



RE: FY2026 EPA Brownfields Multipurpose Grant Application

The St. Philip's School and Community Center (St. Philip's) is pleased to submit this proposal for FY2026 Brownfields Multipurpose Grant funding. Below we provide the information requested:

1. Applicant Identification:

St. Philip's School and Community Center
 1600 Pennsylvania Avenue
 Dallas, Texas 75215

2. Website URL:

www.stphilips1600.org

3. Funding Requested:

- (a) Grant Type: Multipurpose
- (b) Federal Funds Requested: \$1,000,000

4. Location:

- (a) City: Dallas
- (b) County: Dallas
- (c) State or Reservation: Texas

5. Target Area and Priority Site Information:

- (a) Target Area: The Forest District is a 265-acre area bound by Botham Jean Blvd. and industrial properties to the west, Al Lipscomb Way to the north, the S. M. Wright Parkway to the east, and the intersection of Botham Jean Blvd. and I-45 to the south (see attached figure). The Forest District is in census tract 48113020900 (209).

(b) Priority Sites:

Site No.	Site Name/Address	Size (acres)	Planned Reuse
1	3127 Holmes Street	0.24	Commercial
2	3115 Holmes Street	0.19	Commercial
3	3224 - 3228 Cleveland Street	0.31	Residential
4	1301 Coleman Avenue	0.17	Residential
5	1420 Martin Luther King Jr. Blvd, 1413 & 1417 Peabody	0.57	Commercial
6	3216 Botham Jean Boulevard	0.23	Commercial
7	3122 Botham Jean Boulevard, 1207, 1209, & 1211 Pennsylvania Avenue	0.73	Commercial
8	Proposed Promise Park, 1600 Pennsylvania Avenue	5.5	Recreation

All the sites are owned by St. Philip's, with the exception of Site 5, which is in escrow with a closing date of February 20, 2026.



6. Contacts:

(a) Project Director:

Name: Julie Saqueton, Director of Community Development
 Phone: 214-421-5221, ext. 123
 Email: JSaqueton@StPhilips.com
 Mailing Address: 1600 Pennsylvania Avenue, Dallas, Texas 75215

(b) Chief Executive/Highest Ranking Elected Official:

Name: Dr. Terry Flowers, Headmaster & Executive
 Director Phone: (214) 421-5221, ext. 113
 Email: TFlowers@StPhilips.com
 Mailing Address: 1600 Pennsylvania Avenue, Dallas, Texas 75215

7. Population: 1,299,553 (City of Dallas), 2,404 (Forest District Target Area) 2019-2023 Census & American Community Survey

