

August 9, 2016

Dear colleagues,

Please accept the enclosed application for a FY 2017 EPA Brownfields Area-Wide Planning Grant (EPA-OLEM-OBLR-16-05, CFDA: 66.814). With the resources provided by this funding opportunity, the University of South Florida will develop a public-private partnership of stakeholders, researchers, and practitioners in Tampa Bay, Florida, dedicated to building community capacity for addressing environmentally-based health disparities associated with brownfields and land reuse sites.

In many communities in Florida, brownfields constrain growth and jeopardize community and public health. With a population of approximately three million, the Tampa Bay region is the second largest metropolitan area in Florida and has the highest number of brownfield sites in the state (over 100). Most of these sites are located in poor and underserved communities with limited access to fresh foods, outdoor recreation, and healthcare. Research demonstrates that residents of brownfields communities have disproportionately higher levels of heart disease, cancer, asthma, and infant mortality than non-brownfields communities. Empowering community members to transform brownfields into healthfields is therefore key to social, economic, and environmental sustainability in these areas.

Our proposed project will focus on one particularly large brownfield community on the north side of the City of Tampa that has been plagued with poverty, blight, decay, high crime rates, and a lack of basic resources for decades. The neighborhood is located immediately west of the University of South Florida, where Area Resolutions and Executed BSRA's for this community document brownfields representing former industrial and manufacturing businesses that resulted in the deposition of arsenic and lead among other contaminants into subsurface soils and sediments adjacent to multifamily residential zones. Our partnership seeks to work with local community groups, including the University Area Community Development Corporation and the Tampa Innovation Alliance, to integrate healthfields into area-wide planning efforts.

1. Applicant Identification: University of South Florida, 4202 E. Fowler Ave., Tampa, FL 33620-8100
2. EPA grant funding amount requested: \$200,000.
3. BF AWP Project Area Location and Description:
  - a. The proposed BF AWP project area consists of a portion of the U.S. Census-designated place (CDP) referred to as the University Area Community (UAC). Located in unincorporated Hillsborough County, Florida, the neighborhood encompasses approximately 864 acres west of the University of South Florida (Tampa), from Bearss Avenue on the north to Busch Boulevard on the south, and from Nebraska Avenue on the west to Bruce B. Downs Boulevard on the east.
  - b. The population of the BF AWP area is approximately 10,532. The city (Tampa) population is 351,006. The county (Hillsborough) population is 1,229,226.

- c. The proposed EPA Brownfields Area-Wide Planning (BF AWP) project focuses on the University Area Community (UAC), a neighborhood located on the north side of the City of Tampa, Florida. The UAC is an underserved community characterized by low incomes, high unemployment and poverty rates, and disproportionately high levels of child morbidity compared to surrounding regions. The area is predominantly residential and commercial, and contains many vacant lots, some of which are perceived by residents to be contaminated by environmental pollutants.
4. Project Contacts:
  - a. Project Director: Dr. E. Christian Wells, Professor and Director, Center for Brownfields Research & Redevelopment, Department of Anthropology, University of South Florida, 4202 E. Fowler Ave., SOC 107, Tampa, FL 33620-8100, (813) 974-2337, ecwells@usf.edu
  - b. Chief Executive/Highest Ranking Official: Dr. Judy Genshaft, President of the University of South Florida and CEO of the USF System, University of South Florida, 4202 E. Fowler Ave., CGS 401, Tampa, FL 33620-8100, (813) 974-2791, jgensha@usf.edu
5. Project summary: The proposed EPA Brownfields Area-Wide Planning (BF AWP) project focuses on the University Area Community (UAC), a neighborhood located on the north side of the City of Tampa, Florida. The UAC is an underserved community characterized by low incomes, high unemployment and poverty rates, and disproportionately high levels of child morbidity compared to surrounding regions. The area is predominantly residential and commercial, and contains many vacant lots, some of which are perceived by residents to be contaminated by environmental pollutants. Faculty and students from the University of South Florida (USF) will work with this community and other stakeholders to develop a brownfields area-wide plan and implementation strategy for the neighborhood. The project will build on existing planning activities that the community has already developed for initiatives including housing rehabilitation, new business creation, increased access to health services, and improved opportunities for recreation. The project will focus on brownfields that are a major impediment for these redevelopment considerations, particularly the Harvest Hope Park catalyst site. Project activities will include community engagement, local capacity building, an economic market analysis, and evaluation of existing planning documents along with social, health, and environmental data to determine the extent to which contamination will impact revitalization efforts. Key partners that will work with USF include the University Area Community Development Corporation (a community-based nonprofit organization in the UAC), Mort Elementary School (located in the UAC), Florida Department of Health, Florida Department of Environmental Protection, Environmental Protection Commission of Hillsborough County, Hillsborough County City-County Planning Commission, Hillsborough County Economic Development, Tampa Innovation Alliance, and three private consulting and social marketing firms located in or near the UAC.

Thank you for this opportunity to apply for resources to assist our community with environmental justice efforts associated with brownfields challenges. Please feel free to contact the individuals listed above with any questions or concerns.

Sincerely,



Judy Genshaft  
USF System President

The proposed EPA Brownfields Area-Wide Planning (BF AWP) project focuses on the University Area Community (UAC), a neighborhood located in unincorporated Hillsborough County on the northern edge of the City of Tampa, Florida. The UAC is an underserved community characterized by low incomes, high unemployment and poverty rates, and disproportionately high levels of child morbidity compared to surrounding regions. The area is predominantly residential and commercial, and contains many vacant lots, some of which are perceived by residents to be contaminated by environmental pollutants. Faculty and students from the University of South Florida (USF) will work together with this community and other stakeholders to develop a brownfields area-wide plan and implementation strategy for the neighborhood. The project will build on existing planning activities that the community has already developed for housing rehabilitation, new business creation, increased access to health services, and improved opportunities for recreation. The project will focus on brownfields that are a major impediment to these redevelopment considerations, particularly the Harvest Hope Park catalyst site. Project activities will include community engagement, local capacity building, an economic market analysis, and evaluation of existing planning documents along with social, health, and environmental data to determine the extent to which contamination will impact revitalization efforts. Key partners that will work with USF include the Florida Brownfields Association, the University Area Community Development Corporation (a community-based nonprofit organization in the UAC), Mort Elementary School (located in the UAC), Environmental Protection Commission of Hillsborough County, Florida Department of Health, Hillsborough County Economic Development, Hillsborough County City-County Planning Commission, and three private consulting and social marketing firms located near the UAC.

## **1. Community Need**

i. Social and economic concerns. The University Area Community (UAC) is an 864-acre underserved residential/commercial neighborhood located in unincorporated Hillsborough County on the northern edge of the City of Tampa, a 2015/Second Round HUD Promise Zone Finalist. The neighborhood is blighted by vacant and abandoned lots polluted with solid waste, and is surrounded by numerous businesses that produce hazardous wastes. The heart of the community is a large brownfield (recently acquired by a community nonprofit, discussed below) that is perceived by residents to be contaminated. Roughly 75 percent of the approximately 10,500 residents in the neighborhood represent minority groups, primarily Hispanic (39 percent) and Black (33 percent), and 19 percent are U.S. Veterans (2010-2014 ACS) (Table 1).

Pejoratively referred to as “suitcase city” by Tampa residents because of the perceived transient nature of the population (89 percent of the homes are rental properties; Brown 1998), this community has been identified as “one of the most economically depressed neighborhoods in Florida” (Smith 2004). Per capita median income has remained steady over the past several years at roughly \$12,000, with 58 percent of residents below the 2015 Federal poverty level. Roughly 95-100% of K12 students in the UAC are eligible to receive free/reduced lunch (the primary elementary school, Mort Elementary, is a Title I School; Roldan 2016). Many residents struggle with lack of education (32 percent lack a high school education), lack of employment (the unemployment rate is almost twice that of the county), language barriers (51 percent report speaking English “not well” or “not at all”; UACDC 2015), health problems (e.g., an infant from this neighborhood is twice as likely to die during the first year of life than any other area in Florida; Smith 2004), and lack of access and mobility to goods and services (nearly 22% of residents lack access to a vehicle compared to 7% in the county).

Table 1. Demographic Characteristics of the Project Area (UAC) in Regional Context.

<b>Characteristic</b>	<b>UAC<sup>1,2,3,4</sup></b>	<b>City<sup>2,4</sup></b>	<b>County<sup>2,4</sup></b>	<b>State<sup>2,4</sup></b>	<b>Nation<sup>2,4,5</sup></b>
Population	10,532	351,006	1,229,226	18,991,634	314,107,084
Per Capita Median Income	\$12,230	\$25,513	\$27,062	\$25,187	\$53,482
Percent Minority	74%	40%	29%	26%	37%
African American	33%	27%	25%	16%	12%
Hispanic	39%	24%	29%	23%	16%
Age $\geq$ 65	8%	11%	12%	19%	7%
Age $\leq$ 17	35%	24%	24%	21%	24%
Unemployment	16%	11%	9%	11%	5%
Poverty Rate	58%	15%	18%	10%	16%
No HS Diploma	32%	9%	14%	14%	15%
No Vehicle	22%	11%	7%	7%	9%
Renter Occupied Housing	89%	42%	35%	27%	31%

<sup>1</sup>EPA EJScreen ACS Tool; <sup>2</sup>U.S. Census 2010; <sup>3</sup>FL Environmental Screening Tool ([www.fl-etat.org/est](http://www.fl-etat.org/est)); <sup>4</sup>2010-2014 American Community Survey; <sup>5</sup>2016 Bureau of Labor Statistics

In sum, social and economic challenges in this community, which are integrated with existing brownfields, have historically constrained efforts to initiate redevelopment of the UAC. Moreover, many of these problems have acute impacts on sensitive populations in the community, especially children, which represent 35% of the population (e.g., lack of educational and recreational opportunities and lack of access to transportation; Gouldman 1994). The interconnectedness of the social, economic, and environmental problems hinders our efforts to attract State and Federal funding because most funding opportunities are project-based or issue-specific. The BF AWP program is ideal in this situation as it will allow us to pursue a holistic planning process for the entire neighborhood that can take into account the integrated nature of the community’s challenges. Our proposed BF AWP project will be the first centralized effort to address these interrelated structural problems through a stakeholder-engaged planning process, and provide for sustainable and equitable brownfields cleanup and redevelopment.

**ii. Human and environmental health concerns.** Historically, the UAC had one of the highest crime rates in Hillsborough County, but in the 1990s the area received hundreds of thousands of dollars in Federal “weed and seed” grants to weed out violent crime and drug use and then seed social revitalization and economic redevelopment (Greenbaum 1997). In 1996, the District 1 Sheriff’s Office was opened on the site of a former crack house in the neighborhood (Lewis 1997). With attention to crime prevention, community residents worked with local law enforcement and crime watch and prevention programs, which reduced overall crime by 31 percent, violent crimes by 82 percent, and sex offenses by 34 percent (Franklin 2004).

In 1998, the University of South Florida Area Community Civic Association and several other community groups united to create the University Area Community Development Corporation (UACDC), a nonprofit organization dedicated to providing education and job skills training for local residents. The UACDC has also begun providing basic health screenings (the Florida Department of Health [2011] classifies the UAC as a “Health Professional Shortage Area” and a “Medically Underserved Area”) and has partnered with Feeding Tampa Bay, which offers a mobile food pantry (UAC residents miss 1.2 million meals each year; Roldan 2015). In 2002, the community was designated a State Enterprise Zone, which expired in 2015. This

designation allowed tax credits and incentives to attract development and provided incentives to businesses that located on a brownfield site with a Brownfield Site Rehabilitation Agreement. The designation also supported the Brownfield Redevelopment Bonus Refund, in which approved applicants received tax refunds of up to \$2,500 for each job created. Finally, in 2011 several major regional institutions, including the University of South Florida, founded the Tampa Innovation Alliance (TIA) with the primary goal of promoting economic redevelopment in the area (Roldan 2015). The TIA and UACDC, in partnership with other regional organizations, recently secured a \$3.8 million Federal TechHire Partnership grant to provide residents with training for technology-focused jobs.

