within the Southwest Neighborhood. The entire neighborhood is located within a completely developed area with roads, water, sewer, electrical grid, and telecommunications available. Reuse of the priority sites and others in the neighborhood will limit pressure to develop
on greenfield sites further from existing urbanized areas.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

   a. Community Need

   i. The Community’s Need for Funding

   In Homestead, 24% of residents live below the poverty line and 32% of residents rely on Food Stamp/SNAP benefits (more than twice the US averages). In Census Tract 113, which encompasses most of the **Southwest Neighborhood, 46% of residents live below the poverty line**, and 51% of residents rely on Food Stamp/SNAP benefits (ACS 2019). As such, the residents have little disposable income so businesses have abandoned the area causing little revenue from sales or property taxes. The Southwest Neighborhood is part of Qualified Opportunity Zones 12086011300 and 12086011101, also indicating the area’s economically-distressed predicament. The local economic challenges limit the available sources of funding to carry out environmental assessment or remediation to prompt redevelopment of sites perceived to have environmental problems.

   ii. Threats to Sensitive Populations

   (1) Health or Welfare of Sensitive Populations

   According to Census QuickFacts, the population of the City of Homestead is **37% foreign-born** (more than twice the US average), 69% speak a language other than English at home (more than three times the US average), which places the area in the 98th percentile as per the EJScreen tool. 24% of the population under 65 have no health insurance (more than twice the US average), 67% identify as Hispanic or Latino (more than three times the US average), 24% of the population live in poverty (more than twice the US average), and in the 98th percentile as per the EJScreen. 88% of the City identifies as minority (more than twice the US average) the area ranks in the 94th percentile for people of color. According to the Miami-Dade County Health Department’s 2020 Community Health Assessment, the diabetes death rate for the county’s Black population (45 per 100,00) is significantly higher when compared to the White population (17.2 per 100,000). The obesity rate for the county is higher than the state rate. The USDA classifies large portions of Homestead as a food desert. The HRSA identifies much of the Southwest Neighborhood as a medically underserved population. The City of Homestead has a crime index of **7** where 100 is the safest (Neighborhood Scout). This grant and reuse strategy will facilitate the identification and reduction of threats to the health and welfare of children, minority and low-income residents in the Southwest Neighborhood through the identification and quantification of environmental contamination, as applicable, and through a creation of a strategy to address identified threats.

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

   Numerous diseases and conditions have been linked with exposures to environmental contaminants and many of these are problematic in Miami-Dade County. According to the *MDC Community Health Assessment*, the most recent breast, prostate, and colorectal cancer death rates are all higher than state rates. Cancer rates among African Americans in the county remain higher than other ethnicities. Rates of breast cancer among Hispanics (15.3) are higher than the state (14.5). The prostate cancer death rate for the Black population (36) is over two times higher than the White population (17.3). The asthma hospitalization rate is two times higher among the Black population (864.1) than the White population (431.8). The Black infant mortality rate (10.8%) is three times higher than the rate for Whites (3.1%). This grant and reuse strategy will facilitate the identification and reduction of threats to the Southwest Neighborhood that suffers from a greater-than-normal incidence of diseases and conditions, including cancer, asthma, and birth defects, that may be associated with exposure to hazardous substances, such as those possible contaminants associated with historic past uses at the priority sites. Assessments funded through this potential project would clarify if these brownfield sites are impacting area health, and if so, then SFRPC
would work with the priority communities to address those issues.

(2) **Promoting Environmental Justice**

As indicated below the EJSCREEN shows Homestead’s Southwest Neighborhood is home to a population among the most vulnerable in the nation, including extremely high indicators for people of color, low income, and linguistic isolation. EJSCREEN also reports elevated percentiles for 10 of the 11 EJ Indexes with an average US percentile of 84 demonstrating the disproportionate share of negative environmental consequences this neighborhood bears. The increased rates of cancers, infant mortality and asthma related hospitalizations can be associated with the environmental pollutants found in the area. Additionally, as environmentally suspect industries have historically been sited in areas of poverty and black and brown neighborhoods, the segregated history of Homestead is consistent with this environmental injustice. The assessment and remediation of the targeted sites can correct an historic environmental justice issues by supporting a community that has disproportionately shouldered the negative environmental consequences of industrial operations and governmental policies.

