

Brownfields Assessment Grant Information Sheet

1. Applicant Identification

Municipality of Juana Diaz

P.O. Box 1409 Juana Díaz, P.R. 00795-1409

2. **Website:** facebook.com/municipioautonomojuanadiaz

3. Funding Requested

A. Assessment Type: Community-wide Assessment Grant

B. Federal Funds Requested: \$500,000.00

4. **Locations:** Juana Díaz, Puerto Rico

5. Target Area and Priority Site/Property Information

A. **Target Areas:** Juana Díaz, Puerto Rico

B. **Priority Sites:**

i. Josefa Peña de Corral Falso School on State Road 5511

ii. Old Atlantic Pipe Industry Center on State Road 14

iii. Abandoned gas station on State Road 149

C. **Target Area Map** (see attached)

6. Contacts

A. Project Director: Juan Figueroa – (787) 664-2024 - jfigueroa@juanadiaz.pr.gov - P.O. Box 1409 Juana Díaz, P.R. 00795-1409

B. Chief Executive: Mayor Juan Hernández - (787) 837-2185 - alcaldejd@yahoo.com - P.O. Box 1409 Juana Díaz, P.R. 00795-1409

7. Population

Juana Díaz, Puerto Rico – 46,045

8. Other Factors-

Factor	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1
The priority site(s) is impacted by mine-scarred land.	N/A
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	1

contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2
30% or more of the overall project budget will be spent on eligible reuse/areawide planning activities, as described in Section I.B., for priority site(s) within the target area.	7
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.	N/A

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

N/A



DEPARTMENT OF NATURAL
AND ENVIRONMENTAL
RESOURCES

DNER

GOVERNMENT OF PUERTO RICO

JAN 20 2026

Hon. Juan C. Figueroa Vázquez
Interim Mayor
Municipality of Juana Díaz
Po Box 1409
Juana Díaz, PR 00795

Dear Hon. Figueroa Vázquez:

MUNICIPALITY OF JUANA DÍAZ ACKNOWLEDGMENT LETTER FOR THE INTENTION TO APPLY FOR FY-26 US EPA BROWNFIELD'S PROGRAM FOR A BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT AT THE MUNICIPALITY OF JUANA DÍAZ, PUERTO RICO

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the municipality of Juana Díaz informing us of its intention to apply for a **Community Wide Assessment Grant** for the Fiscal Year 2026.

DNER acknowledges and supports the initiative taken by the municipality. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality. DNER encourages the Municipality of Juana Díaz to maintain open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Vanessa Del Moral Rosario, Auxiliary Secretary for Environmental Compliance, at (787) 999-2200, extensions 5914, 5915 or by email at BrownfieldsGrant@drna.pr.gov.

Cordially,

Waldemar Quiles Pérez
Secretary

VDMR

1.a. Overview of Brownfield Challenges and Description of Target Area: The geographic boundary for the proposed grant activities is the entire Municipality of Juana Díaz, Puerto Rico. Within this boundary, the municipality—working in collaboration with the nonprofit Center for Habitat Reconstruction (CRH)—completed a local inventory and identified 120 blighted properties with brownfield indicators, including long-term vacancy, illegal dumping, deteriorated structures, and sites with potential petroleum or hazardous substance concerns that may complicate reuse. These conditions negatively impact public health, neighborhood safety, and economic revitalization, while also increasing municipal costs for code enforcement and emergency responses. Focused grant activities will target priority clusters of inventoried properties throughout Juana Díaz’s urban core and key commercial corridors where abandonment is most concentrated and reuse demand is strongest. This EPA Community-wide Assessment Grant will help Juana Díaz advance site prioritization, support reuse planning to reduce uncertainty, Phase I/Phase II environmental site assessments, and return properties to productive community-serving uses.

1.b. Description of the Priority Brownfield Sites: Within Juana Díaz, the Municipality and the CRH have identified a portfolio of blighted and potentially contaminated properties that may qualify as brownfields, including abandoned public facilities, industrial sites, and petroleum-related properties. From this inventory, three priority sites were selected because they represent the most common environmental risk typologies in the target area and are located on key corridors with strong community reuse potential.

