



IV.D. Narrative Information Sheet

1. Applicant Identification:

Fidecomiso de Para el Desarrollo de Rio Piedras (FIDE)

PO Box 9300448

San Juan PR, 00928-5548

<https://fideicomisorp.pr/>

2. Funding Requested:

a. Grant Type: Multipurpose Grant

b. Federal Funds Requested: \$1,000,000

3. Location:

a. Rio Piedras

b. San Juan

c. Puerto Rico

4. Target Area and Priority Site/Property Information

a. Target Area: Rio Piedras Urban Center (RPUC)

b. Census Tracts: 72127009800 – 72127010044 - 72061040101

The Rio Piedras Urban Center is contained within portions of **Census Tracts (87 and 89)** consists, primarily, of the limits of downtown Río Piedras located in south-central San Juan. It is bound by PR-25 to the west, Dr. José N. Gándara to the north, PR-25 to the east, and Arzuaga St. /PR-3 to the south. The RPUC is the one of the most urbanized areas of the Municipality, and where significant commercial and residential activity occurs.

c. Priority Sites Addresses:

i. Colegio La Milagrosa – Ave. Jose de Diego #107, San Juan, PR 00925

ii. Paradise Movie Theater- 160 Ave Juan Ponce de Leon, San Juan, PR 00925

iii. Calle Robles Lot – 69 Robles St., San Juan, PR 00925

5. Contacts:

a. Project Director:

Omar Cuadrado Santana, Executive Director
Fidecomiso de Para el Desarrollo de Rio Piedras
(FIDE)

PO Box 9300448 San Juan PR, 00928-5548

(787) 810-7787

ojsantana@gmail.com

b. Chief Executive/Highest Ranking Elected Official:
 Omar Cuadrado Santana
 PO Box 9300448 San Juan PR, 00928-5548
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ojcsantana@gmail.com

6. Population: San Juan– 334,776 (2020 Decennial Census)

7. Other Factors Checklist

Other Factors	Page#
Community population is 10,000 or less.	Page 5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	Page 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority.

a. Letter from the Puerto Rico Department of Environmental and Natural Resources is attached.

9. The Fidecomiso de Para el Desarrollo de Rio Piedras is not making any claims for confidential, privileged, or sensitive information, in this application/document.



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF NATURAL AND ENVIRONMENTAL RESOURCES

NOV 13 2023

Mr. Omar Cuadrado-Santana
Executive Director (ED)
Fideicomiso para El Desarrollo de Río Piedras
PO BOX 9300448
San Juan, PR 00928-5848

Dear Mr. Cuadrado-Santana:

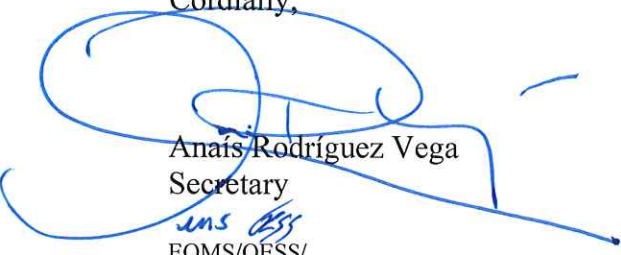
**ACKNOWLEDGMENT LETTER FOR THE INTENTION TO APPLY FOR FY-24 US
EPA BROWNFIELD'S PROGRAM FOR A BROWNFIELDS MULTIPURPOSE GRANT
FOR HAZARDOUS SUBSTANCES FOR FIDEICOMISO PARA EL DESARROLLO DE
RIO PIEDRAS (FIDE) PUERTO RICO**

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the Fideicomiso para el Desarrollo de Río Piedras (FIDE) informing us of its intention to apply for a Brownfields Multipurpose Grant for hazardous substance. DNER acknowledges and supports the initiative taken by the municipality.

The inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality. DNER encourages the municipality to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Edwin O. Malavet-Santiago, Environmental Emergencies Response Area Manager, at (787) 999-2200, extensions 5900, 5915 or by email at edwin.malavet@drna.pr.gov.

Cordially,



Anaís Rodríguez Vega
Secretary
EOMS/OESS/

C Teresita Rodríguez, USEPA

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a. Target Area & Brownfields, i. Overview of Brownfield Challenges & Description of Target Area:

Fideicomiso Para El Desarrollo de Rio Piedras (FIDE) is a 501(c)(3) non-profit based in the region of Rio Piedras, in San Juan, PR. The Rio Piedras Borough limits are where eligible activities under this grant will be conducted. The Rio Piedra Urban Center (RPUC) (Census Tracts 89 & 87) consists, primarily, of the limits of downtown Río Piedras located in south-central San Juan. It is bound by PR-25 to the west, Dr. José N. Gándara to the north, PR-25 to the east, and Arzuaga St. /PR-3 to the south. Río Piedras, Puerto Rico is a populous district of San Juan, and former town and municipality of Puerto Rico, which was merged with the municipality of San Juan in 1951. The district today is composed of various barrios (primary legal divisions of municipalities in PR). The historic town was founded in 1714. The town eventually adopted the name of Río Piedras, and was proclaimed a municipality in 1823, when the city hall and plaza (main town square) were built.

FIDE aids in cultural rehabilitation and land reuse in accordance with the Rio Piedras Special Rehabilitation law #75 (July 1995). Their goal is to obtain public and private financial aid to reuse brownfields for the benefit of Rio Piedras. Rio Piedras, originally an independent municipality focusing on agriculture (sugar cane, cotton, and coffee) for almost two centuries, is approximately 4 sq miles. With the installment of the University of Puerto Rico (UPR) in 1903, agricultural activities ceased, and Rio Piedras transitioned into residential/commercial. We are a working-class community and a transportation, commercial, and residential hub for nearby communities and UPR students. Over decades, Puerto Rico's unstable economy and natural disasters, a result of climate change, have stifled commercial and residential viability, precipitating a decades-long recession, plaguing us with abandoned buildings, affecting the quality of life of our residents.