<table>
<thead>
<tr>
<th>Index/Indicator</th>
<th>Percent in US</th>
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<tbody>
<tr>
<td>EJ Index for Particulate Matter (PM 2.5)</td>
<td>87</td>
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<tr>
<td>EJ Index for Ozone</td>
<td>81</td>
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<tr>
<td>EJ Index for NATA Diesel PM</td>
<td>85</td>
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<tr>
<td>EJ Index for NATA Air Toxics Cancer Risk</td>
<td>86</td>
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<tr>
<td>EJ Index for NATA Respiratory Hazard Index</td>
<td>85</td>
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<tr>
<td>EJ Index for Traffic Proximity and Volume</td>
<td>75</td>
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<tr>
<td>EJ Index for Lead Paint Indicator</td>
<td>88</td>
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<td>EJ Index for Superfund Proximity</td>
<td>89</td>
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<td>EJ Index for RMP Proximity</td>
<td>93</td>
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<tr>
<td>EJ Index for Hazardous Waste Proximity</td>
<td>73</td>
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b. **Community Engagement**

i. **Project Involvement and ii. Project Roles**

The following local community partners will be involved in the project and in making decisions with respect to site selection, cleanup, and future redevelopment of brownfield sites.

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<thead>
<tr>
<th>Organization/entity/group</th>
<th>Point of contact</th>
<th>Project role</th>
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<tbody>
<tr>
<td>South Dade Chamber of Commerce</td>
<td>Les Burke; 305-2997-2332;</td>
<td>Community Involvement; Advisory Board member</td>
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<tr>
<td>The Farmworker Association of Florida</td>
<td>Claudia Gonzalez; 305-2997-0072;</td>
<td>Community Involvement; Advisory Board member</td>
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<tr>
<td>Southwest Advisory Board</td>
<td>Jenifer Bailey; (305) 224-4454;</td>
<td>Community Involvement</td>
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<tr>
<td>Le Jardin Community Center</td>
<td>Audeila Martinez; 305-2997-7299;</td>
<td>Meeting space</td>
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<td>Haitian Evangelical Baptist Church of Homestead</td>
<td>Pastor Reginald Joseph; 305-2997-0357;</td>
<td>Community Involvement</td>
</tr>
<tr>
<td>Cortney Vega Sports Athletic Foundation</td>
<td>Ms. Lawanda Bragg; 786-419-6642;</td>
<td>Non-profit</td>
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<tr>
<td>Miami-Dade County Public Schools</td>
<td>Kenny L. Cenat; 305-2997-4221;</td>
<td>Meeting space, Parent/Student Involvement</td>
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iii. **Incorporating Community Input**

The Council will follow the EPA’s Steps for Effective Public Involvement, including planning/budgeting for the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. SFRPC will communicate progress to the community through a variety of media outlets to engage the
Southwest Neighborhood community and ensure project success. CRA Meetings will be advertised using traditional and social media. They will be open to the public for input and for relaying progress. Wherever possible, SFRPC will televise community meetings and provide electronic forms for public input for those residents unable to attend. To accommodate the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate. Based on its extensive experience in soliciting stakeholder input in regional projects using the above strategies, it continues to be SFRPC’s goal to collaborate with and involve community stakeholders in all stages of this redevelopment effort, including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates.

