

Application Information Sheet

(1) Application information:

MiSide Wealth dba Southwest Economic Solutions

2835 Bagley Street, Suite 800, Detroit, MI 48216

(2) Website URL: <https://miside.org/miside-wealth>

(3) Funding Requested

a. "Community-wide" Assessment Grant

b. Federal Funds Requested **\$487,088**

(4) Location

Detroit, Michigan

(5) Target Area and Priority Site Information

- List the target area(s) discussed in the Narrative

East Chadsey Condon Neighborhood, located in Southwest Detroit, contained within Census Tracts 5254, 5255, and 5256

- Provide the address(es) of the priority site(s) proposed in the Narrative.

3838 35th, 3846 35th, 3854 35th, 3860 35th, 3866 35th, 3872 35th, 3878 35th, 4000 35th,
4006 35th,

4012 35th, 3946 Campbell, 3950 Campbell

- (Optional) Included as a separate one-page attachment.

(6) Project Director:

Alex Luke

Director, Homeownership Assistance Programs

P: 313-297-0063 | O: 313-841-9641

A: MiSide Wealth | 2835 Bagley, Suite 800 | Detroit, MI 48216

www.miside.org | alex.luke@miside.org

b. Chief Executive/Highest-Ranking Elected Official

Hector Hernandez

Executive Director, MiSide Wealth

P: 313-297.0060 | C: 313.720.1963A: 2835 Bagley Street, Suite 800 | Detroit, MI 48216www.miside.org | Hector.Hernandez@miside.org

(7) Population

MiWealth is a nonprofit organization exempt from taxation under section 501(c)(3). The population of the ECC neighborhood is approximately 28,000.

(8) Other Factors

MiWealth

2835 Bagley Street
Suite 800, Detroit, MI 48216
313 - 841 - 9641

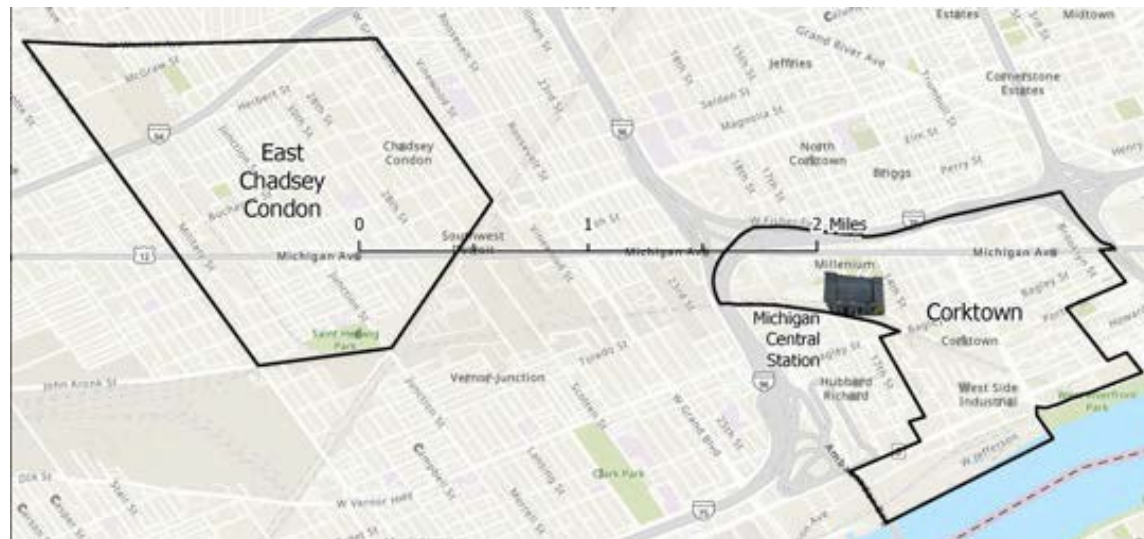
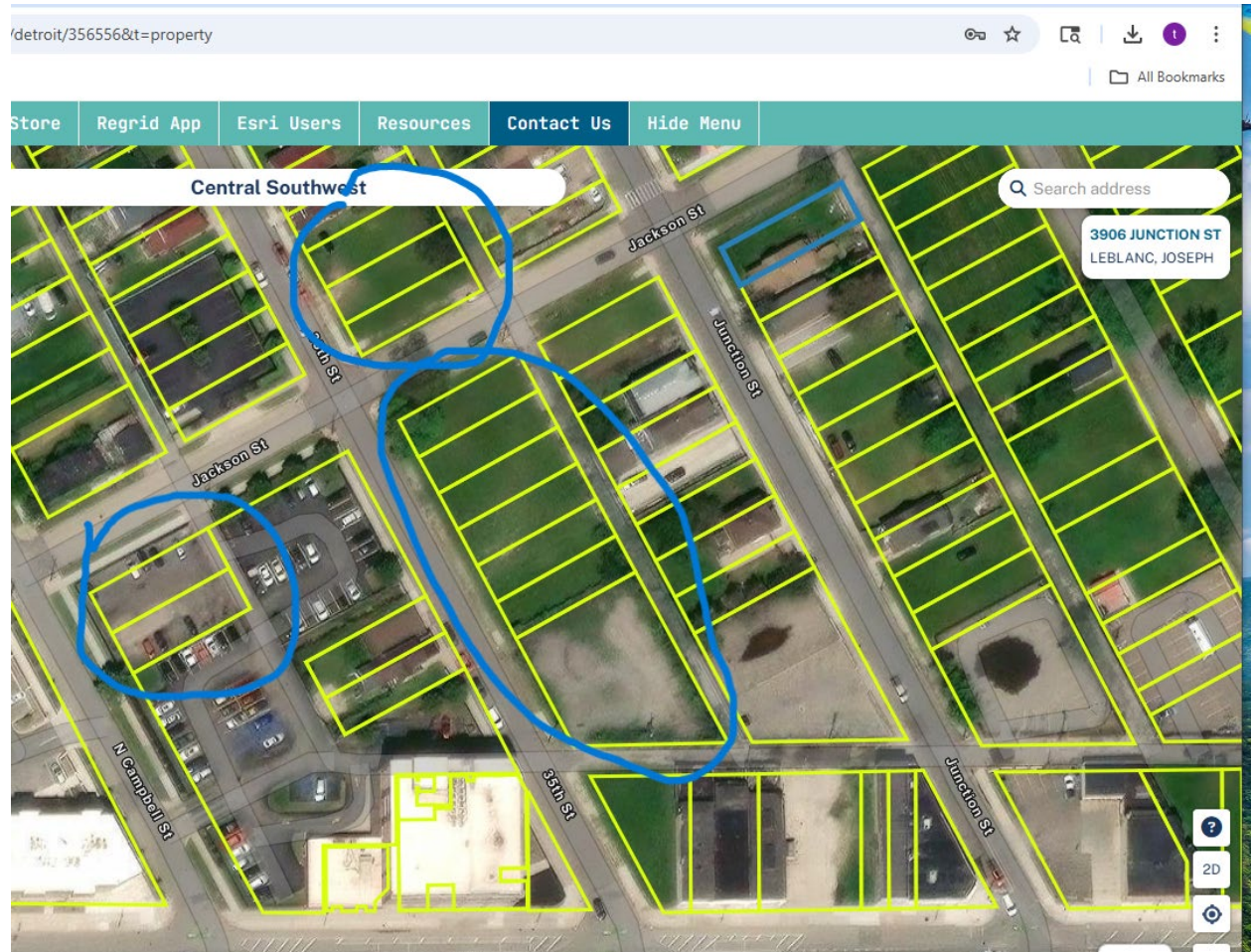
Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a 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.	Page 2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
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).	Page 8
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 (attached)