- Josefa Peña de Corral Falso School on State Road 5511 (18°04'14.1"N 66°32'31.6"W). This former public school was closed by the Commonwealth government years ago and remains vacant. Across Puerto Rico, abandoned schools are a widespread challenge because they often become sites of trespassing, vandalism, and illegal dumping, while also creating persistent public safety and health concerns. The site is prioritized due to its potential for building-related environmental risks associated with aging structures, including suspected asbestos-containing materials and lead-based paint, as well as its proximity to residents and its strong potential for community-serving reuse.
- Old Atlantic Pipe Industry Center on State Road 14 (18°03'09.3"N 66°31'54.5"W). This property reflects legacy industrial activity and is prioritized due to the potential complexity of environmental conditions typically associated with former industrial facilities, including possible petroleum products, solvents, lubricants, metals, and other pollutants that may have been used, stored, or released through historical operations. The site’s location and scale make it a strong candidate for Phase I/Phase II assessments, especially considering that it borders the Guavo River and is located within a federally-designated flood plane.
- Abandoned gas station on State Road 149 (18°04'05.4"N 66°30'03.2"W), Located along a main corridor, this site is prioritized because it represents a high-visibility brownfield with common petroleum-related concerns such as underground storage tanks, potential fuel releases, and vapor intrusion risks. Assessment and reuse planning at this site can directly advance commercial revitalization and improve corridor safety and appearance.

1.c. Identifying Additional Sites: The Municipality will identify additional eligible brownfield sites for assessment and reuse using two established pipelines within the municipal boundary. First, the Municipality and CRH will build from the local Juana Díaz inventory of 120 blighted properties, which includes the initial screening of potential environmental concerns. Second, the project will draw from a wider inventory developed by the CRH in conjunction with the Puerto

Rico Department of Housing, composed of 499 inventoried properties that may present eligibility for brownfields-related activities. Juana Díaz will use its functional nuisance abatement program to continuously identify new candidate sites, conduct field verification, document site conditions, assess public health and environmental risks, and coordinate property owner outreach and access. Additional sites will be prioritized based on potential presence of hazardous substances and/or petroleum; risk to sensitive populations; proximity to main corridors and community facilities; evidence of illegal dumping or chronic blight conditions; readiness for site access and assessment; alignment with municipal revitalization and reuse goals.

1.d. Reuse Strategy and Alignment with Revitalization Plans: Juana aims to reduce public health risks, and returns long-vacant properties to productive use. Though traditional brownfields proposals often emphasize industrial redevelopment, abandonment in Puerto Rico—and in Juana Díaz specifically—is largely driven by vacant single-family housing. Many of these abandoned homes may also qualify as brownfields due to potential hazards, pollutants, or petroleum-related concerns, and could represent future opportunities to expand safe, affordable housing options once assessed. This strategy aligns with the Municipality’s Territorial Plan¹, which identifies a high concentration of abandoned properties (p. 14) and notes increased abandonment after Hurricanes Irma and María (p. 18). The Municipal’s Municipal Recovery Plan² also outlines an affordable housing program (p. 15), highlights the need to address homes with failing sanitary systems (p. 27), and prioritizes curbing illegal contamination impacting bodies of water (p. 46). It also establishes as a key priority the cleanup and reuse of abandoned schools through potential Brownfields funding (p. 55), and identifies collaboration with CRH as part of the solution (p. 73)

1.e. Outcomes and Benefits of Reuse Strategy: Vacant housing, abandoned public facilities, and legacy industrial parcels can be repositioned to strengthen local services and expand economic activity after environmental uncertainty is removed. Post-cleanup reuse of the school, for example, may support nonprofit/community uses such as the creation of a resiliency center for protection from extreme weather events and natural disasters, training, youth programming, or a multi-service center, creating small-scale jobs tied to operations, maintenance, and service delivery. Because abandoned schools are common across Puerto Rico, repurposing this site also demonstrates a scalable blight-reduction model using existing roads and utilities. Reuse of the Old Atlantic Pipe Industry Center can stimulate economic development through light industrial, warehousing, or small business incubation uses. The abandoned gas station on SR-149, located on a main corridor, can support neighborhood-serving commercial reuse and improve corridor safety. The proposed project also improves resilience to extreme weather and natural disasters by converting deteriorated, hazard-prone properties into maintained assets that can incorporate flood-ready site design, safe access, and emergency-oriented uses.

