ROCHESTER Housing Authority

Executive Offices
675 West Main Street
Rochester, NY 14611
585-697-3602
Fax 585-697-6191

R02-26-C-010

B. Applicant Information Sheet

1. Application Identification:

   The Rochester Housing Authority (RHA), at 675 West Main Street Rochester, NY 14611 is pleased to submit this proposal for FY2025 Brownfields Cleanup Grant funding. The RHA will receive the grant and be accountable to EPA for the proper expenditure of funds.

2. Website URL:

   https://www.rochesterhousing.org/

3. Funding Requested:

   a. Grant Type: Single Site Cleanup

   b. Federal Funds Requested: $500,000

4. Location:

   a. City: Rochester

   b. County: Monroe

   c. State: New York

5. Property Information:

   NY Former Vogt Manufacturing Site, 100 Fernwood Avenue, City of Rochester, Monroe County, NY 14621

6. Contacts:

   a. Project Director: Daniel Long, Rochester Housing Authority (585) 370-6931, dlong@rochesterhousing.org , Rochester Housing Authority 675 West Main Street, Rochester, NY 14611

   b. Chief Executive/Highest Ranking Elected Official: Shawn Burr, Executive Director, Rochester Housing Authority 585-697-6189 sburr@rochesterhousing.org 675 West Main Street, Rochester, NY 14611

7. Population:

   211,328 (2020 Census for the City of Rochester)

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	Not Applicable
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	Not Applicable
The proposed brownfield site(s) is impacted by mine-scarred land.	Not Applicable
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	Not Applicable
The proposed site(s) is adjacent to a body of water (i.e., the border of the 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).	Not Applicable
The proposed site(s) is in a federally designated flood plain.	Not Applicable
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2 & 3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	Not Applicable

9. Releasing Copies of the Application.

   N/A

C. NARRATIVE CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Former Vogt Manufacturing Site is located at 100 Fernwood Avenue, Rochester, NY. This 8.1-acre site is situated in a historically industrial district characterized by significant economic decline and environmental challenges. The area has suffered from decades of disinvestment, leaving behind a legacy of environmental contamination and dilapidated structures that inhibit redevelopment and economic growth. These brownfield challenges contribute to public health concerns, deter potential investors, and exacerbate social inequities. The proposed EPA Brownfield Cleanup Grant will be instrumental in addressing these longstanding issues, facilitating the site's transformation into a mixed-use residential development that aligns with the City of Rochester's revitalization initiatives.

This community is marked by high unemployment, low household income levels, and limited access to affordable housing. Revitalization efforts in this area will not only address the environmental hazards but also promote economic stability, enhance public health, and improve overall quality of life for residents.

The property, which includes several adjacent parcels on Rosemary Drive and Ilex Place, was once the site of Vogt Manufacturing. Throughout its long operational history, this company produced a variety of industrial products. The company initially manufactured casket hardware and later produced parts for the automotive industry, using various materials that left significant contamination in the soil and groundwater. The site operated as a manufacturing facility for over 80 years, leaving behind petroleum products, phthalates, and other industrial chemicals that have impacted the soil and groundwater. When Vogt Manufacturing ceased operations, the site became vacant, and the large factory building was eventually demolished. In 2004, Conifer Development entered the site into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) to begin addressing the contamination. The initial cleanup effort, conducted between 2004 and 2009, addressed many of the site's contamination issues, particularly surrounding the former factory building. However, contamination from petroleum products persisted in the soil and groundwater, especially near the former underground storage tanks (USTs) in "Area A" (an approximately 0.4-acre portion of the Site). In 2009, the NYSDEC issued a Certificate of Completion (COC), allowing the site (outside of Area A) to be redeveloped for restricted residential use.

In 2018, the Rochester Housing Authority (RHA) acquired the property from Conifer Development to redevelop it into affordable housing. The property's location in northeast Rochester is ideal for residential use, but the lingering contamination has delayed redevelopment efforts. RHA has maintained full compliance with the Site Management Plan (SMP) developed after partial cleanup activities were completed in 2009. The SMP outlines the ongoing monitoring and maintenance of the site's environmental conditions.

b. Description of the Proposed Brownfield Site(s)

The Former Vogt Manufacturing Site (NYSDEC BCP Site No. C828119) previously hosted an industrial facility that contributed to significant contamination, including petroleum, semi-volatile organic compounds (SVOCs), and volatile organic compounds (VOCs) in soil and groundwater. This contamination, notably concentrated in "Area A," necessitates active monitoring and remediation as part of the established Site Management Plan (SMP). Between 2004 and 2009, NYSDEC oversaw an extensive cleanup effort under its Brownfield Cleanup

Program (BCP), resulting in a Certificate of Completion (COC) for restricted residential use in 2009 . However, contamination from petroleum hydrocarbons, SVOCs, and VOCs persists in Area A. The area's groundwater has also been impacted, with concentrations of contaminants exceeding state standards for safe groundwater.