(10) Releasing Copies of Applications.

No CBI Claims.

MiWealth
East Chadsey Condon Maps
Southwest Detroit, Michigan





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
REMEDIATION AND REDEVELOPMENT DIVISION



PHILLIP D. ROOS
DIRECTOR

January 21, 2026

VIA EMAIL

Hector Hernandez
Executive Director
MiSide Wealth
2835 Bagley Avenue, Suite 800
Detroit, Michigan 48216

Dear Hector Hernandez:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Agency
(U.S. EPA) Brownfield Grant Proposal for 2026

Thank you for your notice and request for a letter of acknowledgment for MiSide Wealth's proposal for a U.S. EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division encourages and supports community organization-led environmental assessment and redevelopment efforts and recognizes MiSide Wealth's need for funding.

MiSide Wealth is applying for a \$500,000 Community-wide Brownfield Assessment Grant for properties within the East Chadsey Condon Neighborhood. As a 501(c)(3) non-profit organization, they are an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to MiSide Wealth, it would allow the organization to conduct environmental investigations and promote economic development at brownfield sites in the target neighborhood, bolstering ongoing reinvestment led by MiSide Housing. If you need further assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

Ronald L. Smedley
Federal Brownfield Coordinator
Brownfield Assessment and Redevelopment
Section
517-242-9048

cc: Dan Gough, EGLE
Joshua Scheels, EGLE

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. 1a. The proposed Community-Wide Brownfields Assessment Grant will focus on the East Chadsey Condon (ECC) neighborhood, a 1.3-square-mile area located in Southwest Detroit and fully contained within Census Tracts 5254, 5255, and 5256. This geographic boundary represents a historically industrial, significantly depopulated neighborhood where long-term vacancy and underutilization of land are pervasive. For purposes of this grant, MiSide Wealth (MiWealth) assumes that all vacant and underutilized parcels within ECC meet the definition of a brownfield, based on historic residential and small-business uses, proximity to former manufacturing facilities, and decades of disinvestment.

The environmental conditions in ECC contribute directly to adverse public health, economic instability, and barriers to redevelopment. The median household income is \$12,854, over 31% of households live below the poverty level, and youth face some of the city's highest dropout and unemployment rates. Funding will help address these challenges by conducting systematic environmental assessments that reduce uncertainty, inform cleanup planning, and enable equitable, health-focused reuse of vacant land through single family home infill.

1b. Within the ECC target area, MiWealth has identified 9-12 brownfield sites, all of which are long-vacant residential parcels that were previously developed and have remained unused for decades. 3838 35th, 3846 35th, 3854 35th, 3860 35th, 3866 35th, 3872 35th, 3878 35th, 4000 35th, 4006 35th, 4012 35th, 3946 Campbell, 3950 Campbell. These MiWealth owned sites are representative of the broader brownfield conditions in ECC and were selected based on their environmental risk profile, redevelopment potential, and importance to a resident-driven neighborhood revitalization strategy. MiWealth ownership ensures site readiness and the ability to translate assessment findings into implementation. All sites are a) located in an EPA-designated disadvantaged community with documented cumulative environmental burdens, b) have a high likelihood of contamination due to historic land use, prolonged vacancy, and surrounding industrial activity, and c) are central to a community-supported plan to develop energy-efficient, healthy, and affordable housing for Detroit residents earning 80%–120% AMI.

