



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2nd Floor  
New York, New York 10038

**Shaminder Chawla**  
**Director**

Tel: (212) 788-8841

R02-26-A-013

**US EPA FY26 BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT  
NYC MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION, NY**

**Application Information Sheet**

- 1. Applicant Identification:** New York City  
Mayor's Office of Environmental Remediation  
100 Gold Street, 2nd Floor  
New York, NY 10038
- 2. Website URL** <https://www.nyc.gov/site/oer/index.page>
- 3. Funding Requested:** a. Assessment Grant Type—Community-Wide  
b. Federal Funds Requested—\$500,000.00
- 4. Location:** a. New York City  
b. Bronx, King, New York, Richmond and Queens Counties;  
c. NY
- 5. Target Area and Priority Site Information:** The target area is three distressed neighborhoods with strong community planning in four of the city's five boroughs, with one priority site identified for each target area:
- Jewel Streets Neighborhood (Brooklyn/Queens)  
Census Tracts 1220 and 1214 Kings County and 62.02 Queens County  
Priority Site: Spring Creek City-Owned Site (CT 1220)  
1330-1430 Stanley Avenue, Brooklyn, NY 11208
  - Port Richmond Brownfield Opportunity Area (Staten Island)  
Census Tracts 207.01, 207.02, 133.02, 97.01, 97.02 and 81  
Priority Site: 76 Port Richmond Avenue (CT 207.02)  
Staten Island, NY 10302
  - Harlem River Brownfield Opportunity Area (Bronx)  
Census Tracts 273, 401, 261, 409, 267.01, 263, 265, 269, 267.02, and 403.04  
Priority Site: Fordham Landing North (CT 269)  
2371 Exterior St, Bronx, NY 10468
- 6. Contacts:** i) Project Director

Shaminder Chawla, Director  
 Mayor's Office of Environmental Remediation  
 100 Gold Street, 2nd Floor  
 New York, NY 10038  
 (212) 788-8841  
[shaminderc@dep.nyc.gov](mailto:shaminderc@dep.nyc.gov)

ii) Chief Executive  
 Zohran Mamdani, Mayor  
 City Hall  
 New York, NY 10007  
 (212) NEW-YORK  
<https://www1.nyc.gov/office-of-the-mayor/contact-the-mayor.page>

**7. Population:** 8,478,000 (New York City’s Population Estimates & Trends, 2025 May Release – NYC Department of City Planning)