All of these changes have been very positive for the community, and indicate significant potential for successful redevelopment. However, for redevelopment efforts to be sustainable over the long term, it is vitally important to engage in legitimate stakeholder involvement in the planning processes. Previous planning efforts involved a limited number of area residents through surveys and “town hall” style meetings. However, a needs-based assessment conducted by the UACDC in 2015 revealed that nearly 70 percent of respondents have never heard of the Tampa Innovation Alliance or other planning efforts. This suggests not only a lack of sustained and meaningful communication regarding planning, but also a lack of community participation. Our proposed BF AWP project aims to remedy this situation by initiating a focused and consistent effort to engage a diverse array of stakeholders, with the greater goal of developing a multivocal area plan for redevelopment.

iii. Brownfields challenges in the project area. With an engaged community, decreasing crime, and increasing resources for investment and development of the area, the UAC is poised for positive change. At the same time, as community-based organizations, public-private partnerships, and governmental agencies engage in redevelopment planning, it will be crucial to integrate these efforts across organizations. For example, the UACDC has created a neighborhood revitalization plan focused on health and housing; many local residences were constructed in the 1960s and are suspected to contain asbestos and lead-based paint (Lavelly et al. 1995). The Tampa Innovation Alliance is currently engaged in economic redevelopment planning for the UAC and surrounding area (Benstead 2015). In addition, the Hillsborough County City-County Planning Commission continues to pursue the goals (mostly infrastructure, including multi-modal transportation) of its 2001 University Area Community Plan.

While existing planning efforts include attention to health, housing, infrastructure, and economic development, none of these plans explicitly recognize the interdependencies between these domains and environmental health. For instance, a recent analysis of Federal, State, and local records (EDR 2016) identifies numerous threats to environmental health and safety in the UAC, including the following: 18 biomedical waste facilities, 27 hazardous waste facilities, 34 large quantity generators of hazardous waste, 22 petroleum contamination monitoring sites, 33 storage tank contamination monitoring facilities (24 closed/inactive), 5 solid waste facilities, and 14 US EPA NPDES permit holders. In addition, there are currently 14 Florida Super Act Risk sites, mainly petroleum and dry-cleaning facilities investigated for possible contamination of groundwater and drinking wells. Most visible to residents, however, are numerous vacant lots in the neighborhood that community members perceive as contaminated, due to the presence of large amounts of solid waste including debris from nearby industry. Finally, area resolutions and executed BSRAs for this area document two large brownfield sites representing former industrial and manufacturing businesses that resulted in the deposition of arsenic (from pressure-treated wood) and lead (from piping and other infrastructure) into subsurface soils and sediments

adjacent to multifamily residential zones. These brownfield sites occupy the northwest corner and south-central edge of the UAC and have been only partially remediated, although they recently received risk-based closure orders. The presence of these sites along with other forms of pollution in the UAC have created concerns by residents, especially regarding the safety of engaging in outdoor recreation and the ability to participate in community gardening. Overall, there are numerous and overlapping brownfields concerns in the community, and local residents are only variably aware of the health risks imposed by these sources of potential contamination.

## **2. BF AWP Project Description**

i. Boundaries of the BF AWP project. The University Area Community encompasses approximately 864 acres (ca. 1.35 mi<sup>2</sup>) west of the University of South Florida, from Bearss Avenue on the north to Busch Boulevard on the south, and from Nebraska Avenue on the west to Bruce B. Downs Boulevard on the east. These streets are major, multilane corridors lined with businesses and other non-residential properties that effectively isolate and define this specific neighborhood. The residential area (part of a U.S. Census-designated place [CDP]) is situated in a densely populated urban setting and is surrounded by established municipalities (Tampa on the south and east, Lutz on the north, and Carrollwood on the west), but is located in unincorporated Hillsborough County. In short, no municipality has been willing to incorporate this community, making the neighborhood an island in the middle of the Tampa metropolitan area with limited access to social, health, and utility services. Because of its boundedness and close proximity to Interstate-275 (Florida), the community has been plagued historically with various kinds of brownfields and related redevelopment challenges. For example, Nebraska Avenue used to serve as the primary thoroughfare to access downtown Tampa before the interstate was sited and, as a result, properties adjacent to this road are contaminated from many years of traffic with automobiles using leaded gasoline (Hafen and Brinkmann 1996). In addition, access to fresh food, health services, and outdoor recreation is extremely curtailed. For these reasons, residents that have been forced to settle here are disproportionately disadvantaged in terms of income, education, critical infrastructures (water, energy, transportation), and social services. The City of Tampa, Hillsborough County, and the nearby University of South Florida all recognize this community for its significant social, economic, environmental, and health challenges.

ii. Brownfield catalyst site. The proposed “brownfield” (CERCLA Section 101.39) catalyst site is a 6.82-acre parcel located in the center of the UAC, surrounded by single- and multi-family residential housing. The property (13704 N. 20<sup>th</sup> St. Tampa, FL 33613) contains one small (1100 sq. ft.), one-story masonry/concrete block commercial building (est. ca. 1961). The majority of the property is overgrown with trees, brush, shrubs, and grass. There is a large, polluted, spring-fed pond in the northwest corner of the site, which has been formally designated as a “wetland conservation area” by the Environmental Protection Commission of Hillsborough County, but it is not connected to any sole source aquifer. Records indicate that the site was private property from the 1960s-1980s, and served as a practice field for the Police Athletic League in the 1990s. The site is currently owned and managed by the University Area Community Development Corporation (UACDC), a key partner on this BF AWP project.

In 2015, the UACDC conducted a needs-based assessment using printed, online, and walking surveys in the community, with 375 respondents. The assessment concluded that the primary needs identified by residents concerned environmental and human health. Community members specifically wish to have access to a recreational park in the neighborhood (there currently are no places for children or others to play outside of small apartment complex

grounds), especially one in which they can develop a community garden and gain access to healthy foods (the primary grocery store serving this area recently closed, leaving many residents with very limited access to fresh foods). The catalyst site was acquired from Hillsborough County by the UACDC with the intent of redeveloping the property for recreational purposes; thus there is high reuse potential. Once developed, this catalyst site will be used for programming and capacity building in the community. The UACDC has constructed a small scale garden in raised beds on the property. The building onsite has been redesigned to serve as a model kitchen, and will be used to teach area residents how to prepare healthy meals using produce from the garden (McKenzie 2015). Responding to concerns from community residents, the UACDC also plans to establish a playground and multi-purpose sports field on the property, walking trails around the pond, and other amenities. The development of this property has high potential to spur redevelopment in surrounding properties (residences and vacant lots), which in turn will play a key role in further redevelopments to surrounding businesses, local schools, and other commercial and service-oriented properties. All of these changes can positively impact job creation for the area and therefore address concerns regarding unemployment and poverty. In many ways, area residents view Harvest Hope Park as a keystone to redevelopment.

iii. Prior environmental assessments. In 2014, Site Assessment Engineering, Inc. of St. Petersburg, Florida conducted a Phase I ESA (in accordance with ASTM E1527-13) of the catalyst site. The assessment did not include any soil or water testing, but identified several facilities within 200 yards of the site that are recognized as RCRA SQG sites (generating 1,200-12,000 kg of hazardous waste per year), including 10 LUST (leaking underground storage tanks), 7 UST (underground storage tanks), and 4 AST (aboveground storage tanks) sites. While some facilities have removed or replaced their USTs, several await remediation. In addition, three historical auto stations and two historical drycleaners were identified in the area of impact as well as three DWM contaminated sites. Given this context, history of land use, and the intended use of the catalyst site as a recreational park, we believe that soil and water testing is needed in Harvest Hope Park, and that remediation of the LUST sites continues to be monitored closely.

iv. Budget.

Table 2. Cooperative Agreement Budget Summary.

<b>Task</b>	<b>Activity</b>	<b>Personnel</b>	<b>Travel</b>	<b>Supplies</b>	<b>Facility</b>	<b>Total</b>
1	Project Management	\$75,000				\$75,000
2	Needs-based Assessment			\$1,000	\$500	\$1,500
3	Community Outreach	\$10,000	\$1,500	\$500		\$12,000
4	Website & Social Media Development	\$10,000				\$10,000
5	Key-informant Interviews	\$10,000				\$10,000
6	Environmental Mapping & Assessments	\$60,000				\$60,000
7	Community-engaged Planning			\$1,000	\$500	\$1,500
8	Design Charrette	\$20,000		\$2,000		\$22,000
9	Participatory Design	\$2,500		\$1,000	\$500	\$4,000
10	AWP Report & Implementation Plan			\$3,000	\$1,000	\$4,000
<b>TOTALS</b>		<b>\$187,500</b>	<b>\$1,500</b>	<b>\$8,500</b>	<b>\$2,500</b>	<b>\$200,000</b>

v. Tasks narrative. In response to community feedback thus far (e.g., from the UACDC needs assessment and informal conversations with residents), we anticipate that the design of the redevelopment will follow the theme of sustainable, healthy communities. The residents we have heard from already are clearly interested in turning brownfields into “healthfields” (Ballogg 2015), which would provide opportunities for outdoor recreation, community gardens and other healthy food options, and access to health care as well as improved transportation and housing. As such, the tasks outlined below emphasize redevelopment focused on healthfields themes.

#### PROJECT MANAGEMENT

*Task 1: Project Management.* The management team for this project will consist of a Project Manager (PM), Assistant to the PM, Community Liaison, and 15 community member assistants. The PM (Wells) will oversee all tasks as project manager at \$25,000 university summer salary+benefits equivalent to 15 weeks at 0.50 FTE (20 hours per week) over the two years of project duration. A part-time (0.25 FTE [10 hours per week], \$20,000 salary+benefits) graduate student from USF will be hired to assist the PM for the two years of project duration. We will also hire a Community Liaison from the UAC to assist with community-based research, outreach, and workshops/meetings for the duration of the project (\$20,000 salary+benefits equivalent to 40 weeks at 0.50 FTE over the two years of project duration). We will also provide \$1,000-stipends to 15 community members throughout the project (as detailed below) to assist the Community Liaison. Other administrative details are outlined below and summarized in Table 2. Budget: Manager (\$25,000 personnel/benefits) + Assistant (\$15,000 personnel/benefits) + Liaison (\$20,000 personnel/benefits) + Stipends (\$15,000 personnel) = \$75,000.

#### PHASE I

*Task 2: Needs-based Assessment.* We will begin by hosting a retreat of the BF AWP project partners (see Table 3), who will subsequently meet monthly for the duration of this phase of the project. The PM will organize the event. At this retreat, we will review the results of the 2015 UACDC community needs-based assessment, which forms the basis of the initial development plans for the catalyst site, and a 2016 walkability survey conducted by the UACDC in partnership with the Florida Department of Health and the Hillsborough County Metropolitan Planning Organization. We will also discuss the results of a demographic and environmental GIS analysis of the project area conducted by the Planning Commission in 2016 along with output from the EPA EJ screening tool. At this meeting, we will also review existing redevelopment plans, reports, and analyses from the City of Tampa, Hillsborough County, the Tampa Innovation Alliance, the UACDC, and the Environmental Protection Commission of Hillsborough County. Budget: Retreat (\$1000 supplies and \$500 facility rental) = \$1500.