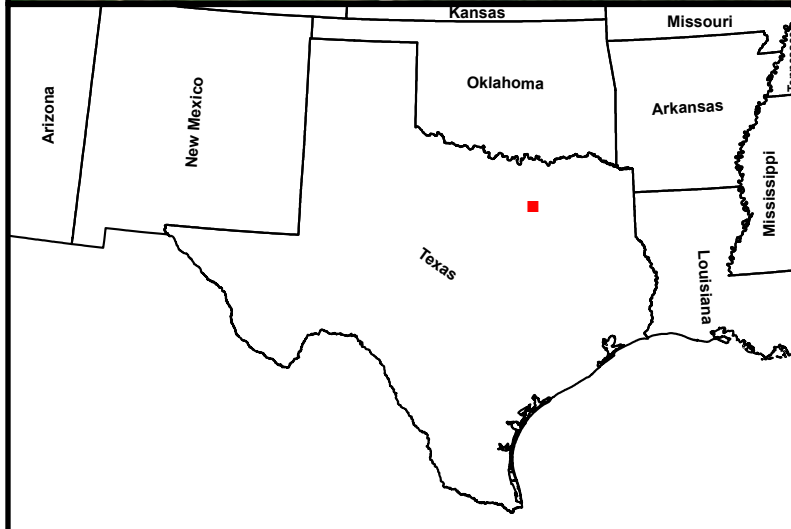
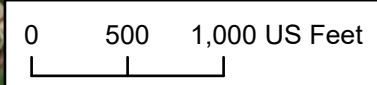
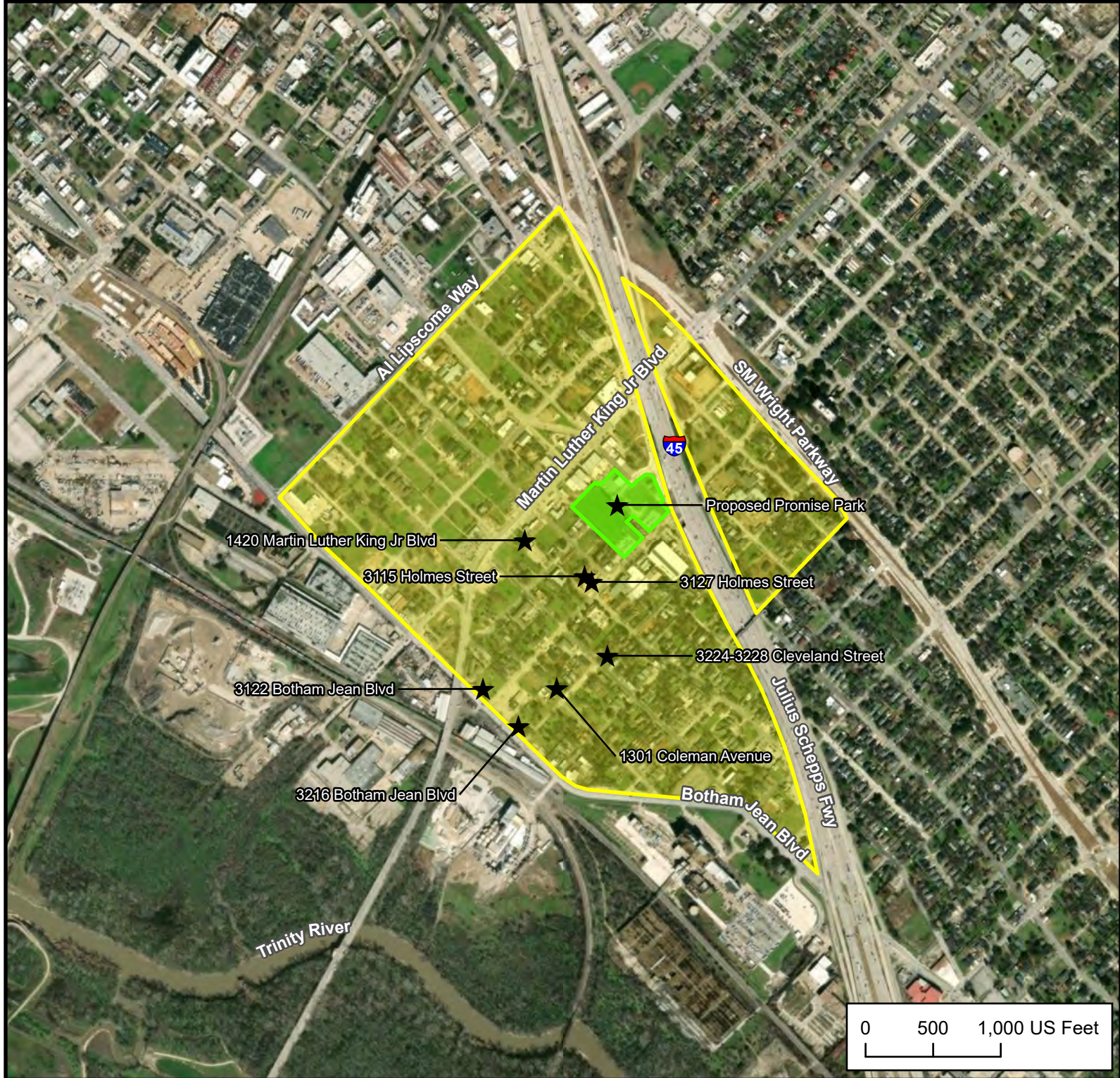
8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	Page 2 & 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 3
At least 20% 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 10
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

N/A = not applicable

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Texas Commission on Environmental Quality (TCEQ) is attached.

10. Releasing Copies of Application: The application does not contain confidential, privileged, or sensitive information.



Legend

- Target Area
- Proposed Promise Park Area
- ★ Priority Site

N

Proposed Grant Implementation Area

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

December 19, 2025

Julie Saqueton
Director of Community Development
St. Philip's School & Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Sent via email

Subject: St. Philip's School & Community Center Proposal for a U.S. Environmental Protection Agency FY26 Multipurpose Grant

Dear Ms. Saqueton:

The Texas Commission on Environmental Quality (TCEQ) acknowledges the St. Philip's School & Community Center's proposal for the U.S. Environmental Protection Agency FY26 Brownfields Multipurpose 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 if you have any questions or if you would like additional information.

Sincerely,

Anukriti Mahayan

Anukriti Mahayan
Brownfields Program Manager
Remediation Division

AM/dl

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields: 1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Dallas (City) was settled in 1841 on the east bank of the Trinity River and grew as a trading post and services hub for rural areas throughout North Texas. Following the Civil War, freed slaves flocked to Dallas and settled in 'freedmen's towns', small communities on the periphery of the City that later evolved into the working-class neighborhoods of South Dallas. With the arrival of the Texas Central Railroad, African American laborers settled at the end of the rail line, accelerating the City's growth as a transportation and distribution hub for regional products, including cotton and cattle.