**8. Other Factors:**

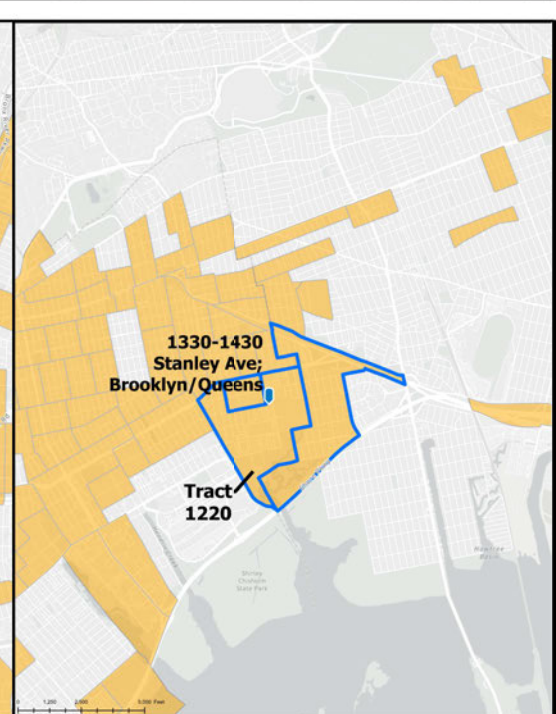
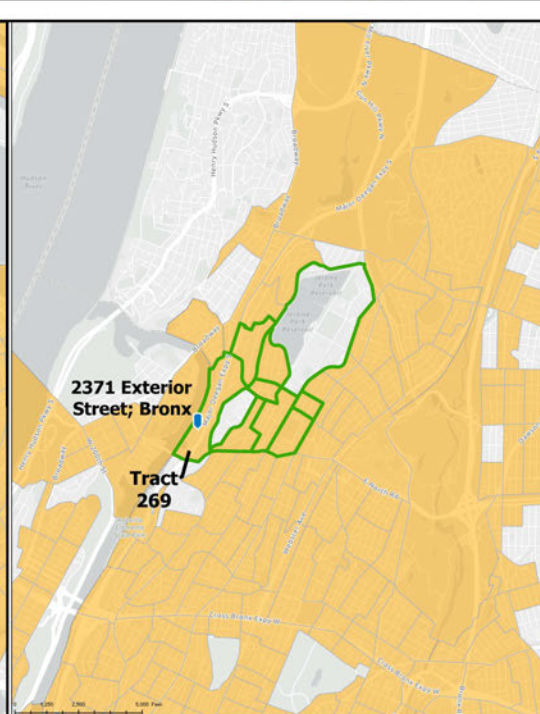
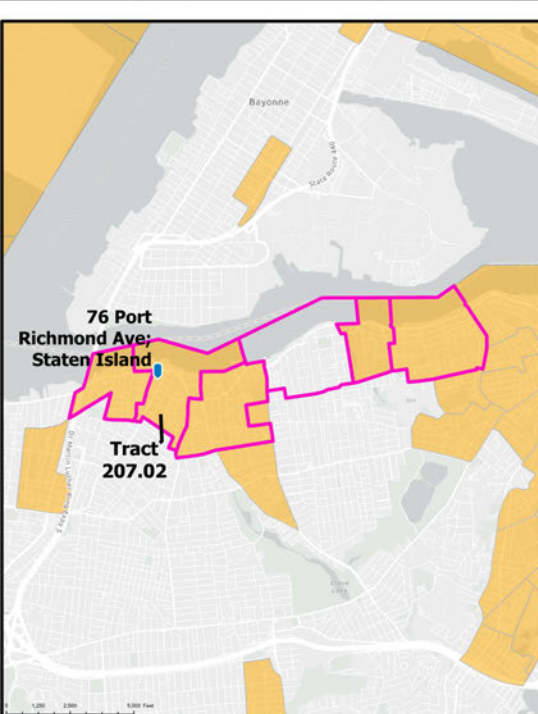
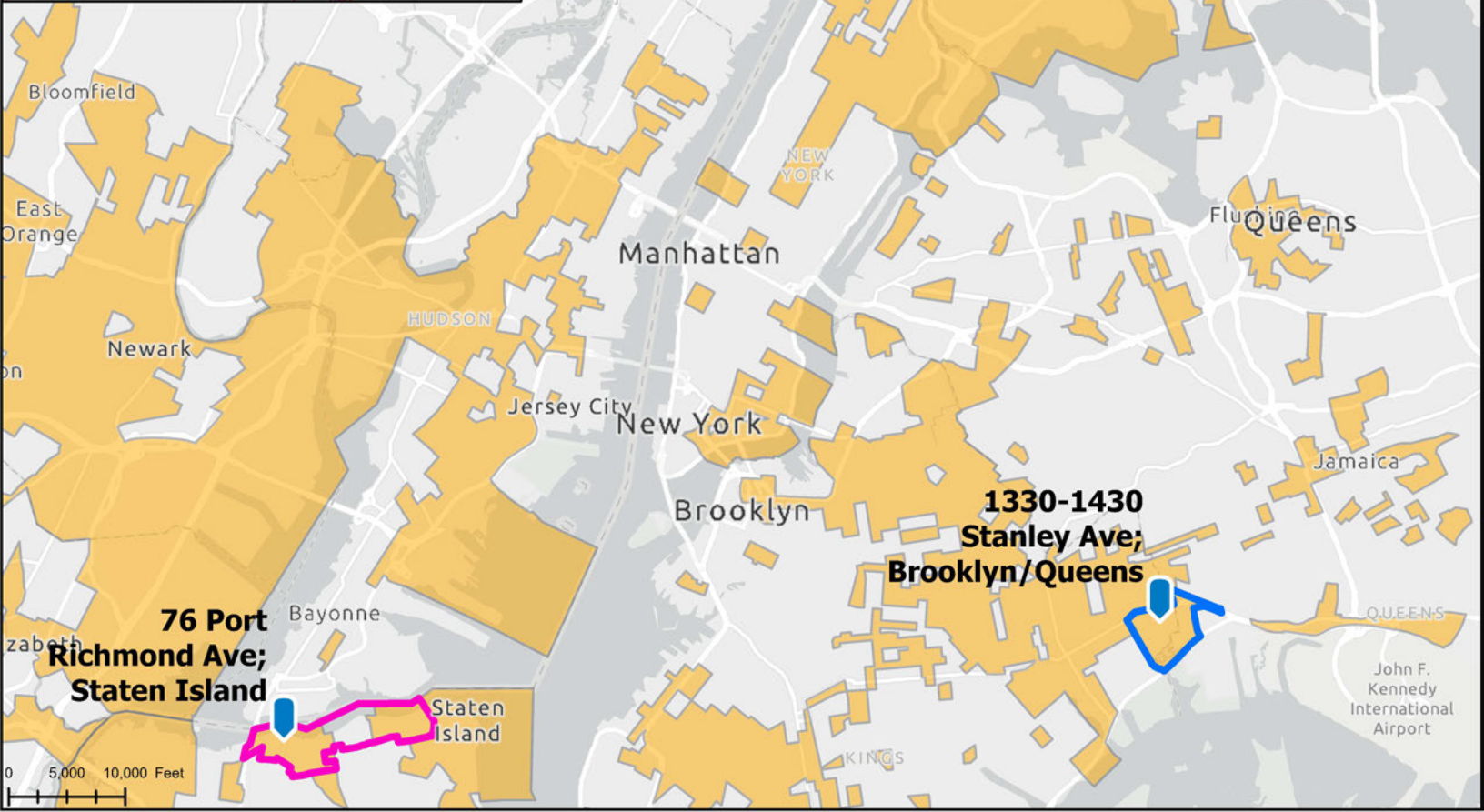
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Community population is 15,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of 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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) for priority site(s) within the target area(s).	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	NA

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

See attached.

**10. Releasing Copies of Applications**

Not Applicable. Application does not have any confidential, privileged, or sensitive information.



- Harlem River
- Jewel Streets
- Port Richmond

Areas of Persistent Poverty

Priority Sites

NYC - AREAS OF PERSISTENT POVERTY  
EPA



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor

**AMANDA LEFTON**  
Commissioner

January 12, 2026

Shaminder Chawla  
Director  
NYC Mayor's Office of Environmental Remediation  
100 Gold Street, 2nd Floor  
New York, NY 10038

Dear Mr. Chawla:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from BRS Inc. on behalf of the City of New York, dated January 9, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of New York plans to submit a Brownfield Community-Wide Assessment grant application for hazardous substances and petroleum in the amount of \$500,000. Focus of the funding will be to conduct Phase I/II Environmental Site Assessments at sites located in the target areas of the Spring Creek/Jewel study area in Brooklyn, Kingsbridge Heights in the Bronx, and North Shore/Port Richmond in Staten Island. Funding will also be allocated for community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the City of New York may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,  
  
Karen Diligent  
Director, Bureau of Program Management

ec: N. Azzam, USEPA Region 2  
S. Mitchell, USEPA Region 2  
J. O'Connell, DEC Region 2  
V. Brevdo, DEC Region 2  
S. Mahat, DEC Region 2  
L. Zielinski, DEC Region 2  
S. Deyette, DEC Albany  
C. Zamora, NYCDEP  
L. Burnham, BRS Inc.

