



**FY26 EPA Brownfields Community Wide Assessment Grant – Application Information Sheet**

- 1. Application Identification:** Hiram-Clarke/Fort-Bend Redevelopment Authority  
14075 S. Main Street, Suite A  
Houston, TX 77035
  
- 2. Website URL:** <https://hiramclarkefortbend.com/>
  
- 3. Funds Requested:**
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested: \$500,000
  
- 4. Location:**
  - a. City: Houston
  - b. County: Harris
  - c. State or Reservation: Texas

**5. Target Areas and Priority Site Information:**

**Target Areas: Harris County**

**Site 1: Former Fast Food Restaurant**

7200 W Fuqua St, Missouri City, TX  
(0.818 Acres)  
(29.599340 LAT,-95.493103 LON)  
Census Tract 48157670400

**Site 2: Vacant Land**

Land Area Between S Main St & Hillcroft Ave,  
(1.07 Acres) Acquired by Hiram Clarke / Fort Bend  
Redevelopment Authority  
(29.634265 LAT, -95.493801 LON)  
Census Tract 48157670400

**Site 3: Vacant Land**

Land Area South of 12751 Hillcroft, Missouri City, TX  
(20 Acres) Owned by Harris County Precinct 1  
(29.632815 LAT, -95.491596 LON)  
Census Tract 48157670400

Plus, additional areas within a ½ radius such as illegal dumping sites and visibly blighted areas.

Additional sights under priority consideration include:

- A) Former Retail Auto-Oil Change Facility**  
7220 W Fuqua St, Missouri City, TX  
(29.599380 LAT, -95.494490 LON)
- B) Former Car Wash**  
15801 Blueridge Road, Missouri City, TX  
(29.597960 LAT, -95.491940 LON)



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**6. Contacts:**

Project Director:

Name: LeRon Wilson, Executive Director

Phone: (713) 578-2726

Email: [LeRon@HCFBRDA.com](mailto:LeRon@HCFBRDA.com)

Mailing Address:

Hiram-Clarke/Fort-Bend Redevelopment Authority

14075 S. Main Street, Suite A

Houston, TX 77035

Chief Executive / Highest Ranking Elected Official:

Name: Martha Castex-Tatum, Mayor Pro-Tem

Phone: (832) 393-3016

Email: [martha.castex-tatum@houstontx.gov](mailto:martha.castex-tatum@houstontx.gov)

Mailing Address:

City Hall Annex

900 Bagby, First Floor

Houston, TX 77002

**7. Population**

City of Houston: 2,294,938 (2023 Estimate);

Target Area(s): 16,788 for Hiram-Clarke/Fort-Bend Redevelopment Authority

**8. Other Factors**

	<b>Format for Providing Information on the Other Factors</b>	<b>Page #</b>
	Community population is 15,000 or less.	<b>Not Applicable</b>
	The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	<b>Not Applicable</b>
	The priority site(s) is impacted by mine-scarred land.	<b>Not Applicable</b>
<b>X</b>	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).	<b>Page 2</b>
	The priority site(s) is in a federally designated flood plain.	<b>Not Applicable</b>
<b>X</b>	The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	<b>Page 2,3</b>
<b>X</b>	The reuse of the priority site(s) will incorporate energy efficiency measures.	<b>Page 2,3</b>



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<b>X</b>	The proposed project will improve local resilience to the impacts of extreme weather and natural disasters.	<b>Page 2,3,5</b>
<b>X</b>	At least 30% of the overall project budget will be spent on eligible reuse/area wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	<b>Page 9,10</b>
	The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	<b>Not Applicable</b>

**9. Letter From State of Tribal Authority:** See Attached

**10. Releasing Copies of Applications**

N/A – This application does not have confidential, privileged, or sensitive information.

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 12, 2026

LeRon Wilson  
Executive Director  
14075 S. Main Street, Suite A  
Houston, TX 77045

Sent via email

Subject: Hiram Clarke/Fort Bend Redevelopment Authority Proposal for a U.S. Environmental Protection Agency FY26 Brownfield Community-Wide Assessment

Dear Mr. Wilson:

The Texas Commission on Environmental Quality (TCEQ) acknowledges the Hiram Clarke/Fort Bend Redevelopment Authority's proposal for the U.S. Environmental Protection Agency FY26 Brownfields Community-Wide Assessment Grant. TCEQ believes the work completed under the grant will significantly impact the enhancement of this community and supports the grant proposal. You may contact me at 512-239-2023 or [anukriti.mahayan@tceq.texas.gov](mailto:anukriti.mahayan@tceq.texas.gov) if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in cursive script that reads "Anukriti Mahayan".