3. **TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

<table>
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<tr>
<th>Task 1 – Programmatic Support</th>
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<tr>
<td>i. <strong>Project Implementation.</strong> <em>EPA-funded:</em> cooperative agreement oversight, quarterly and annual reporting, MBE/WBE forms, and EPA ACRES database updates. <em>Non-EPA-funded:</em> contractor procurement, Work Plan development, post-grant closure ACRES updates.</td>
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<tr>
<td>ii. <strong>Anticipated Project Schedule.</strong> Contractor procurement - spring 2022; Work Plan - June 2022; Quarterly, annual, and programmatic reporting - October 2022 through September 2025; ACRES updates continuing after grant closure.</td>
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<tr>
<td>iii. <strong>Task/Activity Lead.</strong> The consultant will be responsible for programmatic activities, overseen by Mr. Jeffrey Tart, the Project Director, to ensure compliance with the Work Plan &amp; schedule.</td>
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<td>iv. <strong>Outputs.</strong> 11 quarterly reports, one close-out/12th quarter report, ACRES updates, forms and reporting to maintain grant compliance.</td>
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<th>Task 2 – Outreach</th>
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<tr>
<td>i. <strong>Project Implementation.</strong> <em>EPA-funded:</em> Community Involvement Plan (CIP), quarterly Brownfields meetings (as-needed site-specific meetings will be under Task 4), and conference attendance/travel for Council staff.</td>
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<td>ii. <strong>Anticipated Project Schedule.</strong> CIP: pre-award - month 2 with community outreach immediately following, Brownfield meetings quarterly and as-needed (potentially virtual or outdoors, as dictated by local and CDC guidance) throughout project period. Conferences annually.</td>
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<td>iii. <strong>Task/Activity Lead.</strong> The consultant, with input from the Council, will prepare the CIP. Mr. Jeffrey Tart will oversee the CIP and outreach activities and will coordinate the quarterly meetings.</td>
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<td>iv. <strong>Outputs.</strong> 3 attendees at National or Regional Brownfield Conferences, Community Involvement Plan; project brochures and social media updates/outreach in English, Spanish, and Creole (as needed), 12 quarterly brownfields &amp; as-needed meetings.</td>
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<th>Task 3 – Site Assessment</th>
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<td>i. <strong>Project Implementation.</strong> <em>EPA-funded:</em> Generic Quality Assurance Project Plan (QAPP), six Phase I ESAs and six Phase II ESAs with Site Specific QAPPS and health and safety plans (3 of the Phase I and II ESAs at Priority Sites).</td>
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<td>ii. <strong>Anticipated Project Schedule.</strong> Generic QAPP - pre-award; Phase 1 ESAs - pre-award through month 28 (Priority Sites pre-award through month 2); Site-specific QAPPS, H&amp;S plans, and Phase II ESAs - months 3–30.</td>
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<td>iii. <strong>Task/Activity Lead.</strong> The contractor will complete the Generic QAPP and site assessment activities in accordance with current ASTM standards and the All Appropriate Inquiries rule. Council staff will secure site access, as needed. The SFRPC will prioritize and approve assessment activities with significant public input. The Brownfields Project Director will review ESAs and provide oversight for all tasks.</td>
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iv. Outputs. One Generic Quality Assurance Project Plan (QAPP), 6 Phase I ESAs with site access agreements, 6 Phase II ESAs with Site-Specific QAPPs and health and safety plans.

Task 4 – Cleanup/Reuse Planning

i. Project Implementation. EPA-funded: Analysis of Brownfields Cleanup Alternatives (ABCAs) and reuse/concept plans on three Priority Sites and additional brownfield sites as needed. Funding may also be used for brownfields reuse plans; site-specific community planning meeting/charrette and site visioning plans, drafting of reuse concepts in presentation form (such as renderings).

ii. Anticipated Project Schedule. Cleanup/Reuse Planning for Priority Sites - months 5-12, remaining reuse plans months 12-34 (September 2023 through July 2025).

iii. Task/Activity Lead. Qualified Environmental Consultant, planners, and market analysists with oversight from Brownfields Project Director.

iv. Outputs. 6 ABCAs, 6 Brownfields Reuse Plans

b. Cost Estimates. The Council will consider supplies as in-kind leveraged resources. Hourly personnel and consultant costs are included at average rates of $45 and $125/hour, respectively. Associated costs for project outputs are outlined below and are based upon SFRPC’s recent cost averages.

Task 1 - Programmatic Support $24,650. (5% of total budget) Personnel: $4,860 3 hours/month for 3 years = 108 hours @ $45. Contractual: $19,790 11 quarterly reports including ACRES updates and MBE/WBE forms at $1,400 ($15,400), 1 closeout report (12th quarter) at $4,390.

Task 2 - Outreach $31,950. (6% of total budget) Personnel: $8,100 60 hours/year for 3 years = 180 hours @ $45. Travel: $4,800 3 attendees at National or Regional brownfields conferences at average cost of $1,600 ($400 attendance, $600 for 3 nights hotel, $200 for 4 days per diem, and $400 air and taxi). Contractual: $19,050 Brochure development/printing $3,500, Community Involvement Plan $4,050, 12 quarterly brownfields meetings at $750 = $9,000, as-needed meetings $2,500 (20 hours @ $125). Costs for Reuse Planning community meetings are budgeted under Task 4.

Task 3 – Site Assessments $289,500 (58% of total budget). Personnel: $4,500 Report reviews and securing site access (100 hrs @ $45). Contractual: $285,000 One generic QAPP for $4,000. Three Priority Sites: Phase I ESAs $10,500 (3 @ $3,500), Phase II ESAs $140,000 ($40,000-$60,000 due to varying complexity), supplemental Phase II ESAs to delineate impacts $45,000 (3 @ $15,000). Additional sites: three Phase I ESAs $10,500 ($3,500 each); three Phase II ESAs $75,000 (3 @ avg. $25,000); Site Specific QAPPs/H&S Plans costs of $3,500 each are included in the provided Phase II ESA costs.