Assessment of these sites is a critical prerequisite to redevelopment. Several parcels are disconnected from city infrastructure, requiring alley repair and reconnection to water and sewer lines, with estimated predevelopment costs of \$50,000–\$75,000 per parcel. Environmental uncertainty further limits private investment. EPA-funded assessments will directly address these barriers by identifying contamination, informing cleanup strategies, engaging community, and leveraging additional public and private resources.

1c. MiWealth will implement a data-driven, and community-informed process to prioritize additional brownfield sites. Over 500 vacant lots, owned by the Detroit Land Bank Authority (DLBA), exist in ECC. All will be screened for eligibility using a combination of historic land-use review, ownership data, and environmental justice indicators. Additional sites will be prioritized using the following criteria including: a) Alignment with resident-identified priorities and existing neighborhood plans, b) Feasibility of redevelopment following assessment, including ownership status and infrastructure access.

Site identification and prioritization will be conducted in partnership with the East Chadsey Condon Alliance (ECCA), a consortium of nine Detroit-based nonprofits, University of Michigan researchers, and neighborhood residents convened by MiWealth beginning in 2023. Input from door-to-door resident engagement, EPA EJSCREEN, MiEJScreen, and Detroit Land Bank data will guide decision-making. This process ensures that assessment resources are

focused on sites with the greatest environmental risk and community benefit while supporting equitable redevelopment and minimizing displacement.

Revitalization of the Target Area 1.d. The reuse strategy for the priority brownfield sites in the ECC neighborhood is focused on single-family housing infill and neighborhood stabilization, implemented through a resident-centered ownership and investment model known as the Diversified Community Investment Fund (DCIF). Following environmental assessment and, if necessary, cleanup planning, the priority sites will be redeveloped into energy-efficient, healthy homes designed to support long-term affordability, homeownership, and intergenerational wealth-building. This reuse strategy directly aligns with the City of Detroit's land use and revitalization priorities, including infill development, stabilization of long-disinvested neighborhoods, and prevention of displacement in areas experiencing redevelopment pressure. ECC is primarily zoned for residential (R2) and proposed infill housing is consistent. The strategy also advances community-identified priorities developed through ECCA (e.g. homeownership, healthier housing, and local control over redevelopment decisions).

The DCIF structure ensures that reuse decisions advance both neighborhood revitalization and community benefit. Capital raised through the DCIF will be reinvested locally, with investment shares structured to prioritize ECC residents and Detroiters. By coupling environmental assessment with a clear, implementable reuse pathway, the proposed project reduces redevelopment uncertainty and positions assessed sites for timely reuse that is aligned with local plans, zoning, and resident priorities.

1.e. The proposed reuse strategy is expected to generate economic, social, and environmental benefits for this urban, environmentally overburdened community. Redevelopment of vacant brownfield parcels into owner-occupied, energy-efficient homes will stimulate economic activity through construction jobs, supply-chain spending, and long-term reinvestment. The DCIF model further amplifies economic impact by enabling residents to invest directly in redevelopment, ensuring financial returns are shared locally rather than extracted by outside investors.

The reuse of priority sites will also support neighborhood stabilization and land reuse, converting blighted parcels into productive residential properties and reducing illegal dumping, safety hazards, and City maintenance burdens. Where appropriate, site planning may incorporate green space elements, stormwater-friendly landscaping, and shared open areas that improve neighborhood aesthetics and livability. These outcomes directly correlate with the reuse strategy of clustered infill housing and resident-led redevelopment.

The proposed project will improve local resilience to climate-related impacts by replacing vacant land with modern housing designed to higher performance standards. New homes will incorporate energy efficiency measures, such as high-efficiency building envelopes, modern HVAC systems, and energy-efficient appliances, reducing household energy costs and increasing resilience during extreme heat and cold events. The DCIF's capital model allows for experimentation with innovative construction methods, including modular and 3D-printed housing, reducing waste, shorten construction timelines, and improve building durability.

Additionally, the project will support workforce development and community capacity-building by creating opportunities for local residents, particularly youth (ages 18-24 yrs) to gain exposure and training in emerging construction technologies. This positions ECC as a pilot neighborhood for scalable, equitable redevelopment approaches that can be replicated.

Strategy for Leveraging Resources 1.f. MiWealth is well positioned to leverage the proposed grant to catalyze additional public and private investment necessary to advance site reuse in ECC. Site Assessments will reduce environmental uncertainty on priority sites, a primary barrier

to redevelopment, and strengthen the competitiveness of ECC properties for future brownfields cleanup funding and infrastructure investment, unlocking subsequent funding for cleanup, housing infill, and neighborhood stabilization. Following assessment, MiWealth will pursue federal, state, local, philanthropic, and private capital including future EPA Cleanup, Michigan remediation programs, private-public sector coordination, and mission-aligned private investment through the DCIF. MiWealth previously secured \$250,000 in non-federal funding to support capacity-building and community convening in ECC, including the formation of the ECCA. These resources were used for partnership activities and did not duplicate the EPA-funded assessment tasks proposed in this application. This early investment demonstrates both the feasibility of the proposed reuse strategy and MiWealth's ability to attract and manage additional resources that complement EPA Brownfields funding.

1.g. The proposed grant will facilitate reuse of existing infrastructure within the ECC neighborhood by enabling redevelopment on parcels that are already embedded within Detroit's established street grid, utility corridors, and residential service areas. The priority sites are located on formerly developed residential lots that historically relied on existing roads, sidewalks, water, sewer, and electrical systems. Redeveloping these parcels through infill housing leverages prior public investments and aligns with Detroit's land-use and neighborhood stabilization goals.