Anukriti Mahayan  
Brownfields Program Manager  
Remediation Division

AM/ga



## FY26 EPA Brownfields Community Wide Assessment – Grant Narrative

### **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of Target Area**

The Hiram Clarke community is located in southwest Houston, Texas, within the Hiram Clarke/Fort Bend Redevelopment Authority (HCFBRA) boundaries: South Main Street (north), McHard Road (south), Interstate 288 (east), and Fondren Road (west). Once a thriving middle-class neighborhood, Hiram Clarke experienced decades of economic disinvestment following Houston's annexation in the 1950s. Repeated flooding from tropical storms, prolonged infrastructure recovery timelines, and the subsequent exodus of affluent residents led to declining property values and reduced commercial investment. By the 1980s-90s, vacant lots were redeveloped into substandard multifamily housing with inadequate climate control systems—critical given the region's extreme heat events. These cumulative trends created conditions for brownfield proliferation. Today, the HCFBRA estimates the presence of **more than 21 brownfield and potentially contaminated sites**<sup>1</sup> of varying sizes, including vacant commercial buildings, abandoned apartment complexes, former automotive facilities, and undeveloped parcels with suspected soil and groundwater contamination. Many are located along major corridors near residential areas, and several have been abandoned—contributing to blight and public health concerns. These conditions have directly hindered economic recovery. In 2022, HCFBRA documented a loss of \$438 million in economic activity resulting from unmet local consumer demand, including automobiles (\$100M), groceries (\$96M), general merchandise (\$82M), and electronics (\$160M)<sup>2</sup> diminishing the local tax base and constraining funding for infrastructure and remediation. Limited greenspace disconnected pedestrian infrastructure, and automobile-dependent services further disadvantage residents with limited transportation access. This leakage diminishes the local tax base and constrains the community's ability to fund infrastructure improvements, environmental remediation, and neighborhood amenities. The lack of reinvestment has also resulted in limited greenspace, disconnected pedestrian infrastructure, and minimal access to safe walking and biking routes. Existing employment and essential services are largely automobile-dependent, further disadvantaging residents with limited transportation access. These conditions compound concerns related to health, mobility, and climate resilience. HCFBRA, established in 2015, serves approximately 16,778 residents within Census Tracts 48157670400 and 48201422600. Elevated unemployment in the area (8% vs. Houston's 5%), paired with a low high school completion percentage (35%) leaves residents economically constrained and with fewer resources to insulate themselves from the cumulative public health burdens posed by existing brownfield conditions.<sup>3</sup> **EPA Brownfields Assessment Grant** funding will enable HCFBRA to systematically inventory, assess, and characterize brownfield sites, reduce environmental uncertainty, and prepare sites for reuse as green infrastructure, community amenities, and connected bike/hike trails—improving public health, strengthening climate resilience, and catalyzing equitable reinvestment. **1b. Description of the Priority Brownfield Site(s)**

Because Houston does not have traditional zoning restrictions, brownfield sites are often situated near residential neighborhoods. HCFBRA has identified five priority sites based on credible environmental contamination indicators, proximity to hazardous substance facilities, adjacency to impaired waterways, and alignment with City Council-approved revitalization plans. EPA Brownfields Assessment funding will enable site-specific due diligence, clarify redevelopment constraints, and advance equitable revitalization outcomes. **Site 1: Former Fast-Food Restaurant, 7200 W. Fuqua Street** - This vacant parcel, formerly a fast-food restaurant that closed in the early 2000s, is located near facilities with documented petroleum storage and handling history. Given the historical land use and potential for subsurface contamination, the site exhibits sufficient environmental uncertainty to

<sup>1</sup> EPA Facility Registry Service, 2024

<sup>2</sup> Houston-Galveston Area Council, Southwest Houston Livable Centers Study, 2022.

<sup>3</sup> Community Lattice Data Set



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justify assessment. Climate stressors—historic flood risk and frequent extreme heat events (over 80 days annually exceeding the 90th percentile nationally)— could accelerate contaminant mobilization, increasing risks to soil, groundwater, and nearby waterways <sup>4</sup>. Located 2.8 miles from the Edison Center Redevelopment, a major mixed use project transforming a former shopping center into a vibrant cultural economic and residential hub (\$56M, with Phase II completed January 2026). **Proposed Reuse:** Connectivity node linking hike-and-bike trails, Blue Ridge Park, and planned pedestrian bridge expansions—supporting active transportation and climate resilience. **Site 2: Vacant Land, South Main Street & Hillcroft Avenue** - Primary community gateway currently characterized as an underutilized community asset that could lead to blight if unaddressed. Proximity to major corridors increases likelihood of undocumented contamination. Adjacent to Avenue 360 Health & Wellness, Fountain Life Center, and KIPP Mosaic schools. **Proposed Reuse:** Mixed-use gateway development establishing an education and wellness corridor. **Site 3: Vacant Land, South of 12751 Hillcroft Avenue**, EPA data identifies nearby facilities with documented hazardous substance storage/handling history.<sup>5</sup> Adjacent to an impaired water body not safe for use under current regulatory standards. <sup>6</sup>Located within 100 feet of schools and 0.6 miles from an athletic stadium. Evidence of chronic dumping; flood risk heightens contaminant transport concerns. **Proposed Reuse:** Solar-plus-battery microgrid system providing neighborhood-scale resilience during grid disruptions. **Site 4: Former Retail Auto-Oil Change Facility, 7220 W. Fuqua Street** – Located 0.3 miles from Stimley-Blue Ridge Library; suspected petroleum contamination. EPA Facility Registry Service records identify this location as an environmental interest site, reinforcing the likelihood of residual contamination. **Proposed Reuse:** Community greenhouse/garden using aquaponic and hydroponic systems.<sup>7</sup> **Site 5: Former Car Wash, 15801 Blueridge Road**, constructed in 1979, this former car wash presents multiple overlapping indicators of environmental concern. Car wash operations commonly involve the use and disposal of chemical cleaning agents, solvents, and petroleum-related products, which can impact soil, sewer connections, and adjacent drainage systems. **Proposed Reuse:** Environmental assessment is essential to support the site’s planned reuse as an **open-air market and small business incubation space**, creating low-barrier entrepreneurial opportunities for residents and reducing retail leakage from the community. Collectively, all five sites demonstrate credible environmental risk. Assessment funding will reduce redevelopment uncertainty and support safe, strategic reuse strengthening community resilience. **1c. Identifying Additional Sites:** Beyond the five priority sites, HCFBRA will implement a community-informed site identification process through coordination with neighborhood associations, civic groups, local businesses, faith-based organizations, and City of Houston District K representatives. Additional sites will be prioritized using the following criteria: **Criteria I: Geographic Connectivity** – Sites within ½-mile radius of priority sites to support cohesive redevelopment and multimodal connectivity. **Criteria II: Environmental and Public Health Risk** – Sites with suspected activity involving hazardous materials disposal or proximity to sensitive receptors. **Criteria III: Redevelopment Potential and Community Support** – Sites with strong community interest, redevelopment feasibility, and alignment with green infrastructure or economic development initiatives. A grant-funded brownfield inventory will be maintained under Budget Task 3, Site Inventory Selection & Assessment. Additional sites within known "hot zones" repeatedly flagged by residents and District K Office include Dunlap Street & South Main Street intersection, 41551 Parcel 3 Street, Waterloo Drive & Anderson Road intersection, and Waterloo Drive between Anderson Road and West Fuqua Street. **1d. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans:** . This grant aligns with HCFBRA's City Council-approved capital project

<sup>4</sup> Houston State of Health, 2024. <https://www.houstonstateofhealth.com/indicators/index/view?indicatorId=8679&localeId=2675>

<sup>5</sup> EPA MyEnvironment, 2024.