The Rochester Housing Authority has managed the site since 2018, adhering to a Site Management Plan (SMP) that currently includes semi-annual monitoring of light, non-aqueous phase liquid (LNAPL), soil vapor mitigation requirements associated with any proposed development, and annual groundwater sampling. RHA has installed additional fencing and deterrents to prevent illegal dumping and vandalism that have intermittently occurred on the site. From 2004 to 2009, the site underwent environmental remediation under NYSDEC's BCP and received a Certificate of Completion (COC) in 2009 for restricted residential use. However, petroleum contamination exceeds the state's groundwater and soil standards in Area A, necessitating further cleanup of Area A to allow full-scale residential redevelopment. The site remains a vacant lot that is an eyesore in this residential neighborhood, and redevelopment into residential units would advance community priorities, reflect planning priorities, and be the best reuse of this site.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for the Former Vogt Manufacturing Site centers on developing Fernwood Estates, a mixed-use residential project that will feature 65 units of affordable housing and a public library to enhance community resources. This plan aligns with the City of Rochester's 2034 Comprehensive Plan, which prioritizes affordable housing, sustainable development, and community services. The site was also identified as a priority site within the 14621 BOA; while never designated, the focus on this site in the BOA planning efforts reflects the importance of the site. The project design integrates energy-efficient measures and includes climate-resilient infrastructure to reduce vulnerability to potential environmental impacts.

The reuse strategy was developed in partnership with local stakeholders, including the Rochester Housing Authority, City of Rochester, community advocacy groups, and public health officials, ensuring alignment with community priorities. Public engagement through workshops, community meetings, and surveys has played a significant role in shaping the vision for this site.

d. Outcomes and Benefits of Reuse Strategy

The proposed cleanup and redevelopment of the Former Vogt Manufacturing Site are expected to stimulate economic development by creating construction and permanent job opportunities. The addition of affordable housing will address the current shortage and provide stability for low-income families. The public library will serve as an educational hub, supporting literacy programs and workforce development initiatives.

The site's location is particularly advantageous for a residential development. Fernwood Estates will provide easy access to essential services within walking distance of schools, public transportation, and retail centers. This is crucial for a low-income community where many residents do not own vehicles. The proximity to key services will make the development highly attractive for families, seniors, and individuals who rely on public transit or need walkable access to schools and grocery stores. This way, Fernwood Estates will contribute to neighborhood stabilization by providing long-term residents with affordable, accessible housing options and supporting economic revitalization by attracting new investment.

The cleanup project will also significantly improve the neighborhood's overall environment. By removing harmful sources of contamination that have existed for decades,

including petroleum products and volatile organic compounds (VOCs), the project will reduce the potential for pollutants to migrate off-site and harm nearby ecosystems. Contaminants in soil and groundwater pose ongoing risks to public health and environmental quality. Once remediated, the site will be safe for residential use, reducing the threat of soil vapor intrusion (SVI) exposure, which can lead to indoor air quality issues in future buildings.

By redeveloping this site, the additional fencing installed to deter illegal dumping and vandalism at the site will be eliminated. This will eliminate (1) potential dumping contamination that impacts the health of the community residents and (2) potential vandalism, eliminating health hazards (i.e. igniting of hazardous materials, etc), potential injury, and police and fire department calls. This has an indirect economic benefit to the community.

Environmental improvements will bolster local climate adaptation efforts, enhancing green space that acts as a natural buffer and mitigates urban heat island effects. The incorporation of energy-efficient measures, such as solar panel installations and sustainable building practices will reduce carbon emissions and operational costs. Overall, the project's climate resilience and adaptive measures will protect community investments and safeguard public health.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The Former Vogt Manufacturing Site has been characterized through prior Phase I and Phase II Environmental Site Assessments, providing a baseline understanding of the contamination levels and specific areas that require remediation. However, existing soil condition data from Area A has become dated. Current soil data (collected via the advancement of soil borings and test pits) will be collected as part of the requested EPA Cleanup grant to better define the limits of environmental impacts and characterize the soil/fill material for off-site disposal. New and existing groundwater monitoring wells would be used to document pre-remediation (baseline) groundwater conditions. No additional resources are required for further site characterization.

f. Resources Needed for Site Remediation

All necessary resources for the intended/feasible scope of remediation are accounted for within the scope of this project. The EPA Brownfields Cleanup Grant will cover all costs associated with the planned remediation process, including soil excavation, groundwater treatment, and the addition of amendment (i.e., treatment) prior to backfilling the excavation. Note: The planned scope of remediation is limited on the western perimeter of the Site due to the neighboring building and separate off-site contaminant plume. The resources being sought are adequate to achieve remediation of remaining/accessible contamination.

g. Resources Needed for Site Reuse

This grant will fully support all costs needed for the site's reuse, enabling the transformation of the Former Vogt Manufacturing Site into a revitalized, productive property. RHA anticipates using NYS HCR 9% tax credits and subsidies or NYS HFA bond and 4% tax credits to support the redevelopment. The project could be advanced in a single phase or under multiple phases using either funding approach.