While ECC benefits from proximity to existing infrastructure, many priority parcels may have experienced infrastructure disconnection or deterioration due to decades of vacancy and disinvestment. Common needs may include reconnection to water and sewer lines, alley and access repairs, and localized site preparation to restore serviceability. These infrastructure needs are well understood and typical of long-vacant residential parcels in Detroit. EPA-funded environmental assessments will help determine the extent to which contamination may be contributing to infrastructure challenges and inform coordinated planning for site readiness.

MiWealth anticipates infrastructure upgrades necessary to support reuse will be addressed through non-EPA resources, including local coordination and future capital investment aligned with redevelopment activities. MiWealth has secured a LOS for application by the City of Detroit for this submission. By enabling redevelopment that relies on existing streets and utilities, rather than greenfield expansion, the project promotes efficient land use, reduces infrastructure costs, and supports sustainable, climate-resilient neighborhood revitalization.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. ECC is a low-income, environmentally overburdened community with limited access to private capital, municipal resources, or investment to fund environmental assessment or remediation activities. Decades of depopulation, vacancy, and low household incomes have made environmental uncertainty a prohibitive barrier to redevelopment, preventing the community from accessing conventional financing or attracting developers willing to assume assessment and cleanup risk. This grant will address that gap by providing the resources needed to assess and plan for land reuse, enabling equitable redevelopment and community-led revitalization that would not occur without EPA assistance.

2.b. ECC experiences some of the highest cumulative environmental and socioeconomic burdens in Michigan. ECC is a geographically defined community designated as disadvantaged by the EPA Disadvantaged Community Environmental and Climate Justice Program Map and defined by M-23-09. According to EPA's Environmental Justice Screening and Mapping Tool (EJSCREEN), the project area ranks in the 80th–90th percentile for PM_{2.5}, ozone, nitrogen dioxide, and diesel particulate matter, and the 90th–95th percentile for toxic releases to air. The

Michigan Environmental Justice Screening Tool (MiEJScreen) places ECC in the 94th percentile overall, with both environmental exposure and socioeconomic indicators at the 98th percentile. Asthma rates in Detroit are nearly the highest in the nation (Asthma and Allergy Foundation of America, 2023). Outdoor air pollution from all sources is responsible for an estimated 721 premature deaths (571 due to PM_{2.5}, and 150 due to ozone), 1,500 hospitalizations for respiratory and cardiovascular disease, over 200,000 days with respiratory symptoms among children with asthma, 500,000 days of missed work, and more than 990,000 days of missed school (University of Michigan, 2023). These burdens disproportionately impact the ECC community.

2.c. Immediately adjacent to our target area, industrial facilities include a sprawling oil refinery that processes dirty Canadian tar sands, two aging steel plants, a coke battery plant that converts coal into fuel for steel furnaces, and a coal-burning power plant. The pollutant crisis and poor housing stock are closely linked, and both pose significant risks to people's health. Poorly maintained homes here are more vulnerable to extreme weather events leaving residents in ECC disproportionately at risk of displacement and health issues due to inadequate shelter and inability to repair damage. According to the 2015-2019 American Community Survey 5-year estimate, the median year a residential structure was built in the ECC neighborhood was 1940. For the rest of the Detroit MSA, the median year was 1966.

Also, ECC is at considerable risk for gentrification due to a new soccer stadium and billion-dollar investment by Ford Motor Company with a 5 mile radius. Long term ECC residents fear being pushed out of the neighborhood, setting the perfect platform for mobilizing residents for community change through activities outlined in this proposal

2.d. Southwest Detroit is ground zero for asthma related concerns. The adult asthma rate is double, asthma hospitalization rates are triple, and asthma related mortality is more than double the average for the state of Michigan (MDHHS, 2021). Detroit had a 74% higher prevalence of asthma among children compared to Michigan as a whole. Significant health and cognitive deficiencies, especially with primary school aged children exist with ECC students with asthma scoring 10% lower in math and reading. Those chronically absent in preschool, kindergarten, and first grade are less likely to read at grade level by third grade, making them four times more likely to drop out of high school. Therefore, ensuring better air quality in home micro-environments through home improvement (HVAC, windows) becomes more important for the public health and long term learning benefit of children. (Rivas et al., 2018).

2.e-2.f. While the ECCA is comprised of numerous partners, for purposes of this project, MiWealth will work with Congress of Communities. Contact information is as follows: Maria Salinas, Executive Director, Congress of Communities, 4870 Saint Hedwig St. Detroit, MI 48210, Office: (313) 914-5315, maria@cocswdetroit.com. Congress of Communities (CoC) is a resident-led organization in Southwest Detroit dedicated to fostering a vibrant, sustainable, and safe community. Their mission centers on providing leadership, facilitating collaboration among residents and stakeholders, and empowering youth to create positive change in education, safety, and development. A deeply trusted community based organization, COC will support MiWealth with engaging community members, leveraging its previous ECCA engagement activities around ECC including a pre-planning survey of over 500 residents conducted door-to-door.

2. g. MiWealth and the ECCA will implement a comprehensive communication and engagement plan to ensure that project progress is transparent, accessible, and responsive to community needs. Building on ECCA's 150 combined years of experience and established trust in Southwest Detroit, communication will leverage multiple channels, including in-person meetings, planning sessions, workshops, focus groups, newsletters, social media updates, and a project webpage,

with alternatives provided for residents unable to attend in person. Residents and stakeholders will be actively engaged through three annual community meetings, two annual planning sessions, and two financial and project-focused workshops each year, with all input documented, considered, and incorporated into site prioritization, reuse planning, and project decision-making. This approach ensures that community voices directly inform project implementation and builds on ECCA’s history of resident-centered initiatives since 2022 such as neighborhood beautification, pocket parks, block clubs, educational programming, and tool lending libraries.