**US EPA FY26 Brownfield Community-wide Assessment Grant  
NYC Mayor’s Office of Environmental Remediation, NY**

**(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields**

a. Overview of Brownfield Challenges and Description of Target Area

New York City (NYC) is the most populous city in the United States with an estimated 8.48 million people living in 303 square miles – a population density of 27,987 people per square mile, which is over 300 times the national average. With the population projected to surpass 9 million by 2035 and 9.5 million by 2055<sup>1</sup>, redevelopment in disadvantaged neighborhoods is essential. The five counties that comprise NYC are the geographic boundaries for this proposal. They feature a large natural harbor and several rivers used for navigation, recreation, and commerce with long industrial histories. A major obstacle to redevelopment is the large number of brownfields, which exist not only in transportation corridors and industrial areas, but also in residential areas due to the past unregulated use of contaminated materials to fill lowlands, the absence of zoning regulations in the early 20th century when industrial activity was at its peak, and illegal dumping. These practices left a legacy of pollution in communities where few resources are available to address brownfields. NYC estimated that it has over 7,600 acres of brownfields, most in low-income areas.<sup>2</sup> Additionally, according to the US Census, 17.4% of NYC residents live in poverty – higher than the state (13.7%) and national (12.4%) averages – and almost 50% of households are housing-cost burdened.<sup>3</sup> Real estate speculation, funding cuts to federal housing programs, and housing shortages have resulted in many New Yorkers being unable to afford to remain living in their own neighborhoods. EPA Community Wide Assessment (CWA) funding would enable NYC to continue our important work in low-income neighborhoods dealing with a high concentration of vacant, contaminated, and underutilized parcels and high barriers to redevelopment. NYC’s Office of Environmental Remediation (OER) will focus EPA funds in three targeted neighborhoods:

- **Jewel Streets** (Brooklyn/Queens): In February 2022, residents and local leaders from the distressed Jewel Streets neighborhood requested a community-driven process to address longstanding infrastructure challenges, promote housing opportunities, and lay the foundation for a more resilient and economically stable community.<sup>4</sup> In response, the City launched an area-wide affordable housing and community resilience planning process to develop strategies to alleviate flooding, redevelop vacant city-owned land, increase housing stability, and create economic opportunity. This 1.3-square mile neighborhood straddles East New York, Brooklyn and Lindenwood, Queens and a portion of it is known to residents as “The Hole” due to its sunken streets. The low-lying area’s high-water table and lack of comprehensive stormwater and sanitary sewer infrastructure contribute to year-round sunny-day flooding. Some short-term fixes have been completed, but unknown risks from contamination stymie redevelopment.
- **Port Richmond-Mariners Harbor Brownfield Opportunity Area** (Staten Island): The Northfield Community Local Development Corporation led an areawide brownfield planning effort in 2019 and got this 480-acre area designated as a Brownfield Opportunity Area (BOA) by New York State. This economically vital section of the North Shore of Staten Island is home to nearly 36,000 people, including families rooted on the North Shore for generations.<sup>5</sup>

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<sup>1</sup> New York City’s Population Estimates and Trends, 2025 May Release, NYC Department of City Planning Population Division

<sup>2</sup> PlaNYC, a Greener, Greater New York, City of New York, 2007

<sup>3</sup> US Census American Community Survey 5-year estimates, 2019-2023. Housing-cost burdened households spend over 30% of their income on housing expenses (rent/mortgage, utilities, etc.).

<sup>4</sup> [Jewel Streets Neighborhood Plan - HPD \(nyc.gov\)](https://www.nyc.gov/site/planning/plans/port-richmond-boa/port-richmond-boa.page), October 2025

<sup>5</sup> <https://www.nyc.gov/site/planning/plans/port-richmond-boa/port-richmond-boa.page>

Challenged by decades of economic decline, disinvestment, and environmental contamination, this community sees its 86 identified brownfield sites as a critical opportunity for revitalization.

- **Harlem River Brownfield Opportunity Area (Bronx):** This 5-mile/162-acre stretch of the waterfront isolated by rail and the I-87 highway also achieved BOA designation, which provides financial incentives to encourage brownfield cleanup and redevelopment. The Bronx Council for Environmental Quality and NYC Parks' 2015 BOA report recommends further investigation of 63 parcels to determine appropriate remedial and mitigation measures to reduce contaminant discharge into the river.<sup>6</sup> The community's goals are to improve water quality, resiliency, and public access through the creation of the Bronx Harlem River Greenway. A robust community engagement process reaffirmed the community's vision for mixed use development anchored by a substantial recreational waterfront district to transform the neighborhood. The Harlem River is a designated Urban Waters Federal Partnership Program location.

b. Description of the Priority Brownfield Site(s)

Each of the above target areas includes multiple brownfield sites, but the community-based plans have identified strategic sites most likely to catalyze redevelopment in these neighborhoods.

**Spring Creek City-owned site** (1330-1430 Stanley Ave): This 17-acre city property in census tract 1220 and located within the 500-year floodplain, is identified as a priority site in the Spring Creek/Jewel Streets Neighborhood Plan. The property was taken by foreclosure by the city in 1986 and has remained vacant, though a small portion of the site has been used for storage and transfer of soils as part of the NYC Clean Soil Bank. (This initiative reuses clean, native soils from deep excavations across the city in an effort to save money and reduce construction vehicle miles traveled.) Little environmental assessment has been conducted, but the presence of historic fill is likely given the low-lying topography. Community input on the reuse to date has focused on green infrastructure to address flooding in the neighborhood, affordable housing, retail, and job creation. Assessment of the site will assist the community in its planning process to determine its potential best uses.

**76 Port Richmond Ave:** This 1.1-acre site on Staten Island, identified as a priority by the community in the BOA report, is bounded by Port Richmond Avenue, commercial units, and residential buildings in census tract 207.02. Directly south is the elevated viaduct for the North Shore Railroad. The property extends the full width of the block, offering frontage on two streets. The site is currently used by the private owner for storage and parking. Historical use as a filling station and a paint and wallpaper store may have impacted soil, groundwater, and/or soil vapor on the property. Suspected contaminants include petroleum and lead.