h. Use of Existing Infrastructure

The grant will optimize the existing infrastructure at the site, leveraging the utilities already available at 100 Fernwood Avenue, thereby eliminating the need for new infrastructure installations. The site is connected to gas and electric services provided by RG&E, sewer services through Monroe County Pure Waters, and water supplied by the City of Rochester

Water Bureau. No infrastructure deficiencies have been identified that would impede the reuse of the site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

Rochester's northeast sector, where the site is located, is characterized by a high concentration of low-income households and limited access to financial resources. The community's economic constraints impede the ability to address environmental hazards without federal assistance. Further, the City of Rochester's June 2025 multi-year budget projection forecasts a total budget gap of $108.2 million for Fiscal Year 2026-27 which represents 15.8% of the City's total $680 million budget. This gap is [projected to grows to $169 million in FY 2030-31. The grant will provide essential funding to remediate contamination and foster safe, affordable housing options. According to the American Community Survey data, the surrounding community has high poverty rates, a significant proportion of minority residents, and limited access to quality housing. The area has a population density of approximately 7,495 people per square mile and a median age of around 31.9 years. The household size averages about three people per household, with 39% of households having children. This suggests a family-oriented community with a significant number of young residents.

The neighborhood faces challenges economically, with a median household income of $32,233, lower than city and state averages. A significant portion of the population, 26.3%, lives below the poverty line, and a significantly higher child dependency rate of 63.6 in the tract, compared to just 33.0 City-wide, signs a heavily financial and service burdened area with a smaller workforce, requiring more investment and slowing economic growth. This economic profile underscores the importance of affordable housing initiatives like Fernwood Estates, which are crucial for addressing housing shortages and improving the quality of life for residents in this community. The proposed cleanup will unlock the Fernwood site's potential for transformative redevelopment by addressing the environmental risks posed by decades of industrial contamination. The Rochester Housing Authority (RHA) plans to construct Fernwood Estates, an affordable housing complex providing quality homes for low-income families, seniors, and individuals with disabilities. This development will offer much-needed affordable housing in a neighborhood with acute housing shortages and economic challenges. The project will address current residents' housing needs and create a more stable and revitalized community.

b. Health or Welfare of Sensitive Populations

Sensitive populations, including children, older adults, and pregnant and nursing women, are disproportionately represented in the Fernwood target area and exhibit elevated vulnerability to environmental contaminants. These groups experience heightened physical responses to pollution due to developing or declining immune systems, higher inhalation rates relative to body size (children), and increased susceptibility during critical developmental windows (pregnancy and infancy). The Fernwood site lies within Census Tract 36055008400, home to 2,810 residents per the 2024 ACS 5-Year Estimates. Significantly, 37% of residents are under age 18, nearly double the share in the City of Rochester (21.7%). As outlined in the EPA FY26 MARC FAQ document, "research has found your age can make a difference for risk to pollutants in the environment, either because you may be more highly exposed, or because you may have a greater response to exposures… risk to environmental pollutants can be greater for the very young and adults over 65 years of age." This significant concentration of youth underscores the community's heightened sensitivity to environmental hazards, as children are more likely to

ingest or inhale contaminants and tend to experience more severe long-term developmental and respiratory impacts from exposure.

While older adults constitute a smaller portion of the population, seniors here are at elevated risk due to chronic health conditions that are common in the surrounding area, such as hypertension, COPD, diabetes, and mobility limitations that make it harder to avoid exposure.

The EPA Cleanup Grant will directly address these health and welfare challenges by removing known or suspected contaminants at the Fernwood site, thereby reducing pathways of exposure for nearby households, schools, childcare settings, and public gathering spaces. The project's reuse strategy will further strengthen neighborhood resilience by replacing a source of blight and environmental uncertainty with a resource that supports physical activity, mental health, and social cohesion.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to multiple local public-health studies and community health assessments, the broader Rochester, NY area exhibits a higher-than-average burden of chronic diseases and environmental-triggered health conditions, notably asthma, respiratory diseases, and lead exposure risks. The Asthma and Allergy Foundation of America (AAFA) ranks Rochester as the #2 "Asthma Capital" in the U.S. for 2025, reflecting the highest asthma prevalence among the 100 cities studied nationally. Local health data from commongroundhealth.org shows that adult asthma prevalence in "focus areas" (i.e., low-income, higher-minority neighborhoods comparable to the Fernwood tract) is significantly elevated: adult asthma rates there are estimated to be ~26% higher than in other parts of the city.

Poor housing and older housing stock, common in these neighborhoods, have long been linked to environmental health hazards. According to a "Healthy Homes Needs Assessment" conducted by University of Rochester Medical Center (URMC), in certain parts of Monroe County nearly half of inspected homes had peeling or deteriorated paint indoors or outdoors, a known risk factor for lead exposure; and many homes showed evidence of pests (mice, rats, cockroaches) or indoor smoking — all of which exacerbate respiratory problems. Indeed, childhood lead exposure remains a concern: in 2024, the Monroe County Department of Public Health reported that among 13,582 children tested, 299 had elevated blood-lead levels (≥ 5 µg/dL). These exposures often occur in neighborhoods with older or poorly maintained housing, and may correlate with proximity to abandoned or contaminated properties.