Rio Piedras has been severely impacted by hurricanes in the last 5 years, exacerbating extreme socioeconomic and financial pressures. Hurricane Maria's (2017) devastating winds and rains destroyed buildings and many areas were flooded and inaccessible. All the electric power and drinking water services were destroyed as were over 1,000 homes. 35% of commercial properties (many are now brownfields), and at least 80% of the transportation infrastructure was either blocked by debris or damaged from the flooding events. Basic public services were interrupted for months, and thousands of residents were forced into temporary shelters due to partial/total home damage. Many of these properties became brownfields, releasing chemicals like lead paint, petroleum, and other environmental hazards. The storm followed a decade-long economic decline as evidenced by population loss (14% after Maria – Center for PR Studies), business closures, and abandoned homes, leading to abandoned commercial and industrial properties, school closings due to fewer students, and shuttering of multi-family residential complexes, all of which deteriorated as investors and development halted due to concerns of contamination. Hurricane Fiona's (September 2022) 33" of rain flooded many more buildings, causing more loss to property owners. Residents who remained or returned have been recovering from a decade of losses and are enduring a difficult job market with dozens of employers unable or unwilling to reopen businesses after the economic decline, in turn, driving our unemployment to 13.4% compared to 3.7% in the US (2020 ACS 5-year Estimates – the only source available for Rio Piedras). These challenges have resulted in numerous brownfields as businesses close and brownfield redevelopment slowed as resources have been reallocated to emergencies. The worst-hit area, where redevelopment investment has the greatest potential, is the RPUC. This target area is where grant funding will have the greatest impact. A focused effort has been made to invest in the RPUC, creating detailed reuse plans to maximize investments and leverage funding. If properties outside the target area (below) become a high priority during the Cooperative Agreement (CA) period, we may choose to invest grant funds in them as well; however, redevelopment focus for this grant will remain in the RPUC.

The RPUC is the one of the most urbanized areas of San Juan, and where significant commercial and residential activity occurs. For this reason, the RPUC was hardest hit by the natural disasters and the aftermath of the pandemic. The RPUC workforce decreased by 16.4% from 2017-2021 (US Census). Those still working are earning significantly less. The Median Household Income (MHI) of RPUC residents is 1/6 of the US per the US Census (see 2.a.ii). Further, the per capita crime rate in the RPUC

is 22X higher than in the Municipality of San Juan as a whole (Puerto Rico Police Dept., 2021 crime statistics). The impacts of Maria noted above resulted in the creation of dozens of brownfields in the RPUC, which is the location of the priority sites listed in Table 1. This grant is intended to address these challenges by conducting assessment and cleanup planning, which will provide a more complete understanding of site conditions. This will allow developers and state and local government entities to know what future activities and costs are needed and how they might be financed. Redeveloping the RPUC will revitalize our community and reduce area crime, making it more attractive to new businesses, developers, visitors, and residents.

1.a.ii. Description of the Priority Brownfield Site(s): The target area has Three priority sites with the greatest opportunity for successful reuse. Additional brownfields include former schools, residential, and commercial sites. These sites force already financially stressed residents to suffer through the remaining blight. The historical uses of our priority sites, likely environmental issues, and potential health effects on those exposed to these uncontrolled sites are summarized in Table 1 below.

TABLE 1	Priority Sites, Size, Location, & Proximity to Target Area Residents	Historic Use / Current Use & Condition / Planned Reuse (further discussed in Section 1.b.i.)	Anticipated Use of Funding	Suspected Contaminants*
	#1 Colegio La Milagrosa – PR 47, 2.6 acres, adjoins low income & minority neighborhood. The property consists of one parcel composed of 14 structures. This area of Rio Piedras is a popular street marketplace with high pedestrian traffic.	Former Academic Institution / Vacant, deteriorating structure Reuse plan: mixed-use commercial/residential-Affordable Housing	Assessment: Phase II ESAs to evaluate Recognized Environmental Conditions (RECs) identified in Phase I ESAs; cleanup plans. Cleanup	Phase I ESA was performed. The assessment revealed evidence of Asbestos, Lead, and one BER at the Subject Property.
	#2 Paradise Movie Theater- PR-25, 0.19 acres, adjoins urban center, low income & minority neighborhood	Former theater / Vacant, damaged from hurricane, reusable structure / Reuse plan: cultural community center & commercial development	Assessment: Phase I/II/III ESA.	Metals, lead paint, PCBs, asbestos and petroleum
	#3 Calle Robles lot – Calle Robles between Ferrocarril & Brumbaugh, adjoins low income & minority neighborhood	Unknown historic use, Vacant lot / Reuse plan: mixed-use commercial/residential-Affordable Housing	Assessment: Phase I/II/III ESA.	VOCs, PAHs, metals, lead, and petroleum
*The Agency for Toxic Substances and Disease Registry (ATSDR), identifies these contaminants as threats to human health. Health threats include: skin damage, liver, kidneys, heart, spleen, nervous, respiratory, hormonal, blood, and immune systems, and may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).				

The properties were acquired from the Municipality of San Juan (governmental unit) through a deed of assignment granted on November 12, 2020. The relationship between the Municipality of San Juan and the Trust, beyond the transfer of various properties, is that established by Law 75-1995, which orders the Municipality to transfer \$ 200,000 annually to the El FIDE. These priority sites meet the immediate needs in our community, align with our Revitalization Plan, and reuse is imminent due to **\$1MM that has already been secured** from the municipality and private investors to redevelop commercial, and low-income housing on target area properties (1.c.i)). Increasing our low-income housing stock through the remediation and reuse of the Former Colegio La Milagrosa will help those hardest hits by job losses and the hurricanes and add mixed-use commercial spaces, a community gathering area, and multi-family housing. The Subject Property contains 14 structures including the church, school facilities (housing and classrooms), kitchen/cafeteria, theatre, and a recreational pavilion (open-air) surrounded by a centrally located garden. In October 2013, an inspection for asbestos at the Old School La Milagrosa was performed (Municipality of San Juan, 2013). Multiple samples were collected by certified asbestos inspectors, and many of the samples indicated the presence of asbestos. In February 2022 a Phase I Environmental Site Assessment was performed on the property. New commercial development will stimulate tourism and add jobs, encouraging residents to work locally. Similarly, redevelopment of the Calle Robles Lot in new building for apartments aligns with our goal to create stable, multi-family homes. Reuse of the Paradise Movie Theater will promote local investment by creating cultural and commercial

development, encouraging residents to purchase goods and services from local companies. Once redeveloped, they will serve as examples of success, triggering more investment. With the EPA’s grant funding the initial, high-risk due diligence investment on these sites, the likelihood of a successful redevelopment is much higher.