Task 4 – Cleanup/Reuse Planning $153,900 (31% of total budget). Personnel: $5,400 40 hours/year = 120 hours @ $45. Contractual: $148,500 Three Priority Sites and three additional sites: six ABCAs (cleanup plans) $28,500 ($4,750 each), five Brownfield Reuse Plans $114,000 ($12,000-$40,000 dependent on how far along redevelopment plans are and scale of impacts (reuse planning has been completed for the Senior Housing Development), site specific community meeting/charrette costs $6,000.

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No Fringe Benefits, Equipment, Supplies, Other (subawards), or Indirect Costs are budgeted. SFRPC costs above those budgeted are considered in-kind leveraged funding. 31% of total funds are...
c. Measuring Environmental Results

The SFRPC Brownfields Project Director will be responsible for tracking, measuring, and evaluating progress through measurable outcomes and outputs. A spreadsheet of expected outputs and outcomes will be maintained and updated quarterly. Anticipated outputs include: number of sites added to site inventory; community meetings/charrettes held; ACRES entries Phase I and II ESAs completed; ABCAs completed; and Site Reuse (Planning) Assessments created. Reports to EPA, MBE/WBE forms, and closeout reporting will also be outputs. Anticipated outcomes include number of attendees at community meetings/events; sites and acres able to be marketed with an understanding of environmental conditions; sites made available for reuse; jobs created; dollars leveraged; contaminant concentrations reduced; acres of green space created; and sites redeveloped. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity and ii. Description of Key Staff

SFRPC maintains an organizational capacity designed to implement the programmatic, administrative, and financial requirements of multiple ongoing programs and has extensive experience managing federal and state grants. The Council’s team members include Jeffrey Tart who will serve as Brownfields Project Director. As a Senior Loan Officer at SFRPC, Mr. Tart is an experienced business banker and lender with over thirty years banking experience at both large commercial banks and small community banks in South Florida. He earned his Bachelor’s degree in Economics and English from Binghamton University and an MBA from Adelphi University as well as a certification in real estate finance from New York University. His familiarity with the local business and real estate markets in South Florida has enabled SFRPC to successfully originate and administer both business and residential construction loans. Leandro Soldi will serve as the Financial Manager for the grant and be responsible for all financial draw down requests and reporting. Mr. Soldi, Finance Manager for SFRPC, has over 17 years of experience in budgeting, financial planning, and grant administration. Bridget Huston will serve as Community Outreach Coordinator. As SFRPC’s Environmental & Community Resilience Regional Planner, Ms. Huston performs policy research and development, project management, and GIS and data support. Her previous role as a Community Resilience Research Assistant at FAU’s Center for Environmental Studies, included experience in research, project development and management, data analysis, community outreach, and GIS vulnerability mapping and data analysis.

iii. Organizational Structure

The SFRPC maintains an 18-member board comprised of county elected officials and Governor-appointed members from the state Department of Transportation; Department of Environmental Protection; Enterprise Florida, Inc. (an economic development public-private partnership); Office of Tourism, Trade, and Economic Development; and the South Florida Water Management District. Brownfields are a key economic development program for the Council, which actively supports the planning, assessment, cleanup, and sustainable development of Brownfields by providing technical assistance, loans, and bringing municipal, private, and community stakeholders together to redress related issues. Additionally, the Council employs 15 professional staff, including a loan officer, a finance manager, and an environmental and community resilience regional planner. Council staff continuously provide technical assistance and
implement transportation, emergency preparedness, economic development, clean fuels, data and research, and resiliency programs, as well as the ongoing administration of the Brownfield RLF and US EDA CARES RLF. Council staff have proven experience in the management and execution of prior grant projects and will employ similar strategies for the proposed Brownfields Assessment Grant to ensure timely and successful expenditure of funds and complete all technical, administrative, and financial requirements of the project and grant. The decision-making structure includes procedures for activities such as site selection, scope of work development for contractors, acquisition of permits/access agreements for assessments, and related aspects of grant activities ensuring the community is involved in how grant funds will benefit the area.