**Fordham Landing North** (2371 Exterior Street): This 14-acre redevelopment opportunity was identified as a strategic site through the NY state BOA process and is bordered by the Harlem River and the Harlem-Hudson rail line in census tract 269. The site is underutilized, and its history of uses includes a cement plant, a metal scrapyards, an auto junkyard, a rail spur, two relatively recent self-storage buildings, a utility cable crossing, and a construction staging area. Contamination includes reported spills of runoff from firefighting chemicals and suspected heavy metal contaminants, along with historic fill and potential PCBs and petroleum from former uses.

c. Identifying Additional Sites

NYC has a well-established network to identify sites for assessment. In addition to the priority sites, each of the communities in the target areas have identified numerous sites with assessment needs. OER will also respond to requests for assistance from city agencies, community-based

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<sup>6</sup> [HarlemRiverBOA.pdf \(ny.gov\)](#)

organizations, and via its network of contacts, city initiatives, regular outreach efforts, and community partnerships. We prioritize sites based on community benefit, location in low-income census tracts and funding need. In addition to sites targeted for affordable housing and community services, the NYC Parks Department has developed a list of sites to acquire for valuable open space in low-income areas that need Phase I's to ensure contamination is identified and can be addressed.

### **Revitalization of the Target Areas**

#### **d. Reuse Strategy and Alignment with Revitalization Plans**

OER's strategy for implementation of this grant is consistent with the City's 2023 *PlaNYC: Getting Sustainability Done* strategic plan to promote community and infrastructure resiliency; advance broad economic development; and provide access to safe, affordable housing and neighborhood open spaces. In addition, each of the target areas is guided by neighborhood-specific plans. Redevelopment of the **Spring Creek City-owned site** is guided by the vision set out in the Jewel Streets Neighborhood Plan. This robust community planning effort targets this large block of vacant space for a variety of uses including safe and resilient affordable housing, retail, flood control, and open space. **76 Port Richmond Ave** is a key link between the neighborhood's commercial core and the waterfront. The *Port Richmond-Mariners Harbor BOA Nomination Report* identified this underutilized parking lot as ideal for affordable housing that would revitalize a commercial corridor that suffers from a high level of storefront vacancies. Scenarios for reuse include mixed-income residences or light industrial/commercial spaces to add density and affordability while supporting commercial and cultural activity desired by the community. It will be a key component of the larger North Shore redevelopment, which plans for a waterfront esplanade, new schools, commercial space, and homes. The *Harlem River BOA Nomination Report* identified the **Fordham Landing North** site as suitable for waterfront open space, food establishments, and mixed-use development. A site developer is working with city and state agencies on a mixed-use rezoning proposal. This developer has a track record of good communication with local community groups and being responsive to neighborhood concerns.

#### **e. Outcomes and Benefits of Reuse Strategy**

All three of the target sites have been identified as strategic sites for stimulating economic development and providing much-needed housing. Each will require the integration of resiliency measures due to their vulnerability to flooding and coastal storms. Funding will assist the City in addressing severe flooding problems from extreme rainfall and storm surge in the Jewel Streets neighborhood and will facilitate the revitalization of Staten Island's North Shore's commercial corridor. Redevelopment of Fordham Landing would enhance the Harlem River Greenway through a three-acre public open space and a nearly half-mile public waterfront esplanade, providing flood resilience, recreation and connectivity in a community long cut off from its riverfront. In addition, redevelopment of this site is expected to result in over 2.7 million square feet of residential, office and retail space.

### **Strategy for Leveraging Resources**

#### **f. Resources Needed for Site Reuse**

NYC will leverage EPA funds with other sources for successful redevelopment financing for these projects:

- NYS BOA – all three target areas are eligible for New York State Brownfield Opportunity Area grants that fund area-wide brownfield planning and predevelopment activities.

- In 2023, NYC’s Department of Housing Preservation and Development (HPD) was awarded \$2.5M in federal CDBG-DR funds for design feasibility and environmental analysis for the Jewel Streets Neighborhood Plan.
- The City pairs **HUD HOME loans** through HPD with **EPA RLF loan funds** for the remediation and construction of affordable housing and community projects such as schools and clinics. Assessment funds prepare sites for this support.
- The bulk of funding for construction/redevelopment comes from the developers whose projects are enrolled in the **NYC Voluntary Cleanup Program (VCP)**. Over 14 years, the VCP has attracted more than \$10 billion – most of it in the form of private capital investments. Projects in NYC that have received EPA funding have leveraged over \$180 million in public subsidies and almost \$700 million in private investment.
- The Mayor’s Office of Environmental Remediation (OER) provides small grants for remediation with City funds to encourage enrollment in the NYC Voluntary Cleanup Program. This **Brownfield Incentive Grant (BIG) Program** provides \$1.5 million annually to spur cleanup and redevelopment of vacant and underutilized properties.

g. Use of Existing Infrastructure

All proposed brownfield assessment projects will occur in locations with access to existing roads, utilities and city services. NYC has a vast network of infrastructure that is currently undergoing modernization through a \$173.4 billion Ten-Year Capital Strategy for Fiscal Year 2026. The City has committed to bringing these improvements to all neighborhoods as well as improving essential services (e.g., safe water, stormwater management, transit, and universal broadband) to benefit residents. For Jewel Streets, new sanitary sewers are being installed alongside upgraded storm sewers and green infrastructure to relieve its flooding issues. Each of the priority projects has access to public transit options, which is an important need for low-income households.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

a. The Community’s Need for Funding: According to the 2019-2023 American Community Survey (ACS) 5-year estimates, 13.6% of families in NYC live in poverty – 3.8% higher than NY State and 4.9% higher than the US – and 8.3% of people live in deep poverty.<sup>7</sup> Almost twice as many people over 65 live in poverty in NYC than the US average. These numbers rise in the target neighborhoods, where per capita incomes are significantly lower (see table below). Both NYC and the targeted areas have significantly larger percentages of individuals, families, and elderly living in poverty and households receiving food stamps/SNAP than the state or the nation. City funding is allocated to provide for basic needs and there is no dedicated budget for brownfield assessment for the staggering number of sites across the city which cannot attract private sector funds.

