


FY2026 US EPA Brownfield Community Wide Assessment Grant
The Corporation to Develop Communities of Tampa, Inc.
Application Information Sheet
(1) Applicant Identification

Corporation to Develop Communities of Tampa, Inc. (CDC of Tampa)
 1907 East Hillsborough Avenue, Suite 100
 Tampa FL 33610

(2) Website URL <https://www.cdcoftampa.org/>
(3) Funding Requested

a. Assessment Grant Type	Community Wide
b. Federal Funds Requested	\$500,000

(4) Location

a. City	Tampa
b. County	Hillsborough County
c. State	Florida

(5) Target Area and Priority Site Information

Target Area – The Target Area for this project is **East Tampa**, one of the largest Community Redevelopment Areas (CRA, est. 2004) in the U.S. (*East Tampa Strategic Action Plan 2022:1*). Occupying a little over seven square miles (4,817 acres) northeast of downtown Tampa, the community consists of three neighborhoods:

- Jackson Heights (Census Tract 12057001800)
- Belmont Heights (Census Tracts 12057002000 and 12057001900)
- College Hill (Census Tracts 12057003400 and 12057003500)

Priority Sites – The following sites (all owned by the CDC) have been prioritized under the community’s Strategic Action Plan for assessment, cleanup, and subsequent redevelopment of the properties as affordable, climate-resilient workforce housing:

- | | |
|---|--|
| • 3706 N. 29 th St, Tampa FL | Parcel ID: A-08-29-19-4NB-000014-00001.0 |
| • 3801 N. 29 th St, Tampa FL | Parcel ID: A-08-29-19-4NB-000007-00008.0 |
| • 3615 N. 29 th St, Tampa FL | Parcel ID: A-08-29-19-4NB-000018-00007.0 |
| • 3729 N. 29 th St, Tampa FL | Parcel ID: A-08-29-19-4NB-000012-00008.0 |
| • 3723 N. 29 th St, Tampa FL | Parcel ID: A-08-29-19-4NB-000012-00009.0 |
| • 3719 N. 29 th St, Tampa FL | Parcel ID: A-08-29-19-4NB-000012-00010.0 |
| • 3914 N. 29 th St., Tampa | Parcel ID: A-08-29-19-4NB-000002-00001.1 |

(6) Contacts
a. Project Director

Ernest M. Coney, Jr., President
 Corporation to Develop Communities of Tampa, Inc.
 1907 East Hillsborough Avenue, Suite 100 Tampa FL 33610
Ernest.Coney@CDCofTampa.org
 813-587-9510



b. Chief Executive/Highest-Ranking Elected Official

Ernest M. Coney, Jr., President
Corporation to Develop Communities of Tampa, Inc.
1907 East Hillsborough Avenue, Suite 100 Tampa FL 33610
Ernest.Coney@CDCofTampa.org
813-587-9510

(7) **Population** City of Tampa 414,547
East Tampa (Target Area) 19,362

(8) Other Factors

Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3,4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

(9) **Letter from the State or Tribal Environmental Authority** See attached.

(10) **Releasing Copies of Applications** Not Applicable



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

December 31, 2025

Alyssa Kuhn
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 13th Floor
Atlanta, GA 30303-8960
Kuhn.Alyssa@epa.gov

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Corporation to Develop Communities of Tampa, Inc.'s (CDC of Tampa) Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-I-OLEM-OBLR-25-04, titled "FY26 Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.B.9. EPA Brownfields grant funding will strengthen the Agency's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the CDC of Tampa consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The CDC of Tampa is also encouraged to contact Philip Wilkerson, the Southwest District Brownfields Coordinator, at (813) 470-5753 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sweeney".

Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc

cc:

Ernest M. Coney, Jr., CDC of Tampa – ernest.coney@cdcoftampa.org
Philip Wilkerson, DEP Southwest District – philip.wilkerson@floridadep.gov



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area. On October 10, 2024, Hurricane Milton—a Category 5 (175+ mph winds) storm—slammed into the central coast of Florida bringing damaging winds, floods, and storm surge to the Tampa Bay area, where residents were still recovering from the massive flooding brought by Hurricane Helene just one week prior. These successive storms had devastating consequences across the region. For residents of the impoverished community of East Tampa, the pair of storms left not only destruction in their wake but also exacerbated existing challenges in stormwater management and housing infrastructure. East Tampa was established in the early 1900s and, given its low elevation, over time came to host the highest number of the city’s stormwater ponds, which were designed to contain rainfall runoff and diminish urban flooding. Yet, the large quantity and concentration of these ponds sited in residential areas coupled with the low elevation acted as catalyst for disaster. The flooding from stormwater overflows during the hurricane not only drowned aging homes and other infrastructures but also swamped the many industrial sectors and brownfield sites, spreading pollutants and contaminants throughout the community.

Given its long history of infrastructural neglect, disinvestment, and sustained lack of resources, East Tampa has been the slowest to recover from this disaster compared to wealthier neighborhoods. Yet, the protracted recovery has given local leaders time to think about what kind of redevelopment the community wants and needs. Ongoing community conversations have emphasized the need for affordable and storm-resilient housing and other infrastructure as well as workforce development, especially in environmental sectors such as brownfields remediation and stormwater management. The proposed project responds directly to this recent conversation by working toward the redevelopment of brownfield sites for affordable housing and to help expand critical infrastructures and opportunities for job training.