1.f. Resources Needed for Site Reuse: Juana Díaz is eligible and well-positioned to leverage additional resources to move priority sites from assessment to reuse. This EPA Community-wide Assessment Grant will provide the environmental due diligence needed to unlock public and private reinvestment by reducing uncertainty, clarifying cleanup pathways, and making sites more competitive for redevelopment financing. The Municipality also has significant CDBG-DR

¹ <https://jp.pr.gov/wp-content/uploads/2021/11/Programa-Actuacion-PT-Juana-Diaz-May-2016.pdf>

² <https://cdn.recuperacion.pr.gov/w3cacheitdg/wp-content/uploads/2023/07/Juana-Diaz-Final-Plan-document-Signed.pdf>

allocations that can be better targeted once environmental conditions are defined, particularly for community-serving facilities, future housing opportunities, and corridor revitalization. In addition, the entirety of Juana Díaz is designated as an Opportunity Zone, which agencies have expressed interest in maximizing this tool to attract investment and accelerate economic recovery efforts. CRH has also demonstrated the capacity to bring in complementary non-federal resources, including prior experience leveraging private foundation support to rescue and rehabilitate an abandoned school in collaboration with another municipality. Collectively, these resources will help sustain progress beyond assessment—supporting cleanup planning, remediation financing, and implementation of reuse strategies for the priority sites.

1.g. Use of Existing Infrastructure: Our reuse strategy prioritizes redevelopment and rehabilitation of already-developed parcels, emphasizing infill reuse before any new land consumption. The priority sites are located in areas served by existing roads, curb cuts, and on/off-street parking, and benefit from modern utilities that can support redevelopment with lower upfront costs, including electric service, municipal water and sewer service, telephone, and internet connectivity. By funding environmental site assessments and reuse planning, this grant will enable Juana Díaz to repurpose existing buildings and previously disturbed lots, maximizing prior public investment in infrastructure and reducing the need for costly greenfield expansion. Where additional upgrades are required to implement reuse, anticipated needs may include targeted stormwater/drainage improvements, utility repairs or reconnections, site stabilization, and safe access enhancements. Funding for any future infrastructure upgrades necessary to complete reuse may be pursued through federal transportation and resilience programs (including competitive infrastructure grants), as well as local capital improvement funds and other non-EPA sources aligned with public works and community development priorities.

2.a. The Community's Need for Funding: Juana Díaz has a limited ability to draw on other funds to conduct assessments, remediation planning, and reuse activities; making this EPA grant essential to advance local revitalization efforts. Puerto Rico's municipalities face a prolonged fiscal crisis marked by shrinking local revenues and high legacy costs, leaving them unable to fund basic services—much less environmental assessments or redevelopment—without outside support. This gap slows the reuse of abandoned schools, former industrial properties, corridor commercial parcels, and blighted housing units that may be affected by contamination. The community's need is reinforced by housing-market distress: Juana Díaz has a 17.3% vacancy rate, compared to the U.S. rate of 10.3%, reflecting the scale of underutilized properties. Without targeted funding, many blighted sites will remain stuck in limbo, continuing to depress nearby property values, strain municipal code enforcement, and discourage private reinvestment. This grant directly addresses that barrier by providing the technical resources needed to remove environmental uncertainty, prioritize sites, and prepare properties for reuse—especially in areas where low-income residents are most affected by long-term abandonment and deteriorated conditions.

2.b. Health or Welfare of Sensitive Populations: Juana Díaz serves sensitive populations including children, elderly residents, low-income households, and people with disabilities. Youth poverty is severe: 49.4% of minors (0–17) live below the poverty level, increasing vulnerability to environmental threats and limiting the ability to relocate away from hazards. Juana Díaz also has a high disability burden (18.0% under age 65), which can heighten risk during disasters and in areas with unsafe, abandoned structures. Environmental health concerns are well documented

