

Project Narrative

(EPA Brownfields Assessment FY26)



Project Area Description

York, Pennsylvania presents a concentrated cluster of underutilized, vacant, and environmentally distressed parcels within low-income census tracts. Drops of Love Inc. has identified priority parcels including 837 E Princess St, York P.A, 152-156 N George St., and several abandoned residential and mixed use structures currently listed as vacant, repository, or tax delinquent. These areas exhibit high blight, deteriorated structures, past industrial use, and environmental concerns that limit redevelopment.

The project area includes a population with high unemployment, elevated asthma rates, documented soil contamination corridors, and a significant unhoused population lacking access to safe housing and services.

Community Need

The target community faces persistent inequities, including disproportionate exposure to environmental hazards, high poverty (>30%), and lack of transitional or permanent affordable housing. York County

Homeless Coalition reports increasing numbers of individuals living in shelters, encampments, or substandard dwellings. These conditions meet EPA EJ criteria. The City of York's brownfield barriers prevent housing projects, training centers, or workforce programs from proceeding. Drops of Love Inc., serving residents with disabilities, unhoused youth, and extremely low-income individuals, requires environmental clarity before rehabilitating properties for safe use.

Project Description

Drops of Love Inc. proposes a Community Wide Brownfields Assessment to complete Phase I and Phase II Environmental Site Assessments, perform community education, create an inventory of distressed parcels, prioritize redevelopment candidates, and produce sitespecific cleanup and reuse

plans. Activities include:

- Phase I ESAs for up to 12 parcels.
- Phase II ESAs for 4–6 high risk parcels.
- Soil and groundwater sampling.
- Community engagement sessions.
- Reuse visioning workshops targeting eco-housing, workforce training spaces, and community services.
- Coordination with York RDA, local EJ groups, and homeless service providers to align redevelopment with urgent needs.

This work enables future cleanup grants and supports long term revitalization and green housing initiatives.

Budget Narrative

Total Federal Request: \$500,000.

No match required.

- Personnel (\$60,000): Executive Director (project oversight), Program Coordinator (community

engagement), Grants/Compliance support.

- Fringe (\$12,000): Standard nonprofit rate (20%).

- Travel (\$8,000): Required EPA conferences, regional technical assistance sessions, stakeholder

visits, and site inspections.

- Supplies (\$5,000): Sampling materials, printing, outreach materials, GIS supplies.

- Contractual (\$350,000): Qualified environmental professionals (QEPs) for Phase I and Phase II ESAs,

laboratory testing, data validation, and engineering support.

- Other (\$15,000): Community workshops, translation, accessibility accommodations, stipends for

Live experience participants.

- Indirect (\$50,000): Approved provisional indirect rate aligned with administrative needs.

All costs align with EPA Brownfields allowable cost categories and exclude construction or ineligible expenses.

Community Engagement

Community engagement is central to this project. Drops of Love Inc. will implement a structured engagement plan designed to ensure that residents, particularly those most affected by environmental and housing challenges, have meaningful opportunities to participate.

Key elements include:

- Resident Outreach: Focus groups, listening sessions, and small group conversations with people

experiencing homelessness, residents of nearby blocks, and individuals with disabilities or limited

English proficiency. • Partner Engagement: Regular coordination with local service providers,

advocacy organizations, municipal staff, and regional partners to share information, coordinate

outreach, and align assessment priorities with broader community objectives.

- Public Meetings and

Updates: Periodic public sessions (in-person and virtual, as feasible) to present assessment plans, share

findings, and gather feedback on reuse priorities and concerns. • Accessible Communication: Bilingual

materials (English and Spanish), interpretation as needed, and accommodations for people with disabilities to support meaningful access and participation.

Engagement activities will be documented and summarized in project reports and used to inform site prioritization, reuse concepts, and recommendations for future cleanup and redevelopment funding opportunities.

Programmatic Capability

Drops of Love Inc. has experience coordinating multi-partner initiatives focused on housing insecurity, workforce preparation, and community support services for vulnerable populations. The organization maintains systems for tracking activities, monitoring outcomes, and managing funds in accordance with nonprofit best practices.

The Executive Director will serve as Project Director, providing overall leadership and accountability.

Drops of Love Inc. will also engage external technical assistance, as needed, to support grant compliance and coordination with EPA requirements, including reporting, procurement, and documentation in alignment with 2 CFR 200 and EPA guidance.

Existing partnerships with local organizations and municipal entities, along with experience in grant writing and project coordination, provide a solid foundation for managing a federal assessment grant.

Internal procedures for recordkeeping, financial controls, and risk management are in place and will be applied to this project.

Past Performance

Drops of Love Inc. has not previously received EPA Brownfields funding. However, the organization has successfully managed smaller-scale grants and collaborative initiatives with local and regional partners focused on supporting individuals experiencing homelessness, youth in transition, and low-income residents.

In these efforts, Drops of Love Inc. has demonstrated timely completion of activities, transparent communication with partners, and responsible use of funds. Reports have been submitted on time, and program adjustments have been made based on feedback and data. This track record indicates a strong foundation for meeting EPA expectations for performance, documentation, and responsiveness under a Brownfields Assessment grant.

Where appropriate, Drops of Love Inc. will draw on the experience of regional technical assistance providers and peer organizations that have managed Brownfields projects, further strengthening its ability to implement the proposed work effectively.

Threshold Criteria

Drops of Love Inc. satisfies all applicable threshold criteria for the EPA FY26 Brownfields Assessment Community-Wide Grants under EPA-I-OLEM-OBLR-25-04:

- **Eligible Applicant:** Drops of Love Inc. is a nonprofit organization with an active Unique Entity

Identifier (UEI) and active registration in SAM.gov (UEI: XZ25PNWP7BJ5).

- **Community-Wide**

Assessment: This application is for a Community-Wide Assessment grant, consistent with the program guidelines. Specific properties are identified as examples within a broader target area but may be refined as assessment activities proceed.

- **Brownfields Focus:** The project area contains properties that meet EPA's definition of brownfields or have a reasonable potential to do so, based on historical use, physical condition, and location within EJ communities.

- **No Cleanup or Construction:** The proposed

activities are limited to assessment, planning, and engagement. No funds will be used for cleanup,

construction, or property acquisition.

- **Compliance with Federal Requirements:** All required forms and certifications (SF-424, SF-424A, EPA Form 4700-4, Key Contacts, lobbying certification, and others as applicable) are being submitted as part of this application.

Additional detail on threshold compliance is provided in the "Other Attachments" section of the application, consistent with EPA instructions.