The **Geographic and Target Area for this project is East Tampa**, one of the largest Community Redevelopment Areas (CRA, est. 2004) in the U.S. (*East Tampa Strategic Action Plan 2022:1*). Occupying a little over seven square miles (4,817 acres) northeast of downtown Tampa, the community consists of three neighborhoods: Jackson Heights (Census Tract 12057001800), Belmont Heights (Census Tracts 12057002000 and 12057001900), and College Hill (Census Tracts 12057003400 and 12057003500). Each neighborhood exceeds the 90th percentile for low income, poverty, unemployment, health, and housing indicators according to the Florida Brownfields Redevelopment Atlas—an online brownfields redevelopment GIS tool supported by the Florida Department of Environmental Protection. All three neighborhoods were incorporated into the City of Tampa in the early 1900s. Through persistent underdevelopment, urban renewal initiatives of the 1960s-1980s and, most recently, the recession and housing crisis (since 2010), the community has been disadvantaged for over a century. Today, the neighborhood has an aging housing stock, is blighted by vacant and abandoned lots polluted with solid waste, and is surrounded by numerous businesses that produce hazardous wastes. A recent needs-based assessment of East Tampa by the University of South Florida that interviewed 923 residents estimates that 45% of residents are unemployed or underemployed, with median household income remaining steady over the past several years at roughly \$22,000 and 50% of households below the 2024 Federal poverty level.

A recent study by University of South Florida scientists (Wakhungu et al. 2022, *Journal of Environmental Engineering* 147[9]) documents how differential distribution of environmental hazards and risks adversely impact the health of East Tampa residents. The research demonstrates East Tampa residents are disproportionately exposed to abandoned hazardous waste sites, wastewater discharge facilities, air pollution from stationary and mobile sources, and industrial toxic emissions. Brownfield challenges include eight former landfills, 316 LUST, 511 UST, 117 AST, and 132 SPILLS. The surrounding community has 411 historic auto stations and 263 historic drycleaners. Brownfields in East Tampa have been produced from the automotive industry, landfills, battery and metals recycling, and concrete and asphalt manufacturing, among other activities. The contaminants of concern at most sites include arsenic, lead, PCBs, PAHs, and chlorinated solvents, which put sensitive populations at greater health risk than their counterparts in other Tampa neighborhoods.



Despite these challenges, residents of East Tampa and City of Tampa government are committed to working together to assess, clean up, and redevelop brownfields in this community. In 2004, area residents and the City of Tampa developed a 30-year Community Redevelopment Plan, identifying numerous revitalization initiatives. Since then, more than \$40 million in tax increment financing (TIF) revenue has been generated for infrastructure upgrades in East Tampa. Since 2015, the city has invested over \$10 million in capital projects in the community, including improvements to water, wastewater, and roadways. In addition, the CRA's designation as a State Enterprise Zone has allowed tax credits and incentives to attract development and provide incentives to businesses located on brownfield sites with a Brownfield Site Rehabilitation Agreement. The designation also supports the Brownfield Redevelopment Bonus Refund, in which approved applicants receive tax refunds of up to \$2,500 for each job created. Finally, the Tampa Police Department has formed a strong partnership with the community. Working together, crime has decreased by 56% in this community since 2003 (*East Tampa Strategic Action Plan 2009:13*). Overall, these changes have been very positive for the community and indicate significant potential for ongoing successful redevelopment, with a newly revised and updated 2022 strategic plan that specifically identifies brownfields redevelopment as a way to meet housing demand as a top priority.

1.b. Description of the Priority Brownfield Site(s). For redevelopment efforts to take root and continue to grow, community residents need safe, secure, and affordable housing and good paying jobs. This is especially important for local brownfields assessment and cleanup efforts given the community's proximity to industrial parks in the city and county that produce cement, asphalt, paper, and other products whose manufacture results in environmental contaminants such as NOx/SOx, benzene, and PFAS. There is also documented need for removing or renovating the area's aging housing stock, the majority of which was constructed before the 1960s and has asbestos, lead-based paint, mold, and other toxicants (*AdventHealth Tampa Community Health Needs Assessment 2019:71*).

For the proposed project, the CDC will focus on the 29th Street Corridor, a once thriving community hub for entrepreneurship, health and wellness, and civic engagement that today suffers redevelopment challenges from brownfields stigma. Notably, the corridor was the healthcare center for the community with the Lilly White Hospital and numerous physicians located in the neighborhood. Urban renewal in the 1970s and the drug epidemic of the 1980s-90s eroded these assets. A series of important drug marches were held in the 1990s to take back the neighborhood, resulting in a safer, healthier community. We have since acquired many of the parcels on the corridor and, working closely with local residents, are developing a mixed-use community we call "Heritage Heights," which will feature 70 units of affordable housing, small business acceleration, and workforce development opportunities. Our Heritage Heights redevelopment masterplan identifies seven priority parcels within the corridor that are brownfield reuse sites (CERCLA Section 101.39), which require environmental site assessment and potential cleanup as part of the redevelopment process. We own each site, having invested \$1.23 million in property acquisition. These sites were formally reviewed and assessed in October 2025 as part of a brownfields inventory conducted by undergraduate students at the Center for Brownfields Research & Redevelopment at the University of South Florida, who worked with us and area residents to identify and prioritize brownfield properties for redevelopment. The students learned how to conduct the inventory and gather community input with support from the U.S. EPA Region 4 TAB provider, NJIT, who continues to support us in our revitalization efforts.

Priority Site #1: 3914 N. 29th St. (0.42 acres) was the site of the Lily White Hospital. Historically, it was the only hospital to offer medical services to African Americans in the city from 1948-1971. Since its closure, the property has seen multiple uses and is currently vacant. We anticipate potential contaminants to include lead and arsenic, PCBs, and volatile organic compounds from building materials. The demolition of the building and incorporation of the debris into the soil also may have introduced asbestos and lead from paint. Reuse of this site will provide critically needed space for affordable housing.

Priority Sites #2, #3, #4: 3729 (0.12 acres), 3723 (0.18 acres), and 3719 (0.05 acres) N. 29th St. are adjoining parcels that served as the site of an important community church. The building was demolished historically, and the building materials were incorporated into the fill to level out the land. We anticipate heavy metals (Pb, As), asbestos, PAHs, VOCs, and pesticides. Reuse will feature commercial development.