Because environmental hazards such as contaminated soil, dust, or deteriorated building materials can exacerbate or trigger these health conditions (through inhalation, ingestion, or dermal contact), the cleanup and remediation of the Fernwood site will significantly reduce exposure pathways. The project will reduce the likelihood of further asthma exacerbations, lead poisoning, and other pollution-induced health outcomes, particularly among children, older adults, and other medically vulnerable groups.

d. Economically Impoverished/Disproportionately Impacted Populations

The neighborhoods surrounding the Fernwood site are home to residents who experience significant economic hardship and longstanding environmental inequities. Census Tract 36055008400 has median incomes well below citywide levels, elevated rates of poverty, and a disproportionately high share of youth, all factors that limit household capacity to buffer environmental harms, access preventative health care, or relocate away from contaminated or blighted properties. These socioeconomic barriers increase residents' exposure to and cumulative risk from environmental hazards, and make the community more vulnerable to the negative consequences of legacy industrial and commercial activities.

The target area is severely impacted by legacy pollution, as evidenced by its high ranking in the percentile for hazardous waste proximity and a significant percentage of homes likely to contain lead paint (96th percentile). The community is disadvantaged by systemic environmental and economic barriers that exacerbate inequities.

This grant will help address these disparities, advancing environmental justice by remediating contaminated land and creating equitable opportunities for local residents without displacing long-standing community members. The cleanup will remove contaminants, reducing exposure pathways, and improving environmental conditions in an area where residents have historically borne disproportionate burdens from disinvestment and land-use decisions. The remediation of hazardous materials at 100 Fernwood Avenue will reduce risks of soil, dust, and stormwater-related exposures that can disproportionately affect low-income households, renters, and families with young children who often lack the means to mitigate or avoid environmental threats

Community Engagement

e. – f. Project Involvement and Project Roles

Partner Name	**Point of Contact (name, email, and phone)**	**Specific role in this project**
Monroe County Health Department	Dr. Marielena Velez de Brown, Commissioner of Public Health, mchealth@monroecounty.gov, (585) 753-5555	Monitoring health outcomes
Edgemere Development, Inc.	Chris Roland, VP of Real Estate Development, chris@edgemere.com, (585) 325-1450	Project developer with demonstrated success redeveloping brownfield sites with housing
Rochester Public Library	Brie Harrison, Capital Projects Manager, brie.harrison@libraryweb.com, (585) 428-8180	Help facilitating public engagement

g. Incorporating Community Input

RHA's community engagement efforts for the remediation and redevelopment of the site extend multiple years and build upon previous outreach activities associated with past environmental assessment projects at the site. The Former Vogt Manufacturing Site was identified as a high priority site in an earlier NYS Brownfields Opportunity Area (BOA) grant-funded planning effort, during which the community was actively involved in discussions about site conditions and redevelopment goals. This initial outreach set the groundwork for the current vision for the site. The current vision for remediation and reuse has been discussed at multiple RHA Board meetings, which are noticed and livestreamed on YouTube for the public. RHA has also held multiple public meetings to discuss the site, including the current phase of development and long-term plans to redevelop the subject site.

The project team will maintain ongoing communication with the community through quarterly meetings, newsletters, and posts on the RHA's website. The team will reach out directly to residents in the immediate vicinity of the site through mailers and possible e-mails and texts to (1) ensure residents are informed about the cleanup activities prior to them being conducted; and (2) ensure residents that safety measures are being taken to ensure no exposure

during cleanup activities. These platforms will provide updates and solicit feedback to ensure continuous alignment with community needs and expectations.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed cleanup plan for the Former Vogt Manufacturing Site includes the decommissioning of the in-situ bioremediation system, excavation and removal of contaminated soil in "Area A," treatment of impacted groundwater, and addition of an amendment to the excavation prior to backfilling. Remediation methods will comply with the NYSDEC-approved Site Management Plan (SMP). Excavated materials will be managed per state and federal disposal regulations, and monitoring will ensure adherence to environmental safety standards.