locally: a Puerto Rico Health Sciences Journal study in Juana Díaz reported higher prevalence of nasal allergies (16.8%) and bronchitis (7.1%) in an exposed community, highlighting sensitivity to environmental conditions. This grant will help identify and reduce threats by funding planning and site assessments for priority sites properties from the nuisance declaration pipeline, facilitate cleanup planning, preventing exposure pathways (lead/asbestos and petroleum-related concerns), and enabling safer community-serving and economic reuse.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Juana Díaz includes populations with documented respiratory and related health conditions consistent with environmental exposure concerns. A population-based study comparing two communities in Juana Díaz found substantially higher rates in the exposed community of Guayabal, including nasal allergies (16.8% vs. 4.5%), bronchitis (7.1% vs. 1.5%), and nasal congestion (29.7% vs. 12.8%) when compared to the unexposed community of Río Cañas Abajo. The study also found higher prevalence of general symptoms in the exposed community, including headaches (33.5% vs. 18.0%) and nausea/vomiting (16.7% vs. 2.3%). These differences suggest a greater-than-normal burden of respiratory irritation and illness in parts of Juana Díaz, consistent with chronic exposure concerns. The study further identified that Guayabal residents were more likely to report nausea/vomiting (adjusted POR=8.7), bronchitis (adjusted POR=5.5), nasal allergies (adjusted POR=4.2), and nasal congestion (adjusted POR=2.9). Overall, these findings reinforce the importance of reducing environmental stressors and preventing exposure pathways in areas affected by blight and legacy land uses as part of a broader public health and welfare strategy.

2.d. Disproportionately Impacted Populations: Juana Díaz includes economically impoverished populations that are more likely to bear the negative environmental consequences of long-term disinvestment and legacy commercial/industrial activity. According to U.S. Census QuickFacts, 42.9% of residents live in poverty and the median household income is \$23,823, reflecting limited capacity to absorb environmental risks or invest in property improvements. In 2023, 49.4% of minors (0–17) lived below the poverty level, increasing vulnerability among children to unsafe conditions tied to abandoned structures and deteriorated public spaces. In these contexts, poverty and blight reinforce each other: lower household resources can accelerate property deterioration, while vacancy and abandonment reduce neighborhood stability and depress surrounding values. Research has also found that vacant and abandoned properties reduce nearby taxable value, weakening municipal revenue and limiting the ability to address code enforcement and environmental hazards. Together, these conditions concentrate environmental and public safety burdens in the same communities least able to respond.

2.e. Project Involvement: The Municipality will implement this project in partnership with CRH, building directly on community engagement already completed to address abandonment and blight. To date, the Municipality and CRH have convened three community meetings specifically focused on abandonment (April 8 and June 11 and 12, 2025), with a total of 131 community representatives participating. These meetings created a space for the Municipality and CRH to share ongoing efforts, for residents to document on-the-ground conditions, identify priority concerns, and discuss reuse potential for blighted properties. In addition, through the Municipality’s Recovery Plan process, Juana Díaz carried out broader citizen participation activities that included public meetings, interviews with key informants, a public participation drop box, public comments received by email, and coordination with government agencies regarding

local recovery needs. This sustained outreach helped confirm that abandonment and underutilized properties remain a priority community concern, and it motivated the Municipality to advance this brownfields proposal as a direct implementation step aligned with resident input and municipal recovery planning.

2.f. Project Roles:

Name	Entity’s Mission	Point of contact	Involvement and Task #
Municipality of Juana Díaz	Per the Municipal Code, municipalities are the most local branch of governing, aiming to foster public welfare and development through autonomous governance, efficient services, and local economic growth.	José Plata Estorbospublicos@juanadiaz.pr.gov (787) 837-2185 x2216	Community Outreach and Engagement (1), Site Identification and Assessment (2), Code Enforcement and Compliance (2), Decision-Making in Site Selection (1, 3), Resource Allocation and Support (2), Future Reuse Planning and Zoning Adjustments (3).
Center for Habitat Reconstruction	Promote sustainable development in Puerto Rico by revitalizing abandoned properties and empowering communities for resilient, equitable growth.	Angelisse Sánchez asanchez@crhpr.org (833) 274-2272	Community Engagement and Outreach (1), Site Assessment and Environmental Remediation (2), Partnership Building (1, 2, 3), Reuse Planning and Visioning (3), Technical Assistance and Capacity Building (1, 3), Monitoring and Evaluation (1, 2, 3).