<sup>6</sup> EPA MyWaterway, Waterbody Report TX-1007W\_01, 2024.

<sup>7</sup> EPA Facility Registry Service, 2024.



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plan for public utility improvements, roadways/sidewalks, drainage/detention, parks/recreational facilities, and economic development. Projected site reuses align with the 2022 Southwest Houston Livable Centers study and create a more resilient, healthy community: **Site 1:** Connectivity point for hike-and-bike trails via pedestrian bridges and sidewalk improvements, promoting active lifestyles and decreasing auto-reliance. **Sites 2 & 3:** Microgrid installation with accompanying greenspace to provide emergency power for nearby schools and community facilities—including lighting, communications, cooling, device charging, and medication refrigeration during outages. This resilience hub concept follows successful Houston microgrid initiatives combating grid unreliability.<sup>8</sup> Redevelopment will improve environmental quality and connectivity, as well as create a safer community space. **Site 4:** Community greenhouse/garden using aquaponic and hydroponic systems to avoid soil contact while improving fresh food access and reducing food insecurity. **Site 5:** Open-air market spurring economic development—a community-identified need. **1e. Outcomes and Benefits of Reuse Strategy**

The proposed reuse strategy aligns with HCFBRA project plan goals of sustainable economic growth through streets/roadways and enhancements to cultural and recreational facilities. **Site 1:** Located 0.3 miles from the Edison Center Redevelopment (12.5-acre mixed-use project, featuring cultural arts center, community health clinic, after-school youth center, business incubator, and retail). A charging station for smart devices and e-bikes will bolster climate resilience and encourage Edison Center patronage while bikes recharge (2-3 hours), countering retail leakage. Charging stations typically increase property values 3.3% within 1 mile and 5.8% within half mile.<sup>9</sup> The site extends Blue Ridge Park's bicycle/walking trails and connects to the eMobility Grant-funded e-bike rental program, promoting active lifestyles. **Site 2:** Gateway transformation into outdoor mixed-use facility/greenspace signals economic attractiveness and wellness priority. Located 0.3 miles from the highway, 0.2 miles from Avenue 360 Health & Wellness and Fountain Life Center (federally qualified health center), and 100 feet from KIPP Mosaic schools and Butler Sports Complex—reducing barriers to healthy lifestyles through multimodal healthcare access. **Site 3:** Microgrid installation providing resilience for an economically disadvantaged community (20% low-income households) during extreme weather events that have historically left Texans without power for days. **Site 4:** Community garden/greenhouse using aquaponics and hydroponics to grow produce without soil contact, improving fresh food access and reducing food desert conditions. **Site 5:** Open-air market serving as an entrepreneurial testing ground and location for medical pop-ups, creating broader and more durable opportunities compared to traditional retail models. Unlike conventional retail models that often extract value from surrounding neighborhoods, open-air markets prioritize local vendors and entrepreneurs, allowing economic activity to circulate within the community. In addition to expanding access to fresh, affordable goods, open-air markets function as civic gathering spaces that strengthen social cohesion, increase foot traffic, and support public health outcomes. Their flexible, phased design also makes them well-suited for brownfield redevelopment, enabling underutilized sites to transition from environmental liabilities into productive community assets. **c. Strategy for Leveraging Resources 1f. Resources Needed for Site Reuse:** To maximize the impact of the EPA CWA Grant, HCFBRA will develop a robust, strategic plan for leveraging additional resources to enhance project success. A “Resource Roadmap” will sequence smaller, related projects within the overall brownfield revitalization effort, allowing for targeted funding searches for each component. Diverse financial and/or technical assistance may include: TIRZ 25 funding for blight removal and infrastructure-related components, potential funding from Harris County Precinct One for parks, trails & recreation initiatives, and Avenue 360 for health & wellness related components and other local, state, and federal sources. In addition, the

<sup>8</sup> Cohn, Lisa. "After Hurricane Beryl, Microgrid-Equipped Grocery Stores Weathered Outages." Microgrid Knowledge, July 2024

<sup>9</sup> University of Rhode Island, "Proximity to Electric Vehicle Charging Stations Positively Impacts Home Values," January 2023.

<https://www.uri.edu/news/2023/01/proximity-to-electric-vehicle-charging-stations-positively-impacts-home-values/>