Description of Tasks/Activities and Outputs

Task/Activity 1: Planning, Project Management, and Reporting
b. Project Implementation • *EPA-funded tasks/activities*: Agency Notifications, Citizen Participation Plan (CPP) and Associated Public Notifications, Quarterly Progress Reports to EPA, Monthly Progress Reports to Project Team, Periodic Meetings with Project Team, ACRES reporting • *Non-EPA grant resources needed*: None.
c. Anticipated Project Schedule: Months 1-21.
d. Task/Activity Lead: Qualified Environmental Professional (QEP) and RHA.
e. Outputs: Citizen Participation Plan (CPP) and Associated Public Notifications, compliance documentation, and progress updates.
Task/Activity 2: Supplemental/Baseline Investigation
b. Project Implementation • *EPA-funded tasks/activities*: Preparing Supplemental / Baseline Investigation Plan, New and existing groundwater monitoring wells would be used to document pre-remediation (baseline) groundwater conditions. Completing Supplemental / Baseline Investigation Summary Report • *Non-EPA grant resources needed*: None.
c. Anticipated Project Schedule: Months 1-3
d. Task/Activity Lead: Qualified Environmental Professional (QEP)
e. Outputs: Supplemental / Baseline Investigation Plan, Supplemental / Baseline Investigation Summary Report,
Task/Activity 3: Remedial Action
b. Project Implementation • *EPA-funded tasks/activities*: After preparing a Remedial Work Plan (including Quality Assurance Project Plan (QAPP)), the remedial action will be to excavate and dispose of the accessible portion of remaining petroleum-impacted soil and fill material from "Area A". Petroleum-impacted soil/fill will be transported for off-site disposal at an appropriately permitted facility. All such soil/fill material is assumed to be characterized as non-hazardous. Groundwater encountered during excavation activities will be recovered and stored in containers on-site, treated, and discharged to the local municipal sewer system once a discharge permit has been obtained from the local municipal authority. The existing in situ bioremediation system will be properly decommissioned. The excavation will be backfilled with non-impacted overburden material and 'clean' soil/fill from an approved source. Prior to and during backfilling,

an amendment would be added to enhance the in situ aerobic bioremediation of petroleum hydrocarbons in groundwater and saturated soils that are inaccessible or not recoverable. All activities would be performed in accordance with the existing NYSDEC-approved Site Management Plan (SMP) and a project-specific Excavation Work Plan (EWP), which will be prepared for the cleanup activities. Per the SMP and NYSDEC regulations, the EWP is required to be provided to the NYSDEC for review at least fifteen (15) days prior to the implementation of the work. Upon completion of cleanup activities, a Construction Completion Report (CCR) will be provided to the NYSDEC for updating the site record. In addition, a new SMP will be prepared and submitted to the NYSDEC to document the improved site condition and eliminate the restriction on future site redevelopment activities in "Area A". • *Non-EPA grant resources needed*: None.
c. Anticipated Project Schedule: Months 3-9
d. Task/Activity Lead: Qualified Environmental Professional (QEP)
e. Outputs: Remedial Work Plan (Including Quality Assurance Project Plan – QAPP), Remedial Completion Report
Task/Activity 4: Post-Remediation Activities
b. Project Implementation • *EPA-funded tasks/activities*: It is expected that four (4) rounds of post-remediation groundwater monitoring (occurring every three (3) months for one (1) year (i.e., quarterly)) after the completion of excavation, groundwater treatment, and backfilling is completed, will be required to demonstrate final conditions to the regulatory agencies. • *Non-EPA grant resources needed*: None.
c. Anticipated Project Schedule: Months 9-21
d. Task/Activity Lead: Qualified Environmental Professional (QEP)
e. Outputs: Four (4) Post-remediation monitoring reports

f. Cost Estimates

The total project cost is $500,000, allocated as follows:

- **Task/Activity 1 - Planning, Project Management, Reporting: $22,500**
  Estimated at $125/hour (including $99 salary and $26 fringe) for Daniel Long for 30 hours. Costs for QEP services anticipated to equal $17,750 to prepare the CPP, manage the project, and complete all required compliance reporting.
- **Task/Activity 2 – Supplemental/Baseline Investigation: $59,000**
  Costs for implementing the supplemental/baseline investigation, estimated as follows:
  - $4,500 to prepare the supplemental/baseline investigation plan
  - $25,000 in analytical laboratory fees for a variety of required parameters
  - $10,000 in environmental contracting labor, equipment, and material fees (drill rig, excavator, operators, etc.)
  - $5,000 in environmental screening and monitoring equipment
  - $10,000 in professional consultant's labor to oversee activities and collect samples (Avg. $125/hr and 80 hours)
  - $4,500 to prepare the supplemental/baseline investigation report
- **Task/Activity 3 - Remedial Action**: **$398,500**
  Costs for implementing remedial action, estimated as follows:
  - $7,500 to prepare the remedial work plan

- $2,000 in analytical laboratory fees for confirmation sampling of VOCs and SVOCs
- $162,000 in environmental contracting labor, equipment, and material fees (excavator, dump trucks, operators/drivers, clean backfill material, etc.)
- $151,200 in transportation and disposal fees ($54/ton for 2,800 tons of contaminated soil)
- $17,550 in environmental screening and monitoring equipment
- $52,250 in professional consultant's labor to oversee activities and collect samples (Avg. $105/hr and 500 hours)
- $6,000 to prepare the remedial completion report

- **Task/Activity 4 - Post-Remediation Monitoring**: **$20,000**
  Covers quarterly monitoring and reporting for one year, estimated at $5,000 per quarter for analytical laboratory fees (VOCs and SVOCs), monitoring equipment, and labor to collect samples.

