



Narrative Information Sheet
FY2024 EPA Brownfields Assessment Grant Application

R04-24-A-010

1. Applicant Identification:

City of Homestead
100 Civic Court
Homestead, Florida 33030

2. Funding Requested:

- (a) Grant Type: Community-wide Assessment Grant
- (b) Federal Funds Requested: \$500,000

3. Location:

- (a) City: Homestead
- (b) County: Miami-Dade
- (c) State: Florida

4. Target Area and Priority Site/Property Information:

- Target Area: The Southwest Neighborhood in the City of Homestead
- Census tracts: 12086011300 and 12086011101
- Priority Site 1 : **Triangle Property**
- 126 SW 4th Street (3 acres)
- Priority Site 2: **Homestead Live**
- 324 SW 2nd Avenue (0.9 acres)
- Priority Site 3: **Senior Housing Development**
- 866 SW 7th Street (4.2 acres)

5. Contacts:

(a) Project Director:

Kametra Driver
Phone: (305) 224-4481 | Email: KDriver@cityofhomestead.com
Mailing Address: 212 Northwest 1st Avenue, Homestead, Florida 33030

(b) Chief Executive/Highest Ranking Elected Official:

Mayor Steven D. Losner
Phone: 305.224.4433 | Email: slosner@cityofhomestead.com
Mailing Address: 100 Civic Court, Homestead, Florida 33030

6. Population: 81,562 City of Homestead (Census Update, July 2022)

7. Other Factors Checklist:

| Other Factors | Page # |
|---|-------------------|
| Community population is 10,000 or less. | N/A |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | N/A |
| The priority brownfield site(s) is impacted by mine-scarred land. | N/A |
| The proposed 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). | N/A |
| The proposed site(s) is in a federally designated flood plain. | 2 |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | |
| The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures. | 6, 7 |
| The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. | 2, 3, 4, 6 |
| At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area(s). | 9 |
| The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing. | N/A |

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

9. Releasing Copies of Applications: N/A



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

November 8, 2023

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

Dear Ms. Vargas:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Homestead's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-23-12, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City'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 City consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Martina Maier, the Southeast District Brownfields Coordinator, at (561) 681-6692 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Billy Hessman".

Billy Hessman, P.G., Environmental Manager
Brownfields and CERCLA Site Screening Section

BH/jc
cc:

Leslie Buell, Homestead CRA – lbuell@cityofhomestead.com
Martina Maier, DEP Southeast District – martinamaier@floridadep.gov



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields:

1.a.i. Overview of Brownfield Challenges & Description of Target Area: The City of Homestead, Florida is located in Miami-Dade County, between Biscayne National Park to the east and Everglades National Park to the west. Homestead was incorporated in 1913 and is the second oldest city in the County after the City of Miami, approximately 30 miles to the northeast. The South Dade area opened to homesteaders in 1898. The City's name originated during the 1904 construction of the Florida East Coast (FEC) Railway extension from Miami to Key West. As the construction camp did not have a name, construction materials and supplies for the workers were consigned to "Homestead Country," which was shortened to "Homestead" by the engineers who mapped the area and the name stuck. Railroad workers (primarily people of color) stayed in the area and founded the City of Homestead in 1913. The City became an agricultural-trading center, the service center for nearby Homestead Air Force Base, and the headquarters for Everglades National Park. Tourism and agriculture are the basis of the City's economy. The City of Homestead Community Redevelopment Agency (CRA) geographic boundaries include the historic Southwest neighborhood, detailed below, is the focus of this application.

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

Homestead was made famous in August 1992, when Category 5 Hurricane Andrew leveled the City. National headline images of the devastation revealed damage unequalled by any storm in Florida history. The damage was so severe as to prompt the complete overhaul of building codes in the state. Over the past few years, the City of Homestead has gone through dramatic changes. For new and existing residents priced out of Miami, there has been an increase in population and housing within the other city neighborhoods. The residents of the Southwest Neighborhood are particularly vulnerable to the effects of these market changes. Due to the low per capita income of its residents and the large number of rental units in the area, concerns of potential gentrification of the community have been raised by community leaders. The **Southwest Neighborhood Master Plan** was created to allow for the full participation of this neighborhood in the potential rebirth of Homestead. **A Brownfield assessment grant would allow the City to determine remnant contaminants from the historic use in the railroad transit industries and is key in allowing this historically black neighborhood to thrive once again.**

1.a.ii. Description of the Priority Brownfield Site(s): Under Florida law, local governments can designate Community Redevelopment Areas (CRAs) to assist in the elimination of slum and/or blighted conditions. The Homestead CRA was created in 1994 following Hurricane Andrew's devastation and encompasses the Southwest Neighborhood. **The CRA (Target Area) still meets 11 of the 15 statutory criteria for blight, 18 years later.** The stigma of real and perceived environmental contamination from



historical uses identified in 1.a.i above has complicated the ability of the target area to redevelop in this otherwise rapidly growing area of the country. The entire target area is in a Florida-designated brownfields area. 207 facilities with reported petroleum discharges and 981 actively regulated registered storage tanks are located within the target area.