1.a.iii. Identifying Additional Sites: Additional sites will be identified by FIDE, community leaders, local governments, redevelopment investors, and through community outreach. Priority will be granted to sites within areas identified as disadvantaged by the CEJST and to sites near residential areas that pose health risks to underserved communities. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

1.b. Revitalization of the Target Area, i. Overall Plan for Revitalization: Our target area Revitalization Plans (Rio Piedras Revitalization Plan 2016, San Juan Territorial Planning (Law 107-2021:Art. 6.013 Community Meeting #7) outlines an economic growth and development plan in the RPUC that focuses on creating a vibrant and diverse destination community, with quality employment and education, community lifestyles/health, affordable housing, walkable/connected neighborhoods and a revitalized downtown. Reuse of RPUC brownfields will help achieve these goals, by creating new community assets such as mixed-use development, new commercial business, cultural space, and greenspace amenities that will in turn, improve the lives of residents, encourage new business investment, add affordable housing, and allow us to develop our community in a methodical, logical way that capitalizes on existing assets and infrastructure.

FIDE is requesting \$1,000,000, most of which will be used for Phase I and Phase II Environmental Site Assessments (ESAs) and Cleanup, providing the initial, highest risk investment necessary for brownfields reuse. This approach will trigger further environmental and redevelopment work with other funding as noted in 1.c.i. Increasing our stock of housing, including planned low-income housing, and mixed-use commercial/residential properties near our downtown/commercial centers will alleviate our housing shortage and add employment opportunities to our residents, aligning with our reuse goals. Plans are underway (2023 EPA technical Assistance received) to reuse Colegio La Milagrosa site as 140 low-moderate income housing units combined with commercial and community development, further increasing the housing stock and leveraging \$3M in private investment plus an additional \$2M in public funds. The Paradise Theater will offer retail and space for art and music festivals for nearby UPR students and residents. The Calle Roble’s sites will add residential (2.5 M requested to HUD CDBG-DR Funds) and cultural space while improving our resiliency by integrating renewable energy and stormwater management features. The scope of work for this project is the development of a four-story, affordable, resilient, “green” multi-family housing project with 1 and 3 bedrooms per unit for approximately 3-5 low- and moderate-income families. The revitalization of our priority sites will create needed jobs, affordable housing, and greenspace in our target area, improving quality of life and meeting the vision outlined in our Revitalization Plans. Significant resources have already been pledged for the reuse of brownfield properties (1.c.i), and with EPA funds we will realize the outcomes and benefits outlined below.

1.b.ii Outcomes & Benefits of Reuse Strategy: Brownfields reuse along the RPUC will generate greater tax revenue and new job opportunities through increased investment and create a blueprint for other sites. New homes will be constructed, generating property tax. **Redevelopment of priority sites will add an estimated 300 construction jobs, 150 permanent jobs, 150 low-income housing units, and modern commercial development with a \$1.3M estimated annual tax revenue, improving the fortunes the less fortunate and vulnerable residents such as the elderly, children, and impoverished residents.** Assessment and reuse of Table 1 priority sites will reduce environmental threats, blight, crime, and boost private sector investment in surrounding properties. Successful redevelopment outcomes will create equitable, affordable, and sustainable housing; improve the economic competitiveness of our target area; leverage investments; and restore healthy, safe, and walkable areas in the RPUC, where a significant number of low-income, minority, and sensitive populations reside, therefore improving our environmental justice goals. We will encourage/promote the reuse of existing buildings, infrastructure, building codes that advocate for energy/resource-efficient emission measures such as lightning, low-flow fixtures (showers/toilets), and water saving strategies. Redevelopment will be consistent with the Puerto Rico “Renewable Energy Act” (Act 82, 2010) for stimulating the development of renewable energy and

the Net Metering Program (Act No. 103, 2012), incentivizing the use of green energy infrastructure. After Hurricane Maria, U.S. federal agencies and Puerto Rican local authorities focused to build an anticipatory response capacity to increase climate resilience on the island. Working towards climate adaptation/mitigation capacity and resilience has become increasingly vital in its efforts to prepare for and respond to disasters that disproportionately impact the most vulnerable communities. Flooding caused by recent natural disasters has highlighted our need for flood mitigation measures. Integration of bioswales, water diversion/harvesting, and infiltration trenches in reuse design will protect new investment in our community from the impacts of flooding induced by climate change. These measures combined with building codes integrating renewable energy use will better prepare us for future natural disasters. Residents and commercial property owners will benefit from increased property value, improved energy efficiency, and lower maintenance costs associated with new construction. New, energy efficient construction on priority sites, including the use of solar and LEED certification, will reduce energy usage and operating cost on sites where new construction is planned (Calle Robles lot). This will create jobs, repatriation, and increase wages in Rio Piedras. Benefits realized by the redevelopment noted above will be tracked and reported in ACRES (see 3.c). Addressing priority sites in the RPUC as described above will create affordable and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with high concentrations of minorities and low-income residents. **EPAs investment in brownfields in the ICS will help meet Justice40 goals by creating energy efficient, sustainable development, conserving and preserving greenfields, improving health by reducing exposure to contaminants, and turning idled brownfields into new hubs for economic growth. These accomplishments will deliver justice to disadvantaged (due to low income, high unemployment/underemployment, distressed neighborhoods, disproportionate exposure to environmental impacts from brownfields, etc.) residents.**

To minimize the displacement of residents and businesses, reuse plans will include affordable housing for all income levels, competitive-wage job creation, and the attraction of potential consumers through commercial development. Residents will be involved in the planning through community engagement events, where their input into the design and reuse of brownfields will be sought. Redevelopment plans will always preserve federally subsidized housing programs.

1.c. Strategy for Leveraging Resources, i. Resources Needed for Site Reuse: A 501c3 is an eligible entity to access monetary funding from various resources for assessment, cleanup, and redevelopment. FIDE has a history of leveraging investments in projects within the community. **For example, FIDE secured \$1M (in reuse funding commitment) from a private investor to redevelop a residential/commercial complex on the former Colegio La Milagrosa once the risk of the environmental unknowns is eliminated. Additionally, since 2017, FIDE has received nearly \$1,400,000K from the San Juan Allocation Fund to invest in our priority sites (Table 1).** FIDE is also eligible for and will seek additional funding from the following sources that support anticipated assessment, cleanup, infrastructure, and redevelopment: EPA Brownfield Clean-up grant fund (\$800K-\$2M), US Dept. of Agriculture Rural Economic Development Loans and Grants (\$300K grants/\$1M in loans for community and economic development aid), Community Development Block Grants (CDBG), CDBG-DR (Disaster Relief) of which \$7M is available to San Juan for demolition, infrastructure, and economic development of brownfields, **and \$2.5M has been already requested for an affordable housing development protect at Calle Robles Lot to PR Housing Development Agency (CDBG-MIT),** US Economic Development Administration (USEDA), Dept. of Transportation (DOT) grants, and new funding opportunities /incentives available in the future. Funding from these resources is available for remediation, demolition, site development, infrastructure improvements, streetscape improvements, building rehabilitation, job training, etc., to complete our reuse strategies. If EPA funds are awarded for environmental assessment, the EPA grant may qualify as required match for other funding discussed above, further leveraging resources for brownfields redevelopment.