Priority Site #5: 3706 N. 29th St. (0.25 acres) has a long land use history, including use as an informal landfill at one point, but was most recently a liquor store before it was demolished. It is currently vacant. We anticipate contamination to include heavy metals, PCBs, PFAS, and petroleum products. Reuse of this site will provide space for commercial business development along the E. Lake Avenue business district.

Priority Site #6: 3801 N. 29th St. (0.47 acres) was the site of the Lincoln Grocery Store, an important landmark in East Tampa for many years until it was wiped out by urban renewal, which razed many businesses to widen the interstate and make room for public housing projects. The property was eventually revived as a business plaza before that, too, was demolished. The property is currently vacant. We anticipate contamination to include heavy metals, PCBs, PFAS, and petroleum products. Reuse of the site will provide space that could be combined with adjacent properties along Lindell Ave. to form a larger (1.0 acres) parcel for affordable housing units.

Priority Site #7: 3615 N. 29th St. (0.62 acres) is a large lot just south of the E. Lake Avenue business district that was historically used for a wide variety of businesses (most recently a convenience store and parking lot). The current building on the property was constructed in the 1960s and is vacant. We anticipate finding lead, asbestos, PAHs, and PCBs in addition to buried solid waste and hazardous materials. Reuse of the property is ideal for mixed-use commercial and affordable housing.

1.c. Identifying Additional Sites. The prioritization of additional, eligible sites will be based on community-identified redevelopment plans within the Target Area or in neighboring areas within East Tampa (*East Tampa Strategic CRA Action Plan 2022*), other community-identified priorities (*Heritage Heights Master Redevelopment Plan 2024*), propensity for successful reuse in the context of community-identified needs and interests, and/or environmental concerns for sensitive populations. We will conduct community meetings in the Target Area to elicit participation from residents for other potential sites. We will also work with property owners of identified sites to determine site eligibility and interest in participating in the program. We will post a site nomination form on our website so that the public can also nominate sites.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans. The proposed project focuses on redeveloping brownfield sites into **storm-resilient affordable housing**, noted as Priority Strategy #1 in the most recent East Tampa CRA strategic plan. Low-income renters are the ones who suffer the greatest from storm-related environmental hazards, as recently demonstrated in Tampa by the effects of Hurricane Milton. Our proposed project aims to contribute 70 units to the affordable housing inventory that will address access and affordability challenges as well as infrastructure hardening, energy efficiency, and indoor air quality. For community resilience, this effort enhances threshold capacity (capability to prevent damage by constructing a threshold against environmental variation), coping capacity (capability to deal with extreme weather conditions and reduce damage during these events), and recovery capacity (capability to bounce back or transform after extreme events). We have a close, long-term working relationship with the City of Tampa, having partnered with them on previous grants for redevelopment. These efforts align with the mayor's platform to increase access to fresh foods within the 29th street corridor where the city has recently pledged \$2 million toward construction of a grocery. These end uses align with current zoning and future land use designations. Finally, our project directly addresses EPA's Pillar One ("Clean Air, Land, and Water for Every American"). Our proposed brownfields redevelopment corridor will achieve this in the core of East Tampa by empowering local actors to achieve community outcomes resulting in safe water and healthy soil.

1.e. Outcomes and Benefits of Reuse Strategy. The proposed project focuses on attainable housing, economic development, jobs training, and community health. The project will not only enhance the quality of life for current residents but also ensure a healthier, more vibrant environment for future generations through two substantive contributions to the economy and community health. First, by identifying potential contaminants, we will create a strategy for remediation that will lead to environmental improvements and improved resiliency within the Target Area. **Redevelopment of the priority sites will result in the construction of 70 units of storm-resilient affordable housing.** Thus, the outcomes of this project will include successful community engagement activities that address environmental pollution concerns and planning activities that will result in the redevelopment of brownfield sites for affordable housing.



Second, this assessment project is a unique opportunity to contribute to the training of residents of underserved communities in the rapidly changing housing design and construction industry. **Our program builds on an existing pilot project, in which we are partnering with Hillsborough County, Pro Build 3D, and Fuxan Engineering to train East Tampa residents in 3D printing for sustainable house construction through Hillsborough Community College and Career Source of Tampa Bay.** We are collaborating with Habitat for Humanity on other projects, and they have expressed an interest in incorporating these methods into their projects in Florida. We currently have a grant from the county to pilot this program and build four energy-efficient and affordable homes using this technology in the Knoll Pine Way subdivision of East Tampa in 2026. We are also working with the county and other stakeholders to develop “Heroes Landing,” a community of 19 3D-printed homes for disabled veterans, who will benefit from HOME funding earmarked for this project. The training received by students includes the technology, materials, building concepts, and OSHA safety thanks, in part, to our existing U.S. EPA Brownfields Job Training program we have with the University of South Florida. This project would allow us to scale up our current effort by providing brownfield reuse sites for environmental site assessment training.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse. The CDC of Tampa has a strong track record of fundraising and attracting private funding from donors, other community-based organizations, corporations, foundations, and trusts. We have staff members and partners such as the University of South Florida that are dedicated to the process of securing state and federal grants, establishing cooperative partnerships, and fundraising. We will use all these tools to secure funding necessary for the redevelopment of the priority sites. Our community partners were chosen to participate in this project based on our existing collaborations and for their effectiveness in moving sites forward into productive reuse. In addition, Florida’s brownfield program offers up to 15 financial incentives, 12 regulatory incentives, and four technical assistance incentives (Florida§376.84). Florida Voluntary Cleanup Tax Credits are available to cover a portion of necessary remediation costs. We are also able to access CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment resources for cleanup activities. We have multiple resources available for affordable housing redevelopment, such as funding from the Department of Housing and Urban Development and the Florida State Housing Initiatives Partnership program that fosters public/private partnerships to create affordable housing. In these programs, funds are made available to eligible municipalities on an entitlement basis and are earmarked for this purpose by the William E. Sadowski Act.