The CRA's Redevelopment Plan was updated in 2020 to reflect current priorities and conditions, including brownfield redevelopment. The priority sites were prioritized for assessment and reuse based on community feedback during the Plan update, site access, need for environmental assessment, and reuse that will help meet needs of attainable housing, access to jobs and fresh food, storm resiliency, and infill development. Priority sites are owned by the City of Homestead CRA (a political subdivision under the direction and control of the City), mainly from involuntary acquisitions, and the contamination that comes along with them. Priority sites are in FEMA flood zone X and will be built according to Miami-Dade Code, the most stringent building code in the nation, which has been specifically designed for hurricane, sea level rise and climate mitigation resiliency.

1). The Triangle Property (126 SW 4th St. - 3 acres) is the gateway to the Southwest Neighborhood (target area). Homestead acquired 10 adjoining parcels, which will allow for a transformational transit-oriented development project along the new South Dade Busway, located on the former FEC rail lines. Additional acquisitions are required to complete the project. More than 100 years of railroad and adjacent railroad industry usage lends to concerns of **creosote, arsenic, herbicides, petroleum, and volatile organic compounds**. Adjacent and nearby properties also abutting the former FEC rail line are heavily contaminated by **arsenic**, attributed to rail activities. Phase I ESAs were conducted on the parcels acquired by the City to date; however, additional properties to complete the assemblage will require assessment.

Redevelopment Concept: The first floor will be commercial intended for small businesses, including retail and art gallery. Job incubation space will be sponsored by the City. Upper floors will contain approximately 45 mixed-income apartments. A minimum of 51% of the units will be reserved for those who make less than 80% of the area's median income. The development is targeted to support the target area in hopes to break the persistent poverty cycle plaguing the TA. Access to education and higher paying job opportunities will be available via the Busway, with a stop at the development. The reuse will address the area's critical need for jobs and attainable housing. Plans are finalized and advertised for development bids with a closing date of 11/17/23; however, a funding gap for environmental assessment remains unmet.

2). Homestead Live (324 SW 2nd Ave. – 0.9 acre): One block north of Site 1 and the Busway lies Site 2, which was historically a storage yard for railroad ties and later a lumber yard. This now vacant parcel is believed to be contaminated with **creosote, arsenic and lead**. The site is within 50 yards of private residences. **Redevelopment Concept:** Outdoor art and entertainment venue with a stormwater basin & vault with and filtration system (for flood resiliency) hidden within flowerbeds and below ground. This site will be home to Homestead's weekend farmers' and art market.

3). Senior Housing Development (866 SW 7th St. - 4.2 acres): Site 3 was used for agriculture from approximately 1900-1960 until it was developed with shot-gun style homes. Unfortunately, Hurricane Andrew leveled the homes, displacing the minority residents. Today, the land sits vacant, a reminder of the destruction the target area is still recovering from. The site is adjacent to a neighborhood barber shop, church, and elementary school. **Arsenic and pesticides** are the primary contaminants of concern from historic agricultural use along with herbicide usage along the adjacent historic rail corridor. **Redevelopment Concept:** Homestead will partner with a private developer, to plan for this estimated 140-unit \$28 million low-income senior housing project. As it is difficult for seniors to physically and financially evacuate for hurricanes, the City is looking into the feasibility of making the indoor common area a storm shelter. Public funding is needed for site assessment and remediation as part of the development agreement.

1.a.iii. Identifying Additional Sites: The Southwest Neighborhood's location immediately adjacent to the historic rail corridor has left a significant amount of legacy contamination without a viable responsible party. The City has no shortage of derelict properties to address in its redevelopment endeavors and has



developed an effective method of site identification that incorporates stakeholder input. Stakeholder input on identification of additional priority sites during outreach efforts will be ongoing. Prioritization will be based on available funds, community input and desired end use. Sites will be identified for inclusion in the site inventory by GIS assisted field research, results of adjoining site assessment work and community input. Sites will be prioritized based on available funds, community input and desired end use.

1.b. Revitalization of the Target Area:

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: Reuses for the three priority brownfield sites include: a mixed-use mixed-income development, an outdoor art and entertainment venue, and senior housing. The projected reuse of these sites aligns with and advances land use and revitalization plans published by the, the CRA City of Homestead, Miami-Dade County and the South Florida Regional Planning Council (SFRPC), the area’s regional planning authority.

The Homestead CRA published a **Plan Update Amendment** in 2020. Goals include: 1) attracting mixed-use investment (Site 1); 2) encouraging a quality retail, restaurant, cultural, and business environment serving Homestead’s residents and visitors (Site 1); 3) public/private partnerships to create a “healthy mix” of housing including senior housing in addition to workforce and affordable developments (Sites 1 & 3); and 4) improve the environmental quality within the CRA (Sites 1-3).