The following table summarizes the above breakdown:

Budget Categories		Project Tasks				
		Task 1 - Planning, Project Management, and Reporting	**Task 2 – Supp. Baseline Investigation**	**Task 3 – Remedial Action**	**Task 4 – Post-Remediation Monitoring**	**Total**
Direct Costs	**Personnel**	$2,970				$2,970
	Fringe	$780				$780
	Contractual	$17, 750	$59,000		$20,000.00	$97,750
	Construction			$398,500		$398,500
Total Cost		$22,500	$59,000	$398,500	$20,000.00	$500,000.00

g. Plan to Measure and Evaluate Environmental Progress and Results

RHA and its QEP will routinely update a spreadsheet with project tasks, target dates, and financial expenditures to track outputs and outcomes from the cleanup grant; a summary of measurable outputs are shown for each task above. RHA will track and evaluate project progress on tasks completed, grant funds spent, and project compliance with Brownfields requirements. The RHA will be in regular communication with the QEP to ensure that the project stays on schedule, on budget, and that there are no impediments in achieving the project outputs identified above.

Progress on pending outcomes will be tracked with metrics, including the acres of cleaned up; types of contaminants remediated; reduction of environmental risks; health outcomes; number of jobs created; amount of leveraged cleanup funds; leveraged site redevelopment funds; and other leveraged or economic outcomes. The outputs and outcomes will be reviewed and revised regularly in conjunction with regional EPA staff to ensure the project is successful. The progress of the program will also be tracked through timely submittals of EPA quarterly status reports and EPA's ACRES online database system. Copies of documents will be kept in a centralized repository.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

To conserve space, the responses for 4.a. and 4.b. are combined below.

a. – b. Organizational Structure and Key Staff

The Rochester Housing Authority (RHA) is led by a seven-member Board of Commissioners and Executive Director, Shawn Burr who began his career at RHA in 1991. Mr. Burr oversees RHA's Development, Capital Projects, Information Technology, Public Housing, Maintenance, and Systems Maintenance departments. will leverage its established organizational structure to ensure the efficient and timely use of funds. Daniel Long, RHA's Director of Development & Capital, will oversee all grant-related activities, with guidance from senior leadership experienced in managing federal and state-funded environmental programs. Daniel is a Registered Architect of over 23 years and a certified planner (AICP) with experience in administration of both State and Federal grants, ranging from USDA ReConnect program, RestoreNY, NY Main Street, and other CDBG grants. Support staff include project coordinators, grant compliance officers, and community liaisons, all skilled in project implementation and stakeholder engagement.

c. Acquiring Additional Resources

RHA has a robust procurement system to acquire contractors and subrecipients when necessary, following EPA guidelines and federal regulations. The organization prioritizes strong labor practices and promotes local hiring to maximize community benefits. RHA collaborates with local workforce development programs to link residents to employment opportunities related to the project, ensuring equitable participation in cleanup and redevelopment efforts.

Past Performance and Accomplishments

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

RHA has successfully administered multiple significant Federal grants successfully. Most relevant and similar in scope to the current EPA funding request is their successful completion of Capital Fund Grants (CFP 501 grants) from HUD each year over its operational life. Within the last three years, 501.23, 501.24 and 501.25 grant awards have been in excess of $7 million dollars each. These grants are for capital improvements of the public housing stock entrusted to RHA. Each grant requires procurement, accounting reporting, as well as encumbrance and auditing monitoring during the cycle of each grant (namely a two-year, 90% encumbrance reporting). RHA also received a separate $900,000 Hazard Grant to mitigate any mold hazards over certain public housing sites, which was successfully administered at two of RHA's public housing sites (Lexington and Holland). Both of the above-cited grant-funded projects were successfully completed within the contracted schedule in accordance with the terms and conditions of the financial assistance agreements, including completing all required grant reporting.

RHA has a great deal of experience with the requirements of Federal grant funding and has administered and maintained such grant accounting and auditing in compliance with Federal agencies policies and framework to ensure proper use of the funds. This does not include Section 8 and other federally funded voucher and funding programs administered through RHA on an annual basis for our over 2,500 housing units.

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FY2026 Rochester Housing Authority EPA Brownfield Cleanup Grant Application

B. Threshold Criteria

1. **Statement of Applicant Eligibility**
   a. **Applicant Type:** The Rochester Housing Authority (RHA) is a public housing authority eligible for EPA Brownfields Cleanup Grant funding.
   b. **Exemption from Federal Taxation under Section 501(c)(4):** The RHA is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2. **Previously Awarded Cleanup Grants**
   The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Expenditure of Existing Multipurpose Grant Funds**
   The Rochester Housing Authority does not have any open EPA Brownfields Multipurpose Grants.

4. **Site Ownership**
   The Rochester Housing Authority (RHA), a non-profit housing partner of the City of Rochester, acquired the former Vogt Manufacturing Site property on October 22, 2018, for $340,000. The acquisition details are recorded in Book 12102, Page 421, with the deed type labeled as "B."