**Measures of Poverty in New York City and Target Areas**

Measurement	US	NY State	NYC	Jewel Streets <sup>a</sup>	Port Richmond <sup>b</sup>	Harlem River <sup>c</sup>
Children	20.8%	19.4%	19.0%	22.9%	23.6%	21.5%
Children under 5 years	5.7%	5.6%	5.9%	11.6%	5.9%	7.3%
Median Household Income	\$81,624	\$85,744	\$80,859	\$60,966	\$78,897	\$49,790
Per Capita Income	\$45,360	\$50,810	\$52,309	\$28,224	\$32,404	\$23,004
Population without a HS degree	10.6%	12.1%	16.3%	13.5%	15.4%	27.0%

<sup>7</sup>Deep poverty is defined by the Census as earning less than half of the federal poverty level.

Measurement	US	NY State	NYC	Jewel Streets <sup>a</sup>	Port Richmond <sup>b</sup>	Harlem River <sup>c</sup>
Unemployment rate	4.3%	4.9%	5.5%	5.9%	4.9%	8.3%
Households below poverty level	12.5%	13.8%	17.2%	22.9%	21.9%	27.7%
Families with children in poverty	6.2%	6.6%	8.8%	12.9%	11.7%	15.1%
Individuals in deep poverty*	5.9%	6.7%	8.3%	10.8%	9.0%	11.1%
Households receiving SNAP (past 12 mo.)	11.8%	15.0%	20.2%	31.4%	25.0%	37.1%
Owner-occupied housing units	57.9%	46.2%	27.5%	25.2%	37.9%	12.8%
Housing-cost burdened	27.4%	32.5%	43.2%	76.2%	40.3%	45.0%
Renter-occupied housing units	32.3%	44.0%	64.7%	70.3%	55.9%	81.3%
Housing-cost burdened	46.9%	48.7%	49.4%	36.6%	51.7%	60.3%
Households without a car	8.3%	29.0%	54.9%	40.2%	33.0%	66.9%
Violent crime index	100	102	153	209	217	186

Sources: 2019-2023 ACS Estimates, ArcGIS ESRI, Headwaters Economics.

<sup>a</sup>Jewel Streets consists of Census Tracts (CT) 1220 and 1214 (Kings County) and 62.02 (Queens County). <sup>b</sup>Port Richmond consists of CT 207.01, 207.02, 133.02, 97.01, 97.02, and 81 in Richmond County <sup>c</sup>Harlem River consists of CT 273, 401, 261, 409, 267.01, 263, 265, 269, 267.02, and 403.04 in Bronx County.

\* Deep poverty is defined by the Census as earning less than half of the federal poverty level.

**b. Health or Welfare of Sensitive Populations:** There is a higher proportion of children living in all three of the target areas than in the US, state, and city overall, as well as a higher proportion of young children. In the Jewel Streets neighborhood, there are over twice as many children under five than the US average. As shown above, a high number of these children (12-15%) live in poverty. Studies show that high poverty rates are linked to poorer health outcomes, including reduced life expectancy, increased infant mortality, obesity, and mental illness. Given the city’s distribution of brownfields, residents in our target areas are disproportionately exposed to environmental hazards. For example, the percentage of housing built before 1960 (and therefore likely to contain lead – a serious danger to young children) is dramatically higher than the national average (26.1%) in Jewel Streets (36.8%), Port Richmond (56.5%), and Harlem River (70.5%). Environmental assessments with EPA grant funding will help the City identify potential dangers to these communities and pave the way for redevelopment –for affordable new housing, jobs, services, and public green space that benefits residents.

**c. Greater than Normal Incidence of Disease and Adverse Health Conditions:** The effects historical industrial activity and long-term lack of investment (e.g., substandard housing, lack of parks and playgrounds, exposure to environmental hazards, etc.) contribute to a greater than normal incidence of disease and adverse health conditions in our target neighborhoods. The ability to live a long and healthy life is not equally available to all New Yorkers. A baby born in the wealthy Upper East Side of Manhattan will live 5.2-7.9 years longer than a baby born in any of the three target neighborhoods.<sup>8</sup> Three health conditions illustrate the severity of this issue:

- **Asthma:** According to NYC’s Department of Health and Mental Hygiene (DOHMH), asthma-related hospitalization rates in NYC are more than three times higher in low-income neighborhoods like the target areas than in the most affluent neighborhoods. DOHMH’s 2019 Community Health Profiles – the most recent available – show the Harlem River area’s asthma hospitalization rates for children are almost twice the citywide rate, and in the Jewel Streets neighborhood, they are about 1.5 times higher. Further, poorly maintained housing is

<sup>8</sup> New York City Department of Health and Mental Hygiene, 2022 Community Health Profiles Public Use Dataset. Life expectancy at birth

associated with worsened asthma and other respiratory illnesses. In the Harlem River area only 37% of renter-occupied homes are adequately maintained by landlords (free from heating breakdowns, cracks, holes, peeling paint, etc.), and 49% of households reported seeing cockroaches, a potential asthma trigger. In the Jewel Streets neighborhood, only 55% of homes are adequately maintained by landlords, and 30% of households reported seeing cockroaches. The assessment of brownfield sites – especially for the creation of safe, high-quality housing – will work toward eliminating potential contaminant exposures that contribute to asthma.