The City of Homestead published a **Southwest Neighborhood Master Plan** in 2004, and revised in 2009, that establishes development controls to allow mixed-use and functions as the “zoning code” for the Southwest Neighborhood. The plan is a form-based code that focuses on the design of buildings and their relationship to the public realm, which encourages mixed-use development. Priority sites all will be developed in line with these guidelines. Site 1 will be mixed use and Sites 2 & 3 will have spaces that can alternate uses. The hope is to create a sense of place and physical predictability within the neighborhood which will lend itself to new construction being compatible with historic buildings. The Southwest Neighborhood Master Plan identifies incorporating the cultural arts as a critical component of economic development. The inclusion of an outdoor arts and entertainment venue (Site 2) recognizes that need. Site 1 also seeks to promote the arts within its commercial spaces.

Miami-Dade County, in conjunction with SFRPC and the Economic Development Council of South Miami Dade, published a **Strategic Economic Development Plan for South Dade** in 2020. Homestead was listed as one of the communities having the most potential for economic development. Core goals identified in the Plan include: 1) driving creation of sustainable, and well-paying jobs for South Dade residents (Site 1); 2) supporting continued economic diversification of South Dade (Site 1); 3) promotion of transit-oriented development around the BRT Busway (all Sites); 4) creation of more workforce housing so that those who work in the region can live in the region (Site 1); 5) provide space and opportunity for small business and entrepreneurship (Sites 1 and 2); and 6) build for climate resiliency and adaptation (Sites 2 & 3).

1.b.ii. Outcomes & Benefits of Reuse Strategy: The proposed project will facilitate in-fill redevelopment and stimulate economic development in the Southwest Neighborhood by providing assessment and cleanup/reuse planning funding for priority sites, building momentum needed to stimulate economic development. Once the priority sites are assessed, cleaned up, and redeveloped, the hope is this 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 of the Southwest Neighborhood. As all priority sites are currently vacant, displacement of residents and businesses will not occur. The assessment funds will quantify contamination or eliminate the concern, allowing sites to proceed with redevelopment. Benefits include: Site 1 - 45 units of low-to-moderate income housing for the area’s workforce with access to transit; job incubation space to promote small business creation; increased revenues for the City due to new commercial ventures; access to education and higher paying job opportunities will be available via the Busway; and a catalyst project for placemaking. Site 2 – creation of a park (in the form of an outdoor venue); improved flood/storm resiliency for the target area through a stormwater basin and filtration system hidden within flowerbeds and below



ground; promotion of small businesses, art and access to healthy foods via the proposed farmers' market; entertainment space; and placemaking. Site 3 - 140 units of quality, affordable senior housing to allow the most vulnerable citizens to remain in their neighborhood and a potential storm shelter to protect individuals unable to physically and/or financially evacuate for storms. Benefits from redevelopment of the 3 priority sites include: bolstered tax revenues (which are captured for use solely within the target area by state law); attracting additional investment to the area; and creation of permanent and construction jobs. By addressing the lingering questions regarding the potential environmental issues at the sites, the proposed project will help facilitate redevelopment and spur economic growth within the Homestead Southwest Neighborhood CRA/Qualified Opportunity Zone. Further, the proposed project will be constructed under the Miami Dade Building Code (the strictest in the nation), which has been specifically designed for hurricane, sea level rise and climate mitigation resiliency, improving local resiliency to protect residents and community investments within a disadvantaged community.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Reuse: The City will use a multi-layered approach to leveraging resources for assessment, cleanup, redevelopment and reuse, including loans, grants, CRA Tax Increments (TIFs) and private investment. Brownfields Assessment funds would maximize the impact of City funds by covering assessment costs associated with priority sites and additional properties identified. **For remediation of the priority sites**, the City can use tax increment financing (TIF) dollars or SFRPC's Revolving Loan Fund (awarded FY2023) to fund remediation. Although fully encumbered currently, SFRPC intends to apply for supplemental funding to expand the available resources. The RPC has been a generous and supportive partner to the City in the past and has pledged future support. Costs can then be recouped through Florida's Brownfields Program which provides Voluntarily Cleanup Tax Credits (VCTCs) and liability protection. Priority Sites 1 & 3 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, Homestead, and project partners, will leverage additional sources. The Southwest Neighborhood is in federally designated Qualified Opportunity Zones, which allows for leveraging of tax incentives to encourage redevelopment and investment. As provided for by Florida's Community Redevelopment Act, the principal source of funding for the Homestead CRA's redevelopment activities is through tax increment revenue (TIF). The CRA has \$4 Million dollars annually in TIF dollars and is utilizing **FY2023-2024 funds to develop two streetscape plans** and fund improvements along SW 4th St and SW 6th St, which will support all priority sites and the overall aesthetic betterment of the target area. Homestead also received a **\$10 million Rebuild Florida Grant** specifically for the target area for upgrades to underground electrical and water infrastructure, which will support all priority sites. The City has also been awarded a **\$533,000 Federal Transit Administration Transit Oriented Development grant** which will provide large-scale planning and economic analysis for the target area. For Site 3, we anticipate that the development partner will seek a State Apartment Incentive Loan which provides low-interest loans to support affordable housing projects.