*Task 3: Community Outreach.* All of the discussions in Task 2 will be summarized by the PM and form the basis of an executive summary and formal presentation about the BF AWP project in a series of community meetings throughout this phase of the project to inform community members about the project and solicit feedback and engagement. These presentations will be conducted by different project partners in coordination with the UACDC’s Chief Operating Officer and will take place at the UACDC, PTA meetings at public schools in the project area, local churches (including Crossover Church, a UACDC partner), and at the monthly meeting of the area’s Chamber of Commerce. We will also work with the UACDC’s Chief Operating Officer, who oversees the Community Outreach Committee, to go door to door in the project area to deliver the executive summary and a calendar of events regarding the project, with the greater goal of encouraging engagement with project activities. Budget: Outreach (\$10,000 personnel) + Presentations (\$1500 travel) + Supplies (\$500) = \$12,000.

*Task 4: Website and Social Media Development.* During this initial phase of the project, we will work with Vistra, a strategic communications consulting firm (located adjacent to the project area), to develop a project website that we will periodically update with project findings, data, news, events, and resources for the community. The website and program progress dissemination collateral will serve as an important way for the community and the broader public to stay informed about the project and to voice their opinions. Vistra will maintain the website for the duration of the project and will work with community members to generate content for multiple platforms, including social posts, website news, electronic newsletters, blogs, and other social media (e.g., Facebook, Twitter, Instagram). Budget: Website (\$10,000 personnel).

*Task 5: Key-informant Interviews.* During this phase, graduate students from the USF Department of Anthropology will work with the UACDC COO and Community Outreach Committee to conduct semi-structured interviews with key informants representing multiple stakeholder groups in the community (LeCompte and Schensul 2010). These individuals will initially be identified by our project partners, and additional individuals in their social networks will be recruited through referral sampling (Bernard 2011). We estimate conducting 15-20 interviews. Information and community feedback will be collected on the plans for brownfields redevelopment including the catalyst site and other local knowledge about the community relevant to the BF AWP project. Budget: Interviews (\$10,000 personnel).

*Task 6: Environmental Mapping and Social/Health Impact and Economic Market Assessments.* During this phase, we will also work with interested residents (identified during the interviews and/or as recommended by the UACDC) to conduct a brownfield/land reuse site mapping exercise throughout the community to identify isolated and linked brownfield sites. This effort will be overseen by Cardno (a local environmental consulting firm) in association with the Environmental Protection Commission of Hillsborough County, both project partners. We will also conduct three rapid assessments, each overseen by a different project partner, while training one or more local community residents (these individuals will receive \$1000 stipends for their time, as discussed previously). These studies will include a social impact assessment (facilitated by BGW Associates, a local environmental justice consultancy in the UAC), a health impact assessment (facilitated by the Florida Department of Health), and an economic market assessment (facilitated by Hillsborough County Economic Development). [Note: any subawards will be properly awarded consistent with the regulations in 2 CFR Part 200.] At the conclusion of this phase, the PM will integrate and summarize the results of the interviews and assessments into a formal report. This report will form part of the Area-Wide Development Plan and serve as the basis for Phase II of the project. Budget: Mapping (\$15,000 personnel) + SIA (\$15,000 personnel) + HIA (\$15,000 personnel) + EMS (\$15,000 personnel) = \$60,000.

## PHASE II

*Task 7: Community-engaged Planning.* During this phase of the project, we will work with students from the Urban and Regional Planning program in the USF School of Public Affairs to hold three or more community visioning workshops at the UACDC and other venues where we will share summary findings from Phase I. During the workshops, participants will be asked to break out into thematic focus groups to discuss specific aspects of the redevelopment of the BF AWP project area and catalyst site, including content/structure, accessibility, security, sustainability, and other important issues as identified by community members. The workshop findings will be summarized into a narrative report by the PM. We will also use the workshops as an opportunity to build a Community Advisory Board for the project, which will meet during Phase III. Budget: Workshops (\$1000 supplies and \$500 facility rental) = \$1500.

*Task 8: Design Charrette.* In addition to the workshops, we will hold a design charrette for elementary school students and their families in the project area at Mort Elementary. The charrette will be organized by faculty and students from the USF Department of Architecture in collaboration with the Hillsborough County City-County Planning Commission, and will allow us to hear from parents and children about their views regarding redevelopment of the catalyst site and related brownfields. At the conclusion of this phase of the project, the PM will integrate and summarize all of the suggestions and share them with the community on the project website and in two temporary installations (displays), one located at the catalyst site and one at the UACDC Community Center. Community members will be encouraged to provide feedback via the project website. These installations will also contribute to the development of the Area-Wide Plan. Budget: Charrette (\$20,000 personnel) + Installations (\$2000 supplies) = \$22,000.

### PHASE III

*Task 9: Participatory Design.* The next phase of the project will result in more specific details regarding the redevelopment plan. In this phase, we will convene the first meeting of the Community Advisory Board and elect two co-chairs for the board from residents in the community, and then discuss the outcomes of the community visioning workshops and design charrette. This meeting will also be used to examine and prioritize strategies for the redevelopment efforts as well as subsequent development in the project area. A second meeting of this group will discuss the challenges and opportunities for implementation of the plan as it develops. Finally, a third meeting will be convened to discuss the creation of the implementation action plan for the redevelopment of the entire project area. The PM and partners will attend all meetings and provide answers to questions as needed, but these meetings will be run entirely by the Community Advisory Board with the assistance of the Community Liaison. At the conclusion of these strategic planning meetings, the PM will create a summary report of findings to be used in the development of the Area-Wide Plan. This summary will be shared with the Community Advisory Board for their review, and revisions will be made as needed. The report will then be made public via the website and other venues, and we will request comments and feedback from the community during a review period. During this time, we will work with faculty and students in the USF Department of Architecture to create schematics and renderings to accompany the report, which will be used in the development of the Area-Wide Plan. Budget: Meetings (\$1000 supplies and \$500 facility rental) + Renderings (\$2500 personnel) = \$4000.

### PHASE IV

*Task 10: Final Report and Implementation Plan.* For this final phase of the project, we will establish an Implementation Task Force, composed of the PM, two USF graduate students, two Community Advisory Board members, and one UACDC staff member. This task force will meet at least twice. The first meeting will be to discuss specific strategies for implementing the redevelopment of the UAC. At the second meeting, the task force will prioritize the strategies discussed during the first meeting. Additional meetings will be arranged as needed. The PM will organize all meetings, which will be hosted at Harvest Hope Center located at the catalyst site. At the conclusion of these meetings, the PM and project partners will compose a draft of the Area-Wide Plan and share it with the Community Advisory Board, the Implementation Task Force, and the Florida Brownfields Association for feedback. The plan will then be made public and we will invite further community input. Once the plan is finalized, we will hold a community event at the UACDC Community Center to share the plan and then install the final set of renderings at the catalyst site. Budget: Meetings (\$1000 supplies and \$500 facility rental) + Outreach (\$1000 supplies and \$500 facility rental) + Installation (\$1000 supplies) = \$4000.

### **3. Benefits to Community**

i. Extent to which assessment, cleanup, and reuse of the catalyst will address concerns and challenges of the community. Redevelopment of the catalyst site, Harvest Hope Park, responds directly to community concerns, as identified in the UACDC's 2015 community needs-based assessment and 2016 walkability survey. Concerns voiced by residents include pollution of the property, contamination of the pond, and crime associated with the vacant lot. Development of the park will reduce threats to human and environmental health by providing a safe and healthy recreational area for children and other area residents (the majority are minority, low-income) along with a community-supported agriculture project that includes a community garden and kitchen facility for capacity building.

ii. Extent to which the project will help identify and reduce threats to human health and the environment and improve the welfare of sensitive populations. The proposed BF AWP project uses established social and environmental science methods to collect evidence on human and environmental health, quantify and assess the evidence, and then use these assessments to build models for better understanding threats to public health and the environment. Interviews with key stakeholders will be used to understand the nuances of community engagement and stakeholder involvement at all levels of the project as well as inform us about challenges and opportunities associated with the redevelopment of the catalyst site and the overall BF AWP area. Stakeholder focus groups (workshops) will serve as a primary (but not the only) means of collecting information from residents about brownfields, perceptions of environmental challenges, and other pollution, contamination, and community and public health concerns. Environmental mapping, an important precursor to formal environmental impact assessments, will allow us to identify locations in the community that residents perceive to be polluted, contaminated, or otherwise difficult to redevelop; this activity will also allow us to examine extant and emerging environmental justice issues in the community. The social and health impact assessments (making use of ethnography, interviews, and archival/public documents research) will allow us to anticipate impacts on the community with regard to the redevelopment projects and determine how best to proceed with public consultation and the integration of technical expertise in the BF AWP planning process. Finally, the economic market analysis will inform us about community needs for businesses and services, how to prioritize those needs, and where such services might best be located for community members. In this way, our proposed interdisciplinary BF AWP project supports evidence-informed decision making for positive policy development to improve the welfare of community residents, and especially sensitive populations (specifically, children, the elderly, minorities, and low-income residents).

iii. Extent to which the project will lead to direct outcomes that revitalize the area and benefit the community. Given previous success stories in Florida with regard to the reuse of brownfields as healthfields (Ballogg 2015), we anticipate that our proposed BF AWP project, including redevelopment of the catalyst site, will lead directly to improvements in the following areas: increased greenspace (e.g., Harvest Hope Park will provide area residents with a ca. 7-acre outdoor recreational space that includes a freshwater pond); improved housing (e.g., many properties were constructed in the 1960s and contain asbestos and lead-based paint, which need to be remediated); critical infrastructures (e.g., the Planning Commission recently redesigned and improved the main thoroughfare in the neighborhood, 22nd Street, to accommodate smart growth practices such as improved water, sanitation, electricity, and transportation; Girona 2012); and sustainable and equitable development (e.g., with the support of Hillsborough County Public Schools and the Children's Home Society of Florida, Mort Elementary has recently applied to

become a Community School, which would provide students and their families with access to a food pantry, health and dental services, and mental health counseling at the school; Sokol 2016).

Project outcomes will directly advance HUD-DOT-EPA Livability Principles by providing the following: 1) improved multimodal transportation (e.g., recent changes to the 22nd Street corridor by the Planning Commission that includes sidewalks, bike lanes, bus pullouts, and traffic calming design changes such as speed tables and textured pavements); 2) improved and affordable housing (as outlined above); 3) enhanced economic competitiveness (e.g., the TechHire grant recently awarded to the UACDC, Community School designation of Mort Elementary, access to training and education by the UACDC); and 4) support for communities (e.g., recycling Hope Harvest Park brownfield, land-banking for housing redevelopment by the UACDC). This work aligns with recent initiatives to transform the City of Tampa into a health- and wellness-focused city through WELL Certification of metropolitan districts. With a comprehensive area-wide plan in place, we will be able to seek additional EPA funding opportunities for brownfields assessment and cleanup, environmental workforce development and job training, and targeted brownfields assessment assistance. With a brownfield area-wide plan in place, we also anticipate being able to apply for resources from the Community Health Projects Related to Contamination at Brownfield/Land Reuse Sites program from the CDC Agency for Toxic Substances and Disease Registry (ATSDR CHPs).

#### **4. Performance Measurement: Anticipated Outcomes and Outputs**

i. Anticipated environmental outcomes and outputs. Our anticipated outcomes of the project include the following: 1) assessing, remediating, and redeveloping the entire project area including leveraging the progress occurring at the catalyst site; 2) developing a better understanding of brownfield and environmental justice issues in the community and how to address them through sustainable and equitable development; 3) increasing the community's capacity to participate in brownfields redevelopment projects; and 4) building a strong network of multisector stakeholders that can respond to brownfields challenges in the community.