- **Premature Births:** According to the DOHMH 2019 Community Health Profiles, the rate of premature delivery is higher in all three target neighborhoods than in the city and state overall. For example, 12.2% of babies are born preterm (3 or more weeks before the due date) in the Jewel Streets neighborhood, higher than the NYC rate of 9.2%, and the rate of expectant mothers receiving late or no prenatal care (8.2%) is higher than the citywide rate (6.8%). The infant mortality rate<sup>9</sup> in NYC is 4.1 per 1,000 live births, while it is 5.8 in Port Richmond and 7.5 in Jewel Streets. A study conducted in NYC<sup>10</sup> showed exposure to PAHs, a known carcinogen found throughout the target areas in historic fill material on brownfields is related to adverse birth outcomes including low birth weight, premature delivery, and heart malformations.
- **Cancer:** Cancer and heart disease are the leading causes of premature death (death before the age of 65) in the target neighborhoods, like the rest of the city, state, and country. Lung, breast (among women), liver, and colorectal cancer are the four leading causes of cancer-related premature death in the three targeted neighborhoods. Residents of the target communities die prematurely at a higher rate: the cancer death rates before age 65 per 100,000 people were 52.5, 51.8, and 65.3 in Harlem River, Port Richmond, and Jewel Streets, respectively, compared to 42.7 for NYC as a whole. The CDC attributes some cancers to environmental risk factors, including pollution and exposure to hazardous substances.

Assessing brownfield sites in these neighborhoods will advance efforts to eliminate persistent exposure to contaminants (e.g., PAHs, chlorinated solvents, and metals), and thereby lower the burden for residential construction and safe green spaces, resulting in a positive impact on the community's health. Public green spaces are badly needed in the target areas, which have only 2-17% tree canopy cover (compared to 23% for the city overall). In addition, the commercial component of mixed-use development at target sites will create new jobs that will improve family stability and community well-being.

d. Economically Impoverished/Disproportionately Impacted Populations: The lack of commercial investment in the redevelopment of sites that may need costly remediation, and/or have concerns about unknown contamination has left brownfields languishing in the proposed target areas, As a result, these census tracts, and Bronx County as a whole, identified as Areas of Persistent Poverty and do not get the housing and jobs they need. In addition, these neighborhoods must contend with the potential exposure to environmental hazards posed by brownfield sites. By identifying existing contamination and preparing vacant and blighted properties for remediation, the city will be able to promote redevelopment by reducing the financial uncertainty that stands in the way of private investment. Environmental assessments will pave the way for the redevelopment envisioned in the respective community plans.

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<sup>9</sup> Rate of infant deaths (under one year old) per 1,000 live births. 2022 Community Health Profiles Public Use Dataset, DOHMH 2017-2019 data.

<sup>10</sup> Choi et al "Prenatal Exposure to Airborne Polycyclic Aromatic Hydrocarbons and Risk of Intrauterine Growth Restriction." Environmental Health Perspectives. 2008 May;116(5):658-65

**Community Engagement**

e. and f. Project Involvement and Roles:

Name	Mission	Contact	Role in Implementing Grant
RiseBoro Community Partnership	To ensure that your zip code does not determine your health outcomes, housing stability or economic power.	Drew Vanderburg, Senior Project Manager <a href="mailto:dvanderburg@riseboro.org">dvanderburg@riseboro.org</a>	Non-profit service, affordable housing developer and community development organization to assist with community engagement and identifying sites and reuses.
Youth Ministries for Peace & Justice	To transform both the people and the physical infrastructure of blighted South Bronx neighborhoods and change the systems that negatively impact them.	David Shuffler <a href="mailto:dshuffler@ympj.org">dshuffler@ympj.org</a>	Community group working in South Bronx neighborhoods; Will help prioritize and identify sites for assessment.
Cypress Hills Local Development Corporation	To build a strong, equitable East New York, where youth and adults achieve educational and economic success, ... affordable housing, and develop leadership skills.	Meredith McNair <a href="mailto:meredithm@cypresshills.org">meredithm@cypresshills.org</a>	Nonprofit development organization in Brooklyn. Will participate in community planning and development work for the Jewel Streets area, holding regular meetings with residents to elevate concerns and with city agencies to strategize for the neighborhood plan.
Bronx Council for Environmental Quality	To establish a sound, forward-looking environmental policy regarding an aesthetic, unpolluted, environment protecting a natural and historic heritage.	Chauncy Young [REDACTED]	Nonprofit Bronx community group seeking better air, land, and water quality. Harlem River BOA grant recipient. Will identify sites and participate in reuse and greenway development planning.
Northfield Local Development Corporation	To enhance the quality of life through development, rehabilitation and improvement of affordable housing, energy conservation, economic development, and supporting homeowners.	Kathleen Bielsa <a href="mailto:kBielsa@Northfielddc.org">kBielsa@Northfielddc.org</a>	Nonprofit affordable housing developer promoting economic development in Staten Island. Port Richmond BOA recipient. Will provide community feedback for the North Shore of Staten Island.
NYC Brownfield Partnership	To provide leadership to the brownfield community throughout NYC.	George Duke, President <a href="mailto:gduke@foxrothschild.com">gduke@foxrothschild.com</a>	Brownfield industry organization that will provide pro bono legal and technical assistance to nonprofit brownfield developers in NYC.

g. Incorporating Community Input: The City's public engagement processes robustly consider the interests of those most impacted. Our housing, planning, parks, and economic development agencies work closely with community-based organizations (CBOs) to plan for affordable housing, revitalized neighborhoods, and economic development. OER will leverage existing partnerships and relationships to communicate about this project. The identified CBOs regularly deliver information to and solicit feedback from their neighborhoods and will help us inform any residents directly impacted by project work. They have a rich history of local advocacy and have the trust and attention of the people they represent. OER attends evening meetings to accommodate community needs and the CBOs often provide childcare and refreshments. Further, OER maintains relationships with community stakeholders through direct communications, webinars, conferences and attendance at neighborhood meetings. OER has a well-established community engagement

liaison that gathers feedback and addresses public concerns regarding the brownfield program. Information is routinely shared via paper and digital fact sheets, social media/web site posts and emails to our list of 500 community brownfield stakeholders. The City typically provides language assistance in the top seven languages spoken by New Yorkers and when necessary, NYC and its partners employ multilingual notices, translators at meetings, or partnerships with Language Bank volunteers. The Mayor's Office for People with Disabilities can provide assistance for communicating with deaf or blind persons.