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City of Houston’s Revolving Loan Fund is expected to expand to support city-wide cleanup projects using programmatic income generated from loan repayments and interest. HCFBRA and project stakeholders will be eligible to leverage this funding by 2030, which is anticipated to be \$500,000 to \$1 million in value. **1g. Use of Existing Infrastructure** All priority sites will leverage existing infrastructure such as electric, water, communication lines, sewerage/drainage systems and roads. Recent infrastructure enhancements needed to develop the Edison Center, 3 miles from the target area will be leveraged. The HCFBRA project plan included \$6.3M toward a Pedestrian Bridge/hike and bike network in 2025, expected to exceed \$12M, and \$0.5M for roadway improvements in 2026. These projects will evaluate the existing infrastructure to support redevelopment and mitigate issues proactively. HCFBRA is working with various agencies to improve local roads including Anderson Road and Blue Ridge Road, access at West Fuqua Street \$0.2M, sidewalk enhancement programming \$0.4M and traffic calming programming \$0.3M. These projects align with **connectedness** and **resiliency** as outlined in the 2022 Southwest Houston Livable Centers study and are noted as high priorities needed to support the success of the Edison Center Redevelopment, the hub of change.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT** **Community Need a. The Community’s Need for Funding:** The HCFBRA services **economically distressed areas** with allocated tax funds known as TIRZ. Within this target area, a high proportion of households **use SNAP or Food Stamps programming 22% (Houston 15%)**.<sup>11</sup> There is **high unemployment 8%**, (Houston 5%)<sup>11</sup> and low household income **per capita income of \$21,163** (Houston \$37,954).<sup>11</sup> These elements **limit the tax base** for HCFBRA to effect change. Natural events also negatively impact the funds allocation, due to critical priority pivots needed to handle urgent unanticipated issues. Storms and heavy rains are an example, as they strain the current infrastructure and escalate urgent needs, such as surface flooding (**65% of all properties in Southwest Houston have a major risk of flooding**)<sup>10</sup>, to be prioritized over constructing walkways to promote active lifestyles. Without connectivity to support electric bikes or multi modal transportation, the barrier to gaining sustainable employment is high, thereby highlighting the need for equitable distribution of opportunities. The EPA’s support is crucial to realizing the HCFBRA’s plans, leveraging current momentum from the Edison Center Redevelopment, and transforming the community. **2b. Health or Welfare of Sensitive Populations:** The current population is comprised of family centric, multi-generational households, where family and faith are central components. **Minorities 85% (Black or Hispanic), children 29% and elderly 10% population living below poverty 19%**, make up the sensitive population.<sup>11</sup> The vulnerability of the target population can be seen through the high percentage of residents depending on **government food assistance, 22%** (Houston 15%)<sup>11</sup>. This, with **high unemployment 8%** (5% Houston)<sup>11</sup> and **low high school graduation rates 35%**, thereby showing how disadvantaged this target area is and importance of redevelopment for the future of this underserved community. **Limited access to** grocery stores and other sources of healthy and affordable food make it difficult to maintain a nutritious diet or maintain an active lifestyle (6 total in the area)<sup>5</sup>. Retail Leakage statistics indicate **90% of grocery needs are sourced from other communities**,<sup>2</sup> as most residents live greater than 1 mile from a grocery store. As there are days of extreme heat, and limited walkways, travel by auto or bus is necessary, thus causing a higher barrier to fresh foods. In contrast, there are over 35 fast food restaurants and 30 convenience stores<sup>2</sup> in the TRIZ 25 zone making nutrition-based foods farther from reach and contributing to health issues. The target area also suffers from health issues with high incidences of **high blood pressure 37%** (Houston 31%), **high cholesterol 32%** (Houston 33%), and **diabetes 14%** (Houston 12%).<sup>12</sup> Coupled with limited

<sup>10</sup> First Street Foundation. (2024). Flood risk: Southwest Houston, TX.

<sup>11</sup> ESRI. (2023). ESRI Demographics. Retrieved February 2024. Vintage: 2023/2028

<sup>12</sup> Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion, Centers for Disease Control and



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access to healthcare facilities (**33% have health insurance**),<sup>2</sup> these issues often go untreated, resulting in poor health and limited mobility. In this area of industrial and residential properties, **suspected petroleum tanks, and chemical solvents and contaminants related to improper disposal of oil storage, sludge formation, solvent based solutions** pose a concern to nearby water sources due to proximity to Sims Bayou (10 miles). **Extreme** heat is another concern for the sensitive population (120 days above 90-degree). Without walkable paths or multi modal transportation, sedentary lifestyles are unavoidable, thereby promoting health issues such as **obesity 42%** (Houston 38%)<sup>12</sup>. The grant will enhance green spaces and trail access helping to reduce car-related **air pollution** and encourage active living. It will also improve local resiliency against power outages caused by storms or extreme weather. Additionally, the grant will support ongoing scouting and assessment of potential problem sites within the target area. **2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The proximity to industrial plants emitting carbon monoxide, methane, and hydrogen sulfide, combined with insufficient walkways and pedestrian paths, negatively impacts community health. Residents experience disproportionately high blood pressure 37% (Houston 31%), diabetes 14% (Houston 12%),<sup>12</sup> and obesity 42% (Houston 38%)<sup>12</sup> are also disproportionately high due to limited access to nutritious food and outdoor recreational spaces (138 acres park space deficit).<sup>2</sup> High crime rates 66.4% (Houston 57%)<sup>13</sup> in these areas contribute to stress and mental health challenges like depression 14% (Houston 21%)<sup>12</sup>, further compounding the adverse health conditions. This grant will support green spaces and interconnected hike/bike paths to encourage active living by reducing barriers to participation. It will also help create community gardens and open space markets to provide access to health and wellness resources and foster a culture of preventative health initiatives by scaling local wellness opportunities. **2d. Economically Impoverished/Disproportionately Impacted Populations.** The TA's residents are economically impoverished, with 20% low-income households, 8% unemployment (Houston: 5%), 19% in poverty, and per capita income of \$21,163 (Houston: \$37,954).<sup>11</sup> The socioeconomic status index of 0.83 (1 being worst) reflects decades of governmental disinvestment following the 1950s annexation, when growth priorities shifted to downtown Houston. This has disproportionately impacted the minority population of 85% (Black or Hispanic), limiting opportunities to flourish (35% high school graduation rate).<sup>11</sup>This population also disproportionately bears environmental consequences from industrial and commercial operations, ranking in the 96th percentile for toxic releases to air and 87th percentile for Risk Management Program facility proximity. Nearby industrial operations emit carbon monoxide, methane, and hydrogen sulfide, while legacy commercial sites left suspected petroleum contamination threatening the Sims Bayou watershed. The proposed reuse strategy directly addresses these threats: **Site 4's** community garden will provide fresh produce using aquaponics, reducing food desert conditions contributing to elevated diabetes (14%) and obesity (42%).<sup>12</sup> **Sites 2 and 3's** workforce training center will create employment pathways for residents facing educational barriers. **Site 1's** connectivity improvements will decrease automobile dependency, reducing air pollution exposure for sensitive populations including children (29%) and elderly (10%).<sup>11</sup> **Community Engagement 2e. Project Involvement 2f. Project Roles** The HCFBRA will partner as noted in the table below.