1.g. Use of Existing Infrastructure. The grant will facilitate the use of existing infrastructure and significant capital investments at the priority sites and within the broader target area in several key ways: (1) *Utilizing Established Utilities.* All priority sites are already connected to existing utility systems, including water, sewer, and electricity. The grant will support assessments to ensure these systems are functioning and can be safely utilized in redevelopment, thereby minimizing the need for new infrastructure investments. (2) *Access to Transportation Networks.* The priority sites are strategically located near major roadways and public transit routes. The grant will help enhance these connections by ensuring that redevelopment aligns with existing transportation networks, facilitating easier access for businesses and residents. (3) *Promoting Adaptive Reuse.* The project will explore adaptive reuse of existing structures where feasible. This approach not only preserves historical elements of the 29th Street Corridor, but also reduces the environmental impact associated with new construction.

Existing infrastructure in the Target Areas includes roadway, streetscapes, and utilities, such as electrical power and sewer/stormwater service. However, there are some critical needs and upgrades that will be essential for the successful reuse of the priority sites: (1) *Stormwater Management.* Improved stormwater management systems to handle increased runoff and prevent flooding are needed; potential funding sources include local government grants, state environmental funds, and federal programs focused on community resilience. (2) *Roadway Improvements.* Upgrades are needed to local roadways, including paving, signage, and pedestrian-friendly features such as sidewalks and bike lanes to enhance safety and accessibility; we will collaborate with local transportation agencies to access funding from state and federal transportation improvement programs. (3) *Public Amenities.* Development of public amenities such as



parks, green spaces, and community areas that require landscaping and infrastructure enhancements (e.g., lighting, seating) is needed; we will seek grants from foundations focused on community development as well as local government budgets for parks and recreation. This assessment grant will play a pivotal role in maximizing the use of existing infrastructure while also addressing essential upgrades needed for successful redevelopment. The CDC of Tampa can access CDBG funding to support necessary infrastructure enhancements as needed and we have a track record of success in doing so.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding. East Tampa has historically been residentially underdeveloped because of its location outside of the downtown core of Tampa (where most redevelopment has been focused) and because of its role as a buffer to industrial facilities sited outside the city's eastern boundaries in unincorporated areas. As a result, the residential and commercial sectors of East Tampa have long suffered from inadequate attention to housing and other critical infrastructures. While the community now encompasses a Community Redevelopment Area (CRA), the low tax base of neighborhood businesses precludes the CRA from capitalizing major infrastructure projects. The presence of the CRA also complicates financial investment in the community by local government, as the CRA statutes hold it responsible for infrastructure improvements. Non-governmental organizations, such as the CDC of Tampa, have historically sought to fill this gap by providing essential programs and services in support of housing and other development. For example, the CDC of Tampa offers training programs for home ownership and first-time home buyers and works with development firms and nonprofits such as Habitat for Humanity to promote housing construction. The CDC of Tampa also provides career development and employment pathways focused on environmental remediation and housing through their U.S. EPA brownfields job training program with the University of South Florida. Yet, nonprofits like the CDC of Tampa cannot financially shoulder the immense responsibility of environmental assessment and cleanup on their own and thus seek partnerships with the U.S. EPA and other agencies to advance revitalization efforts. The proposed community-wide assessment project will directly address the past century of inadequate and unstable housing for residents of East Tampa by utilizing the U.S. EPA's assessment program to help redevelop brownfields into high-quality, storm-resilient affordable housing for neighborhood residents. While there are growing opportunities to help finance new housing construction, developers tend to shy away from brownfield sites because of the longstanding stigma of contamination in East Tampa. This assessment project will allow us to assess and cleanup these sites, making them "shovel ready" for redevelopment.

2.b. Health or Welfare of Sensitive Populations. The CDC of Tampa serves a uniquely sensitive population of low-income persons (55% of the community are classified as ALICE—Asset Limited, Income Constrained, Employed), which includes people without adequate health insurance, the elderly, children, and people experiencing homelessness. The Target Area identified within this proposal is a Medically Underserved Area where residents have been subject to environmental exposures that both cause and exacerbate disease, resulting in a disproportionate impact to those with the lowest capacity to address the health implications of the environment in which they live. Our residents are concentrated around major transportation routes (PM 2.5), battery recycling (lead), and gasoline fueling and oil recycling (benzene and other hydrocarbons), where environmental exposures have been linked to an increased prevalence of asthma, diabetes, and cancer. While already being threatened by chronic diseases, these threats are exacerbated by lower socioeconomic status. Moreover, individuals with asthma (from exposure to poor air quality, for example) are more likely to be infected by SARS-CoV-2 and are at a higher risk for complications and death from COVID-19. Brownfield threats to the health and welfare of our sensitive populations will be identified by completing grant-funded assessments designed to identify the nature and extent of contamination. Threats will be subsequently reduced through the development and implementation of cleanup plans that incorporate institutional and engineering controls to further limit or eliminate exposures. The assessment, remediation, and redevelopment of brownfields in the Target Area will reduce blight and convert previously unviable properties into community assets. Our project partners will expand storm-resilient affordable housing to residents and improve the quality of life for underserved populations.