The **Forest District target area (TA)** is a 265-acre densely populated, low-income, minority neighborhood located less than 2 miles south of downtown Dallas in South Dallas. It is located entirely within **Census Tract 48113020900 (209)**, and is bounded by Al Lipscomb Way to the north, the S. M. Wright Parkway to the east, and Botham Jean Boulevard to the south and west. Working-class housing in the Forest District sprung up alongside industrial facilities and in areas within a flood zone.¹ The siting of Interstate-45 (I-45) bisected and isolated the neighborhood, while increasing noise and air pollution. Over time, residents who could left seeking better living conditions. Long-term disinvestment ensued, with homes falling into disrepair and the shuttering of historic businesses. Industrial facilities, dry cleaners, and gas stations were abandoned, leaving a legacy of contaminated sites and blight affecting area residents' health, safety, and economic stability.

The challenge of redeveloping sites with legacy contamination has hindered redevelopment prospects, leaving widespread vacancies within the TA. While Dallas' population has tripled since 1950² to 1,299,553³ residents today, the TA's population has **shrunk** by 75% to 2,404 residents today. Critical neighborhood assets including parks, quality housing, and living wage jobs are largely absent. As referenced in Section 2.a., residents experience more than double the poverty rate (29.4%) and less than half of the median household income (\$32,447) when compared to State and US averages. 100% of children younger than six years old and 66% of the elderly population in the TA are in poverty (more than 5 times the State and US averages). Generational poverty and welfare make it difficult to attain higher education and better employment. As described in Section 4., **St. Philip's School and Community Center** (St. Philip's) is centrally located in the TA and has been a flagship of the community for 80 years, importantly being the lead for brownfield redevelopment. However, St. Philip's requires significant support and will leverage EPA FY2026 Multipurpose Grant funding to sustain quality affordable housing, revitalize commercial spaces, and enhance public places—fostering a vibrant, safe, and healthy community. As described in Section 1.d., the reuse strategy prioritizes preservation of historic site buildings with adaptive retrofits for modern commercial use by small, local businesses. These efforts will complement a concurrent initiative to expand St. Philip's athletic fields into a community park and greenspace—Promise Park—seamlessly integrated with the commercial frontage along Martin Luther King Jr. Boulevard (MLK). Ongoing priorities will also include commercial development along Botham Jean Boulevard and residential infill on intersecting interior neighborhood streets. All work will be undertaken with a commitment to preventing displacement of existing residents.

This grant will directly support St. Philip's efforts to address the TA's brownfields challenges and impacts by supporting environmental assessment through remediation, as well as reuse planning, for priority sites.

1.b. Description of the Priority Brownfield Site(s): Decades of severe disinvestment and population decline have resulted in a large inventory of vacant lots and empty buildings, including a high concentration of former dry cleaners, gas stations, auto repair, and industrial facilities. Phase I/II ESAs have identified common contaminants across the target area notably elevated concentrations of metals in soils (e.g., lead/arsenic) and groundwater impacted with tetrachloroethene (PCE). Soil vapor intrusion into existing and future buildings is also a significant concern for the TA. EPA funding will be used for assessment/cleanup activities in support of the reuse of 7.94 acres at the following eight priority brownfield sites, all of which are **owned** (or under contract) by St. Philip's and have had environmental site assessments (ESAs) completed. **St. Philip's strategically acquired and prioritized the eight sites for reuse due to their critical role in advancing revitalization in the TA.**

Site 1: 3127 Holmes Street is a 0.24 acre vacant parcel currently used for parking and covered with gravel and/or pavement. An 8,990 square foot multi-tenant commercial building was demolished in 2024 and contained multiple dry-cleaning businesses. PCE groundwater contamination above the protective concentration levels (PCLs) for the Texas Commission on Environmental Quality (TCEQ) and Texas Risk Reduction Program (TRRP) are documented. Supplemental assessment and remediation will be required as part of any proposed commercial mixed-

¹ <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-96.80018092355633,32.748004557241785,-96.75863887033368,32.7660498726444>

² www.census.gov : U.S. Bureau of the Census, U.S. Census of Population: 1950, Volume III, Census Tract Statistics, Chapter 14, U.S. Government Printing Office, Washington, D.C., 1952

³ 2019-2023 Census & American Community Survey

use redevelopment.

Site 2: 3115 Holmes Street is a 0.19 acre site with a dilapidated 2,652 square-foot single-story vacant retail building. The site has documented asbestos containing materials (ACM) requiring abatement. The site is located immediately adjacent to Site 1, making vapor intrusion a concern from PCE. Supplemental assessment and remediation will be required as part of proposed commercial mixed-use redevelopment.