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

<p>Table 1. Description of Tasks/Activities and Output, Task 1 MiWealth will provide overall management of the EPA cooperative agreement to ensure compliance with federal requirements, adherence to the app completion of all deliverables.</p>
<p>3a.Task 1 EPA-funded tasks/activities:</p> <ul style="list-style-type: none"> • Managing the project schedule, budget, and reporting requirements. • Submitting required quarterly performance reports and financial status reports to EPA. • Coordinating internal staff, consultants, and community partners. • Ensuring compliance with EPA policies, including quality assurance requirements and procurement standards. <p><input type="checkbox"/> Non-EPA grant resources. MiWealth will support with financial staff time.</p>
<p>3bTask 1. Schedule: September 2026 – August 2030 (Months 1–48) Months 1–2 (Sep–Oct 2026): Execute cooperative agreement. Finalize workplan and internal controls Establish reporting and tracking systems. Months 3–48 (Nov 2026–Aug 2030): Ongoing project oversight. Quarterly performance and financial reporting. Coordination with EPA, consultants, and community partners. Budget monitoring and compliance reviews.</p>
<p>3cTask 1. Task/Activity Lead: Alex Luke</p>
<p>3d. Task 1. Outputs: a. Executed EPA agreement and approved project workplan.b.Project management schedule and internal tracking tools. c.Quarterly performance reports. d.Quarterly Federal Financial Reports (SF-425).e.Records of coordination meetings with all parties</p>
<p>Task 2: MiWealth will competitively procure a Qualified Environmental Professional organization. (QEPs)in accordance with EPA regulations to conduct environmental site assessments and provide technical support for planning activities.</p>
<p>3a.Task 2. EPA-funded tasks/activities:</p> <ul style="list-style-type: none"> • Developing and issuing a Request for Proposals (RFP). • Evaluating proposals based on qualifications, experience, and cost. • Managing consultant contracts and deliverables. • Ensuring all assessment work complies with ASTM standards and EPA Brownfields guidance <p><input type="checkbox"/> Non-EPA grant resources needed to carry out tasks/activities, if applicable:</p>
<p>3b. Task 2. Anticipated Project Schedule: October 2026 – August 2030 (Months 2–48)</p> <ul style="list-style-type: none"> • Months 2–4 (Oct–Dec 2026): Develop and release RFP. Conduct procurement and contractor selection • Months 5–48 (Jan 2027–Aug 2030): Manage QEP contracts, Oversee assessment, cleanup planning, and technical support activities, Review and approve deliverables
<p>3c. Task2 /Activity Lead: Alex Luke and Contractor</p>
<p>3d. Task 2.Outputs: Request for Proposals (RFP) for Qualified Environmental Professional services. Documentation of competitive procurement process and contractor selection. Executed contract(s) with QEP. Consultant management and oversight records. Technical memoranda and interim deliverables from QEP.</p>
<p>Task/Activity 3: A comprehensive brownfields inventory will be developed for ECC to identify and prioritize properties for assessment and future redevelopment.</p>
<p>3a. Task 3. EPA-funded tasks/activities: Reviewing existing datasets (e.g., land bank records, tax foreclosure data, prior environmental reports). Conducting surveys and site visits. Mapping properties using GIS tools. Evaluating sites based on redevelopment potential, suspected contamination, proximity to infrastructure, and alignment with community goals. Prioritizing sites for assessment, with emphasis on vacant residential lots and clusters suitable for infill housing.</p>

<p><input type="checkbox"/> Non-EPA grant resources needed to carry out tasks/activities, if applicable: Support from ECCA for activities. Support from City of Detroit officials.</p>
<p>3b. Task 3. Anticipated Project Schedule: November 2026 – June 2027 (Months 3–10)</p> <ul style="list-style-type: none"> Months 3–5 (Nov 2026–Jan 2027), Data collection and records review. Identifying 9 sites out of 12 Months 6–8 (Feb–Apr 2027): Field reconnaissance and GIS mapping. Preliminary site screening Months 9–10 (May–Jun 2027): Final prioritization and site selection. Community input incorporated into prioritization
<p>3c. Task/3Activity Lead: Consultant and QEP</p>
<p>3d. Task 3 Outputs: GIS-based inventory of brownfield and potentially contaminated properties. Property data sheets summarizing ownership, vacancy status, prior uses, and known environmental conditions. Maps identifying clusters of priority sites and redevelopment opportunity areas. Site prioritization criteria and scoring matrix. Final list of prioritized sites for assessment and planning activities.</p>
<p>Task/Activity 4: Meaningful community engagement will be central to the project. EPA funds will support outreach and engagement activities to ensure neighborhood residents and stakeholders help shape assessment priorities and reuse outcomes.</p>
<p>3a. Task 4. EPA-funded tasks/activities: Hosting community meetings. Conducting surveys and interviews with residents and local stakeholders. Providing regular project updates through newsletters, social media, and a project webpage. Engaging residents in visioning exercises related to infill housing and neighborhood revitalization. The project will include participant support costs to compensate residents for their time and expertise, consistent with EPA and 2 CFR 200 guidance. Participant Selection and payment process will include: Costs will be tracked separately from other project costs. Payments will be documented with signed participation forms, meeting attendance records, and receipts where applicable. Participant support costs will not duplicate compensation or support provided through other federal, state, tribal, or local programs. Recruitment will occur through an application process (designed) by community advisory board advertised by social media, text, and email. Non-EPA grant resources. ECCA organizations including time and meeting space (CoC), Neighborhood advisory council member time.</p>
<p>3b. Task 4. Anticipated Project Schedule: November 2026 – August 2030 (Months 3–48)</p> <ul style="list-style-type: none"> Months 3–6 (Nov 2026–Feb 2027): Develop engagement plan. Identify and onboard community liaisons Months 7–48 (Mar 2027–Aug 2030): Ongoing community meetings, workshops, and outreach. Stipend-supported participation. Engagement aligned with inventory, assessment, and planning milestones
<p>3c. Task/Activity Lead: Consultant</p>
<p>3d. Outputs: Community engagement plan and outreach materials. Public meeting agendas, sign-in sheets, and presentation materials. Summary reports documenting community input and priorities. Participant support cost policies and procedures. Documentation of stipend payments, including participation records and receipts. Products (e.g., newsletters, flyers, website or social media updates).</p>
<p>Task/Activity 5: Qualified Environmental Professional will conduct Phase I Environmental Site Assessments (ESAs) on prioritized properties in accordance with ASTM E1527 standards.</p>
<p>3a. EPA-funded tasks 5/activities: Historical records review. Site reconnaissance. Interviews with knowledgeable parties. Identification of Recognized Environmental Conditions (RECs). Preparation of Phase I ESA reports suitable for future cleanup funding applications. Non-EPA grant resources. Time provided by stakeholders being interviewed. City of Detroit support.</p>
<p>3b. Task 5. Anticipated Project Schedule: Schedule: February 2027 – December 2028 (Months 6–28)</p> <ul style="list-style-type: none"> Months 6–10 (Feb–Jun 2027): Phase I ESAs for highest-priority sites. Months 11–18 (Jul 2027–Feb 2028): Additional Phase I ESAs based on funding and priorities. Months 19–28 (Mar–Dec 2028): Final Phase I ESAs supporting cleanup planning and reuse decisions
<p>3c. Task 5/Activity Lead: QEP</p>
<p>3d. Task 5 Outputs: ASTM-compliant Phase I Environmental Site Assessment reports for prioritized properties. Site reconnaissance notes and photographic documentation. Records review summaries and interview documents. EPA formatted Phase I ESA deliverables suitable for future cleanup funding applications.</p>
<p>Task/Activity 6: For sites with identified or suspected contamination, the project will develop cleanup planning documents to prepare for future remediation.</p>