2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions. The Florida Brownfields Redevelopment Atlas shows that our Target Area is at or above the 90th percentile (compared to the state) when it comes to hazardous waste and superfund site proximity, PM 2.5, and air toxics (respiratory HI and cancer risk), among other categories. The Florida Department of Health’s 2022-2027 Health Plan for our community identifies the area as being elevated for severe maternal morbidity for residents (46.6 per 1,000 delivery/hospitalizations) compared to the county. This project will address or facilitate identification and reduction of these threats to the populations in our Target Area not only through the assessment and remediation of brownfield sites, but also through the provision of new access to storm-resilient affordable housing. A portion of our grant planning and technical assistance process will be devoted to addressing these unique human/environmental health characteristics that can help shape the design of healthcare access, services, and utilization. Working closely with our community partners and other stakeholders, we will build a scaffold of effective strategies for addressing housing that our Federally Qualified Health Centers can use to expand housing services for addressing higher levels of disease among their catchment populations residing near exposure pathways, including residents of public housing, school-aged children, and older adults. In this way, our project directly advances many of the policies established in Executive Order 14212 (“Establishing the President’s Make America Healthy Again Commission”) and Executive Order 13045 (“Protection of Children from Environmental Health Risks and Safety Risks”). For example, clean soil and water and effective stormwater management are foundations of public health. East Tampa residents currently face health burdens associated with chronic flooding and inadequate stormwater management (e.g., gastrointestinal illnesses, waterborne disease risks, increased risk of cancer, and heightened environmental stress). By reducing environmental pollution and providing safe places to live, the project will reduce illness and healthcare costs long-term—especially for children—and provide the conditions needed for residents to be productive in the workforce.

2.d. Economically Impoverished/Disproportionately Impacted Populations. Historically impoverished communities across the U.S. such as East Tampa increasingly endure disproportionate human and environmental health burdens as a legacy of prior land uses that resulted in the proliferation of brownfields containing hazardous substances, pollutants, and contaminants. Research demonstrates that many of these communities also suffer from long-term social and economic disinvestment that has created high levels of un/under-employment and poverty interdependent with a lack of access to quality education, affordable housing, and reliable healthcare. These conditions have had particularly adverse impacts on sensitive populations in our Target Area, including children, the elderly, and the infirm. In East Tampa, wellbeing and opportunity are diminished compared to neighboring areas and life expectancy is significantly lower between census tracts. For example, the Florida Brownfields Redevelopment Atlas documents that our community is at or above the 90th percentile (compared to the state) for underground storage tanks, proximity to hazardous waste, superfund proximity, traffic proximity, lead paint, toxic releases to the air, and many other environmental polluting conditions. With a recent grant from the National Science Foundation (Award No. 2142714), the University of South Florida has worked with us and other community stakeholders to identify specific environmental and economic challenges in our area, which include brownfield sites, hazardous wastes and businesses that generate large amounts of solid waste, contaminated stormwater ponds, poor air quality, lack of access to clean water and adequate sanitation, food insecurity, and poor housing infrastructure (Henderson et al. 2024, American Society for Engineering Education).

For many years, lack of attention to critical infrastructures (e.g., water, housing, education, health) has produced uneven access to affordable housing and healthcare resulting in growing threats to human and environmental health. In many metropolitan areas in the U.S., including Tampa, those that often suffer disproportionately are residents of low-income communities located in urban disadvantaged areas in major cities, such as in the case of East Tampa. Our assessment project identifies the range of such challenges faced by residents in these neighborhoods in our Target Area. Our project advances environmental and economic revitalization by creating the governmental and infrastructural conditions that will: 1) prioritize impoverished communities; 2) orient future investment in storm-resilient affordable housing; and 3) co-develop context-sensitive interventions with these communities.



Community Engagement

2.e. Project Involvement. We will establish a Community Advisory Board (CAB) composed of community partners, community residents and representatives, local governments, and business/industry to oversee our stakeholder engagement efforts. A formal Community Involvement Plan will be developed upon the formation of the CAB and selection of our Qualified Environmental Professional (QEP). Community residents and representatives, such as the East Tampa CRA and other nonprofits, will actively take part in decision making from the very beginning of the project and throughout, including identification and prioritization of reuse sites, redevelopment planning, and sharing of all results and outcomes. Through capacity building strategies previously employed by our community partners in other community-engaged projects, including participatory action research, we will work closely with all stakeholders to ensure resources and power relations are balanced. Moreover, students from the University of South Florida will be integrated into these activities through a service-learning curriculum as opportunities arise. Finally, we will partner with the Florida Brownfields Association (the leading advocacy nonprofit in Florida that works with policymakers on issues relating to brownfields redevelopment) to advance redevelopment for housing.

2.f. Project Roles. The CDC of Tampa is fortunate to have the support of several project partners, who will be engaged in eligible grant activities that will facilitate community understanding of environmental exposures and chronic diseases, and together develop a framework to mitigate these threats and convert them to opportunities to improve the community’s overall environment, health, housing security, education, and economic status. All project partners have worked with each other previously on other projects.

Name of organization	Entity’s mission	Point of contact	Project Role
Habitat for Humanity	501(c)(3) Affordable Housing	Tina Forcier tforcier@habitat-hillsborough.org	Affordable Housing Development Partner
Tampa Family Health Centers	Federally Qualified Health Center	Ashaki Williams-Burgess TFHCOutreach@tfhc.org	Community Health
Irwin Technical Center	Vocational/Trade Education Center	Sharon Tumicki Sharon.Tumicki@hcps.net	Local Hiring & Training Partner
USF Center for Brownfields Research and Redevelopment	Technical Assistance & Capacity Building Center	Dr. Christian Wells ecwells@usf.edu	Technical Assistance & Outreach
Florida Brownfields Association	501(c)(3) Professional Organization	Becky Buice info@floridabrownfields.com	Technical Assistance

Notably, the Center for Brownfields Research and Redevelopment at the University of South Florida will provide technical assistance and capacity building for the project and develop opportunities to integrate university students into the assessment and redevelopment efforts. As co-lead of the U.S. EPA Brownfields Training grant with the CDC of Tampa, the Center will develop and implement skill-building pathways for the participants of this job training program so that the two EPA projects can take advantage of the synergies provided by each. The Center has successfully led (or is leading) over \$20 million in federal- and state-funded research and development projects, including Brownfields Area-wide Planning and Brownfields Community-wide Assessment and Coalition Assessment projects as well as assessment and cleanup efforts supported by state and EPA site-specific activities and targeted-brownfield assessment programs.