Florida statutes allow the City and CRA to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." Bond issuance, if commercially endorsed, can be contingent upon completed assessments, furthering the need for requested resources. The City is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Lastly, **the SFRPC Construction Revolving Loan Fund Program (CRLFP) is providing a \$1 million construction loan to Minority Builders Coalition**, a partner identified in 2.b., to help construct affordable homes to own in the target area: initial phase four (4) single-family residences. The contractor, Minority Builders Coalition, is a leading minority owned, non-profit organization that employs local minority tradesmen for its construction projects. The CRLFP will support additional Priority Sites if needed.

1.c.ii. Use of Existing Infrastructure: Work performed under this grant will facilitate the use of existing



infrastructure at the priority sites and within the Southwest Neighborhood. The entire neighborhood is located within a completely developed area with roads, water, sewer, electrical grid, and telecommunications available to be utilized for redevelopment. As discussed above in Section 1.c.i., Homestead recently received a \$10 million Rebuild Florida Grant specifically for target area underground electrical and water infrastructure upgrades, which will support all priority sites.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need: 2.a.i. The Community’s Need for Funding: Local economic challenges, including a low-income population, limit available funding to carry out environmental assessment, remediation, and reuse. EJScreen places the target area in the **99% for overall Demographic Index (98% Low Income)**. In the **Southwest Neighborhood (target area)**, **82% of residents live below the poverty line**, and 51% of residents rely on Food Stamp/SNAP benefits (ACS 2022); more than four times the US average. As such, the residents have little disposable income and businesses have abandoned the area, which in turn results in little revenue from sales or property taxes. As demonstrated below by current census, EJScreen and CEJST that target community, where all three priority sites are located, is distressed by every measure analyzed and qualified as a Justice40 disadvantaged community across four categories.

Demographics of Sensitive Populations & Disadvantaged Communities

| Demographic Indicators | Southwest Neighborhood (Target Area) | FL | US |
|-----------------------------|--------------------------------------|-----|------|
| Poverty rate | 82% | 33% | 31% |
| People of Color | 100% | 45% | 39% |
| African American Population | 59% | 15% | 13% |
| Hispanic Population | 41% | 27% | 19% |
| Non-English Speakers | 54% | 7% | 5% |
| Unemployment Rate | 17% | 5% | 3.5% |
| Children: < 5 yrs | 15% | 5% | 6% |
| Children: < 18 yrs | 23% | 19% | 21% |

Source: (US Census, 2023). **Bold** = Statistic for Target Area is greater or worse than State and National statistic ; EJScreen www.epa.gov/ejscreen

CEJST Identified Disadvantaged Community

| Target Area | Disadvantaged Community Thresholds Exceeded | | | | | |
|-------------------|---|---|---|---|--|---|
| | Water & Wastewater | Housing | Climate Change | Workforce Development | Energy Cost | Health |
| CT 12086011300 | USTs 95th percentile and low income 96th percentile | Housing cost 97th percentile and low income 96th percentile | Expected agriculture loss rate 97th percentile and projected flood risk 96th percentile | Linguistic isolation 99th percentile and % of residents with less than high school education = 36% | | |
| CT 12086011101 | USTs 91 st percentile and low income 99th percentile | Housing cost 99th percentile and low income 99th percentile | Projected flood risk 96 th percentile and low income 99 th percentile | Linguistic isolation 99th poverty 97 th Unemployment 92 nd and % residents < HS diploma > 55% | Annual energy costs 93 rd percentile and low income 99 th percentile | Asthma 93 rd , Diabetes 96 th , Low life expectancy 95 th and low income 99 th percentile |

Source: [Council on Environmental Quality https://screeningtool.geoplatform.gov/en/#13.55/25.47354/-80.46915](https://screeningtool.geoplatform.gov/en/#13.55/25.47354/-80.46915)

2.a.ii. Threats to Sensitive Populations:

2.a.ii. (1) Health or Welfare of Sensitive Populations: As stated above, EJScreen places the target area in the 99% for overall Demographic Index, which highlights the significant sensitive populations within the community. These include People of Color (100th); Limited English (99th); Less than High School Education (36%), Population Under 5 (98th) – percentiles compared to FL and US figures. CEJST recognizes the target area as disadvantaged in four risk categories – Water & Wastewater, Housing, Climate Change and Workforce Development. The target area’s seniors are another recognized sensitive population with 23% living alone, 21% have an annual income of less than \$10,000, and 46% less than \$20,000 (Census.gov). According to 2020 Census data, 24% of the target population have no health insurance (more than twice the US average), 67% identify as Hispanic or Latino (more than three times the US average), and over 80% of the population lives in poverty (more than twice the US average). The



area ranks in the 100th percentile for people of color. According to the Miami-Dade County Health Department’s 2020 Community Health Assessment, the diabetes death rate for the County’s black population (45 per 100,000) is significantly higher when compared to the white population (17.2 per 100,000) and the obesity rate for the County is higher than the State rate. The USDA classifies large portions of Homestead as a food desert, including the target area. HRSA identifies much of the Southwest Neighborhood as a medically underserved population. The target area has a crime index of 7 where 100 is the safest (Neighborhood Scout). This grant and reuse strategy will facilitate the identification and reduction of threats to the health and welfare of minority, low-income, and senior residents in the targeted Southwest Neighborhood through the identification and quantification of environmental contamination and through a creation of a strategy to address identified threats. The identification of threats, remediation and reuse of the priority sites will improve the welfare conditions of the target area through source removal and provision of accessible, affordable housing designed for resiliency and energy efficiency.