2.g. Incorporating Community Input: The Municipality will communicate project progress and incorporate community input through a combination of in-person and remote options to ensure broad participation, including residents directly affected by blight. Updates on key milestones (site prioritization, assessment status, and reuse concepts) will be shared through public briefings, printed flyers in priority areas, and municipal and CRH communication channels. To provide an alternative to in-person engagement, the Municipality will maintain an email point of contact for comments and questions, and will use online postings and social media updates to reach residents who cannot attend meetings. Community input will be meaningfully solicited through structured feedback opportunities, including open comment periods and targeted outreach to neighborhood leaders and community representatives. The Municipality will document concerns raised, summarize recurring themes, and share back how feedback influenced decisions such as which sites advance for assessment and what reuse concepts are prioritized. This approach ensures transparency, responsiveness, and continued public involvement throughout implementation.

3.a-d. Project Implementation:

Task/Activity #1: Community Involvement
--

a. Project Implementation: The Municipality will lead a structured community involvement process to ensure residents and local stakeholders meaningfully shape site prioritization and reuse goals. Activities will include public meetings where participants are briefed on the project purpose, local brownfield concepts, and how community input will be used. The CRH will support the Municipality by reviewing and updating the municipal code enforcement/nuisance database to identify cases that may qualify as brownfields, with attention to clusters surrounding priority sites and other areas of concentrated abandonment. CRH will also conduct a basic review of property status (e.g., ownership and legal feasibility) of pending properties to help the Municipality understand which sites are viable for follow-up actions and potential acquisition pathways. Information gathered will be shared back to the community through follow-up feedback sessions where residents can validate priorities, highlight community health and safety concerns, and provide input on reuse strategies aligned with local needs, infrastructure conditions, and municipal policies.

b. Anticipated Project Schedule: Continuous from month 6 to month 48.

c. Task/Activity Lead(s): CRH Coordinator

d. Outputs: 3 community meetings and 1 community databases of potential brownfields.

Task/Activity #2: Assessment

a. Project Implementation: The Municipality, with support from CRH, will prioritize the sites with the strongest potential for reuse and proceed with environmental due diligence activities that are eligible under an EPA Community-wide Assessment Grant. The project will complete Phase I Environmental Site Assessments (ESAs) for priority sites and, where warranted, complete Phase II ESAs to confirm the presence and extent of contamination. In addition, due to the municipality's largely residential inventory, the project will include targeted lead-based paint and asbestos considerations to better understand risks associated with aging structures. Because many sites may involve title issues or complex ownership situations, CRH will support the Municipality by conducting legal and ownership research to identify responsible parties, determine whether owners are unknown or unresponsive, and clarify which remaining steps under the municipal nuisance program are needed to enable access and advance site readiness. Environmental assessment services represent a significant portion of the project budget and will be procured through a competitive process, including public notices and receipt and evaluation of proposals. Note: Contractors have not been selected yet.

b. Anticipated Project Schedule: Continuous from month 9 to month 36.

c. Task/Activity Lead(s): Municipal Coordinator

d. Outputs: Up to 6 Phase I ESAs; up to 2 Phase II ESAs; lead-based paint and asbestos assessments for 30 single-family homes.

Task/Activity #3: Resuse Planning

a. Project Implementation: The Municipality will carry out reuse planning and pre-development analysis for select sites with the strongest potential, informed by community priorities. As needed, the Municipality may also carry out limited pre-assessment planning activities to vet cost-benefit viability and ensure that assessment resources are focused on properties with the highest redevelopment potential. This task addresses a frequent local implementation barrier: even when a property is known to be blighted, decision-makers often lack the technical information needed to advance reuse, including realistic redevelopment concepts, site constraints, estimated rehabilitation needs, and cost feasibility. Through this activity, the Municipality will develop site-specific pre-development products to support informed reuse strategies and position priority and high-potential sites for future redevelopment funding and implementation.

b. Anticipated Project Schedule: Month 27 through Month 48.

c. Task/Activity Lead(s): Municipal Coordinator

d. Outputs: Appraisals, plot plans, and cost estimates for up to 30 properties.

3.e. Cost Estimates: The Municipality developed the following cost estimates based on (1) analysis of comparable positions and workloads for similar projects and (2) unit costs grounded in previous years' experience implementing other grant-funded activities in Puerto Rico.