5. **Basic Site Information**
   a. **Name of the site:** Former Vogt Manufacturing Site
   b. **Address of the site:** 100 Fernwood Avenue, Rochester, NY 14621

6. **Status and History of Contamination at the Site**
   a. **Whether the Site is Contaminated by Hazardous Substances or Petroleum:** The Former Vogt Manufacturing Site, located at 100 Fernwood Avenue, has a long industrial history spanning several decades, which has led to significant environmental contamination affecting both soil and groundwater. Originally established as a manufacturing facility, the site was home to various operations, including metal fabrication, machine works, and heavy industrial manufacturing. Each phase of its industrial use has contributed to the current contamination, which includes hazardous substances and pollutants, such as volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), toxic metals, and petroleum by-products.
   b. **Operational History and Current Use(s) of the Site:** From its establishment in the early 20th century, the site was engaged in diverse manufacturing and metalwork activities, including machining, metal plating, and chemical

treatments. Over the years, these operations involved the use of hazardous materials, such as industrial solvents, petroleum-based products, heavy metals, and other chemicals associated with the fabrication and treatment of metals. Many of these substances were commonly used during this period but are now recognized for their environmental and health risks.

c. **Environmental Concerns at the Site:** The primary sources of contamination at the site include underground storage tanks (USTs), areas used for chemical storage and handling, industrial by-products from metalworking, and surface spills or leaks from operational activities. Specific contaminants include:
    - **VOCs and SVOCs**: These compounds, commonly associated with industrial solvents and degreasing agents, have been detected in both soil and groundwater. The VOCs at the site include hazardous chemicals like benzene, toluene, ethylbenzene, and xylene (BTEX), which are known to pose significant health risks, especially with long-term exposure.
    - **Toxic Metals**: Soil samples have shown elevated levels of metals such as lead, cadmium, arsenic, and chromium. These metals are often found in areas where metal processing and plating occurred and are persistent in the environment, potentially affecting soil quality and posing risks to human health if disturbed.
    - **Petroleum Hydrocarbons**: Historical records indicate that the site housed several USTs for fuel storage, some of which have been removed, but residual petroleum contamination remains. This contamination likely stems from fuel leaks or spills from tanks and associated infrastructure. Petroleum hydrocarbons, such as polycyclic aromatic hydrocarbons (PAHs), were detected in concentrations that exceed NYSDEC Soil Cleanup Objectives (SCOs) for commercial and industrial uses.
    - **Polychlorinated Biphenyls (PCBs)**: In certain sections of the site, PCBs were detected, likely resulting from the use of electrical transformers and industrial equipment that historically contained PCBs. These contaminants are known for their persistence in the environment and potential to bioaccumulate, posing long-term environmental and health risks.

d. **How the Site Became Contaminated & the Nature and Extent of the Contamination:** Environmental assessments, including a previous Phase I and Phase II ESA, have confirmed contamination levels that exceed the NYSDEC SCOs across multiple areas of the site, including "Area A," where industrial activities were concentrated. Soil and groundwater samples reveal contamination hotspots where VOCs, toxic metals, and petroleum hydrocarbons are present at concentrations that significantly impact the soil quality and pose risks to human health and the surrounding environment. Groundwater contamination, while localized, suggests migration potential, necessitating thorough remedial action to contain and treat contaminated groundwater plumes.

    The contamination poses direct and indirect risks to the community, particularly residents in the surrounding neighborhoods. Soil contamination poses risks of exposure through direct contact or inhalation of dust particles if the soil is disturbed. Groundwater contamination, while currently localized, poses a

potential risk to the local aquifer and nearby water bodies. Additionally, due to the presence of VOCs, there are concerns regarding soil vapor intrusion, which could impact indoor air quality for future site uses if not properly mitigated.

Based on the results of previous assessment and ongoing monitoring, the recommended remedial actions include decommissioning the in situ bio remediation system, soil excavation, treatment of contaminated groundwater, and the use of an amendment in the excavation prior to backfilling. In addition, future building(s) on the Site shall include the installation of a sub-slab depressurization system (SSDS) to address potential soil vapor intrusion. These actions are necessary to meet environmental safety standards and reduce exposure risks for future site occupants and the surrounding community.

7. **Brownfield Site Definition**
   The Former Vogt Manufacturing Site at 100 Fernwood Avenue, Rochester, NY, meets the definition of a brownfield site, as it is:
   a. Not listed or proposed for listing on the National Priorities List;
   b. Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
   c. Not subject to the jurisdiction, custody, or control of the U.S. government.