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Organization/Entity/Group	Entity Mission	Point of Contact (Name & Email)	Specific Involvement in Project
Hiram Clarke/Fort Bend Redevelopment Authority (TIRZ 25)	Planning, infrastructure, parks & public facility improvements	LeRon Wilson Leron@hcfbrda.com	Project Director; Programmatic Support
South Houston Concerned Citizens Coalition	25+ civic associations improving local neighborhoods (501c3)	Homer Clarke shcc.info@gmail.com	Community outreach; feedback on plans & strategies
New Faith Church	Faith-based community services, Southwest Houston (501c3)	Deacon Ron Jackson rjackson@newfaithchurch.org	Site identification; community outreach & education
Nueva Jerusalén Church	Faith-based services for Hispanic community (501c3)	Irvin A. Sanchez pastorirvin@njchouston.org	Site identification; community outreach & education
West Orem YMCA	Youth development, healthy living & social responsibility (501c3)	Dianna Visoso Dianna.Visoso@ymcahouston.org	Outreach & education to youth and families
Avenue 360 Health & Wellness	FQHC: behavioral, dental, ambulatory care (501c3)	Marc Daywalker mdaywalker@avenue360.org	Community outreach; feedback on redevelopment plans
Edison Arts Foundation	Cultural arts & community development (501c3)	Charity Carter CharityCarter@EdisonArtsFoundation.org	Community outreach; feedback on plans & strategies
Harris County Commissioner Precinct 1	County government support for site inventory & reuse	Commissioner Rodney Ellis Comm_Ellis@cp1.hctx.net	Site selection feedback; community outreach
Fort Bend County Commissioner Precinct 2	County government support for site inventory & reuse	Grady Prestage Commpt2@fbctx.gov	Site selection feedback; community outreach
5 Corners Improvement District	Community maintenance & beautification	Melva Thornton	Site selection feedback; community outreach
Fountain of Praise Church	Faith-based community services, Southwest Houston (501c3)	Corey Phillips corey.phillips@tfop.org	Site identification; community outreach & education

**2g. Incorporating Community Input:** HCFBRA is committed to meaningful, inclusive community engagement that keeps residents and stakeholders informed throughout every phase of the Brownfields Program. To ensure broad participation, HCFBRA will employ diverse outreach methods, including focus groups, surveys, and public meetings, to engage residents, business owners, property owners, community-based organizations, neighborhood stakeholder groups, and commercial developers. A comprehensive Community Engagement Plan (CEP) will be developed to outline planned activities, timelines, project background, and key stakeholders. Quarterly meetings will provide opportunities for community members to give input on potential brownfield sites within the Target Area, with the Brownfields Project Team (BPT) evaluating all input, documenting suggestions in meeting minutes, and posting them to the HCFBRA Brownfields Program webpage. To maintain transparency and accountability, individual suggestions will be addressed within two weeks and shared on HCFBRA's website and social media platforms. Additionally, as a Community Engagement activity, HCFBRA will host a Brownfields Tour to provide firsthand exposure to brownfield sites and redevelopment opportunities within the Target Area. Recognizing that not all residents have reliable transportation or internet access, HCFBRA will also distribute program information through inserts and advertising in existing community mailers, ensuring equitable access to project updates. This multi-faceted approach to community involvement and transparent decision-making will foster trust, build local capacity, and ensure the Brownfields Program reflects the needs and priorities of the community it serves.

**3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS a. Description of Tasks / Activities and Outputs:** The HCFBRA is requesting \$500,000 in funding to implement this brownfield project based on the potential brownfield sites in the TA outlined and the anticipated additional sites.



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Task 1: Project Management & Reporting	
a	Project Implementation: The HCFBRA Executive Director will serve as Project Director and primary contact, ensuring regulatory compliance, supervising staff and Qualified Environmental Professional (QEP) contractors, overseeing performance and budgets, conducting regular meetings, and submitting all required EPA deliverables on schedule. <b>EPA-funded tasks:</b> The competitively procured QEP will manage technical environmental tasks including Phase I/II assessments, cleanup plans, site investigations (sampling/analysis), ASTM compliance, and report writing. The Analysis of Brownfield Cleanup Alternatives (ABCA) will guide site prioritization, Phase II ESA scoping, task sequencing, and advancement toward cleanup readiness. HCFBRA will attend EPA-approved national or regional brownfields conferences and training events.
b	Anticipated Project Schedule: FY2026-FY2030 with quarterly updates to ACRES, annual forms by October 31 <sup>st</sup> , and final close-out report within 60 days at end of grant period.
c	Task/Activity Lead: HCFBRA with Qualified Environmental Professional (QEP) assistance.
d	Outputs: 4 FFR and DBE Forms, 16 Quarterly reports, 1 Final performance Report, Regular ACRES updates, 1 Cooperative Agreement
Task 2: Community Outreach	
a	Project Implementation: Meetings with community stakeholders will help identify sites, needs, and redevelopment opportunities in the TA. The HCFBRA will post details from outreach activities on their website and social media. An ongoing list of potential assessment sites will be kept and prioritized for review during Task 3 and throughout the grant period.
b	Anticipated Project Schedule: FY2026 - FY2030. Once the workplan and cooperative agreement are finalized, HCFBRA will host quarterly meetings and biannual community outreach sessions (eight total). Project outreach materials will be released from the second quarter onward, and the website will be updated four times a year throughout the project.
c	Task/Activity Lead: HCFBRA with QEP assistance
d	Output: 16 Stakeholder meetings, 4 website updates/year, 4 social media updates/yr, documented community feedback, evaluation ranking tool
Task 3: Site Inventory, Selection & Assessment	
a	Project Implementation: The project team will develop a community-wide brownfield site inventory using community input, stakeholder engagement and publicly available records. Sites will be prioritized based on environmental conditions, redevelopment potential, community benefit and readiness for assessment. The QEP will conduct Phase I ESAs to identify Recognized Environmental Conditions (RECs). Where appropriate, Phase II assessment activities will include sampling, laboratory analysis, and reporting in accordance with EPA-approved Quality Assurance Project Plans. Assessment results will inform cleanup planning, risk mitigation, and reuse decisions.
b	Anticipated Project Schedule: Ongoing from FY2026 - FY2030 with Phase I ESAs initiated in FY2026; Phase II