<p>3a. Task 6 EPA-funded tasks/activities: Evaluating cleanup alternatives. Preparing cleanup analyses. Developing preliminary remediation cost estimates. Identifying applicable regulatory requirements. Assessing alignment with residential reuse standards. <input type="checkbox"/> Non-EPA grant resources. NA</p>
<p>3b. Task 6 Anticipated Schedule: July 2027 – June 2029 (Months 11–34)</p> <ul style="list-style-type: none"> • Months 11–18 (Jul 2027–Feb 2028): Cleanup planning for early-assessed sites • Months 19–28 (Mar–Dec 2028): Cleanup alternatives analysis and cost estimating • Months 29–34 (Jan–Jun 2029): Final cleanup planning documents aligned with reuse
<p>3c. Task 6 /Activity Lead: QEP and Consultant</p>
<p>3d. Task 6 Outputs: Cleanup planning reports or memoranda for sites requiring remediation. Evaluation of cleanup alternatives documentation. Preliminary remediation cost estimates. Identification of regulatory requirements and residential cleanup standards. Conceptual cleanup schedules and phasing assumptions. .</p>
<p>Task/Activity 7: The MiSide Wealth will develop a comprehensive area-wide plan for the ECC integrations in environmental, housing, infrastructure, and economic considerations for up to 250 non-owned parcels.</p>
<p>3a. Task 7. EPA-funded tasks/activities: Facilitating community-led visioning sessions. Developing reuse scenarios focused on infill housing, green infrastructure, and neighborhood-serving amenities. Aligning plans with Detroit’s master plan and housing strategies. Identifying phasing strategies for redevelopment across approx.. 250 vacant lots. Incorporating equity, environmental justice, and anti-displacement principles. <input type="checkbox"/> Non-EPA grant resources. Residents’ time. ECCE time for recruitment and participation, Space (CoC).</p>
<p>3b. Task 7 Anticipated Project Schedule: January 2028 – December 2029 (Months 17–40)</p> <ul style="list-style-type: none"> • Months 17–22 (Jan–Jun 2028): Community visioning and reuse goal setting • Months 23–30 (Jul 2028–Feb 2029): Draft reuse concepts and redevelopment scenarios • Months 31–40 (Mar–Dec 2029):Final area-wide plan development and adoption
<p>3c. Task 7/Activity Lead: Alex Luke with Consultant and QEP</p>
<p>3d. Task 7 Outputs: Community visioning workshop materials and summaries. Draft and final area-wide plan. Conceptual site reuse plans emphasizing infill housing and supportive uses. Phasing plan addressing redevelopment across approximately 250 vacant lots. Graphics, maps, and renderings supporting reuse concepts.</p>
<p>Task/Activity 8: Market feasibility analyses will be conducted to assess demand for infill housing and complementary uses.</p>
<p>3a. Task 8 EPA-funded tasks/activities: Evaluating housing market conditions and absorption rates. Assessing affordability needs and housing typologies. Identifying potential development partners and financing mechanisms. Analyzing economic feasibility of phased development. <input type="checkbox"/> Non-EPA grant resources. None.</p>
<p>3b. Task 8. Anticipated Project Schedule: January 2028 – December 2029 (Months 17–40)</p> <ul style="list-style-type: none"> • Months 17–22 (Jan–Jun 2028): Community visioning and reuse goal setting • Months 23–30 (Jul 2028–Feb 2029): Draft reuse concepts and redevelopment scenarios • Months 31–40 (Mar–Dec 2029):Final area-wide plan development and adoption
<p>3c. Task 8 /Activity Lead: Consultant</p>
<p>3d. Task 8 Outputs: Market analysis report assessing demand for infill housing and related uses. Housing typology and absorption and phasing projections. Identification of potential development partners and financing strategies. Summary memorandum linking market findings to reuse planning decisions.</p>
<p>Task/Activity 9: Assess existing infrastructure capacity and needs to support infill housing development.</p>
<p>3a. Task 9. EPA-funded tasks/activities:</p> <ul style="list-style-type: none"> • Evaluating water, sewer, stormwater, roads, sidewalks, and utilities. • Identifying opportunities for green infrastructure. • Estimating infrastructure upgrade costs. • Coordinating with local agencies and utilities <p><input type="checkbox"/> Non-EPA grant resources. City of Detroit support. ECCA organization time.</p>