2.a.ii. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Numerous diseases and conditions have been linked with exposures to environmental contaminants and many of these are problematic in Miami-Dade County (lowest level health data available for the target area). According to the *MDC Community Health Assessment*, the most recent breast, prostate, and colorectal cancer death rates are all higher than state rates. Cancer rates among African Americans in the county remain higher than other ethnicities. Rates of breast cancer among Hispanics (15.3) are higher than the state (14.5). The prostate cancer death rate for the Black population (36) is over two times higher than the White population (17.3). The asthma hospitalization rate is two times higher among the Black population (864.1) than the White population (431.8). The Black infant mortality rate (10.8%) is three times higher than the rate for Whites (3.1%). **CEJST data places the TA in the 93rd percentile for Asthma, 96th percentile for Diabetes and 95th percentile for low life expectancy.** This grant and reuse strategy will facilitate the identification and reduction of threats to the Southwest Neighborhood that suffers from a greater-than-normal incidence of diseases and conditions, including cancer, asthma, and birth defects, that may be associated with exposure to hazardous substances, such as those possible contaminants associated with historic past uses at the priority sites. Assessments funded through this project would clarify if brownfield sites are impacting area health, and if so, then the City will work to address those issues.

2.a.ii. (3) Environmental Justice:

2.a.ii. (3)(a) Identification of Environmental Justice Issues As indicated above, the Climate and Economic Justice Screening Tool (CEJST) the targeted Southwest Neighborhood is identified as a disadvantaged census tract for purposes of Justice40 across four separate categories - Water & Wastewater, Housing, Climate Change and Workforce Development. Further, the EJSCREEN mapping tool shows Homestead’s Southwest Neighborhood is home to a population among the most vulnerable in the nation, including extremely high indicators for people of color, low income, and linguistic isolation. EJSCREEN also reports elevated percentiles for 10 of the 11 EJ Indexes with an average US percentile of 91.8 demonstrating the disproportionate share of negative environmental consequences this neighborhood bears. The increased rates of cancers, infant mortality and asthma related hospitalizations can be associated with the environmental pollutants found in the area. Additionally, as environmentally suspect industries have historically been cited in areas of poverty and black and brown neighborhoods, the segregated history of Homestead is consistent with this environmental injustice. The prevalence of brownfields within the Target Area has perpetuated disinvestment in the Target Area for decades. This disinvestment has resulted in a degrading neighborhood

| Index/Indicator | Percentile in US |
|--|------------------|
| EJ Index for Particulate Matter (PM 2.5) | 87 |
| EJ Index for NATA Diesel PM | 95 |
| EJ Index for NATA Air Toxics Cancer Risk | 86 |
| EJ Index for NATA Respiratory Hazard Index | 85 |
| EJ Index for Traffic Proximity and Volume | 91 |
| EJ Index for Lead Paint Indicator | 94 |
| EJ Index for Superfund Proximity | 98 |
| EJ Index for RMP Proximity | 99 |
| EJ Index for Hazardous Waste Proximity | 84 |
| EJ Index for USTs | 99 |



housing stock, a lack of local quality jobs, and an underserved community that is unfairly exposed to poor environmental conditions linked to serious health issues. As indicated in the tables in 2.a.i. above, the Target Area has some of Miami-Dade County’s highest concentrations of poverty.

(3)(b) Advancing Environmental Justice 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. The reuse plans and community interests focus on addressing several of the major factors contributing to the TA being considered disadvantaged, such as addressing housing needs that are more energy efficient and identifying if containments are present that could be contributing to worse health outcomes.