We will also seek funds from the Puerto Rico Economic Incentives Act, which will be used to encourage investment and development of commercial businesses as planned for some of our priority brownfields. All target properties are located within an Opportunity Zone (OZ), and we will market brownfields as

excellent tax shelters under OZ tax incentives, attracting private funds in our low-income areas. We will also attract investors using tax credits through New Markets Tax Credit Benefits. Using EPA funding for the initial high-risk environmental assessment and/or cleanup of these sites, brownfield redevelopment will be successful. As properties are assessed, it will stimulate partnerships with many agencies (U.S. Dept. of Housing and Urban Development (HUD), FEMA, PR Dept. of Housing, PR Dept. of Economic Dev. & Commerce, etc.) to fill funding gaps such as demolition funding and reuse incentives, ensuring successful redevelopment. A detailed funding plan will be developed based on individual status and eligibility for each brownfield site or area as projects are realized. San Juan Allocation funds were recently released, and we will seek to utilize them immediately. Other funding noted above will also be sought as it becomes available. These funds coupled with the EPA Multipurpose Grant will enable us to realize and document revitalization success within the next 2-4 years.

1.c.ii. Use of Existing Infrastructure: Our Revitalization Plan's land use goals emphasize infill reuse and rehab before additional land is considered for development. Río Piedras is an established neighborhood with paved streets with curbs, sidewalks, and streetlights served by existing infrastructure. Modern utility infrastructure is available to the priority sites and in the target area (3-phase electricity, natural gas, city water and sewer, telephone, and fiber optic service). Infrastructure damaged by hurricanes has since been repaired and is robust enough to handle the added capacity required by planned reuses and will utilize existing services and other infrastructure (roads, curb cuts, on/off-street parking, & nearby utilities), reducing site reuse costs. Improvements to these could be required including a new entrance road, sidewalks, streetlighting, etc. The preservation and reuse of existing buildings will be strongly encouraged whenever possible. It is FIDE's desire that certain structures associated with the La Milagrosa be reused to preserve the history of the city. With revitalization ranging from residential to industrial, existing infrastructure will allow for easy access for commercial/industrial development, enabling residents the opportunity to work and live in the same neighborhood, creating a walkable community. All priority sites in 1.a.ii adjoin or are near heavily traveled PR25, PR3, and PR27. If needed, additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from the US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant program, the recently enacted Infrastructure and Jobs Act, local funds (when available), and CDBG funds.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding: FIDE does not have the funds for site assessment and cleanups in our budget. The only available resource to address brownfield is federal funding. This grant will meet the needs of a disadvantaged community that otherwise lacks the resources to advance the assessment and cleanup of priority brownfields. San Juan has a poverty rate of 39.7% and many of San Juan most economically distressed residents live in the target area (Río Piedras). Most of our residents experience low income, with **69.3% of RPUC residents falling below the poverty line and MHI nearly 1/6 that of the US (2020 ACS 5-year estimates)**. The target area has an LMI (Low-Moderate index) of 62.23%. The town of Río Piedras is an ancient community that was once prosperous but has experienced a significant loss of population and investments during the last decades. The territory of Río Piedras comprises twelve neighborhoods. **The estimated population today is 8,720** (American Community Survey). This figure represents a significant reduction due to the loss of population and the economic difficulties facing the country (1960 – 16,573, 1970 – 10,807, 10,233, 1990 – 9,291). After a decade of setbacks, resulting in significant economic decline, we have fewer jobs, reduced tax revenues, damaged municipal buildings, and infrastructure, and limited local government resources. We estimate the tax losses locally to be over \$2M, and more than 2,000 jobs have been lost in the past decade. Currently Río Piedras is facing several situations that are affecting the community. Years of migration and mismanagement have left Río Piedras in a state of decay. Windows gape open on gutted colonial homes. Aluminum siding seals off store after store where “liquidation” or “for sale” signs hang. Graffiti overwhelms whole blocks of high-rises, and the street art is swallowed by vines. In most areas of Río Piedras, upscale restaurants and shops sit amid empty apartment blocks and the angry insect hums of damaged power lines. Over the past year, hundreds of schools, shops, and factories have closed, and

unemployment has soared to twice the national average. Unemployment drives crime, crime devastates real estate, and except for the most vulnerable – the poor, sick and elderly – almost everyone who can leave does. The FIDE is committed to bring life back to the urban zone of Rio Piedras. We are working closely with the community to make sure their needs and desires are met. The benefits of the project, in accordance with the community's wishes, would be many additional accessible housing opportunities, around 140 new units, new commercial areas that would support the economic development of the zone, artistic and cultural offerings, museums, and places for the community to gather and meet. These sites are our highest priorities because they meet immediate needs in our community, align with our revitalization plans, and redevelopment is imminent due the FIDE's responsibility as established by Act 39- 2016. Increasing our low-income housing stock will help those hardest hits by job losses and the hurricanes, once developed, they will serve as examples of success, triggering more investment.

Brownfield sites add to the financial burden borne by residents, suppressing residential property values through reduced tax base, and additional public safety services to brownfield sites for criminal activity as indicated by the high number of criminal instances in the RPUC (26.5/1,000 residents) compared to San Juan (1.2/1,000 residents) per the PR Police Dept. 2021 crime statistics. Because of the decade long, island wide recession, the territorial government has no resources to commit to brownfields reuse. Moreover, local governments in PR do not have funding commonly available on the mainland (e.g., Tax Increment Financing), so incentivizing reuse through payment of environmental due diligence is attractive to developers, but we have no tools available at a local or Commonwealth level. With budgets currently only able to provide essential services and much-needed infrastructure maintenance, the RPUC community lacks the discretionary funds necessary to complete the proactive assessment, planning and cleanup activities that this grant will provide, including clarifying environmental issues on brownfield sites, encouraging developers to seek and invest in them, and eliminating risk to the health and wellbeing of our residents and environment. Ultimately, this EPA grant will allow FIDE to fulfill the revitalization needs for our target areas, creating unique, healthy, safe, and walkable neighborhoods. Target area residents have high unemployment and low income where new jobs created by brownfield redevelopment will maximize return-on-investment. Ultimately, this EPA grant will allow us to fulfill our revitalization needs for our target area.