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	ESAs conducted as RECs are identified.
c	Task/Activity Lead: HCFBRA will lead with assistance from Qualified Environmental Professional. The QEP will lead the cleanup planning. The QEP will be required to have professional planners included in their team so they can lead reuse planning activities. HCFBRA will oversee. Results will be tracked using the work plan to compare progress and take corrective action where necessary.
d	Output: Community-wide site inventory list and ranking tool; 21 Phase I ESAs, 5 Phase II ESAs and 5 site specific cleanup recommendation documents.
<b>Task 4: Clean Up &amp; Reuse Planning</b>	
a	Project Implementation: For contaminated sites, a Qualified Environmental Professional will prepare an Analysis of Brownfield Cleanup Alternatives (ABCA) to assess remediation strategies that facilitate optimal and community-endorsed reuse scenarios. ABCAs will be developed following the acquisition of sufficient Phase II data and will serve to move sites closer to cleanup readiness and future eligibility for funding, while avoiding redundant assessment efforts. In collaboration with the City of Houston and community stakeholders, reuse plans and market analyses will be created to promote equitable redevelopment, public open spaces, workforce advancement, and economic revitalization.
b	Anticipated Project Schedule: ABCA, reuse plans and market study begins once Phase II data is available and continues through the grant period.
c	Task/Activity Lead: QEP & Planning Contractor with HCFBRA oversight
d	Output: 6 ABCAs completed for eligible sites, 4 EPA-ready Site Reuse Plans and 2 Market Studies supporting redevelopment decisions.

Budget Categories	Project Tasks				Total
	Task 1 Management & Programmatic Support	Task 2 Community Outreach	Task 3 Site Inventory, Selection & Assessment	Task 4 Cleanup & Reuse Planning	
Direct Personnel	\$ 5,000	\$ 3,330	\$ 7,300	\$ 4,900	\$ 20,530
Direct Travel	\$ 7,800	\$ -	\$ 4,365	\$ 230	\$ 12,395
Direct Supplies	\$ 250	\$ 1,300	\$ 250	\$ 200	\$ 2,000
Direct Contractual	\$ 7,500	\$ 17,475	\$ 270,300	\$ 164,500	\$ 459,775
Other	\$ 4,500	\$ 750	\$ -	\$ 50	\$ 5,300
<b>Total Budget</b>	<b>\$ 25,050</b>	<b>\$ 22,855</b>	<b>\$ 282,215</b>	<b>\$ 169,880</b>	<b>\$ 500,000</b>

**e. Cost Estimates:** Below are anticipated costs estimates based on past brownfield projects and determined by local market standards. **90% of grant funds will be spent on site specific work (Task 3 and Task 4) and the other 10% will be spent on management support and community outreach (Task 1 and Task 2).** Budget Justification: **Task 1: \$5,000 Personnel:**

HCFBRA personnel (100 hours @ \$50/hour); **\$7,800 Travel** (\$800 airfare + 450 hotel per night (3 nights) + 150 per diem/incidentals for 3 HCFBRA staff to attend 2 EPA national/regional Brownfields conferences and/or seminars; **\$250 Supplies** (color copies 5 x \$1.20, Flyers for bulletin boards in public spaces 20 x \$1.00, contract documents prints 10 x \$0.50, Posters 2 x \$100, Post-it notes 1 x \$5.88, Notebooks 5 x \$2, Pens 2 packs x \$1.57); **\$7,500**



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**Contractual:** Cooperative agreement requirements \$7,500(\$125/hr x 60 hours) for QEP to assist HCFBRA; **\$4,500 Other:** (\$250 registration fee ) for 3 HCFBRA staff to attend 2 EPA national Brownfields conferences and/or seminars; **Total Task1= \$25,050. Task 2: \$3,330 Personnel:** HCFBRA representative at 16 in-person Community outreach meetings (16 two-hour events=\$900) + Personnel Attendance at two community outreach events (8 hours x 45/hr per personnel x 2 people x 3 events =\$2,160) + 2 Personnel on Brownfields tour of area (\$45/hr x 3 x 2 hours=\$270) **\$1,300 Supplies:** Flyers (800 x1.00 each= \$800) + display boards (4@ \$100 each =\$400) + miscellaneous office supplies (notebooks, post it notes=\$100) **\$17,475 Contractual** Meetings with community (Fountain Life Center 4 @ \$500 each, Edison Center Location 2@ \$500 each=\$3,000) + pop-up community event booth fees (\$350 x 6=\$2,100) + QEP to conduct community engagement activities (40 hours x \$135/hr hour=\$5,400) + complete community involvement plan (35 hours x 135/hr= \$4,725)+ contractor to post digital updates on website, design outreach brochure handout and make social media posts =\$2,200; **\$750 Other:** Passenger bus rental 25 seat for brownfields’ tour( 250 x 2 tours= \$500)+ Mileage to meetings/brownfield tour /tolls \$250 **Total Task 2 = \$22,855 Task 3: Inventory \$7,300 Personnel:** Brownfield tours (\$50/hr x2 people x12 x4 hours =\$4,800) + HCFBRA personnel to oversee site assessments (50 hours @ \$50/hour = \$2500) **\$4,365 Travel:** Brownfield Tours (Passenger Van 25 seaters \$250/rental x 16 tours =\$4,000) + Fuel (38.3 gallons of gas x \$3 per gallon=\$115) + Personal travel to meetings and assessment sites (83 gallons x \$3 fuel = \$250); **\$245,300 Contractual:** Brownfield Site Inventory and Evaluation Ranking Tool Creation (80hrs x \$125=10,000) Phase I ESA (21 count x \$3,800 each=\$79,800) + Phase II ESA (5 count x \$20,000 each=\$100,000) + 5 site specific cleanup plans \$16,100 each=\$80,500) **\$250 Other:** Posters 2 x\$100, cases of water 3 x \$6.98, 5x7 postcards 25x \$1.00,document printing 8 pages x \$0.50 = \$250 **Total Task 3 = \$82,215 Task 4: \$4,900 Personnel:** for HCFBRA for overseeing the cleanup & reuse/redevelopment planning (98 hours @ \$50/hour);**\$230 Travel:** Meetings (fuel/mileage/tolls ); **\$200 Supplies:** (Posters 4 x \$50); **\$164,500 Contractual:** QEP to supervise and coordinate requests and plans (\$125 x 116 hours= \$14,500) + QEP firms(s) to prepare ABCA/RAPs (\$5,000/each x 6 count = \$30,000); + EPA-approved Site-Specific Reuse Plan (\$20,000 each x 4 count= \$80,000) + Market Study Plan (\$20,000 each x 2 count \$40,000); **\$50 Other:** (1 case of paper x \$50) **Total Task 4 = \$169,880**