iv. Acquiring Additional Resources

SFRPC has internal staffing procedures in place to replace critical individuals and has procurement procedures to seek additional contracting help should it be necessary. Following grant award, SFRPC will follow federal procurement guidance in acquiring additional resources. SFRPC will initiate a competitive qualifications-based selection process in compliance with state and federal requirements (2 CFR 200; 2 CFR 1500) to select a qualified environmental consultant with prior EPA Brownfields Grant experience.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The South Florida Regional Planning Council successfully managed the following EPA Brownfield grant: **EPA Brownfields Revolving Loan Fund (2001-2008):** SFRPC was awarded $2,000,000 in loan funds in 2001, and an additional $200,000 in 2004. A close-out agreement was granted in September of 2008. SFRPC has processed 13 loan applications and executed three loans (two loans prior to and one after the close-out agreement) for a total of $1,910,000 in loan funds disbursed. Borrower **Executive Trust** remediated a former golf course to construct Malibu Bay, a 264-unit affordable-housing development in West Palm Beach. **Dedicated Transportation Inc.** remediated a former landfill site to develop a trucking facility with a refrigerated warehouse and the loan was repaid in 2006. **Delray Beach Community Redevelopment Agency** (loan made after the closeout agreement) was able to remediate a two-block area within the Carver Square neighborhood in Delray Beach, which previously contained single family homes that experienced structural failure. The loan was repaid in 2012. Partnerships with 18 other organizations and $38,000,000 of Brownfields-related funding from other sources helped to achieve the accomplishments realized through this RLF. The RLF-supported activities leveraged $70,728,596 in redevelopment funding and created 2.36 acres of greenspace. Due to the age of the grant, the outputs and outcomes of the grant were submitted to EPA via email. Since sites are not in ACRES, SFRPC updated site status, site ownership, and leveraged funds to EPA in September 2020 by submitting a Property Profile Form in pdf on Malibu Bay Apartments. SFRPC will continue to submit site updates in this format until the sites are in ACRES.

(2) Compliance with Grant Requirements

SFRPC is compliant with all the terms and conditions of the RLF cooperative agreement and approved work plan to conduct all project activities, including awarding loans and subgrants, programmatic requirements, community involvement, and attending Brownfields workshops and conferences. All quarterly reports, SF-425 financial reports and 5700-52a forms have been submitted in a timely manner. Information on the accomplishments, outcomes, and work performed (outputs) has been entered into ACRES as required. The EPA RLF currently has a balance of $980,000 available to support remediation projects in the region.
THRESHOLD CRITERIA

1. **APPLICANT ELIGIBILITY**

The South Florida Regional Planning Council (SFRPC) was created in 1969 by interlocal agreement between Monroe, Miami-Dade, and Broward counties. The regional planning councils are eligible applicants under the Florida Regional Planning Council Act, Chapter 186.501-509, Florida Statue (F.S.), which, among other things, authorizes regional planning councils to “accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources.” Additionally, the Legislature’s findings note “the regional planning council is designated as the primary organization to address problems and plan solutions that are of greater-than-local concern or scope, and the regional planning council shall be recognized by local governments as one of the means to provide input into state policy development” Chapter 186.502(3), F.S. Documentation of eligibility for the regional planning council is attached.

2. **COMMUNITY INVOLVEMENT**

The Council will follow the EPA’s Steps for Effective Public Involvement, including planning/budgeting for public involvement, the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. SFRPC will communicate progress to the community through a variety of media outlets to engage the Southwest Neighborhood community and ensure project success. The Council will use partner agency and community websites, social media (Facebook, Twitter), radio, public access television, newspaper publications, and/or informational brochures to convey project progress, advertise public meetings/webinars and solicit input. Wherever possible, SFRPC will televise community meetings and provide electronic forms for public input for those residents unable to attend. To accommodate the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate. The Council has employed these communication strategies successfully in past regional efforts, assuring that this plan is the most appropriate and effective for the targeted community. SFRPC has extensive experience involving targeted community and stakeholders, such as residents, neighborhood organizations, citizens groups, property owners, lenders, business organizations, and developers in the planning and implementation of large regional projects. It is SFRPC’s goal to collaborate with and involve community stakeholders in all stages of this redevelopment effort, including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates.

3. **NAMED CONTRACTORS AND SUBRECIPIENTS**

SFRPC has not named contractors or sub recipients in this application and affirms that it will comply with all state and federal procurement procedures, consistent with 2 CFR 200 and 2 CFR 1500.
4. **EXPENDITURE OF EXISTING GRANT FUNDS**

South Florida Regional Planning Council affirms it does not have an active EPA Brownfields Assessment of Multipurpose Grant.