2.a.ii. Threats to Sensitive Population, (1) Health or Welfare of Sensitive Populations: Over the past few years, Rio Piedras community organizations have worked hard to agree on actions to address the future of the community. One of the reasons it is very difficult to move forward on this process has been the magnitude of the challenge. Puerto Rico is facing difficult times. Per the Urban Institute/Center on Society and Health (2015), low-income residents become sick more frequently and more quickly, and die at younger ages on average than those in more affluent communities. For decades, Rio Piedras has suffered extraordinarily low wages and a very high poverty rate. According to data from the 2010 Census, Río Piedras has a total of 5,461 housing units, of which 1,019 are owned by owners, 2,978 by tenants and 1,463 (almost 30%) are unoccupied or dilapidated. The devastation left by recent climate change induced natural disasters added unprecedented financial burdens to our already poor residents through storm damage costs, loss of work, loss of basic necessities, and very slow recovery. The loss of once thriving businesses has left a void in the community, especially in the RPUC. According to the 2020 ACS, 44.5% of Rio Piedras residents live in poverty compared to 14.1% in the U.S. 69.3% of the RPUC residents are living in poverty, and the MHI is \$11,047, 1/6 of the United States (\$64,994). It is clear that target area residents suffer dramatic wage disparities. Río Piedras has a very high proportion of minorities. This is even more evident in the RPUC, where nearly 100% of the population is minority. The population diversity data in 2020, there were white (Hispanic) residents (57.82% people) in San Juan. There were 18.36% for Other (Hispanic), 13.24% Black or African American (Hispanic) residents, the second and third most common ethnic groups. Sensitive population living within the target area include children, pregnant women, and low income residents. Other sensitive populations are also impacted. 62.23% of RPUC residents are low-income, 65 years old or older compared to 15.2% in the US (2020 ACS). Contaminant pathways from brownfields (e.g. vapor intrusion, groundwater and surface water used for drinking, irrigation, etc., and surface soil exposure) are a threat to residential neighborhoods. Historic development did not consider environmental impacts on nearby neighborhoods, and now, contaminants suspected in our priority brownfields (Table

1) are potentially causing as yet unknown harm, raising significant environmental justice issues. The result is the exposure of less fortunate residents to contamination present on these brownfields with little ability to improve their condition. **For example, the Cine Teatro Paradise, located adjacent to a low-income, minority neighborhood with a high elderly population, is potentially impacted with VOCs, PAHs, metals, lead, and petroleum, known to cause various cancers and low birth weight which are experienced by Río Piedras's residents at a higher rate than the nation** (see 2.a.ii(2)). The proximity of brownfields to low-income neighborhoods in our target area drives down housing values, suppresses commercial investment, and limits residents' access to adequate employment, resulting in a distinct disadvantage to target area residents with no real relief in sight, if nothing changes. The former Colegio La Milagrosa is less than 150' from the Luis Muñoz Rivera and Ramon Vila Mayo Schools, introducing health threats to a large group of children (highly sensitive to contaminants such as lead paint, believed to be present on the site). This grant will help better inform us of the environmental conditions in our brownfields. By considering impacts on neighboring properties when developing reuse plans, the risk of exposure will be reduced, sources of contamination will be eliminated, the ecological health of our community will be improved, and livability and equitable development principles will be incorporated.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Sites such as the former Colegio La Milagrosa, and Paradise Theater and old buildings are impacted by asbestos. According to data from The Center for Disease Control (CDC), San Juan County with 916.7 cases per 100,000 has the second-highest cancer rate in the state. The CDC suggests the effects of exposure to asbestos can be linked to higher incidences of lung cancer which in Río Piedras for years 2010-2015 was over 29% higher than PR (PR Cancer Registry). Similarly, the Liver and Biliary Cancer are over 20% higher than PR. In addition, incidents of leukemia in Río Piedras increased 12% from 2010-2017, the highest increase recorded in PR. Moreover, PCBs, lead, and other metals, as well as VOCs, PAHs, and petroleum constituents are believed to be present on priority sites. These are known to be a threat to unborn children and infants, and the low-birth-weight rate in Río Piedras is 32% higher than the US according to the CDC and the PR Department of Health. Asthma rates are among the highest in the world. Puerto Rican children are twice as likely to have asthma as compared to non-Hispanic whites, according to the U.S. Department of Health and Human Services. Overall, Puerto Ricans are 4 times more likely to die from asthma than non-Hispanic whites. Although some health stats are not available at the municipality or target area level, this data is representative of target areas. Each of these contaminants can be found on one or more of the priority sites, and every priority site adjoins low-income and minority neighborhoods potentially directly linking adverse health conditions to disadvantaged populations. Another threat comes from environmental contamination that can creep in after a natural disaster. Household mold can aggravate chronic obstructive pulmonary disorder in adults and asthma in children. Industrial runoff, nearby hazardous waste sites, groundwater contamination and airborne contaminants can create additional hazards, especially in poorer areas where residents may be unable to relocate quickly. Currently, there are 33 Río Piedras properties that have environmental records in the EPA's EnviroFacts database. 96% of the housing stock was built prior to 1979 according to the 2020 ACS and older homes have a greater risk for high lead levels from paint. Because of the presence of toxic chemicals and their inevitable impact on the environment near residents' homes, many operating commercial and industrial facilities add to the environmental threat. **Removal of environmental contaminants at brownfields in our community will reduce exposure to our residents, which will help to reduce the greater than normal incidences of disease and other poor health outcomes that disadvantaged populations are currently experiencing.**

2.a.ii(3) Promoting Environmental Justice: The public health impact from target area brownfields "The RPUC (Census Tracts 89 & 87)", and industrial operations, and their proximity to impoverished and minority residents has disproportionately exposed them to environmental pollutants, resulting in poor health and wellbeing. EPA's EJScreen tool indicates that the RPUC residents are in the 95th percentile for lead paint exposure and 80th percentile for hazardous waste proximity compared to PR as a whole. The Climate and Economic Justice Screening Tool (CEJST) indicates that the RPUC is identified as disadvantaged in the workforce development category due to high unemployment and poverty and low educational attainment. Our brownfield assessment, cleanup, and reuse strategy will improve the welfare of our residents by eliminating the health risk they pose. The EPA grant will play an important role in

this, reducing threats by funding environmental investigations needed to trigger stalled cleanup and end disinvestment in the RPUC. **Health indicators such as increased cancer, liver disease, and low birth weight (2.a.ii(2)) will no longer be influenced by environmental impacts caused by target area brownfields. This will be accomplished in areas where the disadvantaged, such as low income and minority populations are highly concentrated, supporting environmental justice goals.**

Development of a new commercial/residential site (former Colegio La Milagrosa) will increase the jobs in the target area, which will create gainful employment for residents, reduce unemployment and poverty, and increase household income. Job creation will attract new residents and eliminate population loss. The former Colegio La Milagrosa reuse plan, when complete, will add 140 housing units to accommodate population growth and meet our low-income housing needs. Other housing improvements will be made utilizing other federal programs (e.g., CDBG). Increased employment, higher wages, and new development on brownfield properties will create a sense of pride and ownership of the neighborhood, incentivizing further investment and increasing property values. New tax revenue will be generated and reinvested in the community, multiplying investment in the target areas. EPA grant funding will help stimulate investment in brownfields by funding environmental due diligence, a common stumbling block for land recycling in our community, improving the economic status and health of residents near brownfields.