2.g. Incorporating Community Input. Our model of stakeholder engagement incorporates three groups of action strategies to integrate community input: 1) *informational engagement* (including virtual and/or in-person community workshops/meetings, event tabling, surveys, polls, social media outreach, and other forms of information sharing); 2) *capacity-building engagement* (including community resident leadership training, focus groups, visioning sessions, and key stakeholder interviews); and 3) *participatory engagement* (including ground-truthing environmental data, onsite observational assessments, photovoice, and student/youth mentorship). The pandemic clarified the value of incorporating virtual participation and preference for a digital option has endured. We will also integrate community partner events into outreach and engagement activities as opportunities arise. These three modes of engagement allow for different forms of information sharing, participation in decision making, and direct involvement in many of the project tasks tailored to the needs, interests, and capacities of East Tampa residents. Together, they offer residents and other stakeholders diverse opportunities to engage with the project on their own terms and in their own



time. All three sets of activities will be conducted throughout the duration of the project, with virtual options to participate and advance notice advertised through recreation centers, libraries, and other community sites.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

3.a. Project Implementation, 3b. Anticipated Project Schedule, 3c. Task/Activity Lead, and 3d. Outputs

Task 1: Programmatic Support
i. Project Implementation EPA-funded: Quarterly, annual, and closeout reporting (including MBE/WBE forms and EPA ACRES database updates). Non-EPA-funded: staff time, contractor procurement and work plan development.
ii. Anticipated Project Schedule: Contractor selection completed pre-award; Work Plan-August 2026; kick-off meeting/setup of programmatic forms-Oct 2026; and quarterly, annual, and closeout reporting (including forms and ACRES)-Oct 2026 to Dec 2030
iii. Task/Activity Lead: The CDC Project Director, Ernest Coney, Jr., and Financial Director, Wendy Watson, will lead the performance of all programmatic activities, with assistance from the selected QEP and EPA PO, to ensure compliance with the Work Plan & adherence to the project schedule.
iv. Outputs: 1 kick-off meeting/setup of programmatic forms, 16 quarterly reports, 1 close-out report, 4 annual reporting periods with annual financial and MBE/WBE reporting.
Task 2: Outreach
i. Project Implementation EPA-funded: conference attendance/travel for CDC staff, brochure development, Community Involvement Plan (CIP), quarterly brownfields meetings, site prioritization coordination; Non-EPA-funded: The CDC will provide in-kind translation services as-needed, staff outreach and meeting attendance.
ii. Anticipated Project Schedule: CIP and brochure development: completed by Nov 2026, priority site meetings Oct 2026-Nov 2026, Brownfield quarterly meetings and site prioritization - Oct 2026 through Sept 2030
iv. Task/Activity Lead: The CDC’s Brownfield Co-Coordinator, Will Crawford and David Jones will direct outreach activities. The contractor will assist CDC staff with development of outreach material, meetings, and site prioritization.
v. Outputs: 2 attendees at 4 Brownfield Conferences, 1 brochure, 1 CIP, 16 quarterly brownfield meetings, 3 priority brownfield meetings, and graphic presentation materials.
Task 3: Site Assessment
i. Project Implementation. EPA-funded: Site Inventory, Generic Quality Assurance Project Plan (QAPP), Phase I & II ESA, Site Specific QAPPs and Health and Safety (H&S) Plans. Non-EPA-funded: Staff time is provided in-kind
ii. Anticipated Project Schedule. Generic QAPP and Phase 1 ESAs – Oct 2026 through month 24; site eligibility forms, site-specific QAPPs, H&S plans, and Phase II ESAs – Jan 2027 – June 2030
iii. Task/Activity Lead. The contractor (QEP) will complete the Site Inventory, site eligibility forms, QAPPs, H&S Plans, and assessment activities. Assessments will be completed in accordance with current ASTM standards and the All-Appropriate Inquiries rule. Project Director will review site eligibility forms, QAPPs, H&S Plans, and ESAs, as well as provide oversight for all tasks.
iv. Outputs: 1 Site Inventory, 1 Generic Quality Assurance Project Plan (QAPP), 8 Phase I ESAs with site access agreements, 6 Phase II ESAs with site eligibility approvals, Site-Specific QAPPs and H&S Plans.
Task 4: Cleanup/Reuse Planning
i. Project Implementation. EPA-funded: Analysis of Brownfields Cleanup Alternatives (ABCAs), ACM/LBP abatement and cleanup plan, and Brownfield Reuse Plans. Non-EPA-funded: Staff time is provided in-kind.
ii. Anticipated Project Schedule: Cleanup (ABCAs) and reuse planning for Priority Sites – Jan 2027- Jul 2030;
iii. Task/Activity Lead: Qualified Environmental Consultant, planners, and market analysts with oversight from the CDC’s Brownfields Project Director, Ernest Coney, Jr.
iv. Outputs: 3-5 ABCAs, ACM LBP abatement plans as required and 3-5 Brownfields Reuse Plans or market analysis