PERSONNEL: Municipal Coordinator: Will oversee project coordination, procurement support, reporting, contractor management, and coordination with CRH and municipal departments. Cost is based on analysis of comparable municipal support roles. \$23.21/hour x 1,643 hours. **Marginal Benefits:** Calculated at 18% of municipal personnel costs, based on established benefit assumptions used in prior grants.

TRAVEL: EPA Brownfields Conference: Airfare: \$500/trip x 4 trips; **Hotel:** \$200/night x 16 nights; **Per Diem:** \$75/day x 16 days

SUPPLIES: Office supplies and printing costs: Outreach materials, meeting handouts, internal documentation. **\$1,000/year x 3 years.**

CONTRACTUAL: Contractors have not been selected yet: **Phase I Environmental Site Assessments:** \$3,750/site x 6 sites; **Phase II Environmental Site Assessments:** \$18,000/site x 2 sites; **Lead-Based Paint Studies:** \$1,800/property x 32 properties; **Asbestos Studies:** \$1,800/property x 32 properties; **Appraisals:** \$1,500/property x 32 properties; **Plot Plans:** \$1,500/property x 32 properties; **Cost Estimates:** \$400/property x 32 properties.

OTHER CRH SUBGRANT

Subgrant of \$160,56.94 for the non-profit CRH partner, including: **Coordinator:** Oversees partnership implementation, including outreach support, inventory development, and inventory updates in coordination with the Municipality. \$22/hour x 1,248 hours = \$27,456.00; **Environmental Technician:** Carries out technical review of identified cases and coordinates the planning phase support (pre-development/reuse planning inputs and site readiness considerations). \$20/hour x 1,248 hours = \$24,960.00; **Field Technicians:** Support on-the-ground outreach, data

collection/verification, documentation, and coordination of community-facing activities as needed. \$15/hour x 1,248 hours = \$18,720.00; **Attorney:** Conducts legal research and ownership/title investigations to support property viability screening and nuisance-program access steps. \$35/hour x 1,248 hours = \$43,680.00; **Marginal Benefits:** 18% of CRH personnel (\$114,816.00) = \$20,666.88; **Mileage, toll, and transit fees:** \$0.70/mile x 6,270.63 miles = \$4,389.44; **Airfare for attendance at Brownfields Conference:** \$500/trip x 4 trips = \$2,000.00; **Hotel:** \$200/night x 16 nights = \$3,200.00; **Per Diem:** \$75/day x 16 days = \$1,200.00; **Office supplies and printing costs:** \$1,000/year x 3 years = \$3,000.00; **Subscription services for GIS software:** \$500/year x 3 years = \$1,500.00; **Mobile Internet:** Required to provide mobile internet connectivity for field data-collection tablets used for on-site inventory updates, photo documentation, GPS verification, and real-time uploads to the project database. \$35/month x 72 months = \$2,520.00; **Subaward Admin Funding:** 5% = \$7,663.54

ADMINISTRATIVE COSTS: Municipal Administrative costs are limited to 5% of the EPA request, consistent with the NOFO’s evaluation preferences and calculated based on MTCD.

Budget Categories		Project Tasks			Total
		Task 1: Community Outreach	Task 2: Assessments	Task 3: Reuse Planning	
Direct Costs	Personnel	\$12,711.34	\$12,711.34	\$12,711.34	\$38,134.03
	Fringe	\$2,288.04	\$2,288.04	\$2,288.04	\$6,864.13
	Travel	\$0.00	\$0.00	\$6,400.00	\$6,400.00
	Equipment	\$0.00	\$0.00	\$0.00	\$0.00
	Supplies	\$1,000.00	\$1,000.00	\$1,000.00	\$3,000.00
	Contractual	\$0.00	\$58,500.00	\$210,000.00	\$268,500.00
	Other	\$56,725.31	\$54,226.31	\$50,005.31	\$160,956.94
Total Direct Costs		\$72,724.69	\$128,725.69	\$282,404.69	\$483,855.10
Indirect Costs		\$799.97	\$3,724.97	\$11,619.97	\$16,144.91
Total Budget		\$73,524.66	\$132,450.66	\$294,024.66	\$500,000.00