Our anticipated outputs include (but are not limited to) the following: 1) an increase in the number of community members that participate in the project as it develops over time; 2) an increase in the number of opportunities for community involvement in the project and subsequent redevelopment efforts; 3) an increase in the number of partnerships established with local, regional, State, and Federal agencies who help to develop the brownfields area-wide plan; 4) the number and quality of research studies/reports of existing conditions (social, health, economic, environmental) within the BF AWP project area that will inform brownfields site assessment and cleanup activities; 5) the number and importance of community-engaged decisions regarding brownfield and land reuse site assessment and cleanup, environmental justice concerns, and sustainable development practices to improve the designed and built environments; and 6) development of a brownfields area-wide plan that includes specific strategies for implementing the plan. We will also use Google Analytics ([www.google.com/analytics](http://www.google.com/analytics)) to track and monitor internet traffic on the project website. We anticipate an increasing number of page hits and opinion submissions as the project progresses.

ii. Measures of success. We will measure success by evaluating the number and quality of improvements that our brownfields area-wide plan describes for safeguarding human and environmental health. Success will also be measured by subjective assessments by community members regarding their perceptions about the sustainability of the plan and the level of community input. We will also measure success by tracking the growth of community

participation in redevelopment efforts. For example, the recent UACDC survey involved 375 participants. We expect our efforts with the BF AWP project to increase this number by at least 25%, or a minimum of 500 residents, participating in the planning process. The ultimate measure of success for the proposed project will be a strong area-wide plan for brownfields identification, assessment, cleanup, and reuse that is informed by legitimate stakeholder input and engagement. A successful BF AWP plan will lay the groundwork for a broad scale environmental impact assessment and eventual cleanup and reuse of the brownfields in the neighborhood. A successful plan will help us recognize and prioritize geographically relevant and culturally sensitive principles and practices of sustainable and equitable development for brownfields revitalization in the area. A successful plan will also allow us to create a model for healthfields development that can be adapted for communities in other metropolitan regions across the U.S.

Central to the development of the brownfields area-wide plan is the training of community members alongside USF students in environmental justice, community health, and economic development issues. Success of capacity building will be measured by the ways and extent to which we leverage local scientific expertise at the University of South Florida along with the experience and skills of residents (i.e., local knowledge) and of environmental consulting and social marketing firms in the affected community. Success will also be indicated (qualitatively) by increased capacity of residents and other stakeholders to participate meaningfully in brownfields cleanup and redevelopment processes.

iii. How will progress be tracked, measured, and evaluated. Progress in all of the project tasks will be tracked by the PM and the BF AWP project partners through quarterly reports and by the BF AWP final report. In particular, we will track over time the number of participants in each meeting and activity (e.g., with attendance sheets), number of hits on the project website, and the number of comments and responses received on surveys and other forms of outreach. Results will be shared with the community on the project website and through program progress dissemination collateral, which will also be used to track and measure progress throughout the project. All assessments of project progress and the outputs outlined above will be independently evaluated by the Community Advisory Board, which will provide feedback on the progress of the project throughout the development of the area-wide plan.

## **5. Community Partnership and Engagement**

i. Degree to which existing, inclusive, and collaborative project area revitalization effort is already underway. As described previously, redevelopment and revitalization in the neighborhood is already underway. Keep Tampa Bay Beautiful recently cleaned out visible solid waste from the surface of the catalyst site and from the pond, phase I of the community garden at the catalyst site has been completed, the on-site building has been renovated into a kitchen test facility, funds are currently being negotiated for a playground, and the UACDC was recently awarded \$423,000 by Hillsborough County to implement additional features of the park. As mentioned, the newly awarded \$3.8 million TechHire grant will provide job training for area residents, which will directly impact unemployment and poverty. Finally, the Community School designation of Mort Elementary, if successful, will provide essential health services and food to needy families. The BF AWP grant is a logical next step to leverage these improvements and coordinate the activities of the partners in a centralized and concerted effort to redevelop the entire community. Several organizations are in the process of development planning (UACDC, TIA, HCED, HCPC, etc., as outlined in Section 1), and so the BF AWP grant will provide an important opportunity to coordinate efforts so that planning activities do not overlap or compete.

ii. List of project partners. Table 3 lists the primary project partners, which include a variety of community-based organizations. All partners have already met as a group and have participated in conference calls and email exchanges regarding the proposed BF AWP project.

Table 3. Project Partners and Expertise.

<b>Organization</b>	<b>Partner/Contact</b>	<b>Position/Expertise/Role</b>
University of South Florida, Center for Brownfields Research [nonprofit]	Christian Wells (ecwells@usf.edu), 813-974-2337	Director, and Professor of Environmental Anthropology; will serve as Project Manager
University of South Florida, Architecture and Urban Design [nonprofit]	Trent Green (trentgreen@usf.edu), 813-974-6020	Associate Professor of Architecture & Urban Design; will conduct design charrettes
University of South Florida, School of Public Affairs [nonprofit]	Mark Hafen (mhafen@usf.edu), 813-974-7982	Assistant Director, School of Public Affairs; will assist with community workshops
Florida Brownfields Association [nonprofit]	Laurel Lockett (llockett@carltonfields.com), 813-229-4139	President; will provide advice and counsel throughout the planning process
University Area Community Development Corporation [nonprofit]	Sarah Combs (scombs@uacdc.org), 813-558-5212	Executive Director and CEO; will facilitate meetings and community outreach
Mort Elementary School [nonprofit]	Woodland Johnson (woodland.johnson@sdhc.k12.fl.us), 813-975-7373	Principal; will assist with design charrettes
Environmental Protection Commission of Hillsborough County [government]	Allison Amram (amrama@epchc.org), 813-627-2600	Brownfields Coordinator; will advise on environmental compliance issues
Florida Department of Health, Hillsborough County [government]	Daragh Gibson (daragh.gibson@flhealth.gov), 813-307-8015	Human Services Program Specialist; will facilitate health impact assessment
Hillsborough County Economic Development [government]	Rebecca Rodgers (rodgersr@hillsboroughcounty.org), 813-272-5909	Manager, Industry Strategic Initiatives; will facilitate economic market assessment
Hillsborough County City-County Planning Commission [government]	Pedro Parra (parrap@plancom.org), 813-273-3774	Principal Planner, Strategic Planning Initiatives; will advise on mapping issues
BGW Associates (environmental justice consulting firm) [business]	Beverly Ward (beverly@bgwassoc.com), 813-928-8823	Principal; will facilitate the social impact assessment
Cardno (environmental consulting firm) [business]	Miles Ballogg (m.ballogg@cardno.com), 727-431-1555	Brownfields Practice Leader; will facilitate environmental mapping
Vistra (strategic communications firm) [business]	Ed Stillo (ed@consultvistra.com), 813-337-6210	Chief Operating Officer; will develop project website

iii. How will the project partners work together to develop the plan and prioritize implementation actions. The BF AWP project partners are all currently members of the UACDC Partners Coalition, which is organized by the UACDC. Partners meet quarterly throughout the year to discuss potential redevelopment projects, coordinate and prioritize efforts, and leverage resources. In addition to these meetings, the BF AWP project partners will meet separately as a group—initially at a retreat to discuss current planning efforts as well as recent surveys and studies (see Phase I above), and then monthly for the duration of the project. These meetings will be used to track and document progress on all tasks, problem solve challenges as they arise, and stay in touch with community members. These meetings also provide opportunities for developing, reviewing, and adapting (as needed) action plans as well as assigning responsibilities for tasks. Meetings will be organized and led by the PM and will include one or more representatives of the UACDC’s Community Outreach Committee so that we can maintain strong communication ties. We will also create a Community Advisory Board for the project (Phases II and III) along with an Implementation Task Force (Phase IV). These two groups will be responsible for moving certain tasks forward and will report findings directly to the PM.

iv. How will input from the community and stakeholders be collected and incorporated into the project. Each phase of the BF AWP project provides multiple opportunities and ways to solicit and incorporate feedback from the community. In Phase I, we will create a project website and develop collateral for project progress dissemination (e.g., one-page reports that can be distributed through outreach efforts in the community; updates disseminated through social media including Facebook, Twitter, Instagram, and through the local news media site 83degrees), which will allow community members to track our progress and provide feedback. In this phase, we will also conduct a series of community presentations at various venues in a “town hall” setting to inform residents about the project and how they can become involved. Phase II includes a community-wide workshop to incorporate feedback on the initial development plans and a design charrette at Mort Elementary to allow children to contribute to the planning effort. Phase III establishes an advisory board for the project made up of additional community stakeholders who will review the redevelopment plans and provide feedback. Finally, in Phase IV, we will create an Implementation Task Force made up of project partners and stakeholders with the goal of prioritizing redevelopment actions.

## **6. Programmatic Capability and Past Performance**

i. Staff qualifications. The project will be managed by Dr. Christian Wells, Director of the Center for Brownfields Research & Redevelopment and Professor of Environmental Anthropology at the University of South Florida (USF), a Carnegie-ranked, Research-I, Community-Engaged university located in Tampa, Florida. The Center for Brownfields Research & Redevelopment was established in 1998 by an act of the Florida Legislature to study issues of concern to brownfields communities, including environmental justice, fate and transport of contaminants in subsurface sediments, economic assessments for redevelopment initiatives, stakeholder engagement, and community organizing and advocacy. Dr. Wells is former Founding Director of the Office of Sustainability and Deputy Director of the Patel College of Global Sustainability at USF, and currently serves as Advisor to the Board of Directors of the Florida Brownfields Association. His research expertise is in environmental justice, sustainable development, and anthrosol chemistry. Over the past 20 years, he has undertaken social and environmental science research throughout the U.S., Central America, and the Caribbean with over \$6.5 million in funding from the National Science Foundation and other agencies.

The key community partner for the proposed project is the University Area Community Development Corporation (UACDC), led by Executive Director and CEO, Sarah Combs. Founded in 1998, the UACDC is a 501(c)(3) public/private partnership whose mission is children and family development, crime prevention, and commerce growth. Its primary focus is the redevelopment and sustainability of the at-risk areas surrounding the University of South Florida. The UACDC heads a coalition of over 100 area businesses, non-profits, and government agencies that work together on a variety of children’s programs, education support, family enrichment, public safety, health services, workforce development, affordable housing, and community-wide volunteer projects in the broader University Area Community. Along with USF and the UACDC, the proposed BF AWP project will work closely with a variety of organizations as outlined in Table 3. These include the Florida Brownfields Association, Mort Elementary School, the Environmental Protection Commission of Hillsborough County, the Florida Department of Health, Hillsborough County Economic Development (with representation on the Tampa Innovation Alliance), the Hillsborough County City-County Planning Commission, and three private consulting and marketing firms with offices in or near the UAC.

ii. Past project performance. Table 4 summarizes the past three years of EPA support to the University of South Florida (USF) and the status of expenditures. The proposed BF AWP project will be organized through the USF Office of Research and Innovation, which provides coordination, assurance, and compliance with all Federal research initiatives. USF was awarded \$428.3 million in research contracts and grants in fiscal year 2014, and is ranked 27th in the U.S. for total research expenditures among public universities by the National Science Foundation.

Table 4. Recent EPA Awards to the University of South Florida.