3.b. Task 9 Anticipated Project Schedule: September 2028 – June 2029 (Months 25–34). Months 25–28 (Sep–Dec 2028): Infrastructure data review and coordination with agencies. Months 29–32 (Jan–Apr 2029): Capacity analysis and cost estimating. Months 33–34 (May–Jun 2029): Final infrastructure needs assessment Final Integration and Closeout. Schedule: January 2030 – August 2030 (Months 41–48). Finalize and disseminate area-wide plan. Package assessment and planning products for cleanup and redevelopment funding. Conduct final community briefings. Submit final EPA reports and close out cooperative agreement

3c. Task9 /Activity Lead: Consultant

3d. Task 9 Outputs: Infrastructure assessment report evaluating water, sewer, stormwater, transportation, and utilities. Maps identifying infrastructure constraints and opportunities. Cost estimates for required infrastructure upgrades. Identification of green infrastructure opportunities. Coordination documentation with municipal departments and utility provider.

3e. Cost Estimates:

Budget Categories	Project Tasks (#)									Totals
	#1	#2	#3	#4	#5	#6	#7	#8	#9	
Personnel	\$37,250	\$5,375	\$5,950	\$23,450	\$5,375	\$5,950	\$37,250	\$5,950	\$5,950	\$132,500
Fringe Benefits	\$11,328	\$1,635	\$1,809	\$7,131	\$1,635	\$1,809	\$11,328	\$1,809	\$1,809	\$40,293
Contractual	\$9,900	\$9,900	\$19,900	\$39,900	\$129,900	\$19,900	\$19,900	\$19,900	\$9,900	\$279,100
Other	\$-	\$-	\$-	\$12,000	\$-	\$-	\$-	\$-	\$-	\$12,000
Total Direct Costs	\$58,478	\$6,910	\$27,659	\$82,481	\$136,910	\$27,659	\$68,478	\$27,659	\$17,659	\$463,893
Indirect Costs	\$2,924	\$845	\$1,383	\$4,124	\$6,845	\$1,383	\$3,424	\$1,383	\$883	\$23,195
Total Budget	\$61,402	\$17,755	\$29,042	\$86,605	\$143,755	\$29,042	\$71,902	\$29,042	\$18,542	\$487,088

The budget supports personnel and fringe for Alex Luke and Hector Hernandez as internal project leads across all tasks, with Alex Luke also serving as grant/compliance manager. Contractual costs include a project manager/consultant (40 hours allocated evenly across tasks) and QEP task-specific consultants for brownfields inventory, site assessments, cleanup and neighborhood planning, market feasibility analysis, and community engagement (\$12,000), including meeting expenses.

3.f. Plan to Measure and Evaluate Environmental Progress and Results MiWealth will implement an integrated tracking and evaluation system to monitor progress across all project activities in alignment with the approved workplan and EPA requirements. Project outputs will be tracked using project schedules, milestone checklists, budget monitoring tools, GIS-based site inventories, procurement documentation, consultant deliverable reviews, and records of

community engagement, including meeting attendance and participant support documentation. These tools will ensure timely completion of cooperative agreement management, QEP procurement, brownfields inventory development, community engagement activities, and ASTM-compliant Phase I Environmental Site Assessments, while maintaining quality control and regulatory compliance.

Overall results and outcomes will be evaluated by comparing completed outputs (such as prioritized site inventories, Phase I ESA reports, and documented community input) against project objectives and anticipated long-term impacts. Quantitative measures (e.g., number of sites assessed, properties prioritized, and residents engaged) and qualitative feedback from the ECCA and community participants will be used to assess reduced environmental uncertainty, increased site readiness for cleanup and redevelopment funding, and progress toward an implementable, community-driven infill housing strategy.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Organizational Capacity. MiWealth employs a highly qualified team experienced in procurement, contractor oversight, program monitoring, financial tracking, and federal and state reporting. The organization uses Microsoft Dynamics for grants management, assigning each funding source a unique RU code to track expenditures and accruals by grant. The system prevents expenditures without an assigned RU code and generates monthly spending reports to monitor grant activity. MiWealth's financial management system meets Office of Management and Budget requirements by ensuring accurate and timely reporting, strong internal controls, efficient operations, regulatory compliance, and safeguarding of resources. Weekly meetings between financial, fund development and MiWealth are held to review budget changes, address questions, and discuss new grant opportunities.

4.b. Organizational Structure. MiWealth dba Southwest Economic Solutions, a 501c3, is a subsidiary of Detroit's MiSide Community Impact Network, an organization serving over 26,000 clients annually. MiSide is led by CEO Sean DeFour. The Executive Director of MiWealth, Hector Hernandez, reports to Mr. DeFour. Program Manager, Alex Luke, serves as Director of Homeownership and has been working on the ECC initiative for over 3 years. As an independent 501c3 entity, but a pillar of umbrella organization MiSide, MiWealth enjoys operational support staff and IT infrastructure of the larger organization. Founded in 1970 in Detroit by Monsignor Clement Kern, "Southwest Solutions" was a prominent nonprofit providing mental health, housing, and social services. Known as the "conscience of Detroit," Kern established it to help the mentally ill and underserved. In 2023, it merged with Development Centers to form MiSide, of which contains four pillars – MiWealth, MiHousing, MiEarly Years, and MiHealth."