Site 3: 3224-3228 Cleveland Street consists of 0.31 acres of vacant land that was previously residential. Several adjacent sites had historic reports of automotive repair use and underground storage tanks. Further assessment and possible remediation are required as part of proposed residential infill redevelopment.

Site 4: 1301 Coleman Avenue consists of 0.17 acres of vacant land. The site is listed as an historic garage, active between 1930 and 1936. Adjacent land uses are also a concern including a recycling facility, laundromat, and automobile service station. Further assessment and possible remediation are required as part of proposed residential infill redevelopment.

Site 5: 1420 Martin Luther King Jr. Blvd, 1413 & 1417 Peabody Avenue consist of 0.57 acres of land with a 4,414 square-foot single-story vacant retail building in disrepair. The building has documented asbestos containing materials (ACM) requiring abatement. This property is in escrow with a closing date of February 20, 2026. This property is targeted for commercial redevelopment.

Site 6: 3216 Botham Jean Boulevard consists of 0.23 acres of vacant land. The site operated as an automotive tire shop from approximately 1991 through 2000, and portions of the site are in a floodplain. Additionally, adjacent sites were identified in historical automobile, underground storage tank, and leaking petroleum storage tank databases. Further assessment and possible remediation are required as part of proposed commercial redevelopment.

Site 7: 3122 Botham Jean Boulevard, 1207, 1209, & 1211 Pennsylvania Avenue consist of 0.73 acres of vacant land with portions located in a floodplain. The southern portion of Site 7 was identified as a used auto sales and repair facility dating back to the 1950s. Metals and total petroleum hydrocarbon (TPH) soil contamination was identified at the site. Further assessment and possible remediation are required as part of planned commercial redevelopment.

Site 8: Proposed Promise Park, 1600 Pennsylvania Avenue consists of 5.5 acres of land including the St. Philip's athletic fields and adjacent lots. The area is currently undergoing assessment by the TCEQ Drycleaner Remediation Program primarily to address the release of dry-cleaning solvents (PCE). Site reuse planning is critical to expand the St. Philip's athletic fields into a community park/greenspace that is seamlessly tied to the commercial frontage along MLK.

1.c. Identifying Additional Sites: St. Philip's maintains an inventory of over 20 additional sites that are targeted for residential infill and commercial uses per the TA area plans described in Section 1.d. If grant funds are not fully expended on the priority sites, the Brownfield Advisory Committee (BAC), described in 2.f. and comprised of St. Philip's staff, the City of Dallas, community partners, the QEP, and residents, will evaluate redevelopment priorities for additional sites within the TA. Site prioritization criteria (evenly weighted) includes: 1) ability to deliver near-term outcomes such as quality affordable housing, job creation, and community services; 2) ability to address health/welfare issues; and 3) feasibility of the proposed reuse plans. For new sites, not currently owned by St. Philip's, eligibility for use of funds and willingness of the property owner to provide access and to participate will also be evaluated. This information will be documented using the Kansas State University Targeted Assistance to Brownfields (TAB) Brownfield Inventory Tool (BIT).

Revitalization of the Target Area: 1.d. Overall Plan for Revitalization: Beginning in 2010, a reuse vision for South Dallas was created via a workshop series where urban planners and community members were engaged to revitalize the MLK corridor – the Forest District's "Main Street" – as a connector for two of Dallas' biggest assets: the Trinity River and Fair Park. The outcome was the *MLK Corridor Plan*⁴, which identified priorities like walkability, creation of a cultural/historical walk, and enhancing streetscaping and business frontages. The *MLK Corridor Plan* was further developed through the *Dallas Catalyst Project*⁵ in 2017 and the *Forest District Esplanade Project*⁶ in 2020. St. Philip's, Cornerstone Baptist Church, Forest Forward, and The Real Estate Council (TREC) – all project partners – formalized a collaboration under the *Dallas Catalyst Project*⁷ to address the physical disrepair along MLK and in the Forest District and to catalyze new investment. This collaborative effort included the development of the *Community Driven Growth Plan* for the Forest District, informed by over 550 Forest District resident surveys and a series of in-person meetings focused on community needs and priorities, highlighted desires for a mix of quality housing types and the need to retain/promote a variety of local businesses. The *Forest District Esplanade Project*, in collaboration with

⁴ <https://dallascityhall.com/departments/pnv/Pages/MLK-Area-Plan-landing-pages.aspx> 1/16/2026

⁵ <https://daltxrealestate.com/new-forest-district-debuts-with-south-dallas-revitalization-projects/> 1/16/2026