### **(3) TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS**

#### **Description of Tasks/Activities and Outputs**

##### **Task 1: Programmatic Expenses**

###### a. Implementation:

- EPA-funded activities will include fulfillment of the grant programmatic requirements including procurement and reporting. OER staff will attend EPA Brownfields Conferences as well as NY State brownfield roundtables and workshops.
- Non-EPA: Salaries of OER staff are provided in-kind for time spent on grant activities.

###### b. Anticipated Project Schedule: Four-year duration of the grant

###### c. Task/Activity Lead(s): OER staff and grant management contractor

###### d. Output(s): Conference and roundtable participation; preparation of solicitation documents; quarterly performance reports, MBE/WBE reporting forms, and financial reports.

##### **Task 2: Community Engagement**

###### a. Implementation:

- EPA: IT interns will assist with updating data and marketing elements of our website and other applications. We will also use grant funds to offset the costs for software licenses and fees for OER's SPEED and EPIC online tools (described below).
- Non-EPA: OER staff time to supervise interns and conduct interagency, business, and community outreach activities will be provided in-kind.

###### b. Anticipated Project Schedule: Four-year duration of the grant

###### c. Task/Activity Lead(s): OER staff and CUNY IT interns

###### d. Output(s): Data and reports added to OER's online resources for the public; presentations at stakeholder meetings

##### **Task 3 Phase I Assessments**

###### a. Implementation:

- EPA-funded activities include conducting Phase I studies on 16 target area sites. The assessments will comply with current local, state, and federal standards.
- Non-EPA: OER Project Manager time will be provided in-kind

###### b. Anticipated Project Schedule: Four-year duration of the grant

###### c. Task/Activity Lead(s): Environmental consultant overseen by the OER project manager

###### d. Output(s): Site eligibility requests, Phase I Reports (16)

##### **Task 4: Phase II Site Assessment/Remedial Investigation Activities**

###### a. Implementation:

- EPA-funded activities include Phase II assessments/Remedial investigations conducted on the three (3) priority sites described, as well as one additional site. This work will include preparation of site-specific Quality Assurance Project Plans (QAPPs) and Phase II Workplans to be submitted to EPA for review prior to the beginning of any field activities.
- Non-EPA: OER Project Manager time will be provided in-kind

- b. Anticipated Project Schedule: Four-year duration of the grant
- c. Task/Activity Lead(s): Environmental consultant overseen by the OER project manager
- d. Output(s): QAPPs, Workplans, and Phase II reports (4)

**e. Cost Estimates**

Budget Categories		Project Tasks				
		Task 1	Task 2	Task 3	Task 4	Total
		Programmatic Expenses	Community Outreach	Phase I	Phase II/RI	
Direct Costs	Personnel		\$ -	\$ -	\$ -	\$ -
	Fringe Benefits		\$ -	\$ -	\$ -	\$ -
	Travel	\$ 7,400	\$ -	\$ -	\$ -	\$ 7,400
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ 600		\$ -	\$ -	\$ 600
	Contractual	\$ 32,000		\$ 56,000	\$ 340,000	\$ 428,000
	Other	\$ -	\$ 64,000		\$ -	\$ 64,000
Total Direct		\$ 40,000	\$ 64,000	\$ 56,000	\$ 340,000	\$ 500,000
Total Indirect		\$ -	\$ -	\$ -	\$ -	\$ -
<b>BUDGET TOTAL</b>		<b>\$ 40,000</b>	<b>\$ 64,000</b>	<b>\$ 56,000</b>	<b>\$ 340,000</b>	<b>\$ 500,000</b>

**Task 1 Programmatic Expenses:**

Travel: Attendance at two conferences @ \$1600/conference for 2 people = \$6,400  
 Attendance at workshops/annual roundtable for 1 person, 4 yrs @ \$250 = \$1,000  
 Supplies: boots and gloves for staff site visits 4 years @ \$150/year = \$600  
 Contractual: Grants Management Consultant 4 years @ \$8,000/year = \$32,000

**Task 2 Community Outreach:**

Other: IT interns to maintain public repository/site information \$16,000/year x 4yrs = \$64,000

**Task 3 Phase I Assessments**

Contractual: 16 sites @ \$3,500 = \$56,000

**Task 4 Phase II Assessments/Remedial Investigations:**

Contractual: 4 sites est. @ \$85,000/site = \$340,000

f. Plan to Measure and Evaluate Environmental Progress and Results: OER collects extensive data on all its projects. Each project has an OER project manager who monitors assessment/remediation activities and collects project data which are entered into NYC's Environmental Project Information Center (EPIC), an online portal. We use EPIC to centralize data and monitor our progress. OER also maintains the Searchable Property Environmental E-Database (SPEED) portal which provides public users with a wide range of environmental information on NYC tax parcels, with a focus on OER's cleanup projects. EPIC and SPEED enable analysis and generate metrics that OER uses to report its results. The team also reviews EPA- project milestones during monthly project check-ins with our grant management consultant. Outputs and outcomes and overall project results for EPA-funded work will be reported in quarterly reports and in ACRES.