3.e. Cost Estimates. Cost estimates based on discussions with the City of Tampa and the University of South Florida, both of which have current or past brownfields assessment grants. **Task 1 - Programmatic Support** \$25,000 (5% of total budget). *Contractual:* \$25,000 - \$2,000 for kickoff meeting and setup of programmatic forms (site access agreement, site nomination form, site application form) \$125/hr @ 16 hours; \$20,000 for 16 quarterly reports (\$1,250 each) including ACRES updates, annual MBE/WBE, and annual financial reporting forms; \$3,000 for 1 closeout report. **Task 2 - Outreach** \$50,000 (10% of total budget). *Travel:* \$10,000 2 attendees at 4 brownfield conferences and/or workshops - 2 National and 2 Regional (\$2,000 for 8 registrations, \$4,000 for 20 hotel nights, \$2,000 for 4 flights to National conferences, \$1,000 for transportation (mileage and taxis – avg. of \$50/day for 20 days), and \$1,000 for 20 days per diem @ \$50/day). *Contractual:* \$40,000 - \$3,000 Brochure development (20 hours @ \$150), Community Involvement Plan \$6,000 (40 hours @ \$150), \$16,000 for 16 quarterly brownfields meetings at (\$1,000/meeting X 16); \$7,500 for priority site meetings (\$2,500 each for 3 meetings); and \$7,500 for site



prioritization coordination and preparation of graphic materials (total = 50 hours @ \$150). **Task 3 – Site Assessments** \$250,000 (50% of total budget). *Contractual: \$250,000 – \$30,000* for site inventory and development of GIS based viewer (200 hours @ \$150/hr); \$5,000 for 1 Generic QAPP; \$40,000 for 8 Phase I ESAs (8 @ \$5,000), \$150,000 for 5 Phase II ESAs (@ an average cost of \$30,000 due to varying complexity); \$25,000 for 5 site eligibility forms and Site Specific QAPPs/H&S Plans (\$5,000 each). **Task 4 – Cleanup/Reuse Planning** \$175,000 (35% of total budget). *Contractual: \$175,000 - \$37,500* for 5 ABCAs (\$7,500 each); \$137,500 for 5 Brownfield Reuse Plans (at an average cost of \$27,500).

Budget Categories		Project Tasks				Total
		1. Programmatic Support	2. Outreach	3. Site Assessments	4. Cleanup Reuse/Planning	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$10,000	\$0	\$0	\$10,000
	Contractual	\$25,000	\$40,000	\$250,000	\$175,000	\$490,000
Total Budget		\$25,000	\$50,000	\$250,000	\$175,000	\$500,000

No Personnel, Fringe Benefits, Equipment, Supplies, Other (subawards), or Indirect Costs are budgeted. CDC costs above those budgeted for travel are considered in-kind leveraged funding.

3.f. Plan to Measure and Evaluate Environmental Progress and Results. The project team will review progress at bi-monthly meetings and will adjust activities to align with the goals of the Community Advisory Board and activities as described in the project work plan that will be submitted to EPA upon award. When necessary, the EPA project officer will be consulted to address any project delays. The Project Director will be responsible for project oversight and implementation through an efficient project management system and with support of a contracted QEP. Project staff will enter outcomes and outputs in ACRES and submit quarterly reports. Anticipated outputs include the following: number of sites added to site inventory, community meetings/charrettes held, ACRES entries, Phase I and II ESAs completed, ABCAs completed, site reuse assessments created, quality and feasibility of redevelopment plans, site reuse visioning, infrastructure evaluation, and evaluation of market viability. Reports to EPA, MBE/WBE forms, and closeout reporting will also be outputs. Anticipated outcomes include the following: increased community participation/engagement in redevelopment meetings and events, sites assessed, dollars leveraged, and sites redeveloped. Progress will also be measured against anticipated deadlines and community satisfaction.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a. Organizational Capacity and 4.b. Organizational Structure. The CDC of Tampa has the requisite organizational structure, staff, and expertise to successfully administer the proposed brownfield award. The CDC of Tampa is a 501(c)(3) nonprofit that has over 20 years of experience in redevelopment of depressed and blighted properties, workforce development, job placement, and housing access. We currently maintain a professional staff of 26 people. The CDC is governed by a 12-member executive board. With an established advisory board and numerous community partners throughout the region, we draw on technical expertise on an as-needed basis for financial, planning, business, and project development and management issues. Working with residents who have barriers to employment and gaining adequate housing, we have developed a comprehensive system that combines the development of affordable and low-income housing with job readiness and placement programs that places several hundred people in jobs annually and reduces housing insecurity. We have earned several awards because of our development work, including the 2018 Award for Empowering People at the Inaugural Florida Alliance of CDCs Community Investment Expo.

4.c. Description of Key Staff. **Ernest Coney, Jr., MPH**, serves as President and CEO of the CDC of Tampa will serve as the **Project Director**. Mr. Coney brings 20 years of management-level experience in providing health and social programs to benefit low-to-moderate income persons and the elderly. He will maintain broad level oversight of the proposed assessment project. **Will Crawford** is the Acquisitions and Special Projects Manager for the CDC of Tampa and will serve as **Brownfields Co-Coordinator** managing the Site Inventory and Assessments component of the program and providing Technical Oversight for procured contractors. As a licensed General Contractor, Will works to develop affordable housing for the CDC. Over



the last few years, he has become one of the more knowledgeable GC's on 3D construction printing in the country and is one of only a few GC's to permit a 3D printed home. **David Jones**, Director of Workforce Development, will serve as **Brownfields Co-Coordinator** overseeing Community Engagement & Outreach activities, as well as local hiring initiatives within the program. **Wendy Watson**, the Accounting Manager for the CDC of Tampa, will provide financial and administrative oversight for fiscal activities associated with the proposed grant to ensure compliance with U.S. EPA financial reporting requirements and other requirements of the cooperative agreement. She has a Bachelor of Science in Accounting from Xavier University and over 30 years of experience in accounting and financial management, primarily in non-profit and governmental organizations. Our administrative team will meet weekly to update everyone on project progress. If unexpected employee turnover occurs during the project period, the CDC of Tampa has hiring procedures to ensure properly qualified and experienced personnel fill vacancies.