Title	PI	2013	2014	2015	Total
Understanding the Role of Climate Change and Land Use Modifications...	Rohr, J.	\$599,353			\$599,353
The Hazards of Extreme Climatic Events...	Rohr, J.	\$159,410	\$61,090		\$220,500
EPA Star Fellowship	Rohr, J.			\$17,000	\$17,000
Center for Reinventing Aging Infrastructure for Nutrient Management	Mihelcic, J.		\$579,741	\$598,029	\$1,177,770
Pepper Mild Mottle Virus as a Bioindicator...	Breitbart, M.	\$14,700			\$14,700
Ecological Assessment of Generalized Littoral Environments...	Muller-Karger, F.	\$43,936	\$407,961		\$451,897
Binational Training Workshops on Harmful Algal Blooms...	Steidinger, K.	\$412,322			\$412,322
Organic Carbon Burial Rates in the Coastal Everglades...	Smoak, J.			\$17,000	\$17,000
	<b>TOTALS</b>	<b>\$1,229,721</b>	<b>\$1,048,792</b>	<b>\$632,029</b>	<b>\$2,910,542</b>

## 7. Leveraging

i. What sources of committed funds/resources/in-kind assistance are leveraged. This project builds on existing redevelopment work in progress at the catalyst site, which includes the refurbishment of the on-site kitchen facility and associated community garden (both funded partially by Hillsborough County as well as private gifts to the UACDC). The UACDC also recently was awarded a \$423,000 grant from a Community Development Block Grant administered by Hillsborough County Affordable Housing Services for assistance with redevelopment of the catalyst site. In addition, the UACDC is in the final stages of negotiating the installation of a KaBOOM! Playground (valued at \$100,000) at the catalyst site through the KaBOOM! grants program ([kaboom.org/grants](http://kaboom.org/grants)). Finally, the non-profit organization “Keep Tampa Bay Beautiful” ([keptampabaybeautiful.org](http://keptampabaybeautiful.org)) has and will continue to assist with site cleanup, which includes removal of solid waste on the ground surface (Clark 2016).

Cleanup of the brownfield and land reuse sites identified through future environmental site assessments after the BF AWP project is complete will take advantage of State incentives provided through the Florida Brownfields Program, including the following: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund/each new job created within the targeted areas); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects); and Brownfields Liability Protections (as provided statutorily). These programs are administered by the Florida Department of Environmental Protection and the Florida Department of Education.

Volunteer and staff time (as additional resources, not voluntary cost share) will be leveraged for this project. This includes \$44,684 in in-kind services (staff time) from project partners and hundreds of hours of volunteer services, coordinated through the UACDC. Staff time leveraged for the project include the following: project management-USF Anthropology (\$13,000/200 hours), design charrettes-USF Architecture (\$4500/80 hours), community liaison-UACDC (\$8000/200 hours), GIS services-Hillsborough County City-County Planning Commission (\$2684/54 hours), social impact assessment-BGW Associates (\$6500/50 hours), and health impact assessment-Florida Department of Health (\$10,000/100 hours). The appended letters of support detail these commitments of additional leveraged funding/resources.

The UACDC and the Tampa Innovation Alliance, in partnership with other regional organizations, recently secured a \$3.8 million Federal TechHire Partnership grant to provide community residents with programming and training for technology jobs. This substantial workforce improvement project will support the efforts of the proposed BF AWP project and will help catalyze redevelopment of the UAC. In addition, the County has included in its 2016 budget \$2 million for the creation of an Innovation District that includes the UAC (see letter from Hillsborough County Economic Development). County planners are coordinating all efforts in this area so that public funds are leveraged to the maximum extent possible. Finally, in the recent past, the City of Tampa and Hillsborough County have successfully leveraged DOT TIGER funds, HUD Choice awards, and ARRA Stimulus funds for redevelopment in the area.

## APPENDIX 01: References

- Ballogg, M. (2015) Brownfields to healthfields. Presentation for the Federal Interagency Working Group on Environmental Justice, <https://www.epa.gov/environmentaljustice/brownfields-healthfields-florida-healthfields-successes>, accessed July 15, 2016.
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- Hafen, M. and R. Brinkmann (1996) Analysis of lead in soils adjacent to an interstate highway in Tampa, Florida. *Journal of Environmental Geochemistry and Health* 18:171-179.
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- Lewis, H. (1997) *An Anthropological Analysis of the Development of a High Crime Area around the University of South Florida*. Ph.D. dissertation, University of South Florida.
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- Smith, W. (2004) Hit-and-run wounds neighborhood. *Orlando Sentinel*, April 7.
- Sokol, M. (2016) Tampa's Mort Elementary hopes to become a 'community school.' *Tampa Bay Times*, February 14.



### **APPENDIX 03: Threshold Criteria Worksheet**

Name of Applicant: University of South Florida

1. **Applicant eligibility:** Describe how you are an eligible applicant as specified in Section 3.A., Who Can Apply?

The University of South Florida (USF) is a nonprofit organization. USF is a tax-exempt organization under section 115 of the Internal Revenue Code. USF is an educational agency of the State of Florida created pursuant to Florida Statutes 240.2011, subsection (5).

*If applicable, attach the following documentation separately:*

- Attach documentation of eligibility if your organization is not a city, county, state or tribe. Documentation includes resolutions, statutes, non-profit status, etc. If applicant is a nonprofit, provide evidence of current nonprofit status under federal, state, or tribal law at the time the proposal is submitted.

Please see attached documentation (Appendix 4).

- State applicants must clearly demonstrate that they are applying on behalf of a local community and will serve in a fiscal and administrative capacity on behalf of that community. Attach a memorandum of understanding or other document which demonstrates the relationship between the state applicant and local community, and explains how the local community will lead the BF AWP process.

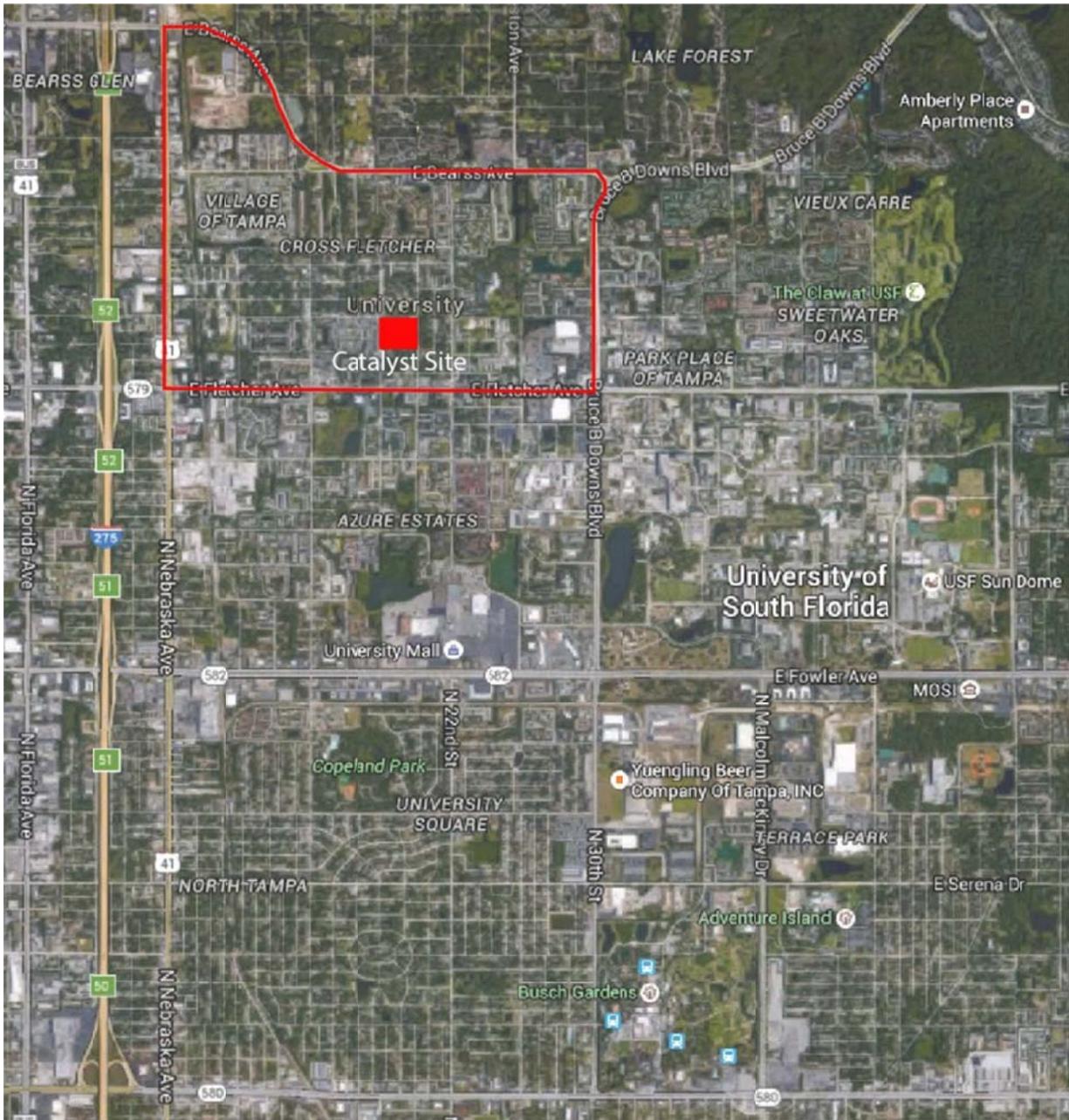
NA

2. **Specific and eligible BF AWP project area:**

- a) In the space below, provide the geographic boundaries (street names, natural and/or constructed boundaries, such as a river or a railroad) and approximate acreage of your BF AWP project area.

The proposed BF AWP project area consists of a portion of the U.S. Census-designated place (CDP) referred to as the University Area Community (UAC). Located in unincorporated Hillsborough County, Florida, the neighborhood encompasses approximately 864 acres (ca. 1.35 mi<sup>2</sup>) west of the University of South Florida (Tampa), from Bearss Avenue on the north to Busch Boulevard on the south, and from Nebraska Avenue on the west to Bruce B. Downs Boulevard on the east.

- b) In the space below, provide a printed map (no bigger than a standard letter-sized page), with clear scale and street-level detail, which precisely delineates your project area boundaries within the context of the city or larger community. *If possible indicate the location of the catalyst, high priority brownfield site(s) on this map.*



**3. Identify one catalyst, high priority brownfield site within the BF AWP project area around which this project will focus:**

In the space below, provide the following information for items a-c (and d-e, if applicable) for one catalyst, high priority brownfield site.

*Remember: A catalyst, high priority brownfield site is a site which, once remediated and reused, has the potential to spur additional revitalization within the BF AWP project area. This site must be a site around which your BF AWP project will focus, and it must meet the definition of a "brownfield site" per CERCLA § 101(39). The catalyst, high priority*

*brownfield site identified for this threshold criterion must also be listed and described as per the evaluation criteria (see Section 5.A.2., BF AWP Project Description).*

- a. **Basic brownfields site information:** Provide the name of the brownfields site, address of the site (including zip code), and approximate acreage of the site.

The catalyst site is Harvest Hope Park (6.82 ac), located at 13704 N. 20th St. Tampa, FL 33613.

- b. **Affirm that the site is NOT any of the following:** listed or proposed for listing on the National Priorities List; 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 subject to the jurisdiction, custody, or control of the U.S. government.

This brownfield site is not listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; nor subject to the jurisdiction, custody, or control of the U.S. government.

- c. **Type of contamination (or potential contamination) at the site:** State whether the site is contaminated or potentially contaminated by petroleum or hazardous substances.
- i. If comingled, state the predominant contaminant.
  - ii. If petroleum is the predominant contaminant or potential contaminant, include the following information on petroleum site eligibility in d. below.

This site is potentially contaminated with lead and arsenic. However, there has been no soil or water testing conducted to determine the extent to which the site is contaminated or where such contamination might be located.

- d. **If applicable, provide information as needed to demonstrate petroleum site eligibility.** Provide the date of the request the applicant made to the state to make the petroleum site eligibility determination. If the state made the determination and the applicant has a letter from the state, respond to item ii. below. If the applicant does not have a letter from the state, respond to item iii-iv. below. Items i - iv, apply only to sites where the predominant contaminant is or may be petroleum.