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The Municipality will track, measure, and evaluate project progress using a structured performance management system aligned with the work plan, schedule, and quantified outputs proposed in this Narrative. Progress will be documented through meeting summaries, procurement records, contractor deliverables, and quarterly performance reviews comparing completed tasks against milestones. The Municipality and CRH will maintain a tracking log for each prioritized site, documenting community input, assessment status, key findings, and next steps. Environmental progress will be reported through timely ACRES data entry and regular internal reviews to ensure that Phase I/Phase II assessments, residential hazard studies, and reuse planning products are completed as proposed. Performance will be measured using clear output metrics (e.g., number of community meetings held, number of properties reviewed, number of Phase I/Phase II assessments completed, number of reuse planning deliverables produced) and early outcome indicators (e.g., properties

advanced for cleanup planning or redevelopment readiness). If there are delayed, the team will implement a corrective plan and adjust to maintain completion within the 4-year period.

4.a. Organizational Capacity: The Municipality of Juana Díaz has the capacity to oversee grant tasks and successfully manage the programmatic, administrative, and financial requirements of this award. As an authorized local government in good standing, it has the legal authorities needed to carry out code enforcement, nuisance abatement coordination, and redevelopment planning activities that support brownfields assessment and reuse. The Municipality will manage procurement, contractor oversight, scheduling, reporting, and compliance with federal requirements, supported by established internal functions for planning, public works, and code enforcement. Juana Díaz's Recovery Plan process demonstrates its ability to coordinate multi-step revitalization efforts, organize public engagement, and align projects with documented community priorities. To strengthen implementation capacity, the Municipality will partner with CRH through a subgrant to provide specialized support for community involvement, field data collection and verification, inventory development and updates, environmental case review, and legal research related to property status and nuisance enforcement access. This structure ensures clear roles, local accountability, and technical capacity to complete eligible tasks on schedule.

4.b. Organizational Structure: The Municipality is structured to ensure timely expenditure of funds and successful completion of the grant's technical, administrative, and financial requirements. As a municipal government organized under Puerto Rico Law 107-2020, Juana Díaz has established administrative systems and internal controls to manage procurement, contracting, fiscal oversight, and compliance. A designated Municipal Coordinator will serve as the day-to-day project lead, responsible for tracking milestones, coordinating municipal departments, managing contractor deliverables, and ensuring required reporting and documentation remain current. The Municipality will follow a clear implementation sequence tied to the work plan and schedule, with regular internal check-ins to confirm progress and resolve bottlenecks early. To strengthen technical capacity and support timely execution, the Municipality will be supported by CRH through a subgrant, providing specialized assistance with community engagement, field data support, inventory development and updates, environmental case review, and property/legal research to support site readiness. This division of responsibilities ensures accountability, efficiency, and on-time performance across programmatic and financial requirements.

4.c. Description of Key Staff

Luis Plata, will act as Municipal Coordinator, and has experience in architecture, community outreach, and real estate. He will serve as the primary day-to-day grant lead, responsible for coordinating municipal departments, procurement support, contractor oversight, schedule tracking, and compliance with technical, administrative, and financial requirements. CRH will support implementation with experienced technical staff, including Coordinator Angelisse Sánchez, a trained professional with a Master's degree in Rehabilitation Counseling and currently completing doctoral studies in Industrial Psychology. With over seven years of experience supporting community organizations and individuals with functional limitations, she brings strong skills in outreach, stakeholder coordination, and working effectively with vulnerable populations. The project will also be supported by Environmental Planner Zugeiza González, with a Master's in Environmental Planning and a Bachelor's in Environmental Sciences. She has experience preparing environmental evaluations for HUD and NFWF-funded projects, developing disaster

mitigation and land use plans, coordinating public hearings, and managing GIS-based data collection and mapping (ArcGIS/GPS), all of which directly support Brownfields assessment coordination and reuse planning.

4.d. Acquiring Additional Resources: The Municipality has established systems to acquire the additional expertise and resources needed to complete this project in a timely and compliant manner. All professional services required for implementation (including environmental assessment, sampling/testing, and reuse planning) will be obtained through procurement process consistent with applicable federal procurement standards, including those related to micro and small purchases; receipt of proposals, and contract execution. The Municipality will also execute a subgrant agreement with CRH to provide specialized technical support for community involvement, field data collection and verification, GIS mapping and inventory updates, environmental case review, and property/legal research needed to support nuisance-program access and site readiness. When additional capacity is required, CRH can deploy staff with relevant technical expertise, including environmental planning and GIS experience.