⁶ Urban Land Institute, 2020, Forest District Esplanade

⁷ <https://daltxrealestate.com/new-forest-district-debuts-with-south-dallas-revitalization-projects/> 1/16/2026

the Urban Land Institute, is a component of the broader effort to connect the Trinity River to Fair Park. Utilizing the canopy of the I-45 bridge and surrounding properties, the vision is to create safe, positive, and creative outdoor environments to connect the community. This includes creating green spaces including Promise Park (Site 8), with the goal of providing residents with easy access to high-quality parks/green space, in turn creating safe connections between neighborhoods previously disconnected. Lastly, a key initiative impacting the area involves improving the Lamar Levee to reduce the 100-year floodplain, which presently extends into the TA (including priority sites #6 and #7). The levee is under design and construction and is anticipated to be completed in the next decade.⁸

Simultaneous to these planning efforts was an initiative to refresh the District's *Neighborhood Master Plan (NMP)*.⁹ The community provided important feedback on housing, green space, and the importance of investing in major corridors. The *NMP* has driven the brownfield priority sites' reuses: commercial mixed-use (Sites 1-2 & 5-7), residential infill (Sites 3 & 4), and expansion of Promise Park (Site 8). Specifications of these end uses will be guided through reuse planning under this grant. Through the *NMP*, design for MLK as a more pedestrian-friendly "Main Street" was developed, building upon the earlier MLK Corridor Plan. Key strategies identified include: adaptive reuse of existing buildings (Sites 2 & 5) and new construction for commercial mixed-use infill (Sites 1, 6, & 7) such as small (subsidized) grocers, restaurants, neighborhood services and retail, in addition to new parking, bike lanes, and streetscaping. The "Village Center Area," was designed south of MLK to create a walkable neighborhood. Key elements for revitalization include: 1. Focusing efforts around St. Philip's, expanding public green spaces to seamlessly tie the St. Philip's athletic fields to the commercial frontage along MLK (Promise Park: Site 8); and 2. Infill housing (Sites 3 & 4). Since 2020, St. Philip's has been steadily making progress towards the goals set out in these plans.

The *NMP* and priority site reuses are aligned with existing land use regulations and the *ForwardDallas 2.0 Comprehensive Plan*¹⁰. Specific policy objectives that are supported through site reuses include: Sustainability Objective B: "Actively and equitably protect communities from the effects of environmental hazards" (Sites 1-8); Sustainability Objective C: "Expand Access to parks/green space" (Site 8); TOD+C Objective "Promote walkable, multimodal corridors and reconnect neighborhoods severed by high-speed arterials/freeways (Sites 1-8); Economic Development Objective A: "Revitalize commercial corridors and support local businesses through adaptive reuse and neighborhood-serving retail" (Sites 1-2 & 5-7); and Housing Objective B "Prioritize housing for vulnerable populations" (Sites 3 & 4).

1.e. Outcomes and Benefits of Overall Plan for Revitalization:

Reduction of hazardous materials: Adaptive reuse will allow for the proper management of hazardous building materials in existing structures and the facilitation of new construction without hazardous materials. This will reduce mobilization of hazardous building materials as part of extreme weather events such as precipitation and wind.

Renewable Energy & Energy Efficient Measures: The integration of energy efficient building features including installation of solar panels, high R-value insulation, and ENERGY STAR appliances will reduce utility costs. This will be true of both residential and commercial construction. Residential construction will include accessibility to very low-, low-, and moderate-income households. **Reduced contaminants:** Remediation of soil, groundwater, soil vapor and other contamination will reduce the potential for exposure of contaminants to area residents reducing negative health effects.

Improved quality of life: Cleanup and redevelopment of vacant/underutilized priority sites per the plans described in 1.d. will attract residents and business to the area by providing healthy life choices/amenities and jobs in safe, walkable environments, while managing development to ensure residents are not displaced. Construction of Promise Park will provide much needed green space in the heart of the neighborhood and provide for recreation opportunities. **Increased resiliency:** The expansion of green space at Promise Park will incorporate stormwater management features to increase resiliency from potential flood events with the TA. New construction will follow 2021 International Building Code, which includes requirements for wind resistance, to protect redevelopments from extreme weather events.

Strategy for Leveraging Resources: 1.f. Resources Needed for Site Reuse: St. Philip's has a successful track record of securing and leveraging public and private funding and services for both housing and commercial redevelopment projects. Select relevant resources are listed in Table 1. Private investment, loans, grants, donations and pro bono services have included The Real Estate Council (TREC) Foundation, The Good Foundation, Baylor Scott & White Dallas Foundation, Communities Foundation of Texas, Sapphire Foundation, Hill Wilkinson Construction, Clark Hill PLC, and many others. St. Philip's and its developer partners can take advantage of several incentives: Property Assessed Clean Energy (PACE) Program – Low-cost loans for resilient/energy efficient projects; and Multi-Family Tax Exemption Program – Provides multi-year tax exemption for priority housing projects.