NA

- i. Date petroleum site eligibility determination request was sent to the applicant's state:
- ii. Attach the letter from the state which demonstrates brownfields site eligibility that meets specific criteria:
  - o the site must be of "relatively low risk,"
  - o there can be no viable responsible party,
  - o the site will be assessed, investigated, or cleaned up by a person that is not potentially liable for cleaning up the site, and

- the site must not be subject to an order under RCRA § 9003(h).
  - Be sure the letter from the state includes information regarding whether it applied EPA’s guidelines in making the petroleum site determination, or if not, what standard it applied.
- iii. *If the applicant does not have a letter from the state, address iii. and iv. below*
- iv. Attach a copy of the request the applicant sent to the state to demonstrate that the state did not or was unable to make the determination before the proposal due date.
- v. Include the following information in the threshold criteria response (this information is needed to demonstrate compliance with the criteria for the site contaminated by petroleum):
- 1) Current and Immediate Past Owners. Identify the current and immediate past owner of the site.
  - 2) Acquisition of Site. Identify when and by what method the current owner acquired the property (e.g., purchase, tax foreclosure, donation, eminent domain).
  - 3) No Responsible Party for the Site. Identify whether the current and immediate past owner (which includes, if applicable, the applicant)
    - a. dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site;
    - b. owned the site when any dispensing or disposal of petroleum (by others) took place; and
    - c. took reasonable steps with regard to the contamination at the site.
  - 4) Cleaned Up by a Person Not Potentially Liable. Identify whether you (the applicant) dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site, and whether you
    - i. able steps with regard to the contamination at the site.
  - 5) Relatively Low Risk. Identify whether the site is of “relatively low risk” compared to other petroleum or petroleum product-only contaminated sites in the state in which the site is located, including whether the site is receiving or using Leaking Underground Storage Tank (LUST) trust fund monies.
  - 6) Judgments, Orders, or Third Party Suits. Provide information that no responsible party (including the applicant) is identified for the site through, either:
    - a. A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
    - b. An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or

- c. A citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

7) Subject to RCRA. Identify whether the site is subject to any order under section 9003(h) of the Solid Waste Disposal Act.

8) Financial Viability of Responsible Parties. For any current or immediate past owners identified as responsible for the contamination at the site, provide information regarding whether they have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the site. Note: If no responsible party is identified in 3) or 6) above, then the petroleum-contaminated site may be eligible for funding. If a responsible party is identified above, EPA or the state must next determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site may not be eligible for funding.

e. **If applicable, provide the date of the EPA’s prior determination** that the site meets the definition of “brownfield site” for purpose of a prior brownfield grant per CERCLA § 101(39):\_\_\_\_\_. Also affirm that there are no changes at the site regarding the site-specific criteria (as outlined in a-d above).

NA

*Please respond with “not applicable” if EPA has not made a prior determination that this site meets the definition of a brownfields site, or if there have been changes at the site regarding the site-specific criteria (a-d above).*

**4. Ineligible activities:** Verify whether the proposal contains any tasks or activities that are ineligible for funding per Section 1. The applicant must ensure that the tasks and activities proposed for the project are eligible. Ineligible tasks and activities will not be considered for funding, which may affect evaluation of your proposal and the overall ability of your proposal to be funded.

If an applicant’s proposal does not contain any tasks or activities that are ineligible for funding, the applicant may state “NA” for this criterion.

NA

**5. Letter of commitment to the project:** Attach to the grant proposal at least one letter of commitment to the project, as specified in threshold criterion 5 (see Section 3.C.). State the name and the type of organization who provided the letter of commitment which meets this threshold requirement.

Letters of commitment appear in Appendix 3. These include the following partners:

- University of South Florida - Center for Brownfields Research [non-profit]
- University of South Florida - Architecture and Urban Design [non-profit]

- University of South Florida - School of Public Affairs [non-profit]
- Florida Brownfields Association [non-profit]
- University Area Community Development Corporation [non-profit]
- Mort Elementary School [non-profit]
- Environmental Protection Commission of Hillsborough County [government]
- Florida Department of Health - Hillsborough County [government]
- Hillsborough County Economic Development [government]
- Hillsborough County City-County Planning Commission [government]
- BGW Associates (environmental justice consulting firm) [business]
- Cardno (environmental consulting firm) [business]
- Vistra (strategic communications/marketing firm) [business]

6. **Substantial compliance with proposal submission instructions and requirements:** Verify that the proposal substantially conforms to the instructions, requirements, outline and content detailed in this RFP.

This proposal substantially conforms to the instructions, requirements, outline and content detailed in this RFP.

7. **Submit proposal as stated in Section 4 of this RFP.**

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248467576  
Dec. 30, 2011 LTR 4076C E0  
59-3102112 000000 00

00044812  
BODC: TE

**APPENDIX 04: Letter of Non-profit Status**

UNIVERSITY OF SOUTH FLORIDA  
% ASSISTANT CONTROLLER  
4202 E FOWLER AVE  
TAMPA FL 33620-9951

Federal Identification Number: 59-3102112  
Person to Contact: MS YATES  
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This responds to your request for information about your federal tax status. Our records do not specify your federal tax status. However, the following general information about the tax treatment of state and local governments and affiliated organizations may be of interest to you.

**GOVERNMENTAL UNITS**

Governmental units, such as States and their political subdivisions, are not generally subject to federal income tax. Political subdivisions of a State are entities with one or more of the sovereign powers of the State such as the power to tax. Typically they include counties or municipalities and their agencies or departments. Charitable contributions to governmental units are tax-deductible under section 170(c)(1) of the Internal Revenue Code if made for a public purpose.

**ENTITIES MEETING THE REQUIREMENTS OF SECTION 115(1)**

An entity that is not a governmental unit but that performs an essential government function may not be subject to federal income tax, pursuant to Code section 115(1). The income of such entities is excluded from the definition of gross income as long as the income (1) is derived from a public utility or the exercise of an essential government function, and (2) accrues to a State, a political subdivision of a State, or the District of Columbia. Contributions made to entities whose income is excluded income under section 115 may not be tax deductible to contributors.

**TAX-EXEMPT CHARITABLE ORGANIZATIONS**

An organization affiliated with a State, county, or municipal government may qualify for exemption from federal income tax under section 501(c)(3) of the Code, if (1) it is not an integral part of the government, and (2) it does not have governmental powers inconsistent with exemption (such as the power to tax or to exercise enforcement or regulatory powers). Note that entities may meet the requirements of both sections 501(c)(3) and 115 under certain circumstances. See Revenue Procedure 2003-12, 2003-1 C.B. 316.

UNIVERSITY OF SOUTH FLORIDA  
% ASSISTANT CONTROLLER  
4202 E FOWLER AVE  
TAMPA FL 33620-9951

Most entities must file a Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, to request a determination that the organization is exempt from federal income tax under 501(c)(3) of the Code and that charitable contributions are tax deductible to contributors under section 170(c)(2). In addition, private foundations and other persons sometimes want assurance that their grants or contributions are made to a governmental unit or a public charity. Generally, grantors and contributors may rely on the status of governmental units based on State or local law. Form 1023 and Publication 4220, Applying for 501(c)(3) Tax-Exempt Status, are available online at [www.irs.gov/eo](http://www.irs.gov/eo).

We hope this general information will be of assistance to you. This letter, however, does not determine that you have any particular tax status. If you are unsure of your status as a governmental unit or state institution whose income is excluded under section 115(1) you may seek a private letter ruling by following the procedures specified in Revenue Procedure 2007-1, 2007-1 I.R.B. 1 (updated annually).

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



S. A. Martin, Operations Manager  
Accounts Management Operations

**APPENDIX 05: Letters of Commitment from Project Partners**



July 21, 2016

Dear colleagues,

As Professor of Anthropology and Director of the Center for Brownfields Research & Redevelopment at the University of South Florida (USF), I am writing to confirm my commitment to participate as Project Manager for the proposed EPA BF AWP project in the University Area Community submitted by USF.

The Center for Brownfields Research & Redevelopment was established in 1998 by an act of the Florida Legislature to study issues of concern to brownfields communities, including environmental justice, fate and transport of contaminants in subsurface sediments, economic assessments for redevelopment initiatives, stakeholder engagement, community organizing and advocacy, among other topics. The Center is dedicated to building community capacity for addressing environmentally-based health disparities associated with brownfields and land reuse sites. Emphasis is placed on recognizing and addressing health issues identified by community members prior to redevelopment and assessing changes in community health associated with land reuse over time. Central to this effort is the training of USF students in environmental justice, community health, economic development, and public affairs.

For the proposed BF AWP project, I will participate as outlined in the proposal, which includes responsibilities for organizing and managing meetings, workshops, and other activities and events; assisting project partners and other project personnel with their assigned tasks; and preparing draft and final reports and summaries of findings for the area-wide plan. In coordination with the project partners, I will have the responsibility of submitting quarterly reports to the EPA, working with EPA staff for the cooperative agreement, and submitting the final Area-Wide Plan Report and Implementation Plan. Throughout the project, I will leverage additional staff time, including 200 hours (\$13,000) of service at no cost to the project.

Please feel free to contact me (813-974-2337, [ecwells@usf.edu](mailto:ecwells@usf.edu)) with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "E. Christian Wells". The signature is written in a cursive style with a large initial "E" and "W".

E. Christian Wells, Ph.D.  
Director, Center for Brownfields Research & Redevelopment  
Professor, Department of Anthropology



July 15, 2016

LETTER OF COMMITMENT:

**US ENVIRONMENTAL PROTECTION AGENCY  
FY 2017 BROWNFIELDS AREA-WIDE PLANNING GRANT**

This letter is in support of the University of South Florida's Brownfields Area-Wide Planning Grant for the University Community Area. I agree to serve as a project partner for the duration of this project and participate in all meetings, other project activities and decision-making tasks. I welcome the opportunity to work with community members and other project partners by lending my background and experience in urban and community design to this effort.

I agree to facilitate the following task as identified in the project proposal:

**Design Charrette (Task 8) - This effort will directly engage community residents and students in a community design workshop (charrette) as a part of a broader visioning process for an identified catalyst site, and other brownfields and vacant parcels in close proximity. This effort will be an open forum for residents to address priorities associated with environmental and water quality and re-use of contaminated sites. It will include: site analysis, developing alternative re-use strategies, identification of opportunities for neighborhood sustainability/resiliency measures, public open space, infill housing and other physical community conditions. This charrette will be conducted at the nearby Mort Elementary School and will allow local residents to generate a shared vision for re-use of area brownfield sites. This task will culminate with clear direction for enhancing community environmental quality, sustainability and stabilization.**

This effort will involve myself and graduate students in the School of Architecture and Community Design's graduate programs in architecture and urban/community design. As part of the workshop (charrette) process, we will generate a range of graphic/visual information that embodies the ideas and aspirations of community residents; identify opportunities for connecting this effort with other area planning initiatives and help foster innovative approaches that demonstrate how area brownfields can be repurposed with sustainable infill development or public open spaces. I will contribute approximately eighty (80) hours (= \$4,500 in-kind contribution) to this effort, along with an additional three-hundred (300) hours by my graduate students.

Sincerely,

A handwritten signature in black ink, appearing to read "Theodore Trent Green".