2.b. Community Engagement, i. Prior/Ongoing Community Involvement: Over the past few years, Río Piedras community organizations have worked hard to agree on actions to address the future of the community. The Vision pursued by the members of this community is to make Río Piedras a safe, clean, walkable, and mixed-income place, which welcomes students, families, and people of all ages to its prosperous neighborhoods, all solidly linked to an active commercial nucleus. A Río Piedras community well connected to the other communities of San Juan as a special center for shopping, education, and entertainment activities. The community developed a new leadership structure to promote ratified with the approval of Law 75-1995, as amended by Law 39-2016, which together are known as the Special Law for the Rehabilitation of Río Piedras. These laws allowed for the creation of the FIDE, run by a board of trustees. During 2019, the community developed “The Quality of Life Program”, the planning group has evaluated each of these strategies and formulated several related projects that could be used to achieve the community’s Vision. Extensive community outreach, engagement, and collaborative planning was conducted to develop the Program. The Plan assessed social and economic sentiments, concerns, needs, gaps, and opportunities, strategies, and recommendations to resolve identified issues. The redevelopment of the brownfield sites is probably the most important development activity that can be undertaken in Río Piedras. It could provide 24-hour activity and stimulate reinvestment in the area, thus helping to revitalize the Paseo De Diego and improve the urban center. If awarded the EPA grant, we will continue regular outreach meetings and publications to ensure movement on the priority sites aligns with community needs.

ii. Project Involvement & iii. Project Roles: The community partners and organizations that will support this effort are best suited to engage at a grass roots level. They also have regional influence and local ties, maximizing the benefits they bring to the project. A brownfield committee is being assembled from these and other entities, including members of the public, to provide input into the inventory and site prioritization, reuse plans, economic development, and community engagement efforts, among others. The committee will meet 2-4 times/year.

Table 2 – Project Roles

Org. Name	Point of Contact	Description and Project Roles
Río Piedras Community Association	Jackie García [Redacted]	Group of local neighborhood leaders representing target area residents. They will aid with community outreach & will provide input on additional site selection, cleanup decisions, & reuse.
CAUCE	Monica Caballero [Redacted]	It represents the university community and is the liaison group between the community and the University of Puerto Rico
Center for Habitat Reconstruction (CRH)	Luis Gallardo (787) 396-6606 gallardo@chpr.org	Local non-profit that dedicated to brownfields redevelopment in the target area and management of dilapidated public properties. This group will aid in linking community efforts with additional redevelopment funding resources needed to complete site reuse.

McCormack-Baron Urban Development	Ing. Antonio Garate (787) 565-4969 Antonio.garate@mccormackbaron.com	National redevelopment firm who will invest in reuse of priority brownfield sites in the target area. They have already submitted redevelopment plans for one site and will begin work once environmental conditions are clarified
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2.b.iv. Incorporating Community Input: FIDE has a well-established community involvement program that we will maintain for this grant. **A total of 8-12 public meetings will be held during the 4-year grant** to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. In Addition, 2-4 brownfield committee meetings will be held each year. Outreach events, open to the public, will be advertised through municipal and partner websites, newspapers, radio, and social media (earned media and other low-cost/no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.) will be implemented. The community will be updated on advances throughout the grant, as well as share input through comment opportunities on municipal and partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. Because we have a large non-English speaking population, Río Piedras has multi-lingual staff to interpret presentations and translate documents in Spanish and English. We have already begun engaging target area residents, business owners, and community advocates to solicit their input regarding our brownfield project and will continue to do so during the grant period. A public meeting will be held in the second quarter of the grant period to discuss goals, planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. We will contact regional developers to bring awareness of the reuse opportunities priority sites offer. When developers are identified, they will attend public meetings to share their reuse plans. FIDE’s staff will catalog stakeholder input for reference when determining assessment and redevelopment priorities. As the project progresses, we will involve stakeholders in the decision-making process regarding prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. When stakeholder input is received, FIDE will evaluate it against our development goals and available resources, adopting feedback that feasibly meets these criteria.

3. Task Descriptions, Cost Estimates, & Measuring Progress, a. Description of Tasks/Activities & Outputs: This grant proposal includes site assessment activities, cleanup planning activities, and cleanup activities. Specific tasks that are envisioned are outlined in the following table.

<p>Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization</p>
<p><i>i. Project Implementation:</i> EPA-funded activities will include cooperative agreement oversight, procurement of a Qualified Environmental Consultant (QEP), coordination with state environmental and local health departments, additional community engagement, and grant performance reporting. FIDE staff will travel to the Puerto Rico Brownfields Week and the National Brownfields Conference, participate in calls, meetings, and correspondence between the FIDE, QEP, EPA, etc. to manage the grant’s Cooperative Agreement. 8-12 public meetings to update communities on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc. We will complete Quarterly, DBE, Annual reports, and ACRES database entries, and will carefully track contractor costs, comparing to the budget, expenditures, project progress, and milestones to ensure the timely expenditure of grant funds within the prescribed 4-year project period. FIDE, with QEP support, will continue to develop brownfield inventory and will use it as a tool to help accomplish brownfield reuse goals. Inventoried sites will be prioritized based on the following criteria, in no order: 1) reuse potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input.</p>
<p><i>ii. Task/activity Leads:</i> FIDE Executive Director & QEP</p>
<p><i>iii. Outputs:</i> Travel-Municipal staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 16 Quarterly Reports, ACRES entries, 4 MBE/WBE reports, 4 annual reports, etc.; calls, 8-12 public meetings to update communities on the brownfield program,</p>