⁸ <https://www.keranews.org/news/2025-08-26/texas-trinity-river-flood-mitigation-risks-projects>, accessed 1/16/2026

⁹ Catalyst Urban Development, 2020, Forest MLK District, A neighborhood-Focused Revitalization Plan

¹⁰ [ForwardDallas](#) accessed 1/16/2026

Table 1: Leveraged Funds	Purpose/Role
TCEQ Dry Cleaner Remediation and Leaking Petroleum Storage Tank Cleanup Programs	Supplement site assessments and remediation of eligible sites impacted by dry cleaners and/or petroleum.
City of Dallas EPA Revolving Loan Fund (RLF) Grants (Secured)	Supplement remediation of eligible sites based on priority ranking, as applicable.
North Central Texas Council of Governments (NCTCOG)	Awarded \$21,000,000 of Safe Street Project funding from US DOT to support improvements on MLK and advance pedestrian and multi-modal infrastructure. Right-of-way infrastructure improvements for redevelopment of brownfield Sites 5 & 8.
City of Dallas Economic Development, Housing, and Other Grants	As applicable, used for redevelopment . The City granted St. Philip's \$120,000 for solar panels on 6 houses. St. Philip's will continue to seek these grants and others.
Grand Park South TIF	Expanded to include the Forest District and available for future infrastructure improvement needs to support redevelopment .
Wells Fargo Grant (Secured)	Reuse: Wells Fargo in partnership with St. Philip's and has provided a \$1,500,000 Pathways to Progress grant secured for commercial corridor renovations, retain and grow businesses, provide a community investment trust.
Private Investment, Grants, Donations, Pro Bono, etc.	Will be utilized as applicable/available; private sources can be utilized to cost share/offset assessment, cleanup, and redevelopment costs.

1.g. Use of Existing Infrastructure: Existing infrastructure is sufficient for this project and additional upgrades are not needed. The TA is an established neighborhood with paved streets, curbs, sidewalks, and streetlights served by existing infrastructure including sanitary sewer, water, gas, electric, and internet. Water and sewer pipe data shows 8”+ pipe capacity in the vicinity of our proposed multi-family housing projects, which is sufficient for the proposed intended use and will not require upgrades. Additionally, the TA will benefit from the S.M. Wright Freeway Project (funded by Texas DOT) which is largely complete and has transformed the S.M. Wright Freeway to the S.M. Wright Parkway, an urban boulevard that crosses MLK, reducing lanes, and improving interchanges between the two arterial routes.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need: 2.a. The Community's Need for Funding: This grant will meet the current and future needs of a disadvantaged community that otherwise lacks the resources to advance the assessment or remediation, planning activities, and subsequent reuse of priority brownfields in the TA. Many of Dallas's most economically distressed residents live in the TA, which experiences more than **2x the poverty rate** (29.4%), high prevalence of families receiving **food stamps** (16.51%), 4x the US rate of **cost burdened households** (25.6%), and less than **half of the median household income** (\$32,447) when compared to State and US averages (Table 2).

Table 2 Notes: **Bold** font designates where the TA has greater levels of distress or greater percentages than the City. Underlined font designates where the TA has greater levels of distress than the County. **Red font** designates where the TA has greater levels of distress than the State. **Shading** designates where the TA has greater levels of distress or greater percentages of sensitive population groups than the US. ^A2019-2023 Census & American Community Survey; ^BCensus Tract 48113020900 (209); County = Dallas County; M = million; ^CSNAP = Supplemental Nutrition Assistance Program; ^DRent > 30% of income; ^EEstimated percent of people in an owner-occupied housing unit.

Table 2: Data Type^A	TA^B	City	County	State	US
Total Population	2,404	1,299,553	2,603,816	29.6M	332M
Poverty Rate	29.48%	17.16%	13.99%	13.8%	12.44%
Median Household Income	\$32,447	\$67,760	\$74,149	\$76,292	\$78,538
Per Capita Income	\$24,724	\$44,138	\$41,272	\$39,446	\$43,289
Families Receiving Food Stamp/SNAP Benefits ^C	16.51%	15.41%	12.46%	12.84%	12.11%
Cost Burdened Households ^D	25.6%	10.8%	8.5%	6.2%	6.0%
Home Ownership Rate ^E	17.54%	47.57%	55.63%	66.52%	67.83%
Vacant Housing Units	11.34%	9.68%	7.76%	9.62%	10.43%
% Less Than High School Diploma	36.24%	19.23%	18.32%	14.3%	10.61%