**(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

a., b., and c. Organizational Capacity, Structure, and Description of Key Staff: OER staff includes 21 scientists, engineers, attorneys, and planners, running numerous programs including NYC's Voluntary Cleanup Program (VCP), the nation's only municipal brownfield cleanup oversight program formally recognized by EPA. OER also provides a wide range of resources and technical support for businesses and community-based organizations involved in the planning and

redevelopment of vacant, underutilized sites. OER is led by Director Shaminder Chawla who has worked in state and city government for almost four decades and dedicated his career to remediation of contaminated land. Management of EPA grants is overseen by General Counsel Michelle Sarro who has worked at OER since 2015 and Camilo Zamora, Assistant Director for procurement and financial management who has been with OER since 2011. Lee Ilan, Chief of Planning, has worked on brownfields for NYC since 1999, conducting community outreach and engaging with community organizations and government agencies.

d. Acquiring Additional Resources: Following all applicable local and federal procurement requirements, OER contracts with an experienced environmental management firm to assist with the implementation of EPA grants, including quarterly reporting, site eligibility requests, financial reporting, and loan/subgrant fund management for OER's brownfield grants. OER also conducts a competitive process to prequalify a pool of environmental consulting firms, in accordance with City, state, and federal procurement requirements. Thus, at the time of a grant award and/or a request for assistance, a team of consultants will already be in place and ready to move forward to conduct assessment work. OER works closely with the City University of New York (CUNY) to access IT Interns and with the New York City Brownfield Partnership to publicize contracting opportunities, ensuring that local firms and community members directly benefit from the work created through the EPA-funded program.

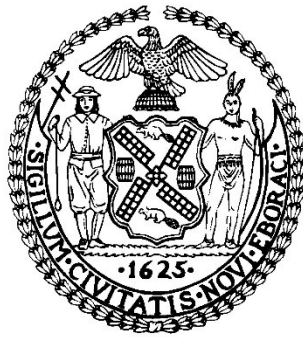
**Past Performance and Accomplishments**

e. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments & 2. Compliance with Grant Requirements: OER has successfully implemented multiple EPA assessment, cleanup and revolving loan fund grants in the past. The most recent include:

Grant	Status/Accomplishments
2022 Revolving Loan Fund BF 96237122 \$1,000,000 Start date: 10/1/22 End Date: 9/30/27	Working with HPD to identify affordable housing projects for loans/subgrants. Loan committed for June 2026- \$650,000 for 8-story mixed use building with 166 residential units for seniors and a ground floor community center; In addition, we have identified two additional affordable housing projects and will continue to coordinate with HPD to expend the remaining funds. Uncommitted balance is \$293,143.48; additional \$750,000 supplemental funds awarded in 2025; grant agreement pending. Reporting is current in ACRES.
2016 Hazardous Substances Assessment BF 96272016 \$200,000 Closed: 9/30/24	Completed 20 Phase 1s and 2 Phase IIs and upgrades for EPIC/SPEED. Grant 100% expended. The grant assisted a nonprofit recycling center that works with the homeless – OER helped them do a Phase I to acquire a property and a full Phase II to prepare for the rehabilitation of the site. Many Phase 1s were for the acquisition of open space by NYC Parks, Reporting is complete in ACRES.
2013 Revolving Loan Fund BF 96287213 \$2,050,000 Closed: 9/30/24	Funds 100% expended, 5 loans closed and 9 subgrants issued. Completed 900 units of affordable housing, two charter schools, and a healthcare facility, including a mixed-use project of 173 units of housing for low-income seniors and a 15,000-sq-ft health clinic. Reporting is current in ACRES.

OER has an excellent track record in complying with workplans, schedules, & terms/conditions and submitting required deliverables including quarterly reports and federal financial reports. Outputs and outcomes are reported in ACRES in a timely manner. Any delays in deliverables are discussed with the Region 2 Project Officer in advance.



**City of New York  
FY 26 EPA Community Wide Assessment Grant Proposal**

**Attachment  
Threshold Documentation**

**NEW YORK CITY MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION  
NEW YORK, NEW YORK  
APPLICATION FOR FY2026 U.S. ENVIRONMENTAL PROTECTION AGENCY  
COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**

**Threshold Criteria**

1. **Applicant Eligibility:** The City of New York is a general-purpose unit of local government as defined under 40 CFR Part 31 and, as such, is an eligible applicant. OER is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.
  
2. **Community Involvement:** The City's public engagement processes robustly consider the interests of those most impacted. Our housing, planning, parks, and economic development agencies work closely with community-based organizations (CBOs) to plan for affordable housing, revitalized neighborhoods, and economic development. OER will leverage existing partnerships and relationships to communicate about this project. The identified CBOs regularly deliver information to, and solicit feedback from, their neighborhoods and will help us inform any residents directly impacted by project work. They have a rich history of local advocacy and have the trust and attention of the people they represent. OER attends evening meetings to accommodate community needs and the CBOs often provide childcare and refreshments. Further, OER maintains relationships with community stakeholders through direct communications, webinars, conferences and attendance at neighborhood meetings. OER has a well-established community engagement liaison that gathers feedback and addresses public concerns regarding the brownfield program. Information is routinely shared via paper and digital fact sheets, social media/web site posts and emails to our list of 500 community brownfield stakeholders. The City typically provides language assistance in the top seven languages spoken by New Yorkers and when necessary, NYC and its partners employ multilingual notices, translators at meetings, or partnerships with Language Bank volunteers. The Mayor's Office for People with Disabilities can provide assistance for communicating with deaf or blind persons.
  
3. **Expenditure of Assessment Grant Funds:** OER has no EPA Community-wide Assessment or Multipurpose grants open. Therefore, OER affirms that it is eligible to apply for Assessment Grant funding under this solicitation.
  
4. **Named Contractors and Subrecipients:** Contractors will be procured in accordance with Local, State, and Federal procurement requirements in an open competition upon receipt of award as per 2 CFR Part 200 and 2 CFR Part 1500. There are no subrecipients envisioned under this project.

## **14. Areas Affected by Project**

City of New York, NY

**SF 424 Application for Federal Assistance Attachment**

Congressional Districts of Applicant:

NY-005, NY-006, NY-007, NY-008, NY-009, NY-010, NY-011, NY-012, NY-013, NY-014, NY-015 and NY-016

Congressional Districts of Program/Project:

NY-005, NY-006, NY-007, NY-008, NY-009, NY-010, NY-011, NY-012, NY-013, NY-014, NY-015 and NY-016