2.b. Community Engagement:

2.b.i. Project Involvement: and **2.b.ii. Project Roles:** The local community partners below will be involved in the project. They will meet virtually semi-annually to discuss, prioritization, and make decisions with respect to site selection, cleanup, and future redevelopment of brownfield sites.

| Organization/entity/group | Point of contact | Project role |
|---|--|--|
| Homestead CRA | Kametra Driver; (305) 224-4481; KDriver@cityofhomestead.com | Will lead target area resident and stakeholder engagement and push for assessment, cleanup, and reuse of priority sites and future identified sites |
| South Dade Chamber of Commerce | Lucia Soria; 305-525-6003; ceo@southdadechamber.org | Will engage the community for input on site selection and reuse planning; will promote job incubation at Site 1 and the farmers’ market at Site 2; link to the City Brownfields Program on webpage |
| The Farmworker Association of Florida | Claudia Gonzalez; 305-247-0072; info@floridafarmworkers.org | Cleanup and reuse planning support for Site 2’s farmers’ market |
| Southwest Advisory Board | Jenifer Bailey; (305) 224-4454; jbailey@cityofhomestead.com | Community involvement & outreach to target area residents/stakeholders; link to City Brownfields Program on webpage |
| Le Jardin Community Center | Audeila Martinez; 305-245-7299; [REDACTED] | Target area meeting space; advertising meetings |
| Haitian Evangelical Baptist Church of Homestead | Pastor Reginald Joseph; 305-246-0357; [REDACTED] | Community involvement & public outreach for target area residents/stakeholders; Site selection and future reuse planning |
| Cortney Vega Sports Athletic Foundation | Ms. Lawanda Bragg; 786-419-6642; [REDACTED] | |
| Miami-Dade County Public Schools | Kenny L. Cenat; 305-247-4221; kcenat@dadeschools.net | Meeting space; community involvement & public outreach to parents/students |
| Broward County Minority Builders Coalition, Inc (501c3) | Brian Johnson, 954-792-1121 BCJohnson@minoritybuilders.org | Hiring and promotion of local minority individuals for construction projects |

2.b.iii. Incorporating Community Input: The City 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. The City will communicate progress to the community through a variety of media outlets (newsletters, email lists, website publications, public television, and social media) to engage the Southwest Neighborhood (target area) community and ensure project success. City meetings will be advertised using traditional and social media. They will be open to the public for input and for relaying progress. The City will televise/live stream board meetings (previously adopted for social distancing during COVID-19 but continued to expand access to stakeholders) and provide electronic forms for public input as an inclusionary method for those residents unable to attend. *To accommodate the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate.* Based on its extensive experience in soliciting stakeholder input in community projects using the above strategies, it continues to be the City’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. Through these activities, the voice of the community will be heard and will help inform the project. Ms. Driver, Project Director, and Ms. Buell, Brownfields Coordinator will be responsible for soliciting, considering, and responding to the community directly in the method in which they reach out.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a. Description of Tasks/Activities & Outputs:

3.a.i. Project Implementation and 3.a.ii. Anticipated Project Schedule and 3.a.iii. Task/Activity Lead and 3.a.iv. Outputs:

| |
|---|
| Task 1: Programmatic Support |
| i. Project Implementation EPA-funded: Quarterly, annual, and closeout reporting (including MBE/WBE forms and EPA ACRES database updates). Non-EPA-funded: contractor procurement and Work Plan development |
| ii. Anticipated Project Schedule: Contractor selection will be completed pre-award; Work Plan - June 2024; kick-off meeting/setup of programmatic forms – Oct 2024; and quarterly, annual, and closeout reporting (including forms and ACRES updates) - Oct 2024 through Dec 2028 |
| iii. Task/Activity Lead: The consultant will be responsible for programmatic activities, overseen by Ms. Kametra Driver, the Project Director, to ensure compliance with the Work Plan & schedule. |
| iv. Outputs: 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 |
| Task 2: Outreach |
| i. Project Implementation EPA-funded: conference attendance/travel for City staff, brochure development, Community Involvement Plan (CIP), quarterly brownfields meetings, site prioritization coordination; Non-EPA-funded: The City will provide in-kind translation services as-needed, staff outreach coordination and meeting attendance |
| ii. Anticipated Project Schedule: CIP and brochure development: completed by Nov 2024, priority site meetings Oct 2024-Sept 2025, Brownfield quarterly meetings and site prioritization - Oct 2024 through Sept 2028 |
| iv. Task/Activity Lead: The City’s Brownfield Coordinator, Ms. Buell will direct outreach activities. The contractor will lead development of outreach material, meetings, and site prioritization. |
| v. Outputs: 1 attendee at 6 Brownfield Conferences, 1 brochure, 1 CIP, 16 quarterly brownfield meetings, 3 priority brownfield meetings, prioritized sites |
| Task 3: Site Assessment |
| i. Project Implementation. EPA-funded: Site Inventory, Generic Quality Assurance Project Plan (QAPP), Phase I & II ESA, Site Specific QAPPs and Health and Safety (H&S) Plans. Non-EPA-funded: Staff time is provided in-kind to maximize assessment funds. |
| ii. Anticipated Project Schedule. Generic QAPP – pre-award; Phase I ESAs - pre-award through month 24 (Priority Sites pre-award through Nov 2024); site eligibility forms, site-specific QAPPs, H&S plans, and Phase II ESAs – Dec 2025 – June 2028 |
| iii. Task/Activity Lead. The contractor (QEP) will complete the Site Inventory, site eligibility forms, QAPPs, H&S Plans, and assessment activities. Assessments will be completed in accordance with current ASTM standards and the All-Appropriate Inquiries rule. City staff will secure site access. The Brownfields Project Director will review site eligibility forms, QAPPs, 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), 8 Phase I ESAs with site access agreements, 6 Phase II ESAs with site eligibility approvals, Site-Specific QAPPs and H&S Plans. |
| Task 4: Cleanup/Reuse Planning |
| i. Project Implementation. EPA-funded: Analysis of Brownfields Cleanup Alternatives (ABCAs), asbestos cleanup plan, and Brownfield Reuse Plans. Non-EPA-funded: : Staff time is provided in-kind to maximize assessment funds. |
| ii. Anticipated Project Schedule: Cleanup (ABCAs) and reuse planning for Priority Sites – Jan 2025- Jul 2028; cleanup/reuse plans - Sept 2025 - Jul 2028 |
| iii. Task/Activity Lead: Qualified Environmental Consultant, planners, and market analysts with oversight from the City’s Brownfields Project Director, Ms. Driver. |
| iv. Outputs: 6 ABCAs and 6 Brownfields Reuse Plans |



3.b. Cost Estimates: The City will consider personnel costs and supplies as in-kind leveraged resources. Hourly consultant costs are included at average rates of \$100-175/hour. **\$427,750 – 85.5% of funds are directly associated with site-specific assessment and cleanup planning work.**

Task 1 - Programmatic Support \$25,000. Contractual: \$25,000 - \$2,100 for kickoff meeting and setup of programmatic forms (site access agreement, site nomination form, site application form) \$175/hr @ 12 hours; \$20,000 for 16 quarterly reports (\$1,250 each) including ACRES updates, MBE/WBE, and annual financial reporting forms; \$2,900 for 1 closeout report.

Task 2 - Outreach \$47,500. Travel: \$7,500 1 attendee 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: \$40,000** - \$3,200 Brochure development (32 hours @ \$100), Community Involvement Plan \$5,000 (40 hours @ \$125), \$16,800 for 16 quarterly brownfields meetings at \$1,050 = (6 hours/meeting @ \$175 X 16); \$7,500 for priority site meetings (\$2,500 each for 3 sites); and \$7,500 for site prioritization coordination and preparation of graphic materials (50 hours @ \$150).

Task 3 – Site Assessments \$247,750 (49.5% of total budget). **Contractual: \$248,000** – \$30,000 for site inventory and development of GIS based viewer (200 hours @ \$150/hr); \$5,000 for 1 Generic QAPP; \$40,000 for 8 Phase I ESAs (8 @ \$5,000), \$147,000 for 6 Phase II ESAs (@ an average cost of \$24,500 due to varying complexity); \$25,500 for 6 site eligibility forms and Site Specific QAPPs/H&S Plans (\$4,250 each). Priority sites will have a Phase I & II ESA, with Site Specific QAPP/H&S Plan.

Task 4 – Cleanup/Reuse Planning \$180,000 (36% of total budget). **Contractual: \$180,000** - \$30,000 for 6 ABCAs (\$5,000 each); \$150,000 for 6 Brownfield Reuse Plans (at an average cost of \$25,000).

| Budget Categories | | Project Tasks (\$) | | | | Total |
|---------------------|-------------|-------------------------|-----------------|---------------------|---------------------------|------------------|
| | | 1. Programmatic Support | 2. Outreach | 3. Site Assessments | 4. Cleanup Reuse/Planning | |
| Direct Costs | Personnel | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Travel | \$0 | \$7,500 | \$0 | \$0 | \$7,500 |
| | Contractual | \$25,000 | \$40,000 | \$247,500 | \$180,000 | \$492,500 |
| Total Budget | | \$25,000 | \$47,500 | \$247,500 | \$180,000 | \$500,000 |

No Personnel, Fringe Benefits, Equipment, Supplies, Other (subawards), or Indirect Costs are budgeted. City costs above those budgeted for travel are considered in-kind leveraged funding.

3.c. Plan to Measure and Evaluate Environmental Progress and Results: The 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; 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 and acres able to be marketed with an understanding of environmental conditions; sites made available for reuse; jobs created; dollars leveraged; contaminant concentrations reduced; acres of green space created; and sites redeveloped. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability:

4.a.i. Organizational Capacity and 4.a.ii. Organizational Structure and 4.a.iii. Description of Key Staff (combined response):

The City of Homestead (City), Florida is organized under a Council-Manager form of government and is served by seven-member Council, consisting of the Mayor and six council members, elected at large. The City Manager serves as the City’s executive officer. The CRA (which serves under the direction and control of the City) will assist the City with the implementation the proposed grant project. The proposed project will be administered and overseen by long standing members of the



City and CRA staff. Ms. **Kametra Driver** will serve as **Project Director**. Ms. Driver has served the City since 2016 and has extensive experience managing previous state and federal grants in her tenure both as Economic Development Manager and Executive Director for the CRA. She will be responsible for ensuring timely and successful funds expenditure, as well as completion of all technical and administrative requirements of the project. Assisting Ms. Driver will be Ms. **Leslie Buell**, Assistant Director for the CRA, who will serve as **Project Coordinator**. Ms. Buell has served the City since 2005. She has assisted in the oversight of millions of dollars in grant funds in her tenure, including the City's annual CDBG funding of \$750,000. Financial oversight will be provided by Carlos Perez, the **financial director** for the City and the CRA. Mr. Perez is a Certified Public Accountant (CPA) with a bachelor's degree in accounting and over 25 years of municipal finance experience. Carlos has served the City in his current role since 2011 and is responsible for oversight of the City's budget of over \$161 million. In his tenure, Mr. Perez has provided financial oversight for numerous state and federal grant funding awards.

4.a.iv. Acquiring Additional Resources: The City will require additional expertise/resources to successfully complete this project. The City published a Request for Qualifications (RFQ) #202340 for Brownfields Environmental Consulting Services associated with this project and other Brownfields projects on August 25, 2023. The solicitation was posted on the procurement page of the City's website and distributed through DemandStar. The City provided a 56-day response period, with proposals due on October 19, 2023. Six (6) responses were received. The City has begun the review process but has not yet selected a consultant. Provisions for local hiring and procurement were included in the City's RFQ. If needed, additional contractors can be procured following similar procurement methods. The City affirms that the procurement process was conducted 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. If needed, additional contractors can be procured following similar procurement methods.

4.b. Past Performance & Accomplishments:

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Although the City has not received previous USEPA Brownfields Grant funding, it is well versed in managing state and federal grant awards. The following grants (awards highlighted specifically benefited the TA) were recently awarded and successfully administered.

4.b.ii.(1) Purpose and Accomplishments:

- 1) In 2019, Homestead was awarded a \$7,601,052 Grant from Federal Transportation Authority (FTA), U.S. Department of Transportation. Outputs: design and construction of 20 trolley/bus shelters in TA.
- 2) Homestead received a \$755,667.78 Urban and Community Forestry (UCF) Inflation Reduction Act Grant from the United States Department of Agriculture (USDA). Outputs included tree plantings at three parks and along the right of way, throughout the target area (NE 12th Avenue, 6th Avenue, 4th Street, SW 6th Street, Krome Avenue and Campbell Drive). Outcomes: Shade and beautification.
- 3) In November 2022, the City was notified it was awarded a \$533,000 Federal Transit Administration Grant to support multi-modal reuse planning of the subject properties. The City has completed the Cooperative Agreement process and work has recently begun.

In addition, Homestead received a \$10 million Rebuild Florida Grant specifically for the target area to underground electrical and water infrastructure, which will support the infrastructure of the subject properties. Work has not yet begun on this grant, but it will positively impact proposed priority sites.

4.b.ii.(2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with grants under the direct control of the City. In order to comply with grant program requirements, staff closely monitors progress and conducts annual audits as needed. No adverse audit findings have been determined. The projects listed above were completed successfully. All terms and conditions of the awarding agencies are being met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants are closed.



Name of Applicant: **The City of Homestead, Florida**

1. Applicant Eligibility

The City of Homestead is a “general purpose unit of local government” as that term is defined in 2 CFR 200.64 and therefore, eligible to receive a USEPA cooperative assistance agreement.

2. Community Involvement

The City 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. The City will communicate progress to the community through a variety of media outlets (newsletters, email lists, website publications, public television, and social media) to engage the Southwest Neighborhood (target area) community and ensure project success. City meetings will be advertised using traditional and social media. They will be open to the public for input and for relaying progress. The City will televise/live stream community meetings (previously adopted for social distancing during COVID-19 but continued to expand access to stakeholders) and provide electronic forms for public input as an inclusionary method for those residents unable to attend. *To accommodate the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate.* Based on its extensive experience in soliciting stakeholder input in community projects using the above strategies, it continues to be the City’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. Through these activities, the voice of the community will be heard and will help inform the project. Ms. Driver, Project Director, and Ms. Buell, Brownfields Coordinator will be responsible for soliciting, considering, and responding to the community directly in the method in which they reach out.

3. Expenditure of Existing Multipurpose Grant Funds

The City does not have an open USEPA Brownfields Multipurpose Grant; therefore, this threshold criteria does not apply.

4. Contractors and Named Subrecipients

Contractors The City published a Request for (RFQ) #202340 for Brownfields Environmental Consulting Services associated with this project and other Brownfields projects on August 25, 2023. The solicitation was posted on the procurement page of the City’s website and distributed through DemandStar. The City provided a 56-day response period, with proposals due on October 19, 2023. Six (6) responses were received. The City has begun the review process but



City of Homestead, Florida
FY2024 US EPA Brownfields Community Wide Assessment Grant Application

Threshold Criteria

has not yet selected a consultant. Provisions for the promotion of local hiring and procurement were included in the City's RFQ. If needed, additional contractors can be procured following similar procurement methods. The City affirms that the procurement process was conducted 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.

Named Subrecipients Not applicable. The City has not named any subrecipients in this application for Brownfields Grant funding.