Redlining in the TA created generational poverty/welfare issues that make higher education, home ownership, and better employment less accessible. Other factors that inhibit St. Philip's and project partners from drawing upon local resources include the disinvestment that has resulted in hundreds of derelict properties subsequently constraining tax-based revenue which exacerbates the City incurring substantial costs for code enforcement, condemnation orders, and crime. Moreover,

approximately half of the TA tax lots are vacant, therefore generating limited property tax base for the community, while attracting crime, deterring investment, and collecting illegally dumped waste. Assessment and reuse planning proposed in this application will provide the funding needed to convert contaminated brownfield sites, vacant lots, and vacant housing units to quality affordable housing which will increase the tax-base and provide vibrant commercial spaces to attract new businesses. Additionally, local jobs will be provided ultimately reducing crime and the community's need for public assistance.

2.b. Health or Welfare of Sensitive Populations: As defined by the Council on Environmental Quality, the TA has a disadvantaged status in the health category of "Burden" as of 2022 due to the census tract being at or above 1) the 90th percentile for **asthma** OR diabetes OR heart disease OR low life expectancy; AND 2) the 65th percentile for **low income**.¹¹ The TA also has a high prevalence (higher than 66th percentile; compared to nationwide) of **coronary heart disease**, prevalence of **diabetes**, and **poor mental health** according to the Health Vulnerability Module (HVM) which considers indicators of pre-existing chronic health conditions that can make people more vulnerable to the effects of environmental burden.¹²

Table 3: Data Type ^A	TA ^B	City	County	State	US
75+ years old people in poverty ^C	66.23%	16.54%	13.82%	13.04%	11.5%
<6 years old people in poverty ^D	100%	70.58%	65.52%	60.24%	55.45%
Unemployed with disability ^E	36.7%	20.8%	18.74%	20.46%	23.96%

Notes: **Bold** font designates where the TA has greater levels of distress or greater percentages than the City. Underlined font designates where the TA has greater levels of distress than the County. **Red font** designates where the TA has greater levels of distress than the State. **Shading** designates where the TA has greater levels of distress or greater percentages of sensitive population groups than the US. ^A2019-2023 Census & American Community Survey; ^BCensus Tract 48113020900 (209); ^CPercent of people 75 or older; ^DEstimated percent of people under 6 years old living with household income under 300% of the poverty level; ^EEstimated percent of unemployed people and people not in the labor force who have a disability.

As noted in Table 3, **100% of children** younger than six years old are in **poverty** and 66% of the **elderly** population in the TA are in **poverty** (more than five times the State and US averages).

- Housing: The target area has extremely low rates of home ownership (17.54%), high rates of cost burdened households (25.6%), and an aging housing stock, with nearly 60% of homes in need of significant repairs (see Section 2.a).¹³
- Lack of Education: 36% of residents did not graduate from high school, and just 3 in 50 residents have bachelor's degrees (see Section 2.a).¹⁴
- Crime: The FBI's crime reports for 2020 indicate Dallas' violent crime rate is 241% the US average.¹⁵

Disinvestment in the TA has resulted in profound welfare concerns: 48 liquor-related businesses once existed within four blocks of the St. Philip's campus.¹⁶ Drug trafficking and prostitution became common with prostitutes standing on corners, beer bottles littering the sidewalks, and drug needles covering the parks.¹⁷ Since the 1980s, St. Philip's has been at the forefront of transformational community development, including building more than 70 residential housing units, redeveloping 14 crime-ridden liquor-related businesses, and re-igniting the area's main commercial strip.¹⁸ Under St. Philip's leadership and reuse strategy, only five of the liquor businesses remain; 27 properties with drug-related crime were shut down; and a disreputable motel was shuttered. St. Philip's has demonstrated land-based approaches that work to create a healthier, vibrant, and diverse community. The work conducted under this grant will reduce health threats, increase economic opportunities, and improve overall quality of life. As discussed in Sections 1.a and 1.b., the priority brownfields are slated for quality fair housing projects and commercial uses that will create local jobs and generate tax-based revenue.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Threats to residents within the TA have a greater-than-normal incidence of diseases or conditions that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. One of the ZIP codes with the lowest life expectancies in Dallas County includes the Forest District's 75215, where the average life expectancy is just 67.6 years – nearly 10 years below the US average.^{19,20} Even more disheartening, the probability of a child aged 1-4 years old dying before age 5 is 1.52% (55x more