Theodore Trent Green, RA

Associate Professor and Director – Master of Urban and Community Design Program

[trentgreen@usf.edu](mailto:trentgreen@usf.edu)

(813)245-2318



UNIVERSITY OF  
SOUTH FLORIDA

July 28, 2016

Dr. E. Christian Wells  
Dept. of Anthropology  
University of South Florida  
4202 E. Fowler Ave. – SOC107  
Tampa, FL 33620-8100

Dear Dr. Wells:

The Master of Urban & Regional Planning (MURP) program in the School of Public Affairs (SPA) fully supports the proposed EPA Brownfields Area-Wide Planning Grant for the University Area Community (UAC), and is pleased to provide support as a Project Partner with specific expertise in community engagement and development.

As a part of the School of Public Affairs, the MURP program has a strong commitment to community engaged scholarship and to making differences in the Tampa Bay metropolitan region. As part of a Research I institution, the MURP program engages in innovative, applied research; delivers quality education to a diverse student population; and provides public service to the surrounding community. We prepare leaders in the field of urban and regional planning to meet community, national and global needs.

We have particular expertise to provide in conducting and assessing the results of community workshops, which will help the University Area Community bring to fruition its vision for redeveloped brownfields. To that end, we will engage the participation of our students in conducting community visioning workshops (Phase II, Task 7), and report the results to the Project Manager for analysis.

We have experience and heightened interest in work that helps improve the health and well-being of the residents of the UAC, and that builds the social infrastructure needed to plan for further redevelopment and economic opportunities. We strongly believe that addressing brownfields and blighted properties is a major step towards helping the UAC achieve its vision, and we are excited to be a part of this worthy proposal.

Sincerely,

A handwritten signature in blue ink that reads "Mark R. Hafen".

Mark R. Hafen, Ph.D.  
Assistant Director

**School of Public Affairs**  
**College of Arts and Sciences**

University of South Florida 4202 East Fowler Avenue, SOC 107, Tampa, Florida 33620  
(813) 974-0813 | <http://spa.usf.edu>

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**E. Christian Wells**  
Director, USF Center for  
Brownfields Research

August 8, 2016

E. Christian Wells, Ph.D.  
Professor, Department of Anthropology  
Director, Center for Brownfields Research  
4202 E. Fowler Ave.  
Tampa, FL 33620

Via E-Mail: [ecwells@usf.edu](mailto:ecwells@usf.edu)

Dear Dr. Wells:

On behalf of the Florida Brownfields Association ("FBA"), please accept this letter of support for the submittal of an EPA Brownfields Area-Wide Planning Grant application to the United States Environmental Protection Agency ("EPA") by the University of South Florida Center for Brownfields Research (the "University").

The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. Brownfields are sites for which their expansion, redevelopment, or reuse may be complicated by actual or perceived contamination. Working in cooperation with the Florida Department of Environmental Protection and the EPA, the FBA is a group of environmental stakeholders and professionals who provide information, assistance, and redevelopment strategies regarding Brownfields to communities and the public in the interest of cleaning up and redeveloping contaminated properties and revitalizing areas.

We applaud the University's efforts in seeking revitalization and redevelopment in the State of Florida and hope you will give every possible consideration to its application for an EPA Brownfields Area-Wide Planning Grant. We look forward to assisting the University upon its successful grant award. The FBA through its membership will provide technical assistance to the University, and will assist with public outreach and marketing by participating in public meetings or assisting with educational presentations. Further, our membership is willing to serve on advisory boards or committees that are developed in support of this grant.

Should you have any questions or concerns regarding the FBA's support of the University's EPA Brownfields Area-Wide Planning proposal, please do not hesitate to contact me at (813) 229-4139 or [llockett@carltonfields.com](mailto:llockett@carltonfields.com).

Regards,

  
Laurel Lockett  
President

14013 North 22nd Street  
Tampa, Florida 33613  
Phone 813.558.5212  
Fax 813.558.5219



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[www.UACDC.org](http://www.UACDC.org)  
[www.TransformingYoungLives.org](http://www.TransformingYoungLives.org)

July 19, 2016

Dr. Christian Wells  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Avenue, SOC107  
Tampa, FL 33620-8100

RE: EPA BF AWP project by USF in the University Area Community

On behalf of University Area Community Development Corporation, Inc., (UACDC) we are pleased to serve as the key community partner for the proposed EPA BF AWP project by USF in the University Area Community, which includes the UACDC's participation in meetings, activities, and decision making tasks as outlined in the proposal. Specifically, the UACDC will be engaging their community outreach committee, identifying residents for engagement and advisory board participation, hiring a community outreach liaison for specific community development work, providing Harvest Hope Park updates with PI to leverage resources and providing additional opportunities of engagement through UACDC's on-going programs and services.

The UACDC was recently awarded a community development block grant in the amount of \$423,000 by Hillsborough County to build the 7 acre Harvest Hope Park, which will serve as the catalyst site in the EPA BF AWP grant. Another addition to the Harvest Hope Park plans is the approved Playground from Kaboom, valued at \$100,000. UACDC was also a partner in the newly awarded \$3.8 million TechHire grant which will provide tech job training for area residents, which will directly impact unemployment, underemployment and poverty. The UACDC is committed to contribute approximately 200 hours to this project, leveraging roughly \$8,000 salary of staff time. Positions budgeted in the grant are for a community outreach liaison (to be hired) as well the COO of the UACDC, Nestor Ortiz.

The UACDC operates a 50,000 square foot multi-purpose center that is the focal point of the community providing critical services to thousands of residents; classrooms, community room, performance stage music art and dance studios, fitness center, gymnasium and playground. We strongly believe the efforts of the EPA BF AWP project along with collaboration from us and other members in implementation of this grant will result in positive, long-term benefits for our community. As partners we share in the goal of leveraging resources to improve the overall health and social well-being of residents who live in the community, one important step is revitalization of the community through the beautification of blighted and unwanted properties.

Sincerely,

Sarah Combs  
Executive Director & CEO

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Dr. Anna L. Brown

**Principal**  
Woodland Johnson

Dr. E. Christian Wells  
Center for Brownfields Research  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Ave., SOC 107  
Tampa, FL 33620 USA

August 2, 2016

Dear Dr. Wells,

I am pleased to serve as a project partner for the proposed EPA BF AWP project by the University of South Florida in the University Area Community, which includes my participation in meetings, activities, and decision making tasks as outlined in the proposal. Specifically, we at Mort will host one or more design charrettes (community meetings) at Mort Elementary School to provide an opportunity for parents of students at the school to participate in the area-wide planning process by contributing their thoughts and opinions regarding improvements to the design of the community that would enhance student success.

Mort Elementary is a Title I school (99% of students are eligible for free/reduced lunch), with 86% minority students. Over half of the students are Hispanic, and about a third of these are English Language Learners. With the support of Hillsborough County Public Schools, we are partnering with the University of South Florida, the University Area Community Development Corporation, and Florida Hospital to turn Mort into a Community School that will create partnerships between Mort and various community resources that integrate student academics with youth development, family support, and health and social services. This effort aligns well with the proposed EPA BF AWP project, and would help ensure success of the planning and redevelopment process.

If I can be of further assistance, please do not hesitate to contact me. I look forward to working with you on this much needed area-wide planning project.

Sincerely,

A handwritten signature in black ink that reads "Woodland Johnson III". The signature is written in a cursive style with a large, prominent "W" and "J".

Woodland Johnson, Principal  
Mort Elementary School

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July 20, 2016

E. Christian Wells  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Ave., SOC 107  
Tampa, FL 33620

Dear Dr. Wells:

The Environmental Protection Commission of Hillsborough County (EPC) fully supports the proposed EPA Brownfields Area-Wide Planning Grant for the University Area Community. The EPC was created in 1967 by a special act of the Florida Legislature to protect the natural resources, environment, and quality of life in Hillsborough County. The EPC is also delegated by the Florida Department of Environmental Protection (FDEP) to manage the Brownfields program in the county.

Our Brownfields Coordinator, Allison Amram, will provide EPC's assistance for this grant. She will be available for the project meetings and activities as they focus on the environmental concerns in the University Area Community. EPC has the resources to contribute to the sustainability assessment (Task 2) with in-house expertise in wetlands assessment, illegal solid waste dumping, as well as management of the storage tank compliance and cleanup, Small Quantity Generator inspection, and Brownfield programs.

The EPC and FDEP both work on sites of environmental concern in the County, and have a bank of knowledge concerning former and active issues in the area. Together, the two agencies maintain maps and databases for environmental cases which will assist the Grant managers with the environmental mapping of Task 6. The EPC plans to leverage staff time to assist in locating and evaluating environmental issues, and does not request any budget from this grant.

The EPC applauds the initiative of the Center for Brownfields Research to revitalize the University Area Community, and hopes that you will give favorable consideration to this proposed Area-Wide Planning Grant.

Sincerely,

Janet L. Dougherty  
Executive Director

Contact information: Allison Amram, PG, [amrama@epchc.org](mailto:amrama@epchc.org), 813-627-2600, ext. 1294

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Rick Scott**  
Governor

**Celeste Philip, MD, MPH**  
State Surgeon General

**Vision:** To be the Healthiest State in the Nation

August 1, 2016

E. Christian Wells, Ph.D.  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Ave., SOC 107  
Tampa, FL 33620

Dear Dr. Wells:

The Florida Department of Health-Hillsborough County's Office of Health Equity agrees to serve as a project partner for the proposed Environmental Protection Agency Brownfields Area-Wide Planning grant project by the University of South Florida, in the University Area Community of Hillsborough County. Our involvement in the project includes participation in meetings, activities, and decision-making tasks as outlined in the proposal.

In addition, the Office of Health Equity agrees to facilitate a Rapid Health Impact Assessment (HIA), as part of Phase I of the proposed project. This includes providing training sessions on HIA phases and methods, supplying tools and templates, facilitating meetings, providing access to public health subject matter experts, and providing guidance on the report structure and content. The Brownfields Area-Wide Plan and Implementation Strategy will incorporate opportunities for outdoor recreation, community gardens, and other healthy food options, and improved transportation and housing. The HIA seeks to inform this plan by determining the impacts of increased access to community-selected determinants in the University Area. We further anticipate contributing at least 100 hours to this project, leveraging approximately \$10,000 in in-kind contributions. The Office of Health Equity will commit to at least one staff member participating in this proposed project.

The Office of Health Equity has been engaged in multiple projects and partnerships with the University of South Florida, the University Area Community Development Corporation, and the Hillsborough County City-County Planning Commission related to food access and walkability in the proposed project area. We welcome the opportunity to continue working with these partners on the proposed brownfields redevelopment planning project. We support the project aim to convert brownfields into healthfields to promote a sustainable, healthy, and equitable University Area Community.

Sincerely,

Walter W. Niles, MPA  
Office of Health Equity Program Manager

**Florida Department of Health – Hillsborough County**

Division of Community Health • Office of Healthy Equity  
P.O. Box 5135  
Tampa, FL 33675-5135  
PHONE: (813) 307-8015 • FAX: (813) 307-8065



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Chip Fletcher

**Economic Development**

PO Box 1110  
Tampa, FL 33601-1110  
Phone: (813) 272-7232  
Fax: (813) 276-2638

July 19, 2016

Dr. Christian Wells  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Avenue, SOC107  
Tampa, FL 33620-8100

RE: Harvest Hope: A Multi-sector Public/Private Partnership for a Sustainable, Healthy Community

Dear Dr. Wells,

We see redevelopment in the University Area Community as vital to the overall success of our County's goal to provide economic prosperity to all residents. Projects, such as Harvest Hope will further and support the development of a seamless Innovation District in the University Area Community.