4.d. Acquiring Additional Resources CDC of Tampa will solicit professional services to assist with technical and reporting aspects of the grant. Procurement procedures will be conducted in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33. CDC of Tampa is well positioned to promote strong practices, local hiring, and to directly link members of the community to potential employment opportunities for all brownfield-related redevelopment through its successful, well established job training program. We have trained 270 East Tampa residents since 2014.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant. Not Applicable

4.f. Has Not Received an EPA Brownfields Grant but has Received Other Agreements (1) Purpose and Accomplishments. The CDC of Tampa has not previously received an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, Cleanup (MARC), or 128(a) Grant. However, it has successfully received, managed, and implemented other assistance agreements, including three EPA Job Training Grants.

<i>Funding Program</i>	<i>(1) Purpose and Accomplishments</i>
FY2014 US EPA Brownfields Job Training Grant \$200,000 (\$0 remaining)	Job Training program targeted unemployed and underemployed residents of Tampa. Included 580 hours of instruction in refuse and recycling of hazardous materials, natural gas fueling maintenance and chemical safety, green construction, and wastewater management. Participants earned four state certifications.
Grant Accomplishments – The CDC exceeded expected outputs for both training and job placement. 60 trainees completed the program (54 proposed) and 54 graduates were placed with employment (51 proposed), representing a 90% job placement rate. All data are up to date in ACRES.	
FY2020 US EPA Brownfields Job Training Grant \$200,000 (\$0 remaining)	Job Training program targeted unemployed and underemployed residents of Tampa. Included 150 hours of instruction in 40-hour HAZWOPER, OSHA 10-basic safety, lead awareness, asbestos awareness, hazardous waste, and hazard communication, Participants earned one state and 12 federal certifications.
Grant Accomplishments – The CDC of Tampa met or exceeded expected outputs for both training and job placement. 68 trainees completed the program (60 proposed) and 54 graduates were placed with employment (54 proposed), representing a 79% job placement rate. All data are up to date in ACRES.	
FY2023 US EPA Brownfields Job Training Grant (\$500,000) (in progress)	Job Training program targeted unemployed and underemployed residents of Tampa. Includes 150 hours of instruction in 40-hour HAZWOPER, OSHA 10-basic safety, lead awareness, asbestos awareness, hazardous waste, and hazard communication, Participants will earn one state and 12 federal certifications.
Grant Accomplishments – The CDC of Tampa is on track to meet or exceed all expected outputs for both training and job placement. To date, 63 trainees have completed the program (200 proposed), and 45 graduates have been placed with employment (180 proposed), representing a 71% ongoing job placement rate. All data are up to date in ACRES.	

(2) Compliance with Grant Requirements. CDC of Tampa complied with the workplan, schedule, and terms and conditions under these assistance agreements and maintained a history of timely and acceptable reporting. The CDC exceeded expected outputs and outcomes of each award. The CDC manages contract compliance monitoring activities through strict contract administration procedures, protocols, and policies. The CDC ensures compliance with programmatic and fiscal requirements by incorporating approved accounting procedures, providing internal audits, and following grantor requirements.

4.g. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements. Not Applicable



(1) Applicant Eligibility

a. Applicant type The Corporation to Develop Communities of Tampa, Inc. is eligible to apply for an Assessment Grant as a qualified nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. Documentation of the organization's IRS tax exempt status is provided by attachment.

b. Exemption from Federal taxation under section 501(c)(4) of the IRC. Not applicable.

(2) Community Involvement

The CDC grant team will establish a Community Advisory Board (CAB) composed of community partners, community residents and representatives, local governments, and business/industry to oversee our stakeholder engagement efforts. A formal Community Involvement Plan will be developed upon the formation of the CAB and selection of our Qualified Environmental Professional (QEP). Community residents and representatives, such as the East Tampa CRA and other nonprofits, will actively take part in decision making from the very beginning of the project and throughout, including identification and prioritization of reuse sites, redevelopment planning, and sharing of all results and outcomes. Through capacity building strategies previously employed by our community partners in other community-engaged projects, including participatory action research, we will work closely with all stakeholders to ensure resources and power relations are balanced. Moreover, students from the University of South Florida will be integrated into these activities through a service-learning curriculum as opportunities arise. Finally, we will partner with the Florida Brownfields Association (the leading advocacy nonprofit in Florida that works with policymakers on issues relating to brownfields redevelopment) to advance redevelopment for housing.

Our model of stakeholder engagement incorporates three groups of action strategies to integrate community input: 1) *informational engagement* (including virtual and/or in-person community workshops/meetings, event tabling, surveys, polls, social media outreach, and other forms of information sharing); 2) *capacity-building engagement* (including community resident leadership training, focus groups, visioning sessions, and key stakeholder interviews); and 3) *participatory engagement* (including ground-truthing environmental data, onsite observational assessments, photovoice, and student/youth mentorship). The pandemic clarified the value of incorporating virtual participation and preference for a digital option has endured. We will also integrate community partner events into outreach and engagement activities as opportunities arise. These three modes of engagement allow for different forms of information-sharing, participation in decision making, and direct involvement in many of the project tasks tailored to the needs, interests, and capacities of East Tampa residents. Together, they offer residents and other stakeholders diverse opportunities to engage with the project on their own terms and in their own time. All three sets of activities will be conducted throughout the duration of the project, with virtual options to participate and advance notice advertised through recreation centers, libraries, and other community sites.

(3) Expenditure of Existing Grant Funds The Corporation to Develop Communities of Tampa, Inc. does NOT have an open EPA Brownfields Assessment Grant or Multipurpose Grant.



(4) Contractors and Named Subrecipients

Contractors. Not applicable. The Corporation to Develop Communities of Tampa, Inc. has not selected a contractor or consultant that will be compensated with EPA funds. If selected for an award, the CDC will solicit professional services to support the project in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33.

Named Subrecipients. Not applicable. The Corporation to Develop Communities of Tampa, Inc. has not named subrecipients in its application for Brownfields Grant funding.