



## Narrative Information Sheet

### 1. Applicant Identification

South Florida Regional Planning Council (SFRPC)  
One Oakwood Boulevard, Suite 250  
Hollywood, Florida 33020

### 2. Website URL

South Florida Regional Planning Council (Lead Member): <https://sfrregionalcouncil.org/>  
South Florida Community Land Trust (Non-lead Member): <https://southfloridaclt.org/>  
Allapattah Collaborative, CDC (Non-lead Member): <https://allapattahcdc.org/#section-top>

### 3. Funding Requested

- |                                   |                      |
|-----------------------------------|----------------------|
| a. <u>Assessment Grant Type</u>   | Assessment Coalition |
| b. <u>Federal Funds Requested</u> | \$1,200,000          |

### 4. Location

- (a) City: Two of the Coalition's Target Areas are located in the City of Miami (Miami-Dade County). The third Target Area is a linear corridor that includes portions of multiple cities and unincorporated areas of Miami-Dade and Broward Counties.
- (b) County: Miami-Dade and Broward Counties
- (c) State or Reservation: State of Florida

### 5. Coalition Members' Target Areas and Priority Site Information

#### (a) Coalition Lead: SFRPC

- Target Area: West Grove
- Census tracts: 12086007200 and 12086007101
- Priority Site: **Charles Terrace Assemblage**  
3715-3939 Charles Terrace, Miami, FL 33133

#### (b) Non-lead Member: South Florida Community Land Trust

- Target Area: Tri-Rail / Florida East Coast (FEC) Railway Corridors
- Census tracts: disadvantaged census tracts, as defined by CEJST, within 1-mile of the Tri-Rail and FEC railways
- Priority Site: **Liberty City Assemblage**  
Block bound by NW 15<sup>th</sup> Avenue to the east, NW 17<sup>th</sup> Avenue to the west, NW 62<sup>nd</sup> Street to the south, and NW 62<sup>nd</sup> Terrace to the north (Miami, FL 33147)

#### (c) Non-lead Member: Allapattah Collaborative, CDC

- Target Area: Allapattah
- Census tracts: 12086002403; 12086002404; 12086002502; 12086002501; 12086002900; 12086002402; 12086002900; 12086003001; 12086003004; 12086003003
- Priority Site: **Climate Resilience Hub**  
162828 Street, Miami, FL 33142



6. Contacts

(a) Project Director

Jeffrey R. Tart  
 Senior Loan Officer  
 Revolving Loan Fund Programs  
 South Florida Regional Planning Council  
 One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
 Phone (954) 924-3653  
[jtart@sfrpc.com](mailto:jtart@sfrpc.com)

(b) Chief Executive/Highest Ranking Elected Official

Mrs. Isabel Cosio Carballo, MPA  
 Executive Director  
 South Florida Regional Planning Council  
 One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
 Phone (954) 924-3653  
[isabelc@sfrpc.com](mailto:isabelc@sfrpc.com)

7. Population of Priority Site Locations

Target Area	Target Area City/County	Population
Charles Terrace Assemblage Priority Site	City of Miami	455,924
	Miami-Dade County	2,701,767
Liberty City Assemblage Priority Site	City of Miami	455,924
	Miami-Dade County	2,701,767
Climate Resilience Hub Priority Site	City of Miami	455,924
	Miami-Dade County	2,701,767

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
<b>The priority site(s) is in a federally designated flood plain.</b>	<b>7</b>



<b>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</b>	<b>4</b>
<b>The reuse of the priority site(s) will incorporate energy efficiency measures.</b>	<b>4</b>
<b>The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.</b>	<b>4</b>
<b>At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.</b>	<b>10</b>
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority                      Attached.

10. Releasing Copies of Applications                      Not Applicable.



# FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, FL 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

October 25, 2024

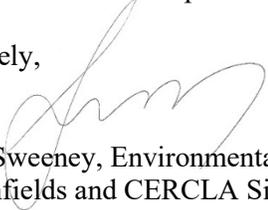
Alyssa Kuhn  
Brownfields Program  
U.S. Environmental Protection Agency  
61 Forsyth Street, S.W. 13<sup>th</sup> Floor  
Atlanta, GA 30303-8960  
[Kuhn.Alyssa@epa.gov](mailto:Kuhn.Alyssa@epa.gov)

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports South Florida Regional Planning Council (SFRPC)'s Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of the Allapattah Collaborative CDC and the South Florida Community Land Trust. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-24-07, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.9. EPA Brownfields grant funding will strengthen the Coalition's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Coalition consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Coalition is also encouraged to contact Ryenne Hathaway, the Southeast District Brownfields Coordinator, at (561) 681-6614 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,



Scott Sweeney, Environmental Manager  
Brownfields and CERCLA Site Screening Section

SS/jc  
cc:

Jeffrey Tart, South Florida RPC – [jtart@sfrpc.com](mailto:jtart@sfrpc.com)  
Ryenne Hathaway, DEP Southeast District – [ryenne.hathaway@floridadep.gov](mailto:ryenne.hathaway@floridadep.gov)

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Coalition Members, Target Area and Brownfields**

i. **Coalition Members:** The South Florida Regional Planning Council (SFRPC) is the regional planning agency serving Monroe, Miami-Dade, and Broward Counties in Southeast Florida and will serve as the lead agency for this United States (US) Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant. The non-lead Coalition members are two 501(c)3 nonprofit organizations: the South Florida Community Land Trust, Inc (SFCLT), a nonprofit developer that partners with municipalities and local organizations to create quality, sustainable and permanently affordable housing for low-income and working families and individuals and those vulnerable to being displaced from their communities by market forces. The second, Allapattah Collaborative, CDC (ACDC), is a Community Development Corporation (CDC), now also designated as a Main Street America community, based in the City of Miami neighborhood of Allapattah. ACDC's mission is to build an Allapattah economy that works for everyone while preserving the neighborhood's unique cultural heritage. SFRPC is working with these partners to address residential and business displacement issues in three target areas (TAs), each located within overburdened and underserved census tracts as recognized by the Climate and Economic Justice Screening Tool (CEJST), as described in Section 1.a.ii. With limited staff and budget, the non-lead Coalition partners lack access to Brownfield Grant resources to address brownfield sites and lack the capacity to apply for and manage their own Brownfield Grants.

ii. **Overview of Brownfield Challenges and Description of Target Areas:** The Coalition will address brownfields within SFRPC's jurisdictional area of Broward, Miami-Dade, and Monroe Counties with a focus on the three TAs indicated below. The SFRPC's 2022-2027 Comprehensive Economic Development Strategy (CEDs)<sup>1</sup> recognizes that one of the biggest problems facing its jurisdictional area is the lack of affordable housing. According to the Census Bureau's Household Pulse Survey released in October 2024, the Greater Miami area that includes Miami-Dade and Broward Counties is the most rent-burdened place in the country. The 2023 Miami-Dade Housing Needs Assessment<sup>2</sup> indicates that Miami-Dade County alone faces a shortfall of 90,181 affordable housing units for renter households earning below 80% of the Area Median Income (AMI). The lack of affordable housing options within already overburdened and underserved communities throughout South Florida brings with it pressures of displacement for both long-time residents and businesses. **Brownfields** are concentrated across these overburdened communities in a manner that includes the former presence of incinerator facilities, fuel service stations, underutilized warehousing and manufacturing spaces, and more. The brownfield sites within these overburdened areas present challenges that include not only residents' exposure to contaminants of concern but also the accompanying blight and possible crime brought on by these vacant and/or underutilized sites. This grant will help advance brownfield infill redevelopment within some of these challenged areas and unlock much needed affordable housing and community services that will support neighborhood stabilization and prevent further displacement.

**The Coalition has prioritized three TAs, all within CEJST-designated overburdened and disadvantaged tracts, facing housing burden and displacement challenges. Two TAs are limited to single neighborhoods and the third represents a commuter rail corridor:**

1. The **West Grove** (SFRPC TA, census tracts 12086007200 and 12086007101, roughly bound by US Highway 1 to the north, SW 42<sup>nd</sup> Avenue to the west, Loquat Avenue to the south, and SW 32<sup>nd</sup> Avenue to the east) is historically a majority-Black neighborhood, within the City of Miami settled in the late 19<sup>th</sup> century by Bahamian immigrants. In more recent years, West Grove has faced extreme pressures of gentrification and displacement, as it is nestled within some of the most affluent areas in Miami.

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<sup>1</sup> [South Florida Regional Planning Council | 2022-2027 South Florida Comprehensive Economic Development Strategy](#)

<sup>2</sup> [University of Florida Shimberg Center for Housing Studies | 2023 Miami-Dade County Housing Needs Assessment](#)

**FY2025 US EPA Brownfields Assessment Coalition Grant**  
**South Florida Regional Planning Council (Lead Applicant)**

2. The **Tri-Rail / Florida East Coast (FEC) Railway Corridors** (SFCLT TA, limited to disadvantaged census tracts, as defined by CEJST, within 1-mile of the Tri-Rail and FEC railways) extend north from Downtown Miami, roughly parallel to Interstate-95, through Miami-Dade and Broward Counties and service the Tri-Rail and Brightline commuter trains. The railways' proximity to downtowns, along with the rising popularity of alternative modes of travel in a largely auto-centric region, makes adjacent neighborhoods vulnerable to development pressure.

3. The **Allapattah** neighborhood (ACDC TA, bounded by State Road 112 to the north, the Miami River to the south, Interstate 95 to the east, and SW 27<sup>th</sup> Avenue to the west) within the City of Miami is known locally as "Little Santo Domingo" due to its large concentration of South Florida's Dominican diaspora. Listed among America's 11 Most Endangered Historic Places for 2023 by the National Trust for Historic Preservation<sup>3</sup>, the community of Allapattah is threatened with pressures of displacement and cultural erasure due to the neighborhood's proximity to other high-demand areas of Miami.

This grant will provide the Coalition with much needed resources to assess and plan for environmental impacts and reuse of brownfield sites. This will unlock redevelopment and adaptive reuse to benefit long-time residents and businesses fighting to continue calling these neighborhoods their home.

**iii. Description of the Priority Brownfield Site(s):** EPA's Environmental Justice Screening (EJScreen) data identifies 469 brownfield sites existing within the three TAs. Under SFRPC's existing Community-wide Assessment Grant, a brownfields inventory was conducted to review the areas of highest need within SFRPC's jurisdiction. Areas of need were prioritized by having a minimum of 80<sup>th</sup> percentile housing burden thresholds within CEJST-disadvantaged tracts. Through community engagement efforts at community meetings and through surveys, housing burden has continuously been a recurrent concern for residents as a whole, but particularly for sensitive populations. Through engagement, the coalition partners were identified, and the TAs and 12 priority sites were selected. The three top priority sites, one per each Coalition member's target area, are discussed below.

**1. Lead Member SFRPC TA West Grove: The Charles Terrace Assemblage** (3715-3939 Charles Terrace) consists of 50 one-story duplexes constructed in 1949, spanning across seven acres and neighboring a four-acre City of Miami Fire Department Fire College property (3425 Jefferson Street), and three schools: St. Alban's Child Enrichment Center, Frances S. Tucker Elementary, and George Washington Carver High School. The use of the neighboring property as a Fire College and former use as an incinerator lends to concerns of polyfluoroalkyl substances (**PFAS**) from **fire-fighting foam and metals and volatile-organic compounds (VOCs)** from the incinerator, which are threats to students that live within the assemblage and may pass by this property on their walk to class. Contaminants of concern from the existing duplexes, currently under private ownership and in substandard condition, are **asbestos, lead paint, and VOCs, and petroleum** from heating oil tanks. The site's proximity to sensitive populations, such as children, makes it a priority for assessment. Building renovations will improve the housing's safety, while adding additional units to aid displacement concerns, making it a reuse priority.

**2. Non-Lead Member SFCLT TA Tri-Rail / FEC Corridor: Liberty City Assemblage** (bound by NW 15<sup>th</sup> Avenue to the east, NW 17<sup>th</sup> Avenue to the west, NW 62<sup>nd</sup> Street to the south, and NW 62<sup>nd</sup> Terrace to the north) currently consists of a mix of vacant and residential lots in Miami's Liberty City neighborhood, approximately ½-mile from the Tri-Rail corridor. On the neighboring block to the southwest of this site sits Charles R. Drew K-8 Center (elementary school) and to the east is Liberty Square: the oldest public housing project in the southeastern United States. NW 62<sup>nd</sup> Street (Dr. Martin Luther King, Jr. Blvd) is a primary pedestrian route extending through the Priority Site, connecting the school and housing project. Potential contaminants of concern include **asbestos, lead paint, and petroleum** from heating oil tanks on the vacant lot from a past residential complex demolished in the

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<sup>3</sup> [National Trust for Historic Preservation | "Discover America's 11 Most Endangered Historic Places for 2023"](#)

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

1990s and **solvents and petroleum impacts** from former dry-cleaning facilities, all of which are threats to students walking along MLK Blvd to and from class, making it a priority for assessment. The planned reuse as multi-family, affordable housing to meet housing demands makes it a reuse priority.

**3. Non-Lead Member ACDC TA Allapattah: Climate Resilience Hub** (1628 NW 28<sup>th</sup> St): This property currently contains a 1940 warehouse facility previously used as a lumberyard and mill. This prior use and the building's date of construction lends to concerns of **VOCs, creosote, arsenic, and lead**. Across SW 17<sup>th</sup> Avenue (known as Little Santo Domingo's "main street") from this block is Juan Pablo Duarte Park, an important community gathering space for the neighborhood and setting for several community events, such as the annual "Festival del Plátano" organized by the ACDC. Immediately to the east of the priority site are a mix of housing units whose residents frequently walk past this warehouse, potentially exposing them to the above contaminants and making it a priority for assessment and reuse as a community center.

**iv. Identifying Additional Sites:** The Coalition will build on the recent inventory efforts conducted by SFRPC that identified the above priority sites and nine additional sites. As more opportunities arise, any additional brownfields sites must be within CEJST-recognized disadvantaged areas, with secured site access. Sites will then be scored by the Coalition Advisory Committee on weighted factors consisting of: potential benefit for disadvantaged community, likelihood redevelopment has the ability to advance, high levels of housing burden, proximity to existing or planned transit, potential for adaptive reuse of historic structures, and planned developments that will incorporate renewable energy. The weighted factors may be modified based on community input during the life of the grant.

**b. Revitalization of the Target Areas**

**i. Reuse Strategy and Alignment with Revitalization Plans:** The SFRPC's *2022-2027 CEDS*<sup>4</sup> indicates that one of the biggest problems in the SFRPC jurisdictional area is the lack of affordable housing. The CEDS identifies four overall priority goals in driving future SFRPC efforts: 1) Cultivate a competitive economy and foster economic mobility; 2) Create vibrant and connected places to increase overall quality of life; 3) Design, construct, and maintain resilient infrastructure to support sustainable business and population growth; 4) Promote regional collaboration of intergovernmental, public-private, interagency, and non-profits to address South Florida's economic challenges. The priority sites align with these goals and local plans reflecting the community vision, discussed below per priority site:

**West Grove, Charles Terrace Assemblage:** The City of Miami's *2020 Affordable Housing Master Plan*<sup>5</sup> has established the objective to grow the supply of affordable housing in Miami to 25% of all units in the City by 2030. The Plan identifies West Grove as a particular area of concern, given its attraction as one of the most culturally diverse and vibrant neighborhoods in the City, and targets not just the creation of new affordable housing units, but also the improvement of existing. Rehabilitation of the Charles Terrace Assemblage will advance this Housing Plan's goals by enabling the improvement of current housing conditions on the site. SFRPC is working with the City of Miami to rectify the health concerns posed by the building conditions. The existing duplexes totaling 100 dwelling units and surrounding open space areas will benefit from much needed renovations and improvements complicated by the likely presence of the contaminants of concern referenced above. Planning activities will include the addition of new housing units in underutilized land and a phased strategy to avoid displacement of current residents during rehabilitation. This reuse strategy advances SFRPC CEDs goal 2: creating a vibrant and connected place through the improvement of housing within the neighborhood fabric.

**Tri-Rail / FEC Corridor, Liberty City Assemblage:** In 2019, the SFCLT produced *Equitable Housing*

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<sup>4</sup> [South Florida Regional Planning Council | 2022-2027 South Florida Comprehensive Economic Development Strategy](#)

<sup>5</sup> [Florida International University | Miami Affordable Housing Master Plan](#)

**FY2025 US EPA Brownfields Assessment Coalition Grant**  
**South Florida Regional Planning Council (Lead Applicant)**

*Plan for Tri-Rail’s Coastal Link*<sup>6</sup>. This plan targets the creation and preservation of affordable housing along the Tri-Rail and FEC rail lines, largely consistent with the FEC Corridor TA, to address economic inequalities and create a framework for low-income families to access opportunities for social and economic upward mobility. According to the Plan, focusing on the FEC Corridor provides an opportunity to capitalize on existing transit systems that will connect lower income neighborhoods to better educational opportunities and higher paying jobs. The vacant properties at the Liberty City Assemblage totaling approximately 1-acre in combined area provides an opportunity for infill multi-family residential development with up to 145 new affordable housing units allowed under current zoning regulations in an area already well served by transit. The City of Miami owns the largest of the vacant parcels within this assemblage with the SFCLT granted site control. This reuse strategy advances CEDS goals 2 and 4, creating a vibrant and connected place in partnership with a local nonprofit.

**Allapattah, Climate Resilience Hub: 17<sup>th</sup> Avenue – Allapattah: Equitable Development Action Plan**<sup>7</sup> conveys the community’s shared vision, “to have a safe, inclusive, engaged, and intergenerational mixed-income neighborhood with spaces, opportunities, and resources where residents of all economic classes and backgrounds can live, learn, work, play, and thrive.” This plan stresses the importance of anti-displacement strategies being put into effect prior to boosting the area for redevelopment or otherwise current residents and businesses will be harmed by increasing rents and property values. The ACDC envisions this site as a Climate Resilience Hub and Multi-purpose community center serving as a community recovery center that would offer a commercial kitchen, entrepreneurship training, host cultural programming, and provide community services referrals. The ACDC strives to incorporate net-zero emissions in all its developments. The proposed Climate Resilience Hub will help advance several of the anti-displacement strategies identified in this plan, which include: creation of an educational platform focused on promoting equitable development; building resiliency and sustainability of small businesses with technical support, training, and coaching; and conducting a Feasibility Study for the creation of a cultural business incubator to provide a location for displaced businesses. This reuse strategy advances CEDS goals 1, 3, and 4: fostering economic mobility by supporting sustainable business growth in partnership with another local nonprofit.

**ii. Outcomes and Benefits of Reuse Strategy:** The proposed projects will facilitate redevelopment and stimulate economic development in the TAs by quantifying contamination or eliminate the concern, allowing sites to proceed with redevelopment, the first steps in brownfields redevelopment. Redevelopment of the priority sites will attract additional public and private investments in surrounding properties to create jobs, improve amenities, and enhance the quality of the natural and built environments for existing residents. Benefits to the TAs will include the rehabilitation of 100 housing units near walkable schools and infill redevelopment targeting affordable housing. All developments will be built to Miami-Dade building codes which require energy efficient measures. The Climate Resilience Hub (Site 3), used for a nonprofit use, will have solar panels and be a resource for the community in advancing careers and a resource during extreme weather events. Additional benefits include bolstered tax revenues, attracting additional investment to the area, and creation of permanent and temporary construction jobs. By addressing the lingering questions regarding the potential environmental issues at the sites, the proposed projects will help facilitate redevelopment and spur economic growth within the TAs.

**c. Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse:** The Coalition will use a multi-layered approach to leveraging resources for assessment, cleanup, redevelopment and reuse, including loans, grants, and private investment. **For remediation of the priority sites,** US EPA Brownfield Cleanup grants or SFRPC’s

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<sup>6</sup> [SFCLT | South Florida’s Coastal Housing Link: An Equitable Housing Plan for Tri-Rail’s Coastal Link](#)

<sup>7</sup> [NALCAB | 17th Avenue – Allapattah: Equitable Development Action Plan](#)

**FY2025 US EPA Brownfields Assessment Coalition Grant**  
**South Florida Regional Planning Council (Lead Applicant)**

Cleanup Revolving Loan Fund can be leveraged to fund remediation. Costs can then be recouped through Florida’s Brownfields Program which provides Voluntarily Cleanup Tax Credits (VCTCs) and liability protection. The Charles Terrace and Liberty City Assemblages will get VCTC bonuses of 25% (recouping 100% of remediation costs) and building material tax refunds due to affordable housing components. To further support the **reuse of the priority sites** and other brownfield properties, the Coalition and other project partners will leverage additional sources. Two out of the three Priority Sites are in federally designated Qualified Opportunity Zones, which allows for leveraging of tax incentives to encourage redevelopment and investment. As nonprofit organizations, both the SFCLT and ACDC rely on multiple sources of funding that could further advance their respective redevelopment projects. The SFCLT currently receives funding from the following sources that can leverage further redevelopment activities at the Liberty City Assemblage: conventional loans from the private sector, HOME and CDBG at the Federal level, State Housing Initiatives Partnership program at the state level, Miami-Dade Surtax from the County, Miami Forever Bond from the City, along with local grants from multiple foundations. Available funding for acquisition and redevelopment of the Climate Resilience Hub in Allapattah comes from a variety of sources through the ACDC that include a recently awarded \$500,000 grant from the Miami Foundation, \$1 million from the Knight Foundation, and another \$1 million from the Citi Foundation’s Community Progress Makers Initiative.

ii. Use of Existing Infrastructure: Work performed under this grant will facilitate the use of existing infrastructure at the priority sites and within the TAs. Sites 1 and 2 involve rehabilitations, reusing infrastructure. All three TAs and priority sites are located within completely developed areas with roads, water, sewer, electrical grid, and telecommunications available to be utilized for redevelopment.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need**

i. The Community’s Need for Funding Images of Florida’s east coast as a desirable winter playground contradict the distressed economic conditions, low-wage employment, and lack of affordable resilient housing and health insurance for thousands of residents of the SFRPC Coalition TAs. The SFRPC Coalition supports community members who are among the poorest in the nation. Per capita income within census tracts surrounding the Priority Sites is averaged at \$21,372; 99% of residents in the Liberty City tract and 92% in the Allapattah tract live at or below the federal poverty level (EJScreen). Conditions are intensified by increases in inflation and cost of living, further highlighting the disparities these residents experience. The Combined Coalition TA population of 297,171 are all housing-burdened with Charles Terrace and Allapattah priority site residents placing at 96<sup>th</sup> and 95<sup>th</sup> percentiles in the nation respectively. Thousands of TA residents are at risk of homelessness in the face of unexpected health or financial challenges. As of June 2024, the Miami-Dade County Clerk indicates five (5%) out of every 100 renters have had evictions filed against them since mid-2023 (3% is considered a high level). Social needs run high as the Coalition TAs struggle to maintain existing services with soaring costs, particularly within construction. As such, the TAs’ lack of resources to advance the assessment and cleanup of priority brownfields in support of coordinated efforts to develop quality, affordable, sustainable housing and other services. Priority Site Demographic data provided in Table 1 demonstrates residents of the TAs need long-term, sustainable housing solutions. The SFRPC Coalition commits to utilizing awarded funds to exclusively benefit underserved, underrepresented populations within the TAs.

**Table 1: Priority Site Demographics. Percentile = within U.S.** *CEJST and EJScreen Data*

Indicator	Charles Terr.	Liberty City	Allapattah
Population	2,872	3,880	6,378
Poverty Rate	80%	99%	92%
Low Income	87%	98%	87%
Per Capita Income	\$33,452	\$16,802	\$13,864

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

**ii. Threats to Sensitive Populations**

**(1) Health or Welfare of Sensitive Populations** All the TAs and Priority Sites identified in this application are in disadvantaged census tracts. Brownfields have prompted numerous health and welfare concerns among the sensitive populations who call these areas home. The TAs include a large population of people of color, with low income, experiencing linguistic isolation, and low educational attainment (Table 2). Lack of sustainable affordable housing results in low-income residents experiencing, or are at risk of, homelessness. All three census tracts for each of the Priority Sites are heavily housing-burdened. These sensitive population members are unable to purchase a home due to low income and lack of affordable housing stock. Further, populations living within the TAs are currently overburdened by potential contaminants from unassessed brownfield sites (see I.a.iii) that are known to cause health issues. Identification and subsequent remediation of such sites is a critical need. With a tax base consisting of low-income residents, the TAs lack the ability to draw on other initial sources of funding to carry out environmental assessment, remediation, and the subsequent reuse of the identified Priority Sites. Redevelopment of brownfield sites in these areas will further local and state initiatives to support equitable, sustainable housing, employment, and a holistic sense of community and well-being for sensitive populations, while bolstering public health by improving environmental quality.

**Table 2. Priority Site Sensitive Populations. Percentile = within U.S. *EJScreen, FDLE***

<b>Indicator</b>	<b>Charles Terr.</b>	<b>Liberty City</b>	<b>Allapattah</b>
% People of Color	90%	100%	96%
Limited English	80%	78%	99%
Less than High School	63%	60%	97%
Housing Burdened	96%	89%	95%
Broadband Gap	84%	96%	98%

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Proximity to some of the nation’s busiest thoroughfares, railroad corridors, and airports have left a legacy of pollution and social impacts resulting in chronic health conditions for TA residents. Residents are relegated to live in polluted conditions due to social and economic disparities resulting in long-term exposure to diesel matter and proximity to traffic, has been linked to health issues including asthma and certain cancers. Existing residents within the Liberty City priority site rank **98<sup>th</sup> percentile nationally for asthma** and have a greater than average low life expectancy, ranking at **91<sup>st</sup> percentile nationally**. In the Liberty City priority site, an aging housing stock of pre-1960 residences potentially expose residents to lead paint at the 90th percentile nationally. Low life expectancy is suspected to be related to environmental impacts from the contaminants of concern and siting of poorer residents in the locations of poor air quality. Many health conditions are not documented within the TAs due to the lack health insurance. Revitalizing these communities will mitigate threats such as mobilized pollutant dust being inhaled by young residents, individuals drinking VOC-contaminated water, and remove other environmental contaminants that challenge health outcomes for the sensitive populations of the Coalition TAs and Priority Sites.

**Table 3. Priority Area Health Indicators. Percentile = within U.S. *CEJST and EJScreen Data***

<b>Indicator</b>	<b>Charles Tr.</b>	<b>Liberty City</b>	<b>Allapattah</b>
Low Life Expectancy	84%	91%	69%
Heart Disease	66%	71%	81%
Lack of Health Ins.	85%	96%	95%

**(3) Environmental Justice**

**(a) Identification of Environmental Justice Issues:** The Coalition TAs exceed national averages with impaired air and water, live in aging housing stock, among underground storage tanks, next to congested thoroughfares, and near railroad corridors. The residents of the TAs live near pollution sources including highways, industrial areas, airports, and the former industrial sites, with some

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

residences being located within a few blocks of Priority Sites. All TAs are in census tracts identified as disadvantaged in CEJST and community members disproportionately share the negative legacy and blight of the sites. Lack of access to recreation areas and safe pedestrian routes equate to less mobility and resulting health conditions. Data collected from EJScreen (Table 4) indicates a high amount of environmental burdens. With 469 brownfields throughout the TAs and **high rates of superfund proximity in the Liberty City priority site (98<sup>th</sup> percentile nationally) and Allapattah priority site (95<sup>th</sup> percentile nationally)**, these communities face significant environmental justice concerns. The combined priority site census tracts average in the 95<sup>th</sup> national percentile for underground storage tanks. In the Liberty City priority site, residents face potential for significant **lead contamination in the 90<sup>th</sup> percentile nationally**. Allapattah’s census tract is faced with proximity to some of the **nation’s highest traffic (98<sup>th</sup> percentile)**. Proximity to Florida’s eastern coastline and interior waterways put these communities at risk of flooding, with the **priority sites averaging in the 94<sup>th</sup> percentile nationally**. The Allapattah Priority Site in particular is located within a FEMA-designated Special Flood Hazard Area. As addressed in section 2.a.ii (2) these factors escalate chances for residents to experience adverse health effects and diminished quality of life. These statistics show the extent and severity of the environmental justice issues affecting the populations of these disadvantaged census tracts.

**Table 4. Environmental Factors. Percentile = within U.S. CEJST and EJScreen Data**

<b>Indicator</b>	<b>Charles Terr.</b>	<b>Liberty City</b>	<b>Allapattah</b>
Diesel Matter	86%	90%	95%
Flood Risk	93%	94%	95%
Traffic Proximity	84%	65%	98%
Superfund Proximity	66%	98%	95%
Underground Storage Tanks	93%	92%	99%
Drinking Water Non-compliance	97%	97%	97%
Pre-1960 Housing/Lead Paint	75%	90%	81%

**(b) Advancing Environmental Justice Issues:**

Site assessments and planning under this project will identify potential contaminants, migration pathways, and containment measures to help prevent offsite transport and exposure to contaminants, relieving one of the burdens faced by the TA populations. Environmental justice is central to the SFRPC Coalition’s brownfield remediation strategies. The Coalition specifically selected TAs in low-income communities with vulnerable populations who face disproportionate exposure to adverse environmental, economic, and health impacts. All the TAs experience legacy pollution and are in proximity to major thoroughfares and/or railroad corridors. EPA funding will support the Coalition and partners in assessing and cleaning up contaminants including air emissions from hazardous substances. Further, this funding will enable development of sustainable affordable housing for low-income residents who are experiencing, or are at risk of, homelessness. Restoration of community-serving public and commercial spaces will further reduce blight and exposure. Infill development and transit-oriented development (TOD) will facilitate increased use of sustainable public transit resulting in reduced emissions. The assessment and remediation of the targeted sites can correct historic environmental justice issues by supporting a community that has disproportionately shouldered the negative environmental consequences of industrial operations and governmental policies such as redlining and non-enforcement of environmental regulations.

**b. Community Engagement**

**(i). Project Involvement** and **ii. Project Roles:** The SFRPC, serving as lead member, has a long, successful history of community engagement throughout the region demonstrated since 1971. SFRPC has worked closely with leaders of municipalities in their region to specifically engage stakeholders on their needs, priorities, and challenges. Now, the SFRPC Coalition will build upon this foundation to

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

serve 297,171 residents in the Coalition TAs. Together, these partners will invite additional community-based organizations to join a Coalition Advisory Committee from a broad spectrum of stakeholders, all of whom will be committed to educating their constituents on brownfield risks, project activities, and outcomes to ultimately guide project decisions from implementation to finalization. Additional partners will be added as the project evolves.

**Table 5. Project Partners and Roles**

<b>Organization</b>	<b>Point of Contact</b>	<b>Project Role</b>
Coconut Grove Cares, nonprofit	Catherine Pennekamp; cgcares@bellsouth.net	West Grove TA organization with a community center adjacent to Priority Site 1. They will provide guidance on community outreach within this TA.
Florida Housing Coalition, nonprofit	Ashon Nesbitt; nesbitt@flhousing.org	Provides consultation services, comprehensive training, and technical assistance centered around affordable housing. They will be a key contact within the Tri-Rail/FEC Corridor TA.
Aspen Institute Latinos & Society Program	Myrna Sonora; msonora@prosperausa.org	Coalition composed of diverse sector leaders organized to support Latino-owned businesses and accelerate community wealth building. They will be a resource in community outreach and reuse planning in Allapattah (Priority Site 3)
City of Miami Department of Real Estate and Asset Management	Andrew Frey; afrey@miamigov.com	The Department of Real Estate is assisting with identifying potential priority sites throughout the three TAs and coordinating site access to City-owned lots. They are a partner on Priority Site 1 and will be involved in future reuse.
Catalyst Miami, nonprofit	Camilo Mejia; camilom@catalystmiami.org	Organization with services and programs tailored to Miami's Black and Brown disadvantaged communities. Due to their strong ties and experience in the Liberty City neighborhood, they will be a key resource within Priority Site 2.
Miami Homes for All, nonprofit	Annie Lord; alord@miamihomesforall.org	Actively advances more affordable housing throughout Miami, MHFA has extensive experience working in the Allapattah community and will be a resource for outreach and identification of future priority sites within the Allapattah TA.
Neighborhood Housing Services of South Florida, nonprofit	Kamalah Fletcher; KamalahF@nhssf.org	As an organization that collaborates with residents and other stakeholders to stabilize neighborhoods and develop sustainable housing, NHSSF will help guide engagement efforts so plans and prioritized sites reflect resident desires and benefit the underserved communities.
Miami-Dade County Public Schools	Kenny L. Cenat; kccenat@dadeschools.net	Meeting space across all three TAs; community involvement & public outreach to parents/students.

**iii. Incorporating Community Input:** The SFRPC Coalition will follow the EPA's Steps for Effective Public Involvement, including planning/budgeting for the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. SFRPC will communicate progress to the community through a variety of media outlets (newsletters, email lists, website publications, public television, and social media) and will engage residents via in-person and virtual community workshops, within the TA communities, at key points to disseminate information, respond to inquiries, and solicit input. Community conversations will be held to gather thoughts on site reuse concepts where potential opportunities will be presented including reuse options, related job creation, greenspace/parks, multimodal transit access, landscaping concepts, residential/commercial, and overall design. Outreach will be led by Community Engagement specialists and SFRPC's Community Outreach Coordinator, who will collaborate with the project partners via diverse inclusion, including those with limited broadband access. Materials will be produced in English, Spanish, and Creole (brochures, flyers, fact sheets, contact information, social media posts, website) etc. Translators and interpreters will be available during public meetings and upon request for other communications. Assistance for individuals with disabilities will be made, such

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

as holding meetings at accessible locations throughout the TA. A running log of community input will be maintained and assessed at quarterly meetings to identify and determine follow-up actions. SFRPC understands collaboration is critical and effective engagement of community stakeholders is critical in all stages of this redevelopment effort. TA community members will be involved in all facets including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates. Through these activities, the voice of the community will be heard and will inform the project.

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

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

<b>Task 1: Programmatic Support</b>
<b>i. Project Implementation</b> <i>EPA-funded:</i> cooperative agreement oversight; conference attendance/travel for Council members; monthly meetings with EPA project officer; and quarterly, annual, and closeout reporting (including MBE/WBE forms and EPA ACRES database updates). <i>Non-EPA-funded:</i> contractor procurement (complete) and Work Plan development
<b>ii. Anticipated Project Schedule:</b> Contractor procurement – completed summer 2022; Work Plan - May 2025; kick-off meeting/setup of programmatic forms – Oct 2025; and quarterly, annual, and closeout reporting (including forms and ACRES updates) - Oct 2025 through Dec 2029
<b>iii. Task/Activity Lead:</b> The contractor (QEP) will be responsible for programmatic activities, overseen by Mr. Jeffrey Tart, the Project Director, to ensure compliance with the Work Plan & schedule.
<b>iv. Outputs:</b> 3 attendees at 6 Brownfield Conferences (including August 2025 National Brownfields Conference if pre-award is offered), 1 kick-off meeting/setup of programmatic forms, 16 quarterly reports, 1 close-out report, 4 annual reporting periods with annual financial and MBE/WBE reporting
<b>Task 2: Outreach</b>
<b>i. Project Implementation</b> <i>EPA-funded:</i> Coalition members outreach coordination and meeting attendance, brochure development, Community Involvement Plan (CIP), quarterly brownfields meetings, site prioritization coordination; <i>Non-EPA-funded:</i> The Coalition will provide translation services as-needed
<b>ii. Anticipated Project Schedule:</b> CIP and brochure development: completed by Nov 2025, priority site meetings Oct 2025-Sept 2026, Brownfield quarterly meetings and site prioritization - Oct 2025 through Sept 2029
<b>iii. Task/Activity Lead:</b> The QEP will be responsible for Outreach activities, in coordination with SFRPC, SFCLT and ACDC staff. The QEP will lead development of outreach material, meetings, and site prioritization. SFRPC has identified a Community Outreach Coordinator, Ms. Agolli.
<b>iv. Outputs:</b> 1 brochure, 1 CIP, 16 quarterly brownfield meetings, 3 priority brownfield meetings, prioritized sites
<b>Task 3: Site Assessment</b>
<b>i. Project Implementation.</b> <i>EPA-funded:</i> The consultant, in coordination with SFRPC, SFCLT and ACDC staff, reviewing reports and securing site access, Site Inventory, Generic Quality Assurance Project Plan (QAPP), Phase I & II ESA, Site Specific Sampling and Analysis Plans (SAPs) and Health and Safety (H&S) Plans. <i>Non-EPA-funded:</i> N/A
<b>ii. Anticipated Project Schedule.</b> Generic QAPP – pre-award; Phase 1 ESAs - pre-award through month 24 (Priority Sites pre-award through Nov 2025); site eligibility forms, site-specific SAPs, H&S plans, and Phase II ESAs – Dec 2025 – June 2029
<b>iii. Task/Activity Lead.</b> The QEP will complete the Site Inventory, site eligibility forms, QAPP, SAPs, H&S Plans, and assessment activities. Assessments will be completed in accordance with current ASTM standards and the All-Appropriate Inquiries rule. SFRPC, in coordination with SFCLT and

**FY2025 US EPA Brownfields Assessment Coalition Grant**  
**South Florida Regional Planning Council (Lead Applicant)**

ACDC staff will secure site access. The Brownfields Project Director will review site eligibility forms, QAPP, SAPs, H&S Plans, and ESAs, as well as provide oversight for all tasks.

**iv. Outputs:** 1 Site Inventory, 1 Generic Quality Assurance Project Plan (QAPP), 18 Phase I ESAs with site access agreements, 9 Phase II ESAs with site eligibility approvals, Site-Specific SAPs and H&S Plans.

**Task 4: Cleanup/Reuse Planning**

**i. Project Implementation.** *EPA-funded:* SFRPC staff time, in coordination with SFCLT and ACDC staff, for plan reviews; Analysis of Brownfields Cleanup Alternatives (ABCAs), asbestos cleanup plan, and Brownfield Reuse Plans. *Non-EPA-funded:* N/A

**ii. Anticipated Project Schedule:** Cleanup (ABCAs) and reuse planning for Priority Sites – Jan 2026-Jul 2029; asbestos cleanup plan for Site 1 – Jan 2024; remaining cleanup/reuse plans - Sept 2024 - Jul 2027

**iii. Task/Activity Lead:** QEP, planners, and market analysts with oversight from the SFRPC’s Project Director, Mr. Tart.

**iv. Outputs:** 6 ABCAs, 2 asbestos cleanup plans (Site 1 & 3), and 10 Brownfields Reuse Plans

**b. Cost Estimates** No Fringe Benefits, Equipment, Supplies, or Indirect Costs are budgeted. Supplies will be considered in-kind resources. Hourly personnel costs are included as an average rate of \$65. **80.5% of funds are directly associated with site-specific assessment and cleanup planning work.**

**Task 1 - Programmatic Support \$96,340. Personnel: \$37,440** for cooperative agreement oversight (12 hrs/month for 48 months = 576 hrs @ \$65). **Travel: \$22,500** 3 attendees at 6 brownfield conferences - 2 National and 4 Regional (\$2,400 for 6 registrations, \$2,400 for 12 hotel nights, \$900 for 2 flights to National conferences, \$900 for transportation (mileage and taxis – avg. of \$50/day for 18 days), and \$900 for 18 days per diem @ \$50/day). **Contractual: \$36,400** - \$22,400 for 16 quarterly reports (\$1,400 each); \$8,400 for ACRES updates and annual MBE/WBE and financial reporting forms (48 hrs @ \$175/hr); \$5,600 for 1 closeout report (approximately 32 hrs @ \$175/hr).

**Task 2 - Outreach \$114,420. Personnel: \$7,800** - Outreach coordination and meeting attendance (2.5 hrs/month for 48 months @ \$65). **Contractual: \$37,500** - \$3,100 Brochure development (31 hrs @ \$100), Community Involvement Plan \$4,200 (28 hrs @ \$150), \$11,200 for 16 quarterly brownfields meetings at \$700 = (4 hrs/meeting @ \$175 X 16); \$12,000 for priority site meetings (\$2,000 each for 3 sites, 2 meetings for each site); and \$7,000 for site prioritization coordination (40 hrs @ \$175). **Other / SFCLT Subaward: \$34,560** – staff time for 16 quarterly brownfields meetings (2 staff x 18 hrs prep and attendance x 16 meetings @ \$60/hr). **Other / ACDC Subaward: \$34,560** – staff time for 16 quarterly brownfields meetings (2 staff x 18 hrs prep and attendance x 16 meetings @ \$60/hr).

**Task 3 – Site Assessments \$594,500** (49.5% of total budget). **Personnel: \$12,480** - Report reviews and securing site access (4 hrs/month for 48 months @ \$65). **Contractual: \$570,500** – \$35,000 for Site Inventory expansion (200 hrs @ \$175/hr); \$6,000 for 1 Generic QAPP; \$90,000 for 18 Phase I ESAs (18 @ \$5,000); \$397,800 for 9 Phase II ESAs (\$35,000-\$55,000 due to varying complexity); \$29,700 for 9 site eligibility forms and Site Specific SAPs/H&S Plans (\$3,300 each); \$12,000 for 2 ACM/LBP Surveys (2 @ \$6,000). **Other / SFCLT Subaward: \$5,760** – staff time for EPA monthly meetings, biweekly project team meetings, and coordination of 6 site access agreements (2 hrs/month for 48 months @ \$60/hr). **Other / ACDC Subaward: \$5,760** – staff time for EPA monthly meetings, biweekly project team meetings, and coordination of 6 site access agreements (2 hrs/month for 48 months @ \$60/hr).

**Task 4 – Cleanup/Reuse Planning \$394,740** (32.9% of total budget). **Personnel: \$12,480** - Plan reviews (4 hrs/month for 48 months @ \$65). **Contractual: \$359,220** - \$36,000 for 6 ABCAs (\$6,000 each) and \$15,000 for 2 asbestos cleanup plans for Sites 1 and 3; \$308,220 for 10 Brownfield Reuse Plans (\$20,000-\$40,000 dependent on reuse planning needs). **Other / SFCLT Subaward: \$11,520** –

**FY2025 US EPA Brownfields Assessment Coalition Grant  
South Florida Regional Planning Council (Lead Applicant)**

staff time for reuse planning collaboration (4 hrs/month for 48 months @ \$60/hr). **Other / ACDC Subaward: \$11,520** – staff time for reuse planning collaboration (4 hrs/month for 48 months @ \$60/hr)

Budget Categories		Project Tasks (\$)				Total
		1. Programmatic Support	2. Outreach	3. Site Assessments	4. Cleanup Reuse/Planning	
Direct Costs	Personnel	\$37,440	\$7,800	\$12,480	\$12,480	\$70,200
	Travel	\$22,500	\$0	\$0	\$0	\$22,500
	Contractual	\$36,400	\$37,500	\$570,500	\$359,220	\$1,003,620
	Other: SFCLT Subaward	\$0	\$34,560	\$5,760	\$11,520	\$51,840
	Other: ACDC Subaward	\$0	\$34,560	\$5,760	\$11,520	\$51,840
<b>Total Budget</b>		<b>\$96,340</b>	<b>\$114,420</b>	<b>\$594,500</b>	<b>\$394,740</b>	<b>\$1,200,000</b>

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

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability**

i. Organizational Capacity and ii. Organizational Structure SFRPC maintains an organizational capacity and structure designed to implement the programmatic, administrative, and financial requirements of multiple ongoing programs and has extensive experience managing federal and state grants. The SFRPC maintains an 18-member board comprised of county elected officials and Governor-appointed members from the state Department of Transportation; Department of Environmental Protection; Enterprise Florida, Inc. (an economic development public-private partnership); Office of Tourism, Trade, and Economic Development; and the South Florida Water Management District. Brownfields are a key economic development program for the SFRPC, which actively supports the planning, assessment, cleanup, and sustainable development of brownfields by providing technical assistance, loans, and bringing municipal, private, and community stakeholders together to redress related issues. Additionally, SFRPC employs 15 professional staff, including a loan officer, a finance manager, and an environmental and community resilience regional planner. SFRPC staff continuously provide technical assistance and implement transportation, emergency preparedness, economic development, clean fuels, data and research, and resiliency programs, as well as the ongoing administration of the Brownfield Revolving Loan Fund (RLF) and US Economic Development Administration (EDA) CARES RLF. SFRPC staff have proven experience in the management and execution of prior grant projects and will employ similar strategies for the proposed Brownfields Assessment Coalition Grant to ensure timely and successful expenditure of funds and complete all technical, administrative, and financial requirements of the project and grant. The decision-making structure includes procedures for site selection, scope of work development for contractors,

**FY2025 US EPA Brownfields Assessment Coalition Grant**  
**South Florida Regional Planning Council (Lead Applicant)**

permits/access agreements for assessments, and related aspects of grant activities ensuring the community is involved in how grant funds will benefit the area.

iii. Description of Key Staff: The SFRPC's team members include **Jeffrey Tart** who will serve as **Brownfields Project Director**. As a **Senior Loan Officer at SFRPC**, Mr. Tart is an experienced business banker and lender with over thirty years banking experience at both large commercial banks and small community banks in South Florida. His familiarity with the local business and real estate markets in South Florida has enabled SFRPC to successfully originate and administer both business and residential construction loans. **Leandro Soldi** will serve as the **Financial Manager** for the grant and be responsible for all financial draw down requests and reporting. **Mr. Soldi**, Finance Manager for SFRPC, has over 17 years of experience in budgeting, financial planning, and grant administration. **Eralda Agolli** will serve as **Community Outreach Coordinator**. As SFRPC's Environmental & Community Resilience Regional Planner, Ms. Agolli performs policy research and development, project management, and GIS and data support. In the event of staff turnover, another key staff member will temporarily take over responsibilities until a qualified replacement is found.

iv. Acquiring Additional Resources: SFRPC completed contractor procurement process in compliance with federal procurement procedures for a fair and open competition (2 CFR Part 200, 2 CFR Part 1500). A Request for Qualifications, drafted in house, was advertised on 6/21/22. The solicitation closed on 8/19/22 with 18 responses, scored on qualifications, target markets, pricing, and industry experience. SFRPC has internal procedures to replace staff or to seek additional services if necessary.

As a regional planning council, SFRPC is linked and connected throughout the region and actively works to equitably connect the community to potential brownfields employment opportunities. An example is the Minority Builders Coalition, a minority contractor, has experienced growth opportunities from SFRPC introducing them to brownfields projects and partners.

**b. Past Performance and Accomplishments**

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments In FY2023, the SFRPC was awarded an **EPA Community-wide Assessment (CWA) Grant** totaling \$500,000 (CA Number BF02D60923). The target area for this grant is the City of Homestead Southwest Neighborhood and the following achievements have been completed to-date: six Phase I ESAs, one asbestos survey, and reuse plans for the Homestead LIVE priority site and the Krome Avenue corridor. Three Phase II ESAs, a Southwest Neighborhood Area-wide Plan, and ABCAs for three priority sites are underway. The FY2023 CWA funded assessment and reuse planning of the Triangle Mixed-Use/Mixed-Income Development, leading to a FY24 EPA Brownfields Cleanup Grant. The priority site is progressing to development in 2025. Also in FY23, SFRPC was awarded an **EPA Revolving Loan Fund Grant** totaling \$1,000,000 (CA Number BF02D61023), with another \$3,500,000 in supplemental funding awarded in FY24. Outputs include loan negotiations (2) which will lead to two loans in early 2025. A work plan (1), quarterly reports (4) and annual compliance reporting (1) are outputs for each grant.

(2) Compliance with Grant Requirements For both the FY2023 RLF and Community-wide Assessment (CWA) Grants, SFRPC remains compliant with all terms and conditions of the respective cooperative agreements and approved work plans. All quarterly reports, SF-425 financial reports and 5700-52a forms have been submitted in a timely manner. Information on the accomplishments, outcomes, and work performed (outputs) has been entered into ACRES. As of November 2024, the RLF had a balance of \$4,500,000, with \$4,250,000 moving to underwriting. Over 70% of the FY2023 EPA CWA has been expended, with an account balance of \$148,441.05 as of 9/30/2024. All remaining funds are obligated to ongoing tasks and will be expended by May 2025, in advance of the period of performance.



**South Florida Regional Planning Council  
FY2025 US EPA Brownfields Assessment Coalition Grant  
Threshold Criteria**

**1. Applicant Eligibility:**

- a. The South Florida Regional Planning Council (SFRPC) was created in 1969 by interlocal agreement between Monroe, Miami-Dade, and Broward counties. The regional planning councils are eligible applicants under the Florida Regional Planning Council Act, Chapter 186.501-509, Florida Statute (F.S.), which, among other things, authorizes regional planning councils to “accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources.” Additionally, the Legislature’s findings note “the regional planning council is designated as the primary organization to address problems and plan solutions that are of greater-than-local concern or scope, and the regional planning council shall be recognized by local governments as one of the means to provide input into state policy development” Chapter 186.502(3), F.S. Documentation of eligibility for the regional planning council is attached.
- b. SFRPC is not a 501(c)(4) organization.

**2. Number and Eligibility of Non-lead Coalition Members: SFRPC has two non-lead coalition members. They are as follows:**

- a. BHP Community Land Trust, Inc. doing business as South Florida Community Land Trust, Inc. is a 501(c)(3) nonprofit organization that is eligible for EPA Brownfield Grant funding. Documentation of South Florida Community Land Trust’s tax-exempt status is attached.
- b. Allapattah Collaborative, CDC is a 501(c)(3) nonprofit organization that is eligible for EPA Brownfield Grant funding. Documentation of Allapattah Collaborative, CDC’s tax-exempt status is attached.

None of the coalition members are 501(c)(4) organizations.

3. **Target Areas:** The target areas of SFRPC and each of its coalition members are identified in the application Narrative and the Narrative Information Sheet. The Target Areas do not overlap.
4. **Existing Brownfields Grants to Non-lead Members:** SFRPC confirms that each non-lead coalition member is not the recipient of an open cooperative agreement for MARC grant funding.
5. **Coalition Agreement:** Coalition member commitment letters are attached.
6. **Community Involvement:** The Coalition will follow the EPA’s Steps for Effective Public Involvement, including planning/budgeting for public involvement, the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. The Coalition will communicate progress to the community through a variety of media outlets to engage the Target Areas and ensure project success. The Coalition will use partner agency and community websites, social media (Facebook, Twitter), radio, public access television, newspaper publications, and/or informational brochures to convey project progress, advertise public meetings/webinars and solicit input. Wherever possible, the Coalition will televise community meetings and provide electronic forms for public input for those



**South Florida Regional Planning Council  
FY2025 US EPA Brownfields Assessment Coalition Grant  
Threshold Criteria**

residents unable to attend. *To accommodate the significant Spanish and Creole-speaking population, translators or Spanish and Creole-language materials will be provided as appropriate.* The SFRPC has employed these communication strategies successfully in past regional efforts, assuring that this plan is the most appropriate and effective for the targeted community. SFRPC has extensive experience involving targeted community and stakeholders, such as residents, neighborhood organizations, citizens groups, property owners, lenders, business organizations, and developers in the planning and implementation of large regional projects. It is the Coalition's goal to collaborate with and involve community stakeholders in all stages of this redevelopment effort, including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates.

7. **Expenditure of Existing Grant Funds:** SFRPC is currently implementing the EPA-funded FY2023 Community-wide Assessment Grant (CA Number BF02D6092). That grant is currently over 70% drawn down as of September 30, 2024. The attached Payment Transaction Confirmation report from 9/23/2024 shows the current draw down amount on the grant.

8. **Contractors and Named Subrecipients**

**Contractors:** SFRPC has selected a contractor that will be compensated with EPA funds made available under this application. The Council affirms that the procurement process was in full compliance with all federal procurement procedures for a fair and open competition as required by 2 CFR Part 200 and 2 CFR Part 1500.

The Council issued a Request for Qualifications on 6/21/22. Respondents were given 59 days to respond. No firms or individual consultants participated in the development of the RFQ, which was drafted in house by the Council.

The Council posted the RFQ on the following platforms:

- South Florida Regional Planning Council Website
- American Planning Association
- Demand Star

The solicitation period closed on 8/19/22. The Council received 18 responses. The Council scored the responses based on qualifications, target markets, pricing, and industry experience. SFRPC selected and has entered into an on-call contract with Stantec. The solicitation documents and the signed contracts are attached.

**Named Subrecipients:** The below non-lead coalition members are eligible subrecipients for subaward.

- a. BHP Community Land Trust, Inc. doing business as South Florida Community Land Trust, Inc. is a 501(c)(3) nonprofit organization that is eligible for EPA Brownfield Grant funding. Documentation of South Florida Community Land Trust's tax-exempt status is attached.
- b. Allapattah Collaborative, CDC is a 501(c)(3) nonprofit organization that is eligible for EPA Brownfield Grant funding. Documentation of Allapattah Collaborative, CDC's tax-exempt status is attached.