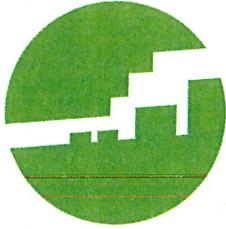
The Hillsborough County Economic Development Department would like to offer our support and assistance through an advisory role. We have resources in our office that can assist with coordination of expertise and resources of community partners and organizations, such as the Tampa Innovation Alliance, and other Hillsborough County agencies. Additionally, our office oversees the targeted redevelopment program for Hillsborough County and manages brownfields financial incentives for qualifying activities. Our office can also assist with coordination between businesses in the area through our relationship with the Tampa Innovation Alliance that you may find beneficial going forward.

Finally, the County has included in its 2016 budget \$2 million for the creation of an Innovation District that includes the University Area Community. County planners are coordinating all efforts in this area so that public funds are leveraged to the maximum extent possible.

If we can be of further assistance or answer any questions, please contact our project representative for the University Area Community, Rebecca Rodgers, AICP, in my office at 813-272-5909. We look forward to working with you as your project moves forward.

Sincerely,

Lindsey Kimball, CEcD  
Economic Development Director



# Hillsborough County City-County Planning Commission

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(Ex-Officio) MacDill AFB

Christopher Farkas  
(Ex-Officio) School District

Melissa E Zornitta, AICP  
Executive Director

August 8, 2016

E. Christian Wells, Ph.D.  
Professor, Department of Anthropology  
Director, Center for Brownfields Research  
University of South Florida  
4202 East Fowler Avenue, SOC 107  
Tampa, FL 33620-8100 USA

Dear Mr. Wells:

RE: Environmental Protection Agency, Brownfield Area Wide Project (EPA BF AWP) Grant Application

The Planning Commission agrees to participate and partner in the proposed EPA BF AWP project being managed by the University of South Florida in the University Area Community. Participation includes meetings, activities, and decision-making tasks as outlined in the proposal, related to the Planning Commission role. The Planning Commission as the local land planning agency has provided and will continue to provide land use, environmental, transportation (with assistance from the Hillsborough Metropolitan Planning Organization) and demographic census data; as well as professional input.

Estimated staff and operational costs leveraging contribution:

<i>Land Use Project Planner</i>	\$41.39 per hour x 30 hours	\$1,241.17
<i>GIS Analyst</i>	\$27.05 per hour x 12 hours	\$324.60
<i>GIS Project Manager</i>	\$35.20 per hour x 12 hours	\$422.40
<i>Operational Costs</i>	plus 35%	\$695.86
<b>Total</b>		<b>\$2,684.03</b>

If you have further questions regarding this letter of support, please contact Pedro Parra, Principal Planner, at 813-273-3774 ext. 356 or [parrap@plancom.org](mailto:parrap@plancom.org).

Sincerely,

Melissa E. Zornitta, AICP  
Executive Director

MEZ/pp



Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813. 272-5940  
601 E Kennedy Blvd  
18<sup>th</sup> Floor  
Tampa, FL, 33602



## BGW ASSOCIATES, LLC

13705 Lazy Oak Drive, Tampa, Florida 33613.4923  
813.928.8823 (Mobile)

25 July 2016

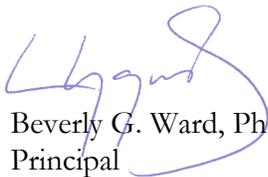
E. Christian Wells, Ph.D.  
Professor and Director, USF Center for Brownfields Research  
University of South Florida  
4202 East Fowler Ave., SOC 107  
Tampa, FL 33620-7200

Dear Dr. Wells:

BGW Associates is a limited liability women-owned company that focuses on understanding the impacts of public and private programs and services and extreme events on communities. As the principal and owner of BGW Associates, LLC, I am pleased to support the proposed University Area Community Environmental Protection Agency Brownfields Area-Wide Planning (EPA BF AWP) project. If the proposal is funded, this support will include taking part in the research, specifically as the lead partner on social impact assessment activities. Other support will include working with the other partners and the community to identify needs, resources, and otherwise “leverage each other” to enhance the quality of life in the University area. This will include an estimated 50 hours of personal time at a value of \$6,500.00.

BGW Associates brings a network of local, national, and international experts on environmental and social justice issues. Representative experience includes several cooperative research projects on working with traditionally underserved or vulnerable communities, environmental justice and equity studies, affordable housing and transportation. I look forward to sharing these resources and those of the proposed partners. This proposal, if funded, has the potential serve as a model for other communities. Thank you for this opportunity.

Sincerely,



Beverly G. Ward, Ph.D.  
Principal  
BGW Associates, LLC

July 26, 2016



Dr. Christian Wells  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Avenue, SOC107  
Tampa, FL 33620-8100

380 Park Place Blvd  
Suite 300  
Clearwater, FL 33759  
USA  
**Phone 727 531 3505**  
Phone 800 861 8314  
Fax 727 539 1294

[www.Cardno.com](http://www.Cardno.com)

RE: EPA Brownfields Area-wide Planning Project  
University Area Community

Dr. Wells:

Please accept this letter of commitment from myself and Cardno to take an active role in the implementation of the EPA Area-wide Planning (AWP) Grant for the University Area. Cardno and I have been long-time supporters of the University of South Florida Center for Brownfields Research. I truly believe that the award of the EPA AWP grant for the University Area will make a visible difference to an underserved, but emerging, community; including acting as leverage to the forward momentum of so many stakeholders involved in progress for this area.

I have been a Brownfields practitioner in EPA, State and local Brownfields programs for over 20 years and feel that the University Area AWP grant award will be a wonderful investment by EPA; providing planning that will provide improvements to the overall health of the community through a "Healthfields" redevelopment approach. I also feel that this approach will ultimately serve as a model for the Country. In fact, the current vision for improved housing, community garden, recreation and access to healthcare are typical of Healthfields projects, and can actually reduce health disparities in underserved communities.

I am pleased to serve as a Project Partner for the University on their AWP grant on a pro-bono basis. We are also willing to provide technical assistance including; inventorying of potential brownfields sites poised for redevelopment and assistance in reuse planning and visioning for community-based and community-driven redevelopment within the UACDC area. Cardno and myself are excited about being a part of the UACDC AWP grant effort and will work diligently to identify multiple funding sources to leverage the AWP grant funds. As a founding member of the Florida Brownfields Association (FBA) and the FBA's Environmental Justice and Public Health Committee I am also committed to providing technical assistance in these areas on an as-needed basis.

Once again, I am pleased and excited to formally commit to the AWP planning team and to the overall project as a Project Partner. I look forward to assisting the project team and supporting the Community members that I know will be the primary beneficiaries of the planning effort under the grant. Please feel free to call on me any time to support this effort.

Sincerely,

A handwritten signature in blue ink that reads "Miles G. Ballogg".

Miles G. Ballogg  
Director  
for Cardno

E. Christian Wells  
Department of Anthropology  
University of South Florida  
4202 E. Fowler Ave., SOC 107  
Tampa, FL 33620

August 8, 2016

Dear Dr. Wells:

Vistra Communications, LLC (Vistra) fully supports the proposed EPA Brownfields Area-Wide Planning Grant for the University Area Community. Vistra is a strategic communications and professional services agency providing cost-effective solutions to government, corporate and nonprofit organizations.

Our efforts will directly support Task (4) Project Website and Social Media. Vistra's communications consultants and website/graphics design staff will provide assistance for this grant. Our focus will be providing and supporting the project website and social media outreach. We will periodically update the website with project findings, data, news, events, and resources for the community.

The website and program progress dissemination collateral will serve as an important way for the community and the broader public to stay informed about the project and to voice their opinions. Vistra will maintain the website for the duration of the project and will work with community members to generate content for multiple platforms, including social posts, website news, electronic newsletters, blogs, and other social media (e.g., Facebook, Twitter, Instagram).

Vistra applauds the initiative of the Center for Brownfields Research to revitalize the University Area Community, and hopes that you will give favorable consideration to this proposed Area-Wide Planning Grant.

Sincerely,

A handwritten signature in blue ink that reads "Ed Stillo".

Ed Stillo

Chief Operating Officer

**APPENDIX 06: Other Factors Checklist**

Name of Applicant: University of South Florida

Please identify with an **X** any of the items below which may apply to the applicant’s BF AWP project area as described in your proposal. To be considered for an Other Factor, include the page number where each applicable factor is discussed in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to the proposal as applicable. If this information is not clearly discussed in the narrative proposal or in any of the attachments, it will not be considered in the grant selection process.

<b>X</b>	<b>Other Factor</b>	<b>Page #</b>
	<i>None of the Other Factors are applicable.</i>	
X	BF AWP project is in an urban area (city population is 100,000 or more).	2
	BF AWP project is in a rural area (city/town/village/unincorporated area/etc. population is 20,000 or less and is not located in a Metropolitan Statistical Area).	
	BF AWP project is in a micro community (city/town/village/unincorporated area/etc. population of 10,000 or less).	
	Applicant is or is applying on behalf of a federally recognized Indian Tribe or an entity from a United States Territory.	
	Applicant is a POWER+ community who is proposing a BF AWP project area with one or more eligible catalyst, high priority brownfield site(s) and a recently closed (2008 or later) or closing power plant.	
	Applicant’s catalyst, high priority brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area.	
	Applicant’s catalyst, high priority brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area.	
	Applicant’s catalyst, high priority brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, unrelated to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the BF AWP project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. <i>Attach documentation of PSC recipient or core partner status.</i>	
	Applicant’s BF AWP project area is directly tied to EPA’s Making a Visible Difference (MVD) initiative, and the applicant can demonstrate that funding/technical assistance/other resources from the MVD initiative has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their MVD status and the proposed brownfields activities.	

	<p>Applicant is a recipient of an EPA Urban Water grant and can demonstrate that that funding/technical assistance/other resources from the Urban Waters grant has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Urban Waters efforts and the proposed brownfields activities.</p>	
	<p>Applicant is designated as a HUD Promise Zones community, and can demonstrate that funding/technical assistance/other resources from the Promise Zones designation has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Promise Zones designation and the proposed brownfields activities. <i>Attach documentation of HUD Promise Zone community status.</i></p>	
	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered:</p> <ul style="list-style-type: none"> <li>• Applicant must clearly demonstrate in the proposal that there is a nexus between their IMCP designation and the proposed BF AWP project.</li> <li>• Attach documentation which demonstrates either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 24 “manufacturing community” designees, which EPA would use to verify this other factor.</li> </ul>	

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="08/10/2016"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

**State Use Only:**

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

* a. Legal Name: <input type="text" value="University of South Florida"/>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="59-3102112"/>	* c. Organizational DUNS: <input type="text" value="0696872420000"/>

**d. Address:**

* Street1: <input type="text" value="University of South Florida"/>
Street2: <input type="text" value="3702 Spectrum Blvd Suite 165"/>
* City: <input type="text" value="Tampa"/>
County/Parish: <input type="text"/>
* State: <input type="text" value="FL: Florida"/>
Province: <input type="text"/>
* Country: <input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code: <input type="text" value="33620-9445"/>

**e. Organizational Unit:**

Department Name: <input type="text" value="Anthropology"/>	Division Name: <input type="text" value="College of Arts and Sciences"/>
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="Eric"/>
Middle Name: <input type="text" value="Christian"/>	
* Last Name: <input type="text" value="Wells"/>	
Suffix: <input type="text"/>	
Title: <input type="text" value="Professor"/>	

Organizational Affiliation: <input type="text" value="University of South Florida"/>
--

* Telephone Number: <input type="text" value="(813) 974-2337"/>	Fax Number: <input type="text" value="(813) 974-2668"/>
---	---

* Email: <input type="text" value="ecwells@usf.edu"/>
---

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

H: Public/State Controlled Institution of Higher Education

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-05

\* Title:

FY2017 BROWNFIELDS AREA-WIDE PLANNING GRANT

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Brownfields Area-Wide Planning Project for the University Area Community, Hillsborough County, Florida

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed: