

Maui United Way

95 Mahalani Street, #24
 Wailuku, HI 96793
 Tel 808-244-8787



www.mauiunitedway.org

RE: FY2024 EPA Brownfield Community-Wide Assessment Grant Application

Maui United Way is pleased to submit this proposal for FY2024 Brownfield Community-Wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:

Maui United Way
 Physical Address: 95 Mahalani Street, #24, Wailuku, HI 96793
 Mailing Address: PO Box 275, Kahului, HI 96733

2. Funding Requested:

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

3. Location:

- (a) Cities/Towns: Lahaina, Kahului, Wailuku
- (b) County: Maui
- (c) State or Reservation: Hawai'i

4. Target Area & Priority Site Information:

Target Area Name	Census Tract (CT) Number(s)	Priority Site Address(es)
Town of Lahaina	15009031402	910 Honoapilani, Highway #55, Lahaina
	15009031404	535 Waine'e Street, Lahaina
		551 Waine'e Street, Lahaina Front Street District, Lahaina
Kahului	15009031405	816 S Niheu Street, Lahaina
		15 Ipu'Aumakua Lane, Lahaina
Kahului	15009031102	S Lono Ave & S Papa Ave, Kahului
		9 S Wakea Ave, Kahului
Wailuku	15009030901	1743-51, 1856 & 1863 Wili Pa Loop, Wailuku N Market St & N Main St, Wailuku

5. Contacts:

- (a) Project Director:
 Name: Nicholas Winfrey, President
 Phone: 808-244-8787 | Email: nicholas@mauiunitedway.org
 Mailing Address: PO Box 275, Kahului, HI 96733
- (b) Chief Executive/Highest Ranking Elected Official:
 Name: Nicholas Winfrey, President
 Phone: 808-244-8787 | Email: nicholas@mauiunitedway.org
 Mailing Address: PO Box 275, Kahului, HI 96733

6. Population:

- Population of Target Areas:
 - Town of Lahaina (CT #s 15009031404, 15009031405, 15009031402): 13,261
 - Kahului CT #15009031102: 5,247
 - Wailuku CT #15009030901: 2,177
- Population of Maui County: 164,568

Note: The target area for Lahaina covers the entire Town (which is comprised of three CTs). The target areas for Kahului and Wailuku cover one CT within each Town.

7. Other Factors:

Other Factors Criteria	Page #
Community population is 10,000 or less.	5*
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	1**
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/ mitigation capacity and resilience to protect residents and community investments.	2, 3
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.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

**The population of the Kahului Park and Wailuku Target Areas are <10,000.*

***The entire town of Lahaina is located along the 'Au'au Channel on Maui's northwest coast. The Town of Kahului is located along the Kahului Harbor on Maui's north central coast.*

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the State of Hawai'i Department of Health is attached.

9. Releasing Copies of Applications: Not applicable.

GIVE. ADVOCATE. VOLUNTEER. LIVE UNITED.

Our Mission is to bridge resources that enrich and empower our County of Maui Community.

JOSH GREEN, M.D.
GOVERNOR OF HAWAII
KE KIA'ĀINA O KA MOKU'ĀINA 'O HAWAII



KENNETH S. FINK, MD, MGA, MPH
DIRECTOR OF HEALTH
KA LUNA HO'ŌKELE

STATE OF HAWAII
DEPARTMENT OF HEALTH
KA 'OIHANA OLAKINO
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:23-082 GS

November 8, 2023

Nicholas Winfrey, President
Maui United Way (MUW)
P.O. Box 275
Kahului, Hawaii 96733

Dear Mr. Winfrey:

SUBJECT: Letter Acknowledging Maui United Way (MUW) Application for the 2024 US Environmental Protection Agency (USEPA) Brownfields Community-Wide Assessment Grant

Dear Mr. Winfrey:

I am writing as the environmental representative for the State of Hawaii to acknowledge and support Maui United Way's (MUW) intent to apply for the Community-wide Assessment Grant. This letter is required by the USEPA's Fiscal Year 2024 Guidelines for Brownfields Assessment Grants.

The Hawaii Department of Health (HDOH) is pleased to offer its support to your application and urge those on the USEPA Selection Committee to give it their favorable consideration. HDOH commends your efforts to support the residents of Lahaina, Maui to inventory, assess, and plan the cleanup and reuse of properties especially after experiencing such devastating loss and tragedy from the recent wildfires.

Assessment of the other target areas in Kahului and Wailuku, both qualifying as disadvantaged communities, will not only benefit from the revitalization and reuse of aging commercial/industrial structures but will also create a cleaner and healthier environment for the residents.

In the event that MUW is awarded the \$500,000 grant, HDOH commits to providing ongoing technical assistance and oversight to assure that the assessment is done in accordance with all State and Federal requirements and that grant funds are properly managed to successfully complete the assessment.

Mr. Nicholas Winfrey
November 8, 2023
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Maui County is in dire need of economic recovery and HDOH greatly supports its revitalization and redevelopment. With this goal in mind, HDOH encourages MUW to promote housing needs, commercial and economic development while protecting and balancing Maui's natural environment, tourism, agriculture and an appreciation of Maui's culture and heritage.

Should there be any questions, or need for further assistance, please contact me at (808) 586-4249.

Sincerely,

Gracelda Simmons

Gracelda M. Simmons, Program Manager
Hazard Evaluation and Emergency Response Office

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a.i. Overview of Brownfield Challenges & Description of Target Areas: On August 8th 2023, devastating wildfires broke out in Maui County (the “County”), Hawai‘i, the geographic boundary. The County includes three main islands, Maui (pop. 164,568), Moloka‘i (pop. 7,300) and Lāna‘i (pop. 3,300), as well as the uninhabited islands of Kaho‘olawe and Molokini. The fires caused widespread damage, killing at least 99 people, and destroying more than 2,000 homes and 800 businesses in the Town of Lahaina. Reduced to ashes, Lahaina, and all of Maui, face a challenging journey towards recovery. While many associate Hawai‘i with leisure and affluence, the local population is both diverse and economically challenged, with a large number of multi-generational households and a high percentage of jobs that afford little stability and no benefits. According to a pre-disaster study, 52% of Maui’s residents fell below the “survival budget” threshold, higher than any other county in Hawai‘i. The County’s socioeconomic challenges were inflamed by the wildfires, with sensitive populations among the hardest hit Hawaiians.

Maui County United Way (MUW), the grant applicant, advocates for the education, health and economic stability of the 164,568 residents of the County. MUW will utilize \$500,000 of EPA Brownfield Community-Wide Assessment (CWA) Grant funding to collaborate with community stakeholders and support critical near-term restoration and revitalization efforts within **three priority Target Areas (TAs):**

- The **Lahaina TA** includes the entire town of Lahaina. Located on Maui’s northwest coast, this historic whaling village was home to over 13,000 residents. Fueled by 85 mph winds, the Lahaina fires torched 2,200 acres of homes and 500 acres of businesses. It was declared a **major federal disaster and one of the most devastating fires of the century**. The majority of Lahaina residents have moved to temporary housing, including many who left the island and are waiting for Lahaina to be rebuilt before they can move back. Funding will be used to inventory, assess, and plan the cleanup/reuse of brownfields created by the fires, in support of a multi-year effort to rebuild a more sustainable and resilient community.
- The **Kahului TA** is comprised of Census Tract (CT) 31102, which qualifies as a **disadvantaged community**. Located on the north coast of Maui, Kahului is the business/industrial hub, and hosts the County's main airport and a deep-draft harbor. The TA includes 5,247 residents in an area of 0.53 square miles. Centered around Kahului Park, the TA is bounded by W. Ka‘ahumanu Ave. to the north, S. Papa Ave to the west and south, Molokai Hemma St. to the east and S. Wakea Ave. to the northeast. 92% of residents are people of color. The TA ranks in the 94th percentile for toxic releases to air, and in the 89th and 97th percentiles for incidences of cancer and heart disease. EPA funding will support the revitalization of underutilized commercial corridors interspersed with lots that are prime for multi-family housing.
- The **Wailuku TA** is comprised of CT 30901, which qualifies as a **disadvantaged community**. Located west of and adjacent to Kahului, Wailuku is the county seat and civic/financial/cultural center. In the early 20th century Wailuku was the main tourist destination, although it has long since been eclipsed with resort towns. It includes 2,177 residents in an area of 0.39 square miles. The TA is bounded by Main St. to the south, Makuhau Rd. to the northwest, and Imi Kala St. to the northeast. 92% of residents are people of color, and the TA ranks in the 78th and 96th percentiles for exposure to lead-based paint (LBP) and lower life expectancy. Its brownfields include vacant lots and underutilized commercial sites.

1.a.ii. Description of Priority Brownfields: Thousands of homes, hundreds of private businesses, public facilities and critical infrastructure were reduced to ash, creating countless new brownfields in the **Lahaina TA**. The devastating inventory of impacted sites includes several historic structures and museums, including the Old Lahaina Courthouse, Lahaina Heritage Museum, Old Lahaina Prison and Apuakehau Culture Park. Additionally, amongst the wreckage are schools, churches, missions, homeless shelters and an entire commercial district. The debris and ash contain arsenic, lead, asbestos, polycyclic aromatic hydrocarbons (PAHs), and dioxins, causing a risk of inhalation and exposure to these chemicals. Hazardous building materials (HBM), including asbestos-containing materials (ACM), LBP, and polychlorinated biphenyls (PCBs) need to be addressed to renovate and/or raze damaged structures. And former gas stations, auto repairs and other commercial/industrial sites have the potential for surface/subsurface impacts from releases of petroleum, solvents and heavy metals.

Additionally, sensitive populations within the **Kahului** and **Wailuku TAs**, suffer from a combination of socioeconomic & health issues. Funding will be used to inventory, assess and plan the cleanup/reuse of dilapidated residential/commercial brownfields. To make an immediate impact, MUW and its partners will focus their collective efforts on **priority/catalyst brownfields within the three TAs, which may include:**

Target Areas	Addresses of Priority Sites	Size (acres)	Former Use; Present Condition	Potential Environmental Concerns (PECs) & Anticipated Funding Needs (AFN)	Reuse Potential
Lahaina TA	816 S Niheu St.	37.8	King Kamehameha III School; Destroyed by Fire	PECs: HBM; PAHs, arsenic, lead, dioxins AFN: Phase I/II ESA; Cleanup/Reuse Plans	Rebuild New & Resilient School
	535 Waine‘e St.	1.4	Waiola Church; Destroyed by Fire	PECs: HBM; PAHs, arsenic, lead, dioxins AFN: Phase I/II ESA; Cleanup/Reuse Plans	Rebuild Historic Place of Worship

Target Areas	Addresses of Priority Sites	Size (acres)	Former Use; Present Condition	Potential Environmental Concerns (PECs) & Anticipated Funding Needs (AFN)	Reuse Potential
	Front Street District	~30	Commerce District; Destroyed by Fire	PECs: HBM; PAHs, arsenic, lead, dioxins AFN: Phase I/II ESA; Cleanup/Reuse Plans	Rebuild New & Resilient District
	910 Honoapilani, Highway #55	3.5	Koholā Brewery; Destroyed by Fire	PECs: HBM; PAHs, arsenic, lead, dioxins. AFN: Phase I/II ESA; Cleanup/Reuse Plans	Rebuild & Modernize
	551 Waine‘e Street	1.1	Hongwanji Mission Temple; Destroyed by Fire	PECs: HBM; PAHs, arsenic, lead, dioxins AFN: Phase I/II ESA; Cleanup/Reuse Plans	Rebuild Historic Place of Worship
	15 Ipu‘Aumakua Lane	5.0	Homeless Center; Destroyed by Fire	PECs: HBM; PAHs, arsenic, lead, dioxins. AFN: Phase I/II ESA; Cleanup/Reuse Plans	Rebuild & Modernize
Kahului TA	S Lono Ave & S Papa Ave	0.4	Two Dilapidated Residential Properties	PECs: HBM; impacted soil/fill materials AFN: HBM Survey; Reuse Plans	Quality Affordable Multi-Family
	9 S Wakea Ave	0.5	Former Gas Station; Underutilized Lot	PECs: Spills; impacted soil; petroleum AFN: Phase I/II ESAs; Cleanup/Reuse Plan	Commercial (Retail/Office)
Wailuku TA	1743-51, 1856 & 1863 Wili Pa Loop	1.1	Three Vacant Lots	PECs: Dumping/spills; impacted soil/fill AFN: Phase I ESA; Reuse Plan	Mixed-Use (Comm./Res.)
	N Market St & N Main St	0.4	Two Vacant/Dilapidated Commercial Buildings	PECs: HBM; spills; impacted soil/fill AFN: Phase I ESA; HBM Survey; Reuse Plan	Mixed-Use (Comm./Res)

1.a.iii. Identifying Additional Sites: The fires destroyed >2,000 residences, 500 businesses and other public facilities and infrastructure, creating hundreds of new brownfields. EPA funding will be used to support ongoing site inventory, assessment, and cleanup/reuse planning activities. This grant will play a critical role in the restoration process; however, it will only scratch the surface of the large-scale recovery efforts. In order to ensure funding has the greatest potential to provide near-term relief, MUW will form a Brownfield Advisory Committee (BAC) with representatives from diverse stakeholder groups. MUW will leverage ongoing site inventory and stakeholder engagement to identify and prioritize additional sites. The BAC will establish criteria to evaluate redevelopment opportunities that offer the greatest potential to achieve the community’s goals, including: location within Lahaina & the Kahului & Wailuku TAs (disadvantaged CTs) or other underserved areas; potential for quality affordable housing; potential for creating stable/living wage jobs; equitable distribution of funding amongst partners; and project feasibility. MUW hopes the inclusion of representatives from county and state government will inspire other agencies and organizations to seek additional EPA Brownfield Grant funding. The goal is to effectively utilize this grant as the foundation for a sustainable brownfield program that will play a significant role in building a stronger and more resilient Maui.

1.b. Revitalization of the Target Areas

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: The reuse plans & strategies for priority sites within the TAs (identified in the table below), align with established community plans and priorities:

- **Lahaina TA:** The West Maui Community Plan (“CP”; 2022), describes the future of West Maui as including “a range of affordable housing options, community services, innovative agriculture, local food growth & security, a diversified economy with living wage jobs, an excellent education system, and access to high-quality healthcare, open spaces & parks.” Priorities identified in the CP include:
 - Quality of Life: A healthy lifestyle & environment are key to building a resilient & vibrant West Maui.
 - Better Jobs & Affordable Housing: Low-paying service industry jobs are vulnerable to economic downturns. Due to high cost of living, earning up to \$54,700 is considered low-income in Lahaina. The shortage of available affordable housing results in a restricted pool of employees in Lahaina.
 - Infill Development: Infill and transit-oriented development are critical to protecting Maui’s natural resources. Older commercial areas should be replaced with walkable, mixed-use centers.
 - Protect & Restore Historic, Cultural & Natural Resources: Conscious of the region’s rich cultural heritage, care must be taken to protect & restore historic & cultural sites & natural resources.
 - Ready & Resilient Systems: West Maui’s coastal-focused development & agricultural fields make it vulnerable to coastal erosion & wildfires. The CP recommended that new projects incorporate defensible space around their perimeter; new emergency shelters built to hurricane standards; & firebreaks & bioswales that can be used for recreational paths and greenways.

The West Maui CP was completed prior to this year’s devastating fires, but it highlights many of the priorities & opportunities for rebuilding a safer, more resilient Lahaina over the next several years.

- **Kahului & Wailuku TA’s:** Community priorities were established in the following planning documents:
 - Wailuku-Kahului CP (2002): This plan describes the character & community priorities within these TAs:
 - Kahului: Described as the “gateway” & “economic lifeline” of Maui. Community priorities included affordable housing to counteract gentrification and accommodate an aging population; improving access to underutilized lands; & enhanced streetscapes, beautification & litter control.
 - Wailuku: The redevelopment of “old Wailuku Town” is identified as a major opportunity. The revitalization of vacant commercial fronts, empty lots, and underutilized parking areas can bring new energy to this historic

civic/financial/cultural center as a residential area & visitor attraction.

- o Ka‘ahuhmanu Ave Corridor Plan (2020): This 2.5-mile corridor includes Main St in the Wailuku TA. Priorities include promoting transit-oriented development (TOD) and quality affordable housing.

EPA funding will be utilized for Phase I/II ESAs, HBM Surveys & Cleanup/Reuse Plans to rebuild a more resilient Maui & deliver quality affordable housing & stable/living wage jobs for sensitive populations in the TAs.

TAs	Priority Sites	Site-Specific Reuse Plans & Strategies
Lahaina	Large School Campus	Originally built in 1913, 18 structures totaling ~110,000 square feet (SF) were severely damaged or destroyed. Plans include replacing the facilities with a larger, more modern & resilient campus.
	Former Historic Waiola Church	Four structures totaling ~10,000 SF were severely damaged or destroyed, including the historic church, an office building and a classroom. Considered the start of Christianity in Hawai‘i, every effort will be made to restore and rebuild the historic elements of this important place of worship.
	Former First Street Commercial District	With historical architecture & an eclectic mix of shops & restaurants, Front St. was the “jewel in the crown of Maui”. Efforts are underway to begin restoring dozens of homes & businesses, with design features that will make Lahaina more resilient to threats from fires, hurricanes & coastal erosion.
	Former Koholā Brewery	Four structures totaling ~54,500 SF were severely damaged or destroyed. Plans to rebuild this important employment center & mainstay of the hospitality & tourism sector are underway.
	Lahaina Hongwanji Mission	An historic Shin Buddhist temple & school. Four structures totaling ~10,000 SF were severely damaged or destroyed. Reuse plans include restoring this iconic place of worship & education.
	Ka Hale A Ke Ola Homeless Center	Known as the “House of Life”, the Westside Center in Lahaina included ~78 units of housing, a resource/medical center & child care facilities. Destroyed by fire, rebuilding this critical facility is an opportunity for a more modern & resilient campus to support the islands homeless population.
Kahului	Two Underutilized Residential Lots	The TA has undergone significant gentrification due to the escalating price of housing. Efforts will focus on delivering up to 16 affordable multi-family units on underutilized single-family lots.
	Former Gas Station; Underutilized Lot	This former gas station is currently a vacant commercial lot at a key intersection within the TA. Reuse plans may include a new two-story commercial building with up to 5,000 SF of retail/office space.
Wailuku	Three Vacant Lots	Preliminary inventory activities identified three vacant lots totaling 1.1 acres in the TA that would be ideal for mixed-use development, with up to 8 multi-family housing units on the upper floors of each building and 5,000 SF of commercial (mix of retail/office) space on each of the ground floors.
	Two Vacant Commercial Buildings	Preliminary inventory activities identified two vacant commercial buildings in the TA that could be ideal for redevelopment as mixed-use, with up to 8 multi-family housing units on the upper floors of each building and 5,000 SF of commercial (mix of retail/office) space on each of the ground floors.

1.b.ii. Outcomes & Benefits of Reuse:

Redevelopment will result in an array of **economic benefits**, with a focus on rebuilding Lahaina’s residential and commercial districts to bring back long-time residents & tourists alike, and re-invigorating vacant lots & underutilized buildings with mixed-use developments that will deliver significant quality affordable housing and stable/living wage jobs for residents. The table summarizes the estimated amounts of new residential housing units (194), commercial space (369,500 SF), institutional (160,000 SF), office space (15,000 SF), and long-term (non-construction) jobs (475) that will be retained and created. These projects will also result in hundreds of local construction & related supply industry jobs over several years.

Priority Site(s)	Housing	Commercial	Institutional	Office	Jobs ^a
School Campus	–	–	110,000	–	92
Waiola Church	–	–	10,000	–	8
Commercial District	50*	300,000*	–	–	250
Koholā Brewery	–	54,500	–	–	45
Hongwanji Mission	2	–	20,000	–	8
Homeless Center	78	–	20,000	–	16
2 X Housing Sites	16*	–	–	–	2
Former Gas Station	–	2,500*	–	2,500*	8
3 X Vacant Lots	24*	7,500*	–	7,500*	28
2X Vacant Buildings	16*	5,000*	–	5,000*	18
Totals	186 Units	369,500 SF	160,000 SF	15,000 SF	475

**Rough estimates; SF = Square Feet; M-F = Multi-Family*

Redevelopment of the priority sites will also result in an array of **non-economic benefits**, including:

- Improving Climate Adaptation, Mitigation & Resiliency: The fires exposed Maui’s vulnerability to extreme weather and climate change. In addition to wildfires, Maui is threatened by hurricanes, sea-level rise and coastal erosion. Reuse plans will include designs that will build a more resilient community.
- Quality Affordable Housing & Homelessness: Maui was already facing an affordable housing crisis and unprecedented levels of homelessness. These issues have been substantially exacerbated with the destruction of over 2,000 homes and the largest homeless center in Lahaina. As a result, this project will focus on efforts to rebuild facilities for the homeless and deliver quality affordable housing in the TAs.
- Incorporating Energy Efficiency: Reuse plans include solar panels & charging stations for electric vehicles.
- Improving Access to Transportation: Reuse plans in all three TAs include a focus on creating higher density mixed-use developments along Maui’s multi-modal corridors and create walkable communities.

^a Based on data from U.S. Energy Information Administration. *Table B2. Total & medians of floorspace & # of workers, Revised 2016*. Includes 1 job per each of: 15 Multifamily Units; 1,200 SF of Commercial/Institutional; & 400 SF of Office Space.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The Maui fires were declared a major federal disaster and one of the most devastating fires of the last century. Estimated insured losses exceed \$5 billion. This is only a fraction of the losses as many people were not insured, and others – like loss of life and sacred spaces – cannot be quantified. MUW and its partners face a daunting recovery effort that will take several years and potentially decades. The EPA Brownfield Community-Wide Assessment Grant represents an opportunity to support the inventory, assessment and cleanup/reuse planning efforts for priority sites that can deliver near-term relief for struggling Hawaiians. MUW and its partners will leverage EPA funding with extensive resources coming from an array of state and federal agencies, community-based organizations, philanthropic entities, and private donations, including, but not limited to the following:

- **Funds being Sought by MUW:** For more than 75 years, MUW has worked diligently to ensure every member of the Ohana (family) has access to resources. In the wake of the devastating fires in Lahaina, MUW and partners immediately collaborated to provide direct relief to sensitive populations in the TAs. MUW established a Disaster Relief Fund and has distributed more than \$8M to fire survivors and over 30 grants to local nonprofits related to fire recovery efforts.
- **Other Grants & Loans:** Additionally, MUW and its partners will leverage funding from other grants & loans:
 - 1) *Federal Appropriations* – Maui has received millions in federal funding to support fire response. This includes appropriations by President Biden’s Bipartisan Infrastructure Law, Federal Emergency Management Agency (FEMA), and the Small Business Administration. A large portion of these funds are intended for removing toxic waste and debris and rebuilding infrastructure. These funds will be used to further cleanup and redevelopment of sites assessed with CWA Grant funds.
 - 2) *Community Development Block Grant (CDBG) Funding* – The federal CDBG program provides grants to states and local governments to provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income persons. Maui County receives annual CDBG funding and using these funds to facilitate brownfield redevelopment projects is encouraged by the US Department of Housing and Urban Development (HUD).
 - 3) *Special Purpose Revenue Bond (SPRB)* – SPRBs assist with financing, acquisition, remediation, construction, and revitalization of priority redevelopment sites. SPRBs are sold to private investors, who provide the actual funds and invest their funds in exchange for tax-exempt or taxable interest payments. SPRBs are a way to facilitate loans for private business projects that serve and protect the public.
 - 4) *EPA Brownfield Cleanup Grants* – MUW will work with eligible property owners to identify and position priority sites and multi-site focus areas in need of cleanup. It is anticipated both non-profit and public agencies will apply for this Cleanup Funding after assessment activities are completed under this grant.
 - 5) *Hawaii Brownfields Cleanup Revolving Loan Fund (RLF)* – This program currently provides loans for environmental cleanup on brownfields that would be available to the owner or prospective purchaser of a priority brownfield.
 - 6) *Other* – Other infrastructure, renewable energy and business funding programs include US Dept. of Agriculture Rural Development program and US Economic Development Administration (EDA) Public Works and Economic Adjustment Assistance Program (the CARES Act has bolstered funding available via this program). The County will utilize the Council of Development Finance Agencies (CDFA) as a resource in identifying additional funding sources.

1.c.ii. Use of Existing Infrastructure: The TAs are located within fully developed urban areas and the priority brownfields are connected to existing infrastructure [roads and utilities (waste/storm/potable water, power, and communications)]. Whenever feasible, the project will focus on restoration & sustainable reuse of existing structures. Where demolition of buildings is necessary, MUW and its partners will establish salvage goals to divert waste and maximize recycling. Significant resources and efforts are underway to repair Lahaina’s infrastructure with more sustainable and resilient design features, and this project will be a natural extension of these efforts.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2.a. Community Need. 2.a.i The Community’s Need for Funding: All data in this section pre-dates the devastating wildfires and demonstrates that the TAs were distressed and disadvantaged areas that are now facing extraordinary environmental and economic burdens following the fires. The TAs have small populations and median household incomes that fall below averages for Maui County, Hawai'i, and the U.S. Combined with the magnitude of damage and the tremendous financial strain the fires have created, EPA grant funding is necessary to perform critical environmental assessments in the TAs. With a small population base, tax revenues to fund local government and redevelopment efforts was limited before the fires. Maui’s economy had barely recovered from the reduction in tourism due to Covid-19 shutdowns in 2020 and now the fires have presented further setbacks that will take years, if not decades, to return to 2019 levels. Demographic data in the table below demonstrates how residents in the TAs are particularly disadvantaged, with high concentrations of cost burdened households,

below U.S. averages of home ownership, median home values that have been driven far beyond U.S. averages by demand from second home buyers, and low per capita incomes. According to cost of living index comparisons, Hawai'i ranks as the most expensive state to live in the U.S.^b Generational poverty, linguistic isolation, health and welfare issues impede residents' ability to access better employment and higher education. Between 72.1% to 91.6% of residents are people of color, most of whom identify as Asian, or two or more races. Grant funding will lift up distressed communities through redevelopment projects that create good paying jobs, reduce exposure to contaminants, and create affordable housing.

Data Type	Target Areas (TAs)			Maui County	Hawai'i	United States
	Lahaina TA	Kahului Park TA (CT 311.02)	Wailuku TA (CT 309.01)			
Total Population	13,261	5,247	2,177	164,568	1,453,498	330M
People of Color	72.1%	91.6%	80.0%	67.1%	76.3%	39.8%
% Native Hawaiian or Pacific Islander	10.5%	6.8%	8.4%	11.2%	10.6%	0.2%
Not in Labor Force	25.9%	48.8%	40.5%	34.1%	34.9%	36.4%
Per Capita Income	\$30,803	\$31,810	\$35,437	\$38,956	\$39,045	\$37,638
Households with Food Stamps /SNAP	10.6%	7.3%	13.4%	8.4%	10.7%	11.4%
Cost Burdened Households	53%	43.5%	68.1%	53.7%	55.3%	49.4%
Home Ownership Rate	49.7%	57.6%	54.1%	63.9%	61.0%	64.6%
Median Home Value	\$720,500	\$598,300	\$492,800	\$676,800	\$662,100	\$244,900
Houses built prior to 1980	49.3%	68.0%	76.9%	42.3%	52.7%	52.0%
Vacant Housing Units	15.3%	5.5%	13.6%	24.4%	14.1%	11.2%
% Bachelor's Degree or Higher	24.5%	27.0%	21.0%	30.0%	34.3%	33.7%
Land Area (Square miles)	9.29	0.53	0.39	2,398.32	6,432	3,533,038

Data: 2017-2021 American Community Survey. **Bold** indicates results that exceed or are less than HI and U.S.

2.a.ii. Threats to Sensitive Populations:

2.a.ii.(1) Health or Welfare of Sensitive Populations: As illustrated in Table 2, data from EPA's EJ Screen Tool shows significant presence of sensitive populations in the TAs, with overall demographic indexes of 75 - 80 percentiles in the U.S. The TA is above the 78th percentile for people of color and limited English-speaking households. In addition to unemployment and an aging population, **welfare issues** in the target areas include:

- **Housing:** Low rates of home ownership (49.7 - 57.6%), high rates of cost burdened households (43.5 – 68.1%), and an aging housing stock (49.3 – 76.9% built before 1980). Climate and Economic Justice Screening Tool (CEJST) ranks the TAs between 92nd – 97th %tile in the U.S. for lack of indoor plumbing.^c
- **Education:** The TAs have high percentages of people ages 25+ whose high school education is less than a high school diploma, Lahaina (11%), Kahului (18%), and Wailuku (10%).
- **Critical service gaps:** Lahaina is considered a food desert, and Kahului Park and Wailuku lack transportation access. This further hinders access to fresh food grocery stores for those that rely on public transit and do not have the means to travel for shopping.^d

The EPA grant will reduce health threats, boost economic opportunity, and improve overall quality of life. Priority brownfields will be redeveloped for fair housing projects and commercial uses that will create local jobs, generate tax-based revenue, and bring basic goods and services in closer proximity to residential areas.

2.a.ii.(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: CEJST identifies the Wailuku and Kahului TAs as disadvantaged. These TAs are in the 96th and 77th percentile respectively within the state of

Sensitive Populations Categories	Percentile in U.S.		
	Lahaina TA	Kahului Park TA	Wailuku TA
Demographic Index	75	80	78
Low Income	47	41	46
People of Color	81	90	85
<High School Education	54	60	57
Unemployment	67	47	60
Over Age 64	49	88	82
Limited English	78	93	75
Disabled	19	36	70

Bold indicates factors ≥ 60th %tile. Shaded indicates factors ≥ 70th %tile. Data from EJ Screen (10/29/23).

Health Indicators from EPA EJ Screen (10/29/23)	Percentile in Hawai'i		
	Lahaina TA	Kahului Park TA	Wailuku TA
Low Life Expectancy	52	77	96
Heart Disease	47	97	96
Asthma	44	30	86
Cancer	25	89	53

Bold indicates distress factors ≥ 60th %tile. Shaded indicates distress factors ≥ 70th %tile.

^b Missouri Economic Research and Information Center, [link](#) accessed 11/6/23

^c Climate and Economic Justice Screening Tool, [link](#) accessed 11/1/23

^d EPA EJ Screen Tool, [link](#) accessed 11/3/23

Hawai‘i for low life expectancy.^e EPA EJScreen data in Table 3 demonstrates the prevalence rates for adverse health conditions in these predominantly persons of color communities. Per Table 3, incidences of asthma, heart disease, and cancer are among the highest within Hawai‘i, ranking above 84th percentile for either Wailuku or Kahului. With 99.6% of Wailuku’s and 75.3% of Kahului Park’s housing built before 1980, residents in these TAs have increased risk of exposure to harmful contaminants. Maui’s high winds, heavy rains, and frequent flooding exacerbate substandard living conditions and release harmful particulates that are associated with asthma, shortened life expectancy, and cardiovascular issues. Given the inflated housing prices and lack of quality, affordable housing on Maui, it is nearly impossible for sensitive populations to find safer housing. Although Lahaina is not identified as disadvantaged in CEJST, it is the most fire-ravaged area of the island and has left many in financial ruins and caused significant health impacts from toxic smoke inhalation to severe burns to death. Data regarding the true scale of adverse health conditions in this area is still being gathered and expected to be significant.

Health impacts will be reduced as contaminated media is identified and exposure pathways are mitigated. For example, addressing contaminants in soil/groundwater will reduce exposure from ingestion/inhalation of particulates and abatement of contaminants in aging structures will reduce potential asthma and respiratory issues.

2.a.ii.(3) Environmental Justice

2.a.ii.(3)(a) Identification of Environmental Justice

Issues: According to CEJST, Maui has two disadvantaged communities, Kahului Park CT 311.02 and Wailuku CT 309.01; four priority sites are in these target areas. Table 4 compares environmental justice (EJ) indices for Hawai‘i. Sensitive populations within the TAs have more exposure to sources of pollution and contaminants when compared to other communities in Hawai‘i. These data, along with census and health data in previous sections, describe the sensitive populations that include low-income adults and families, older adults, people with disabilities, limited English speaking households, and adults with low educational attainment that are unequally affected by environmental burdens. Communities in the TAs have impaired waters, underground storage tanks, cesspools, elevated flood risk, and LBP exposure. Residents in the TAs are diagnosed with asthma, heart disease, cancer, and have lower life expectancy at rates above other communities in Hawai‘i. Housing and infrastructure are substandard and aging, with nearly half of the housing built before environmental regulations were enforced, increasing the likelihood of exposure to lead and other environmental pollutants that contribute to poor health.

Type	Table 4. Environ. Indicators from EJ Screen (10/29/23)	Percentile in Hawai‘i		
		Lahaina	Kahului Park TA	Wailuku TA
Air	Toxic Releases to Air	20	94	54
	Particulate Matter	53	54	22
	Traffic Proximity	49	45	61
Haz. Sub.	Lead-Based Paint (LBP)	50	66	78
Petroleum	Underground Storage Tanks (USTs)	75	61	68
Water	Wastewater	36	44	57
	Flood Risk	77	49	71
	Impaired Waters	YES	NO	YES

2.a.ii.(3)(b) Advancing Environmental Justice: The CWA Grant will be used to evaluate environmental impacts related to brownfields in the TAs and identify remedial measures necessary to address threats at priority sites. A major portion of the grant will be used to conduct RBM surveys and remove ACM and LBP from structures in the TAs to support adaptive reuse or demolition at priority sites. Due to the immense need for environmental assessment in the TAs, the grant will provide essential funding for addressing both long-standing and wildfire-related environmental issues that affect sensitive populations. MUW will advance EJ objectives by removing blight, providing housing and jobs, and improving access to basic services such as transportation and broadband. Grant activities will not displace residents or businesses and will further efforts to clean up sites and build new infrastructures for the thousands of residents and businesses that have been displaced by the wildfires.

2.b. Community Engagement: With a focus on increasing equity and decreasing disparities on Maui, MUW has a track record of serving as a convener and effectively uniting project partners and stakeholders to improve community conditions. MUW specializes in involving community members, and will leverage this experience by engaging residents and businesses in the TAs so they may contribute to the planning and implementation phases and benefit from the revitalization of brownfields. MUW has well developed relationships with residents and businesses in the TAs and will oversee outreach efforts in these areas to ensure there are numerous opportunities for culturally appropriate engagement. MUW will form a brownfield advisory committee (BAC) consisting of stakeholders that represent the impacted communities. The BAC will meet monthly to share project information, discuss site prioritization/selection strategies, share challenges and successes, and discuss revitalization and economic development prospects. MUW will advertise engagement opportunities through public notices, emails to project partners, board meetings, and word of mouth in existing community networks. By using a variety of engagement methods with an emphasis on creating community buy-in and participation, MUW will allow stakeholders to provide informed feedback that influences the project. MUW’s engagement plan also includes:

^e EPA EJ Screen Tool, [link](#) accessed 11/3/23

- **Webpage & Fact Sheets:** MUW’s webpage will inform the community on the brownfield project by providing fact sheets that include informative details about the site assessment and cleanup process and a streamlined approach to the site nomination process.
- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors. MUW will work with stakeholders to support outreach to sensitive populations and residents in disadvantaged communities.
- **Neighborhood Meetings:** Since the wildfire disaster, community meetings are regularly hosted to keep residents apprised of recovery efforts and connect individuals to financial and other resources. MUW will participate in 3-4 of these meetings per year to share information about the CWA Grant project and solicit community input on site prioritization and reuse planning activities.
- **Email & Newsletters:** MUW will create a stakeholder distribution list and will send periodic emails to keep the community informed of the project and advertise opportunities to get involved. Project partners will share progress updates via regular meetings and organizational newsletters.
- **Special Events:** Tactical events, realtor meetings, bank officer tours, and meetings with Maui Chamber of Commerce, and Rotary Club of Maui will assist MUW in reaching busy parents, business owners, and residents without internet access.

2.b.i. Project Involvement and 2.b.ii Project Roles: 2.b.ii. Project Roles: MUW will work with numerous community partners to guide grant implementation and bring important community voices to the table. All of the non-lead coalition members and many of the strategic partners have confirmed their participation on the BAC and/or pledged valued support for the FY24 Grant. The public will have opportunities to suggest sites for assessment, investigation, and reuse through monthly scheduled BAC and other meetings. The table below provides a summary of project partners and their roles. Additional partners will be recruited throughout the project.

Partner Name / (Type)	Contact Name Email Address	Specific Role, Involvement and/or Pledged Assistance
Maui County (Governmental)	Joshua Cooper	Will work closely with MUW to address brownfields & provide technical support for restoration & reuse planning.
	Joshuacooperhawaii@gmail.com	
Maui Economic Opportunity (Non-Profit)	Debbie Cabebe	Promote economic independence & sustainability. Will provide technical assistance & support outreach efforts.
	debbie.cabebe@meoinc.org	
Family Promise of Hawai‘i (Non-Profit)	Ryan Catalani	Homelessness prevention & access to housing. Committed to rebuilding shelters & missions & supporting outreach. Will inform site prioritization & reuse planning
	ryan@familypromisehawaii.org	
First Hawaiian Bank (Business)	Lalaine Manlapao	Local financial institution that will connect developers with private lending options.
	lmanlapao@fhb.com	
Hui No Ke Ola Pono (Health Advisory)	Dr. Malia Purdy	Native Hawaiian health care provider. Will assist with outreach and health/risk assessments for priority sites.
	mpurdy@knkop.org	
Hawai‘i Community Foundation (Non-Profit)	Keoni Kuoha	Funding and implementation support for community revitalization projects.
	KKuoha@hcf-hawaii.org	
Hawai‘i Department of Health (Health Advisory)	Catherine Betts	Provides health services. Committed to providing technical assistance with health/risk assessments.
	cbetts@dhs.hawaii.gov	
Maui Oil (business)	Sandy Baz	Local business, major employer & landowner. Committed to providing financial & technical assistance.
	sbaz@mauioil.com	
Habitat for Humanity (Housing/Non-Profit)	Matthew Bachman	Builds and renovates affordable housing. Will serve as a technical resource for site selection and assist with engagement efforts.
	matt@habitat-maui.org	
NASA Harvest (Environment)	Dr. Hannah Kerner	Promotes food security, agriculture, and human and environmental resiliency. Will assist with research, education & site prioritization.
Maui Ocean Center (Environment)	Tapani Vuori	Promotes conservation and protects marine ecosystems. Will assist with research, environmental education, and outreach.
	tvuori@mauiocenter.com	
University of Hawai‘i - Maui (Educational)	Chancellor Lui Hokoana	Local university. Will assist with research, education, and outreach.
	lhokoana@hawaii.edu	
Kupu (Environment)	John Leong	Native Hawaiian conservation organization that promotes environmental education, employment, and restoration. Will assist with research, education, and outreach.
	info@kupuhawaii.org	
Lahaina Arts Guild (Local Arts)	William Smith	Provides access to arts through education. Will assist with outreach, site prioritization & reuse planning.
Hawai‘i Taro Farm (Agricultural)	Bobby Pahia	Promotes conservation of agricultural lands and local food sources. Provide technical assistance, outreach & education.
	hawaiitarofarmllc@gmail.com	

2.b.iii. Incorporating Community Input: MUW will utilize media outlets including local newspapers, cable access television, public libraries in the TAs, and regularly scheduled BAC meetings to solicit community input. MUW will develop a project-specific webpage for providing program updates and surveys. Project fact sheets and other reference materials will be created for the project webpage and distributed at public facilities (e.g. libraries, community centers, churches, transit stations) and all literature will include a statement that citizens may request

alternative formats or special accommodations. MUW’s social media accounts will provide the public with current project information. Community meetings will be held during all phases of the project and will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the TAs to ensure equal access to sensitive populations and residents. Special outreach efforts (e.g. translation services for non-English speaking and hearing impaired) will be also be used as needed to provide equal access to project information. To reach the broadest audience possible, MUW will use the support of project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other avenues. MUW anticipates hosting 10 BAC meetings/year and 3-4 neighborhood meetings/year. This outreach strategy will provide a strong “information out, feedback in” process throughout the brownfield assessment, cleanup, and redevelopment processes.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

3.a. Description of Tasks (i. Implementation Activities; ii. Schedule; iii. Leads; and iv. Outputs): MUW is requesting \$500,000 of funding to assess and plan the cleanup/reuse of priority brownfields in the target areas (TAs). The scope of work is organized into four tasks, with responses to 3.a.i.-3.a.iv. under each task.

Task 1: Grant Management, Reporting & Other Eligible Activities
i. <u>Activities:</u> MUW will manage all aspects of the project, including coordination with EPA, property partners and the Qualified Environmental Professional (“QEP”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) ACRES Updates; 3) Annual Disadvantaged Business Enterprise (DBE) & Federal Financial Reports (FFRs); & 4) A Final Performance Report documenting outputs, outcomes, and successes. Two MUW staff will attend up to three brownfield conferences over the four-year grant implementation period.
ii. <u>Schedule:</u> Management and Reporting will be ongoing throughout the four-year implementation period. Regional and/or national brownfield conferences are anticipated to occur in 2024-2028.
iii. <u>Leads:</u> MUW will lead this task. The QEP will assist with reporting and other eligible activities.
iv. <u>Outputs:</u> 16 QPRs; 4 DBE/FFR Reports; ACRES Updates; one Final Report; up to 4 conferences.
Task 2: Community Engagement & Site Selection
i. <u>Activities: Community Engagement:</u> A detailed description of MUW’s community engagement plan is provided in Section 2.b. This task includes: 1) facilitating up to 10 Brownfield Advisory Committee (BAC) meetings; 2) hosting public meetings and/or conducting outreach campaigns at community events in the target areas; 3) conducting meetings with property owners, businesses and developers; and 4) preparation of project webpage content, fact sheets, e-newsletters, social media posts and press releases. <u>Site Selection:</u> As part of the site selection process, MUW will engage with the BAC and other stakeholders to gather information on priority sites and reuse plans/strategies. The QEP will conduct file reviews and site visits to baseline existing conditions. The BAC will inform site prioritization and ensure the project provides the greatest outcomes. Site selection will include preparing site eligibility determination (ED) requests.
ii. <u>Schedule:</u> The fact sheets and webpage will be developed during the first quarter (1Q). A BAC kick-off meeting will be held during 1Q and convened quarterly for the first year, and semi-annually thereafter; other outreach activities will occur as needed on an ongoing basis.
iii. <u>Leads:</u> MUW will lead this task, with support from the project partners, QEP, and stakeholders.
iv. <u>Outputs:</u> Fact sheets; press releases/articles; webpage/social media content; 10 BAC Meetings (including presentations, minutes, etc.); output/outcome tracking spreadsheets; and site ED forms.
Task 3: Phase I/II Environmental Site Assessments (ESAs) & Regulated Building Materials Surveys (RBM)
i. <u>Activities:</u> Includes completion of up to 10 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and 5 Phase II ESAs at priority sites within the target areas. Some of the priority sites contain old buildings/structures, therefore, budget is included for up to 5 RBM Surveys. This task also includes preparation of: 1) access agreements; 2) an EPA-approved Quality Assurance Project Plan (QAPP); 3) Sampling & Analysis Plans (SAPs) & Health & Safety Plans (HASPs) for Phase II ESAs and/or RBM Surveys; and 4) National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations.
ii. <u>Schedule:</u> Year 1: QAPP, 5 Phase I ESAs, 2 Phase II ESAs, 2 RBM Survey Year 2: 5 Phase I ESAs, 3 Phase II ESAs, 3 RBM Surveys (MUW anticipates completing the ESA/RBM activities in two years).
iii. <u>Lead:</u> The QEP will lead this task under the direction of MUW, who will also assist with site access.
iv. <u>Outputs:</u> 1 Master QAPP; 10 Phase I ESAs; 5 Phase II ESAs; 5 RBM Surveys; SAPs, HASPs, etc.
Task 4: Cleanup/Reuse Planning
i. <u>Activities:</u> Includes one Area-Wide Plan (AWP) for the Lahaina TA, including a feasibility study, design charettes, renderings and implementation strategy to support rebuilding a sustainable and resilient community. The QEP will also complete up to three Cleanup Action Plans (CAPs) and/or Site Reuse Plans.
ii. <u>Schedule:</u> Year 1: AWP Start Year 2: AWP Complete; 2 CAPs/Reuse Plans Year 3: 1 CAP/Reuse Plans
iii. <u>Lead:</u> The QEP will lead the technical elements of this task under the direction of MUW.
iv. <u>Outputs:</u> 1 AWP, 3 CAPs/Reuse Plans.

3.b. Cost Estimates: A summary of the budget by task and category is provided in the table. No equipment, supplies or other costs are requested. **~67% (= \$335,000) of the budget is allocated to site-specific activities.** The budget assumes an average MUW staff rate of \$40/hr and fringe benefit rate \$20/hr. The budget also assumes an average QEP rate of \$150/hr. A total of 4% of the total budget = \$20,000 is being requested for administrative expenses, spread out evenly between each of the four tasks.

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Management and Other Activities	Engagement & Site Selection	Phase I/II ESAs & RBM Surveys	Cleanup/ Reuse Planning	
1	Personnel	\$15,000	\$15,000	\$0	\$0	\$30,000
2	Fringe Benefits	\$7,500	\$7,500	\$0	\$0	\$15,000
3	Travel	\$12,000	\$0	\$0	\$0	\$12,000
4	Contractual	\$18,000	\$12,000	\$313,000	\$80,000	\$423,000
5	Total Direct Costs	\$52,500	\$34,500	\$313,000	\$80,000	\$480,000
6	Indirect Costs	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
7	Total Budget	\$57,500	\$39,500	\$318,000	\$85,000	\$500,000

A summary of the estimated costs for project activities by task and budget category are provided below.

Task 1 – Grant Management, Reporting & Other Eligible Activities: Total Budget = \$57,500
Includes <u>MUW Personnel + Fringe Costs</u> of \$22,500 (375 hrs @ \$60/hr ¹ ; \$15,000 personnel/\$7,500 fringe) to complete grant management and reporting activities. <u>Travel Costs</u> of \$12,000 are budgeted for expenses for up to two MUW staff to each attend three conferences. Costs are estimated at \$2,000/person/event (\$1,000 airfare, \$600 hotel, and \$400 incidentals). <u>Contractual Costs</u> of \$18,000 are budgeted (120 hrs at \$150/hr ²) for the consultant to assist with reporting and other eligible activities. <u>Indirect Costs</u> of \$5,000 ³ are budgeted.
Task 2 – Community Engagement & Site Selection: Total Budget = \$39,500
Includes <u>MUW Personnel + Fringe Costs</u> of \$22,500 (375 hrs @ \$60/hr ¹ ; \$15,000 personnel/\$7,500 fringe) to facilitate stakeholder engagement and site identification/selection activities. <u>Contractual Costs</u> of \$12,000 are budgeted (80 hrs @ \$150/hr ²) for consultant to assist with stakeholder engagement/site selection activities. <u>Indirect Costs</u> of \$5,000 ³ are budgeted.
Task 3 – Phase I/II ESAs & RBM Surveys: Total Budget = \$318,000
<u>Contractual Costs</u> of \$313,000 include costs for the QEP to complete one Master QAPP (\$8,000); 10 Phase I ESAs (\$6,500 each=\$65,000); 5 Phase II ESAs (\$40,000 each=\$200,000); and 5 RBM surveys (\$8,000 each=\$40,000). Costs for HASPs, SAPs and/or related consultations are included in unit costs for other outputs. <u>Indirect Costs</u> of \$5,000 ³ are budgeted.
Task 4 – Cleanup/Reuse Planning: Total Budget = \$85,000
<u>Contractual Costs</u> of \$80,000 are estimated for the QEP to complete one Brownfields AWP for the Lahaina TA (\$50,000; includes a market/feasibility study, design charettes and renderings). Consultant will complete up to three CAPs and/or Reuse Plans (\$10,000 each=\$30,000). <u>Indirect Costs</u> of \$5,000 ³ are budgeted.
¹ MUW Personnel (avg. \$40/hr) + Fringe (avg. \$20/hour) = avg. \$60/hr (total combined cost). ² Avg. QEP cost = \$150/hr; ³ MUW is requesting 4% of the total budget (= \$20,000) of indirect costs for admin. expenses, split evenly between Tasks 1-4 (= \$5,000/task).

3.c. Measuring Environmental Results: The status of **outputs** and **short- and long-term outcomes** will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Final Performance Report. QPRs will list goals accomplished and plans for the next quarter. Significant deviations will be discussed with the EPA Project Officer. Between QPRs, **outputs** will be tracked in a database including: (1) # of brownfields identified/prioritized/approved; (2) # of Phase I/II ESAs/RBM Surveys; (3) # of Cleanup/Reuse Plans; and (4) # of stakeholder meetings. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using GIS. The following **short- and long-term outcomes** will be tracked: (1) # of sites cleaned up; (2) # of sites and acres of land redeveloped; (3) # of units/types of quality affordable housing developed; (4) \$ of private investment/leveraged funding; (5) # of jobs created or retained; and (6) increased property value/tax revenue. MUW will further refine the project schedule/milestones as part of the Cooperative Agreement (CA) Work Plan to ensure activities are completed within the project period. MUW will update ACRES beyond the project end date, to ensure outcomes and successes are captured as priority brownfields undergo cleanup and redevelopment.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability / 4.a.i. Organizational Capacity / 4.a.ii. Organizational Structure: As part of its mission to advance the common good in the TAs, MUW has administered numerous grants and programs in support of improving the overall economic, environment, and health of the Maui community. MUW will administer the grant and be accountable to EPA for management of the Cooperative Agreement (CA) and compliance with

grant terms and conditions. MUW will oversee the Consultant who will assist with technical activities. The Brownfield Advisory Committee (BAC; Section 2b.i.) will play a key supporting role in ensuring the timely and successful expenditures of funds and the overall success of the project. MUW and BAC representatives have decades of experience managing and implementing a wide range of community benefiting programs and projects and will serve as a resource throughout all phases of the grant implementation process. The BAC includes representatives from Maui County who have successfully managed federal grants and contracts and are assisting with directing fire recovery efforts but do not have the bandwidth to lead this effort. Maui County encouraged MUW to pursue this grant and has committed to leveraging its grant administration experience to guide MUW through all phases of the grant implementation process. Additionally, all BAC members will be invited to participate in the site selection and prioritization process, and the allocation and use of funds at individual sites.

4.a.iii. Description of Key Staff: Key staff have extensive experience managing projects in the TAs:

Brownfield Grant Director – Nicholas Winfrey, President, will direct grant-related activities. Nicholas came to MUW from the Australian Red Cross, where he was the philanthropy, strategy and relationship manager. His job involved managing a \$5.5 million portfolio for all major donors and prospects. Prior to joining the Red Cross, he served as VP of planning and development for the Rancho Coastal Humane Society in California. He is an experienced leader within MUW and serves on numerous committees related to restoration and revitalization.

Grant Manager – Makana Nunes, Community Impact Coordinator, will manage all aspects of the MUW's EPA Brownfield CWA Grant. Makana has been in her current role since 2015 and has a BA from San Diego State University. She is closely connected to local organizations and well versed in the diverse needs of Maui. Makana will be the primary point of contact for all grant activities, and will work closely with the EPA, HDOH, project partners, the Qualified Environmental Professional (QEP), and other community stakeholders to achieve project goals and maintain compliance with the Cooperative Agreement (CA).

Grant Accounting Manager – Luke Bailey, PhD, Chief Financial Officer, will assist with grant management, administration and compliance activities. Dr. Bailey specializes in planning, operations, finance, logistics, and administration — a skill set honed over a 20-year career with the United States Coast Guard. He was formerly a member of the leadership team for Hawai'i Gas, responsible for oversight and management of Maui County. He is also highly active in volunteer work, having served as a youth sports coach for baseball and soccer, and as a mentor and tutor for underprivileged youth.

4.a.iv. Acquiring Additional Resources: MUW is staffed with the resources, experience, and expertise to recruit qualified replacements for any key project staff that depart during the project. MUW routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA's six good faith efforts for involving disadvantaged business enterprises. As mentioned in Section 1.c.i, MUW will leverage several resources to help the community with restoration and revitalization efforts. Additionally, MUW has the commitment of its project partners, including the County, to help with community outreach, technical assistance, and/or assisting with eliminating funding gaps.

4.b. Past Performance & Accomplishments / 4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal/Non-Federal Assistance Agreements: MUW has the resources and knowledge to successfully manage a variety of grants with complex scope and programmatic requirements. Below we provide examples.

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

1. Charles & Mitch Ota Foundation, 2021-22: Awarded \$33,000 for the AVID (Advancement Via Individual Determination) educational programs at King Kekaulike High School and Lokelani Intermediate School Programs. The grant increased the number of team members who are AVID certified and trained in best practices. The project was successfully completed 7/31/22.

2. Maui County Strong Fund of the Hawai'i Community Foundation (HCF), 2020-21: Awarded \$52,500 to MUW to provide Personal Protective Equipment and hand sanitizer for 60+ Maui County nonprofit agencies, their staff, and clients. The project was successfully completed 7/31/21.

3. Nuestro Futuro, 2021-23: Awarded a total of \$159,600 for Maui's 211 call center that helps residents with non-emergency social services. Maui's 211 calls have historically been covered by Aloha United Way in Oahu, and this funding allowed MUW to pay the salary of a 211-operator based on Maui. The first two years of the grant were completed, and the current year has met grant goals and objectives thus far and will be completed 12/31/23.

4.b.ii.(2) Compliance with Grant Requirements: MUW has complied with the scope, schedule, terms and conditions, and reporting requirements associated with each of the current and prior grants described above. Due to excellent management efforts, no corrective measures have been required. All activities have been completed on time and on budget and the expected outcomes have been achieved.

ATTACHMENT A

Threshold Criteria Responses

ATTACHMENT A - THRESHOLD CRITERIA RESPONSES

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type: Maui United Way (MUW) is a non-profit organization. A copy of the 501(c)(3) determination provided by the Internal Revenue Service (IRS) is provided as **Attachment B**.

1.b. Federal Taxation Exemption Status: Not applicable. (MUW is not a 501(c)(4).)

2. COMMUNITY INVOLVEMENT: With a focus on increasing equity and decreasing disparities in Maui, MUW has a track record of serving as a convener and effectively uniting project partners and stakeholders to improve community conditions. MUW specializes in involving community members, and will leverage this experience by engaging residents and businesses in the TAs so they may contribute to the planning and implementation phases and benefit from the revitalization of brownfields. MUW has well developed relationships with residents and businesses in the TAs and will oversee outreach efforts in these areas to ensure there are numerous opportunities for culturally appropriate engagement. MUW will form a brownfield advisory committee (BAC) consisting of stakeholders that represent the impacted communities. The BAC will meet monthly to share project information, discuss site prioritization/selection strategies, share challenges and successes, and discuss revitalization and economic development prospects. MUW will advertise engagement opportunities through public notices, emails to project partners, board meetings, and word of mouth in existing community networks. By using a variety of engagement methods with an emphasis on creating community buy-in and participation, MUW will allow stakeholders to provide informed feedback that influences the project. MUW's engagement plan also includes:

- **Webpage & Fact Sheets:** MUW's webpage will inform the community on the brownfield project by providing fact sheets that include informative details about the site assessment and cleanup process and a streamlined approach to the site nomination process.
- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers to solicit input and participation from potential end users and investors. MUW will work with stakeholders to support outreach to sensitive populations and residents in disadvantaged communities.
- **Neighborhood Meetings:** Since the wildfire disaster, community meetings are regularly hosted to keep residents apprised of recovery efforts and connect individuals to financial and other resources. MUW will participate in 3-4 of these meetings per year to share information about the EPA Grant project and solicit community input on site prioritization and reuse planning activities.
- **Email & Newsletters:** MUW will create a stakeholder distribution list and will send periodic emails to keep the community informed of the project and advertise opportunities to get involved. Project partners will share progress updates via regular meetings and organizational newsletters.
- **Special Events:** Tactical events, realtor meetings, bank officer tours, and meetings with Maui Chamber of Commerce, and Rotary Club of Maui will assist MUW in reaching busy parents, business owners, and residents without internet access.

3. EXPENDITURE OF EXISTING GRANT FUNDS: MUW does not have an open EPA Brownfields Assessment or Multipurpose Grant nor have we ever been awarded these grants.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

4.a. Contractors: Not applicable. (Contractor procurement will be completed upon grant award.)

4.b. Subrecipients: Not Applicable. (No subrecipients are named.)