and correspondence between the FIDE, QEP, EPA, etc. to manage the grant’s Cooperative Agreement.
<i>iv. Anticipated Project Schedule:</i> QEP will be selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326) before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant period; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period.
Task/Activity 2: Environmental Investigation - Assessment
<i>i. Project Implementation:</i> Prior to applying for site eligibility, an access agreement will be prepared and executed for each site being considered. Eligibility determinations will be completed under this task, and the QEP will complete Phase I ESAs activities on sites selected by FIDE. All Phase I ESAs will be conducted by/in accordance with the applicable ASTM standard (E1527-21) and the All-Appropriate Inquiry (AAI) rule. Areas of focus will include those already identified as priority sites listed in Table 1. The QEP will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans (SAP) for EPA approval and Health & Safety Plans (HASP). Once approved, the QEP, directed by FIDE, will complete Phase II ESAs based on environmental conditions identified in the Phase I ESAs.
<i>ii. Schedule:</i> Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2 nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 15th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period.
<i>iii. Task/activity Leads:</i> FIDE & QEP
<i>iv. Outputs:</i> estimated 13 Phase I ESAs; QAPP and SAP/HASP; estimated 1 (1 site -14 structures) Phase II ESAs.
Task/Activity 3: Clean-up/Reuse Planning:
<i>i. Project Implementation:</i> The QEP, directed by the FIDE, will prepare site specific clean-up plans/documents, including Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up funding development (1.c.i).
<i>ii. Schedule:</i> Prepared after Phase I and II ESAs are complete, contamination is present, and cleanup is even necessary. Task 3 activities will continue throughout the grant period.
<i>iii. Task/activity Leads:</i> FIDE & QEP
<i>iv. Outputs:</i> estimated 1 final cleanup (1 site – 14 structures), 6 ABCA’s cleanup planning documents, and 1 design charrette/visioning session
Task/Activity 4: Community Outreach & Involvement:
<i>i. Project Implementation:</i> 8-12 public meetings will be held during the grant period to update the community on ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. FIDE will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program and will attend/participate in outreach events. Social media outlets and other online media will be developed/maintained, and outreach efforts will inform the public on the progress of investigation/cleanup planning activities and provide marketing resources for future development.
<i>ii. Schedule:</i> 2-4 brownfield committee meetings planned per year and 2-3 public meetings planned per year with the 1 st planned for the 2 nd Quarter of the grant period.
<i>iii. Task/activity Leads:</i> FIDE & QEP
<i>iv. Outputs:</i> estimated 8-12 public meetings to update the community on the brownfield grant progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc.

3.b. Cost Estimates: We will allocate \$409,400 to Phase I and II ESAs and \$536,600 to clean up activities (94% of total grant funding). The costs outlined in Table 3 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1.

Table 3 Budget	Budget Categories ¹	1. Program Mgmt, Training Support, Inv / Prioritization	2.Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
Direct Costs	Personnel				\$4,000	\$4,000
	Travel	\$8,000	0	0	0	\$8,000
	Supplies	0	0	0	\$400	\$400
	Contractual ²	\$30,000	\$409,400	\$536,600	\$11,600	\$987,600
TOTAL BUDGET		\$38,000	\$409,400	\$536,600	\$16,000	\$1,000,000

¹Table 3 only includes budget categories with costs. ²In accordance with Federal, State, and local procurement regulations.

Grant tasks will be completed at the anticipated unit costs with the following anticipated outputs/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$38,000 – *Travel:* Attend National Brownfield Conf.: airfare x 2 @ \$1,400, 2 rooms, 3 nights lodging @ \$1,700, meals @ \$650, ground transportation @ \$250 = \$4,000/conference X 2 conferences = \$8,000, *Contractual:* total \$30,000, includes approximately 125 hrs. \$80/hr. = \$10,000 for inventory, & approximately 250 hours \$80/hr. = \$20,000 for program mgmt.

2. Env. Investigation: \$409,400 – *Contractual:* 13 Phase I ESAs at an average cost of \$3,800 each = \$49,400, & 1 Phase II (1 site - 14 structures) ESAs at an estimated cost of \$35,000-\$45,000 (depending on site complexity/environmental conditions) = \$360,000 (@ \$40,000 average cost). Though our budget will support 13 Phase I's and 8-10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.a.ii.

3. Clean-up & Reuse Planning: \$536,600 -- *Contractual:* 1 Clean Up expected to cost \$491,600, (2.6 Acres parcel composed of 14 structures). 6 ABCAs/clean-up plans expected to cost \$5,000 each = \$30,000. 1 design charrette/visioning session = \$15,000

4. Community Outreach & Involvement: \$16,000 – *Personnel:* Community outreach activities – approx. 80 hours \$50/hr. = \$4,000, *Supplies:* printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = \$400, *Contractual:* approx. 145 hours at an estimated \$80/hr. = \$11,600.

3.c. Measuring Environmental Results: We will track, measure, and evaluate progress through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a. are not being met, we will create a corrective action plan to identify deficiencies and make the appropriate adjustments necessary to achieve the anticipated outputs on schedule. Further, the Multipurpose Grant will have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels, acreage made ready for greenspace/recreation, clean ups and leveraged monies. These and other statistics will be included in quarterly reports and ACRES submittals as data becomes available, which will allow the EPA to better evaluate and highlight the grant program's progress and success. At the close of the grant, FIDE will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After evaluation of sites is done, it is in FIDE's best interest that redevelopment happens, and as such, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following the close of the grant will be uploaded to EPA's ACRES page for continued monitoring of the program's success.

4. Programmatic Capability & Past Performance, a. Programmatic Capacity, i. Organizational Capacity, ii. Organizational Structure and iii. Description of Key Staff: The FIDE will manage this grant. FIDE has previously managed many other economic development resources valued at over \$10M in the past 10 years, including those listed in 4.b.ii(1). FIDE has the technical, financial, and administrative ability and capacity in place to implement this grant successfully. Omar Cuadrado, FIDE's Executive Director, will serve as the Project Manager. Mr. Cuadrado is a CPA and holds a BBA, MBA in Finance, and is a Juris Doctor. Mr. Cuadrado has extensive redevelopment and economic development experience as the formerly Economic Development and Tourism Director for San Juan. He will leverage this experience to seek reuse opportunities for Rio Piedras brownfields without secured redevelopment contracts. In the role of Executive Director, Mr. Cuadrado has managed other funding resources similar to projects outlined in 4.b. below. Mr. José A. Rivera Santana, former Planning Director of San Juan, will assist Mr. Cuadrado, especially with outreach activities. He has provided these services for the Puerto Rico Tourism Office, Estudios Técnicos, Inc. and other projects as an instructor at UPR and Metropolitan

University. Mr. Rivera is an expert in urban planning, site reuse, and community engagement, and will use his experience to make this project a success. Ms. Carola Diaz, Administrator and Fiscal Coordinator will serve as the as the person who will work with the project's accounting, she will handle the day-to-day financial responsibilities and oversee/manage the budget. Ms. Diaz has been with FIDE for 7 years, has been integral to the success of many other funded programs in which FIDE has participated, including those listed in 4.b.ii(1), and she has extensive experience managing grant activities for FIDE. Ms. Diaz will leverage this experience to ensure that all financial requirements of the project are completed accurately and on time. All staff assigned to this project have worked for FIDE for at least 5 years. Our workforce is stable with little staff turnover and has the capacity to effectively manage this grant. This level of involvement will allow for another member of the team to assume project management duties if it becomes necessary. FIDE staff has a history of working cooperatively with PR and federal environmental agency personnel and engaging qualified environmental consultants.