8. **Environmental Assessment Required for Cleanup Grant Applications**
   Investigation and remediation of a significant portion of the Site occurred from 2004 to 2009 under NYSDEC oversight. However, an exception area (referred to as "Area A") was not remediated. Data from 2009 indicate soil contamination in Area A from hazardous substances, such as VOCs, SVOCs, and toxic metals. Ongoing monitoring of Area A occurs annually under NYSDEC oversight, with the most recent Periodic Review Report (PRR) approved by the NYSDEC on April 3, 2024. Current monitoring results for Area A indicate that light non-aqueous phase liquid (LNAPL), as well as SVOCs and VOCs, remain in groundwater at concentrations exceeding NYSDEC Groundwater Quality Standards. Per the NYSDEC and an easement placed on the Site, no use or development of Area A can occur unless remediation is performed.

9. **Site Characterization**
   The Rochester Housing Authority (RHA) is submitting this application in alignment with the requirements for site characterization. As RHA is not a State or Tribal Environmental Authority but is proposing a site eligible for the New York State Brownfield Cleanup Program, we have included a letter from the New York State Department of Environmental Conservation (NYSDEC) confirming the site's eligibility. This letter affirms that the Former Vogt Manufacturing Site is eligible for enrollment in the program, states the current enrollment status, and verifies that sufficient site characterization has been completed for remediation work to begin. If further assessment is required, the letter confirms that the necessary site characterization will be completed by June 15, 2026. This current NYSDEC letter, intended specifically for the FY26 Cleanup Grant application, is attached to this submission for reference.

10. **Enforcement or Other Actions**
There is an environmental easement that permits multi-family residential use of the site, outside of "Area A". RHA is not responsible for the contamination.

11. **Sites Requiring a Property-Specific Determination**
The site does not need a Property-Specific Determination.

12. **Threshold Criteria Related to CERCLA/Petroleum Liability**
    a. **Property Ownership Eligibility – Hazardous Substances Sites**
    iii. Landowner Protections from CERCLA Liability
    (1) Pona Fide Prospective Purchaser Liability Protection
    (a) Information on the Property Acquisition:
        (i) The Rochester Housing Authority, a non-profit housing partner of the City, acquired the property from 100 Fernwood Avenue Associates for $340,000.
        (ii) The RHA acquired the property on 10/22/2018.
        (iii) RHA holds fee simple title to the property. No other entities own the property.
        (iv) The site was acquired from 100 Fernwood Avenue Associates.
        (v) There are no know additional familial or corporate relationships or affiliations with the previous owners, 100 Fernwood Avenue Associates.
    (b) Pre-Purchase Inquiry
        (i) An ASTM E1527-21 Phase I ESA was performed for the RHA in June 2018.
        (ii) The Phase I ESA was performed by an Environmental Professional
        (iii) The Phase I was completed in June 2018 and the acquisition occurred on October 22, 2018.
    (c) Timing and/or Contribution Toward Hazardous Substance Disposal:
    All disposal of hazardous substances at the site occurred before the RHA acquired the property and RHA did not cause or contribute to any release of hazardous substances at the site. RHA has not arranged for disposal of hazardous substances at the site and has not transported hazardous substances to the site.
    (d) Post Acquisition Uses:
    The site is vacant and has been vacant since it was acquired by the RHA.
    (e) Continuing Obligations:
    RHA maintained the in-situ bioremediation system and performed periodic monitoring as required by the Site Management Plan

13. **Cleanup Authority and Oversight Structure**
    a. **Describe How You Will Oversee the Cleanup at the Site & Indicate Whether you Plan to Enroll in a State or Tribal Response Program:** RHA will retain a Qualified Environmental Professional (QEP) to oversee and manage the

remediation process. The Site is already enrolled with the NYSDEC as a former Brownfield Cleanup Program Site (NYSDEC Site No. C828119). All activities shall be in accordance with NYSDEC Division of Environmental Remediation (DER) requirements and guidance, as well as the requirements outlined in the NYSDEC-approved Site Management Plan (SMP). All processes with NYSDEC shall be followed (including submission of work plans and project documents to NYSDEC for review and acceptance prior to implementation).

b. **Provide your Plan to Acquire Access to Relevant Property(ies):** Access to neighboring properties is not necessary to perform the cleanup.

14. **Community Notification**

a. **Draft Analysis of Brownfield Cleanup Alternatives:** A draft ABCA was prepared, attached to the draft application, and made available for public review and comment. The draft ABCA is provided as an attachment to this application.

b. **Community Notification Ad:** A community notification ad was posted on Facebook and local news event calendars on 12/22/2025 and is attached to this application. It was also shared on the RHA's website. The community notification ad is attached to this application.

c. **Public Meeting:** A virtual public meeting was held on Wednesday January 7, 2026 at 5 PM via Teams. A recording of the video was posted on the RHA's website following the presentation. Meeting attendees and subsequent recording viewers were directed to the RHA's website to review the draft ABCA and application and provided with an email to send documents.

d. **Submission of Community Notification Documents:** Attached documents include:
   - A copy of the draft ABCA;
   - A copy of the community notification ad;
   - A summary of comments received;
   - RHA responses to the public comments;
   - A summary from the public meeting; and
   - A meeting participant list.

15. Contractors and Named Subrecipients

N/A