**f. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS:** Project status and outcomes will be tracked and reported to the EPA via regular communications, ACRES data entry, quarterly progress reports, and a final closeout report. Quarterly reports will summarize achievements document outline planned activities. Program tracking will include EPA-recognized assessment and community engagement outputs, including: (A) the identification and prioritization of secondary and tertiary brownfield sites; (B) completion of Phase I and Phase II Environmental Site Assessments; (C) number of brownfield sites advanced toward cleanup planning; and (D) number of community meetings conducted and documented success stories. Short- and long-term outcomes will be evaluated using indicators such as the number of sites cleaned up through subsequent funding, creation of green or community-serving spaces, amount of public and private funding leveraged, and the number of jobs created or retained as redevelopment progresses. HCFBRA will refine project schedules and milestones as activities are completed within the four-year grant period to ensure continued alignment with EPA requirements and community redevelopment goals.

**4.a. Organization capacity, b. Structure c. Description of Key Staff:** HCFBRA was established on March 25, 2015, by Houston City Council (HCC). It serves as an administrative arm of Tax Reinvestment Zone 25 (TIRZ 25), created on August 7, 2013. The organization’s purpose is to drive economic growth, support commercial and residential projects, and upgrade infrastructure. HCFBRA and TIRZ 25 have a shared seven-member Board



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appointed by HCC, with assistance from consultants and subject matter experts. If staff changes occur with key personnel, the organization is set up to immediately act by appointing interim personnel pulling from board expertise, and other stakeholders to identify new personnel. Executive Director LeRon Wilson earned an MBA from Lamar University, a BA from Texas Tech University, holds the Certified Economic Developer (CEcD) credential from the International Economic Development Council, and Project Management Professional, PMP from Project Management Institute. With over 8 years of experience with HCFBRA, LeRon manages fund expenditures and oversees operations, economic development, and project management for Houston's Capital Improvement Projects in the TIRZ zone, with cumulative investments exceeding \$150 million. He led the transformation of the former MADCO gas station into the Fuqua Land Project, where assessments have been successfully completed, cleanup, and ready for redevelopment. HCFBRA other staff includes Manager of Capital Projects, Kevin Adeboyejo, and Program & Operations Specialist, NyJah Mahoney. Kevin earned a B.A. from Texas Southern University and is currently pursuing an MBA in Project Management at Louisiana State University. With over 7 years of progressive leadership in civil infrastructure, ground up construction & multimillion dollar capital improvement projects, he leads the full lifecycle of Capital Improvement Projects, overseeing procurement and municipal stakeholder coordination. NyJah holds an associate's degree from San Diego Mesa College and has built a career in nonprofit & community focused work. She is receiving further economic development training to enhance her community development skills. NyJah supports the execution of day-to-day operations, community engagement efforts, events, and special projects. Collectively, these capabilities demonstrate HCFBRA's capacity to successfully manage EPA funding, oversee environmental assessment activities, and deliver timely, compliant results that advance community-wide redevelopment goals.

**4.d. Acquiring Additional Resources.** City of Houston (the City) Brownfields program has been a long-standing EPA grantee since 1999. The City has committed to supporting HCFBRA with staff mentorship, administrative guidance, and sharing best practices for running a successful program. In addition, HCFBRA will issue RFQs per 2 CFR 200.317-326 to find a QEP and subcontractors for technical support on the grant; submissions are directed to the HCFBRA Manager of Capital Projects.

**4.e. HCFBRA has not previously received an EPA Brownfields Grant.**

**4.f. HCFBRA has not previously received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements.** (i) HCFBRA received a \$20,000 eMobility Micro grant in two \$10,000 installments. The first was used to purchase eight community e-bikes; the second installment will fund additional e-bikes. HCFBRA has complied with the workplan, schedule and terms & conditions of the grant. Final implementation of the program is pending partnership with Harris County Engineering to pilot the e-bike infrastructure in Blueridge Park. Additionally, HCFBRA operates an annual \$10M CIP budget, and has a successful record of compliance with Code of Federal Regulations, procurement and contract standards, and fiscal responsibilities required by the City of Houston. Since inception, HCFBRA has maintained zero findings in annual audits.



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## FY26 EPA Brownfields Community Wide Assessment Grant – Threshold Criteria

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**1. APPLICANT ELIGIBILITY:** **a.** The Hiram Clarke/Fort Bend Redevelopment Authority (HCFBRA) is defined by the EPA as a Redevelopment Agency under rule per CERCLA § 101(27). Hiram Clarke/Fort Bend Redevelopment Authority was developed in 2013 by the state of Texas Tax Code, chapter 311 (Tax Increment Reinvestment Zone 25). Its purpose is to galvanize economic development in its jurisdiction, which falls within the **geographical bounds** of the city of Houston, specifically the immediate area Southwest of the central city of Houston generally bounded by South Main Street on the North, McHard Road on the South, Interstate 288 on the East and Fondren Road on the West.

Hiram Clarke/Fort Bend Redevelopment Authority lies within the geographic boundaries of another pseudo governmental organization, 5 Corners Improvement District. The 5 Corners Improvement District is a legally recognized district whose primary goal is to enhance the physical, social, and economic well-being of the designated area. This is achieved primarily through maintenance and beautification measures. Another redevelopment authority, South Post Oak Redevelopment Authority, also lies within the boundaries of 5 Corners Improvement District, their objective is housing initiatives by way of master-planned communities with commercial, recreational, and residential amenities.

The work of Hiram Clarke/Fort Bend Redevelopment Authority is critical to revitalizing Southwest Houston as this area has seen a significant shift in demographics, impacting its resilience to sustain intergenerational habitation. The work of two other agencies, 5 Corners Improvement District (beautification), and South Post Oak Development Authority (master plans for commercial and residential improvements) also impacts the growth of this community; however, Hiram Clarke/Fort Bend Redevelopment Authority serves as the connector by ensuring economic development initiatives, and culturally specific gathering areas, streets and parks are available and up to standard to meet the dynamic needs of those who live in this area. **b.** Hiram Clarke Fort Bend Redevelopment Authority is exempt from Federal taxation under section 501(c)(4) of the IRC.

## **2. COMMUNITY INVOLVEMENT:**

The Hiram Clarke/Fort Bend Redevelopment Authority is committed to advancing equitable redevelopment in southwest Houston through strategic partnerships and community-driven initiatives. By collaborating with key entities including the **5 Corners Improvement District, City of Houston and Harris County Precinct 1**, HCFBRA ensures that redevelopment projects are both visionary and sustainable. The 5 Corners Improvement District provides long-term maintenance and sustainability oversight.

HCFBRA recognizes that sustainable change requires active resident participation. To that end, the Authority: **1.** Partners with the **South Houston Concerned Citizens Coalition**, representing more than 35 civic and homeowner associations. This engagement and active connection ensure the development efforts align with the dynamic needs of residents. **2.** Hosts **quarterly engagement meetings** with residents, business owners and developers to share project and assessment updates, project timelines, and gather feedback. These include virtual community meetings and in-person public forums. **3.** Utilizes QR code-driven online surveys, flyers and newsletters designed to inform and encourage input. **4.** Participates at community pop-up events to engage with residents at events they would naturally



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## FY26 EPA Brownfields Community Wide Assessment Grant – Threshold Criteria

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gather. This tactic proved effective and provided a unique opportunity for engagement as it was utilized as a strategy during the 2022 Southwest Houston Livable Center Study. **5.** Will establish a **Community Advisory Board** during this grant cycle to ensure redevelopment priorities align with stakeholder needs and leverage existing infrastructure where possible. **6.** Will provide bilingual communication in **English and Spanish** to ensure accessibility for all community members.

HCFBRA has established strong working relationships with local churches, schools, healthcare providers, and environmental groups to ensure redevelopment efforts reflect community priorities. HCFBRA holds its monthly Board meetings at the **FountainLife Center**, a community outreach facility owned and operated by Fountain of Praise Church. Additional faith-based partnerships extend to other focal points such as **New Faith Church**, one of five mega churches in the area, with up to 9,000 weekly attendees. These collaborations ensure that redevelopment efforts engage those who live, work, and play within the Authority's jurisdiction.

The Hiram Clarke/Fort Bend Redevelopment Authority continues to advance community priorities through initiatives designed to strengthen mobility, recreation, and civic engagement. These key initiatives include: **1. Community Bike Rental Program**, currently under evaluation to address sustainable micromobility challenges. The program will support nearby redevelopment projects such as The Edison Center, a mixed-use development scheduled for completion in 2026. This community revitalization plan supports residents of the greater Fort Bend/Houston communities. A component of the Edison Center providing high-impact affordable housing has already been completed and is operational. **2. Annual Community Bike Ride**, through its partnership with Harris County Precinct One, the community engages in a bike ride along the Sims Bayou trail. **3. Simon Minchen Park Extension**, built upon the recent revitalization of the Park, this project is designed to spur economic and wellness activity by creating a community gathering space and expanding local park offerings. **4.** Through its affiliation with the 5 Corners Improvement District, there is an active partnership with the **West Orem YMCA** in creating a community HUB and allows for addressing a broader audience. **5.** Prioritizing collaborative opportunities with **Kipp Mosaic Academy, area schools, churches** and other **public institutions**.

Through these coordinated efforts, HCFBRA and its partners are creating a framework that enhances the **physical, social, and economic well-being** of residents. The Authority's commitment to transparency, inclusivity, and sustainability ensures that redevelopment projects deliver measurable benefits, including increased access to affordable housing and cultural resources, expanded mobility options through sustainable transportation initiatives, and strengthened community voice in redevelopment planning. By aligning redevelopment with stakeholder needs, HCFBR is positioned to deliver **long-term, measurable impact** that advances equity and resilience in southwest Houston.



**HIRAM CLARKE  
FORT BEND**  
REDEVELOPMENT AUTHORITY

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**FY26 EPA Brownfields Community Wide Assessment Grant – Threshold Criteria**

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3. **EXPENDITURE OF EXISTING GRANT FUNDS:** Not Applicable.  
Hiram Clarke / Fort Bend Redevelopment Authority does not have an open EPA Brownfields Community Wide Assessment Grants or Multipurpose Grant.
4. **CONTRACTORS AND NAMED SUBRECIPIENTS:** Not Applicable.  
Hiram Clarke / Fort Bend Redevelopment Authority does not have contractors or named Subrecipients.

**Attachments:**

TCEQ Acknowledgement Letter

Certificate of Formation (Applicant Eligibility 1.a – Redevelopment Agency that is chartered or otherwise sanctioned by a state)

Letter from Attorney (Applicant Eligibility 1.b: Confirming Hiram Clark / Fort Bend Redevelopment Authority does not participate in Lobbying Activities)

<b>Application Request</b>	<b>Application Answer</b>	<b>Attachment Description</b>
Applicant Eligibility 1.a	Redevelopment Agency that is Chartered or otherwise Sanctioned by a State	Certificate of Formation From state of Texas
Application Eligibility 1.b	Confirming non-Participation in Lobbying Activities	Letter from Attorney