4.a.iv. Acquiring Additional Resources: FIDE’s staff has a history of working cooperatively with state and federal environmental agencies. Thus, through a competitive bidding/procurement process, we will select a QEP according to federal procurement regulations (2 CFR 200.317 through 200.326) and with experience with EPA Brownfields Grants and working with the PR Department of Natural and Environmental Resources (DNER). FIDE will also engage with Invest in Puerto Rico, a nonprofit investment promotion organization created by law, via Act 13–2017 to increase investment in the target area. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 4-year project. This team will be supported by other partner/counterpart departments including finance, utilities, engineering, and the legal department. As appropriate, we will utilize visioning sessions and other assistance/advice offered by the Technical Assistance for Brownfields (Region 2 TAB program) to maximize the incorporation of community input.

4.b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements, (1) Purpose & Accomplishments: FIDE has not received an EPA Brownfields grant; however, we have received relevant federal/non-federal assistance agreements. Table 4 lists some assistance received in the past 5 years. The Municipality of San Juan provides annual assistance to FIDE through a budget allocation to be used for brownfields redevelopment. The Foundation for Puerto Rico’s (FPR) mission is to increase PR’s presence in global economy by using targeted economic development and resilience programs to partner with community groups, providing resources, training, funding, and networks that improve the local economy. Another important contributor is the Hispanic Federation (HF) which is a US-based Latino nonprofit founded in 1990 which seeks to empower and advance the Hispanic community by supporting families and strengthening Latino institutions through work in education, health, civic engagement, economic empowerment, and environmental issues.

Table 4

Awarding Agency	Project	\$ Received	Accomplishments/Outputs/Outcomes/Measures of Success
Municipality of San Juan Government Allocation	Priority brownfields reuse planning	\$1,400,000	Developed reuse plan for 5 priority brownfield sites in Rio Piedras. Reuse plans complete and sites ready for development after environmental assessment is conducted.
Foundation for Puerto Rico/Hurricane Maria Fund	Low-income housing rehabilitation	\$155,985	Provided building materials assistance to rehabilitate 110 damaged and deteriorated low-income homes in Rio Piedras after the hurricanes, focusing on debris removal
US Hispanic Federation	COVID-19 Assistance Fund	\$39,985	Provide food, testing, housing, education, health care, workforce development, and other vital assistance to an estimated 200 Rio Piedras residents impacted by COVID-19

4.b.ii(2) Compliance with Grant Requirements: All funding assistance agreement terms and conditions were met for the above projects. They have successfully established the FIDE organization as a 501(c)(3), selecting staff, and expanded the services FIDE provides in the community. **All goals, outputs, and outcomes (Table 4) in the workplans of the previous grants were achieved, and reports discussed were completed in a timely manner.** Because goals, outputs, and outcomes were met without incident, no corrective measures were necessary or taken. FIDE was fully compliant with the terms and conditions of these grant programs and follows all reporting and performance protocols.



THRESHOLD CRITERIA
Fideicomiso Para El Desarrollo de Rio Piedras

THRESHOLD CRITERIA

1. Applicant Eligibility

Fideicomiso para el Desarrollo de Rio Piedras (FIDE) (applicant) is a non-profit organization with 501(c)(3) tax-exempt status (documentation attached). The applicant is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

2. Community Involvement

Extensive community outreach, engagement, and collaborative planning was conducted by the community to develop the Quality of Life Program for Rio Piedras in 2019. The purpose of the Plan was to assess social and economic sentiments, concerns, needs, gaps, and opportunities and to develop recommendations, strategies, and plans to resolve identified issues. Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. 8 to 12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. When restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section IV.E.2.b. of the Narrative/Ranking Criteria for further information.

Community participation will be especially critical for development of the Site Reuse Assessments and Analysis of Brownfields Cleanup Alternatives (ABCA). Significant changes in the Brownfields Program will be documented, and information will be distributed to the community within one week of comment receipt via email, website updates, and flier placement at prominent locations (e.g., government buildings, stores).

3. Target Area

Rio Piedras Urban Center (RPUC)

The Rio Piedras Urban Center is contained within portions of Census Tracts (87 and 89) consists, primarily, of the limits of downtown Río Piedras located in south-central San Juan. It is bound by PR-25 to the west, Dr. José N. Gándara to the north, PR-25 to the east, and Arzuaga St. /PR-3 to the south. The RPUC is the one of the most urbanized areas of the Municipality, and where significant commercial and residential activity occurs. c.

Priority Sites Addresses:

- i. Colegio La Milagrosa – Ave. Jose de Diego #107, San Juan, PR 00925
- ii. Paradise Movie Theater – PR-25, San Juan, PR 00925
- iii. Calle Robles Lot – Robles St., San Juan, PR 00925

4. Affirmation of Brownfield Site Ownership

The Fideicomiso par El Desarrollo de Rio Piedras owns the sites (sole owner) and **affirms that the site meets the CERCLA § 101(39) definition of a brownfield and is:**

- a) not listed (or proposed for listing) on the National Priorities List.
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA., and
- c) not subject to the jurisdiction, custody, or control of the US government.

In 2020, the municipality of San Juan transferred the properties to Fide by means of a public deed (attached).

5. Use of Grant Funds

The Multipurpose Grant will be used to conduct community outreach, brownfields inventory and prioritization, assessment, remediation/reuse planning, priority site cleanup and programmatic support of the Multipurpose Grant and:

- Complete Phase I Environmental Site Assessments (ESAs) – **page 10**
- Complete at least one Phase II Environmental Site Assessment.– **page 10**
- Remediate at least one site– **page 10**
- Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority brownfield site.– **page 10**

6. Expenditure of Existing Grant Funds

The Fideicomiso Para El Desarrollo de Rio Piedras affirms it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients

N/A, a contractor/subrecipient has not been procured or named.