4.c. Description of Key Staff. MiSide Wealth will implement the proposed EPA Community-Wide Assessment project through an experienced leadership and project management team with strong federal grant, compliance, and community engagement expertise. Hector Hernandez, Executive Director, will provide executive oversight and strategic leadership, drawing on more than 30 years of experience cultivating public and private resources, managing complex partnerships, and advancing workforce and community development initiatives in underserved communities. Mac Elabed, Director of Workforce, Federal Projects, Data, and Compliance, will manage day-to-day administration of the EPA cooperative agreement, including budgeting, data tracking, compliance, and reporting, and will serve as the primary liaison to EPA. Alex Luke, Director of Homeownership Assistance Programs, will lead community coordination and engagement and continue as MiSide Wealth's primary liaison to ECCA, ensuring continuity and

alignment between assessment activities, resident input, and the project’s housing infill and neighborhood stabilization goals.

4.d. Acquiring Additional Resources. MiSide Wealth has established procurement and project management systems to appropriately acquire the additional expertise and resources necessary to successfully complete the project. All specialized services will be obtained through qualified contractors, as defined in Section IV of the EPA Brownfields NOFO. MiSide Wealth will not utilize subrecipients for this project, and no contractors have been selected or procured prior to submission of this application.

MiSide Wealth follows written procurement policies that comply with 2 CFR Part 200, including full and open competition, cost reasonableness, and conflict-of-interest requirements. Following award, contractors will be competitively procured using clearly defined scopes of work aligned with EPA Brownfields requirements and evaluated based on qualifications, relevant experience, past performance, capacity, and cost. MiSide Wealth will retain full responsibility for project oversight, financial management, and reporting to EPA, and will monitor contractor performance through written agreements, defined deliverables, regular progress reviews, and approval of work products prior to payment to ensure accountability, quality control, and timely project completion.

Past Performance and Accomplishments

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

(1) Purpose and Accomplishments. MiWealth recently was awarded a cooperative agreement for Urban Environment Workforce Development and Job Training (EWDJT) Initiative 8/01/2025 - 07/31/2028 (00E04085) for \$315,000 to support training for 60 participants (currently underway). This award followed a successful earlier EWDJT award also in September of 2021.

Grant #	Project Period	Funds	# Trained	# Placed	% placed in full-time employment	Achieved outcomes
JT-00E03070	10/01/2021-9/30/2024	\$200,000	50	45	90%	Yes

(2) Compliance with Grant Requirements. In 2021-2026, MiWealth has managed and completed 35 different federally/non-federally funded grants. **In all cases, MiWealth submitted acceptable final technical reports under those agreements, adequately and timely reporting on progress towards achieving the expected outputs and outcomes under those agreements.** In addition to the EPA grants mentioned above, MiWealth’s Homeless Veterans Reintegration Program HVRP began in 2017 with 168 veterans meeting target goals throughout the grant as evidenced on our TPR. Continuation funding for HVRP was granted. MiWealth was awarded a 3-year \$540,000 (\$180,000 per year) HVRP grant in 2021 to serve a combined of 244 homeless veterans within the City of Detroit. This grant sunset in June 2024. MiWealth was awarded an HVRP grant in 2023 to service 82 veterans each year for a combined 246 homeless veterans – in an expanded CoC of Macomb County. All adhered to the grant agreements and met project outcomes. MiWealth’s YouthBuild programming was awarded \$1.2M in June 2023 with an expiration of September 2026. This grant follows MiWealth serving as a subrecipient of 2-three year DOL YouthBuild funded program, led by Detroit Employment Solutions Corporation. In its first year, YouthBuild outcomes have been consistent with goals and the contractual agreement has been followed.

Attachment
Threshold Criteria Responses (as an attachment(s)):
MiSide Wealth

o A statement of applicant eligibility if a city, county, State, or Tribe (see Section 2.B.(1).)

Not applicable.

o Documentation of applicant eligibility if other than a city, county, State, or Tribe; e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501(c)(3) tax-exempt status or qualified community development entity (see Section 2.B.(1).)

MiSide Wealth (MiWealth) dba Southwest Economic Solutions is a 501c3 community-based organization (CBO). Documentation is included in the application.

o A statement of the applicant's 501(c)(4) tax-exempt status and, if applicable, legal opinion regarding lobbying activities (see Section 2.B.(1).)

Not Applicable.

o Description of community involvement (see Section 2.B.(2).)

MiWealth is a trusted CBO embedded within southwest Detroit, Michigan with significant community service provision and most recently serving as the convenor of the East Chadsey Condon Alliance through engagement, leadership development, and advocacy since 2022. ECCA consists of nine community based organization, that have been working together since 2022 for pre-planning activities.

o Documentation of the available balance on each open Assessment Grant and Multipurpose Grant; or an affirmative statement that the applicant does not have an open Assessment Grant or Multipurpose Grant (see Section 2.B.(3).)

MiWealth does not have an open Assessment Grant or Multipurpose Grant.

o Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named (see Section 2.B.(4).)

A contractor has not been procured and a subrecipient has not been named.

o A copy of (or link to) the solicitation documents and the signed executed contract as applicable (see Section 2.B.(4).)

Not applicable.