4.f. Has Received Other Federal or Non-Federal Financial Assistance Agreements. (1) Purpose and Accomplishments: The Municipality has demonstrated capacity to manage financial assistance agreements with scopes comparable to this project, including federally funded planning, design, procurement, and compliance-driven deliverables. For example, the Municipality has participated in major federal recovery initiatives tied to environmental and infrastructure priorities, including solid waste and related planning activities supported through the Coronavirus State and Local Fiscal Recovery Fund framework. These efforts required structured workplans, coordination across municipal divisions, contractor management, and measurable deliverables tied to community recovery needs. Through these agreements, the Municipality has advanced project implementation activities such as contracting, vendor oversight, purchase order processing, and documented expenditures aligned to program goals. In this proposal, the Municipality will build on that same execution model, while leveraging CRH as a subaward partner with specialized experience in blight inventories, property research, and EPA Brownfields-aligned assessment and reuse planning support. **(2) Compliance with Grant Requirements:** The Municipality of Juana Díaz is in good standing and has an established track record of compliance with the programmatic, administrative, and financial requirements associated with federal and non-federal financial assistance agreements. The Municipality has successfully managed federally supported recovery funding streams that require adherence to documented workplans, defined scopes, approved budgets, procurement controls, and timely processing of transactions and supporting documentation. These projects have required coordination with municipal finance and administrative functions to ensure expenditures are eligible, properly coded, and supported by purchase orders, receipts, and internal approvals. For instance, the Municipality has experience operating under compliance and reporting structures consistent with other federal programs (e.g., performance reporting, SF-425 financial reporting, audit requirements, and periodic submissions through designated portals). These systems support timely monitoring of progress, documentation of deliverables, and corrective follow-up when needed. CRH will serve as a subaward partner supporting implementation capacity through specialized staff, community engagement, inventory refinement, environmental coordination, and reuse planning workflows, strengthening execution while maintaining clear municipal oversight and accountability.

Attachment: Threshold Criteria Requirements

1. Applicant Eligibility:

- a. **Type:** City government.
- b. **Documentation of applicant eligibility:** N/A. Nevertheless, the Municipality's subaward partner is a 501(c)(3) as seen by the attached documentation.
- c. **502(c)(4) Tax Status:** N/A

2. **Description of community involvement:** The Municipality of Juana Díaz will implement this project in partnership with CRH, building directly on community engagement efforts already completed to address abandonment and blight. To date, the Municipality and CRH have convened three community meetings specifically focused on abandonment (April 8 and June 11 and 12, 2025), with a total of 131 community representatives participating. These meetings created a space for the Municipality and CRH to share ongoing efforts, for residents to document on-the-ground conditions, identify priority concerns, and discuss reuse potential for blighted properties. In addition, through the Municipality's Recovery Plan process, Juana Díaz carried out broader citizen participation activities that included public meetings, interviews with key informants, a public participation drop box, public comments received by email, and coordination with government agencies regarding local recovery needs. Moving forward, the Municipality will continue incorporating public input through ongoing briefings and feedback loops as sites are prioritized, assessed, and evaluated for reuse potential. Project updates will be shared through public meetings, printed outreach materials, and municipal communication channels, with alternatives to in-person engagement such as email-based comment collection and online postings. Community concerns and preferences will be documented, summarized, and incorporated into decision-making, including how priority sites are selected and which community-serving outcomes are emphasized. This approach ensures transparency, strengthens local buy-in, and keeps residents—particularly those most affected by vacancy and blight—actively involved throughout implementation.

- 3. **Available Balance on Assessment Grants:** The Municipality has not received an EPA Brownfields Grant.
- 4. **Contractors or Named Subrecipients:** The Municipality has not yet selected contractors for EPA funds made available under this NOFO.
- 5. **Copy of Signed Executed Contract:** N/A. Upon winning this award, the Municipality and CRH will sign a formal subrecipient agreement.