¹¹ Policymap.com; Disadvantaged status in the health category of burden, as of 2022, Council on Environmental Quality, accessed 1/14/2026
¹² Policymap.com; Health Vulnerability Score, Centers for Disease Control and Prevention (CDC) & Agency for Toxic Substances and Disease Registry (ATSDR)
¹³ TREC; "Community Driven Growth: A Roadmap for Dallas' Equitable Development", 2019, <https://tinyurl.com/CDGEqui>, accessed 1/14/2026,
<https://tinyurl.com/CDGEqui>.
¹⁴ Policymap.com; Estimated percent of people with a Bachelor's degree, between 2019-2023, accessed 1/14/2026
¹⁵ Policymap.com; Total number of violent crimes reported per 100,000 people in 2020, accessed 1/14/2026
¹⁶ <https://dallasdoinggood.com/st-philips-delivers-housing-projects-business-hub-to-encourage-community-investment/>, accessed 1/14/2026
¹⁷ <https://tinyurl.com/SchoolHousingProjects>, accessed 1/14/2026
¹⁸ <https://www.stphilips1600.org/community/development.cfm>, accessed 1/14/2026
¹⁹ <https://tinyurl.com/2023EqLnd>, accessed 1/14/2026
²⁰ <https://www.cdc.gov/nchs/fastats/life-expectancy.htm>, accessed 1/14/2026

likely than the US; 0.03%).^{21,22} **Infant mortality** is detrimentally impacted by lead-exposure (such as lead-based paint [LBP] from homes).^{23,24} Table 4a includes prevalence rates for chronic disease and Table 4b for health indicators for TA residents:

Table 4a: Health Data	TA	City	County	US
Asthma ^A	26.0%	18.9%	19.4%	25.4%
Coronary Heart Disease ^A	8.4%	5.1%	5.3%	6.4%
Diabetes ^A	21.4%	12.4%	12.5%	12%
Obesity ^A	47.7%	36.8%	35.7%	32.8%
High Blood Pressure ^A	48%	32.4%	33.1%	34.4%
COPD ^A	10.8%	5.6%	5.6%	6.2%

Table 4b: Health Prevention/Behaviors	TA	City	County	US
Mental Distress ^A	21.4%	17.8%	17.1%	15.6%
Physical Distress ^A	18.5%	12.9%	12.6%	12.8%
Fair/Poor Health Status ^{A,B}	38.2%	24%	22.5%	19.2%

Notes: **Bold** font designates where the TA has greater levels of distress or greater percentages than the City. Underlined font designates where the TA has greater levels of distress than the County. Shading designates where the TA has greater levels of distress or greater percentages of sensitive population groups than the US. Source: <https://www.cdc.gov/places>, 2023 Census, downloaded on 1/13/26. ^AAmong adults; ^BSelf-rated. COPD = chronic obstructive pulmonary disease.

The TA scores significantly worse for all 9 measures compared to the average rates for the City, County, and US and almost twice the rate of **diabetes** and **fair/poor health status** compared to the US. Additional findings include:

- Asthma: Per Table 4a, the TA has a 3x higher asthma rate (26%) than the average rate (8.4%) in Texas.²⁵
- Cancer: Zip code 75215 ranks in the highest category (>180 per 100,000) for cancer age-adjusted mortality rates in Dallas County.²⁶

Primary sources of lead (LBP) and ACM exposure is from homes built before the 1980s; 81% of the homes in the TA²⁷ were built during this time frame.^{28,29} Long-term effects of **childhood lead poisoning** include decrements in neurological function and deficit hyperactivity, which may persist into adulthood.³⁰ Lead may be harmful to the developing immune system, causing production of excessive inflammatory proteins; this mechanism may mean that lead exposure is a risk factor for **asthma** in children.³¹ In addition, the high incidence of **COPD** and asthma is potentially attributable to environmental factors (e.g., LBP/ACM, traffic, air pollution, and/or industrial facilities) from brownfield sites in the TA. Other environmental factors impacting prevalence of disease may include heavy metals on brownfield sites (linked to increased risk of **cardiovascular disease**³²). Health impacts will be reduced as contaminated media is identified, and exposure pathways are mitigated. For example, mitigation of impacted soil, groundwater, and vapors will reduce exposure from ingestion and inhalation of contaminants (reducing effects/incidents of asthma, COPD, and/or cardiovascular disease), and LBP abatement can reduce the effects of asthma. The project will result in improved housing, jobs, parks, and community services that will improve health indicators such as lack of physical activity, obesity, diabetes, high blood pressure, and poor mental/physical health. Finally, the project will help reduce air pollution/asthma by supporting initiatives to reduce target area traffic/vehicle emissions.

2.d. Economically Impoverished/Disproportionately Impacted Populations: Sensitive populations in the TA are at higher exposure risk (ER) to multiple sources of pollution as seen in the national percentile data in Table 5.

Table 5: ER Variables ^A	TA ^B	ER Variables ^A	TA ^B	ER Variables ^A	TA ^B
Air Pollution	0.91	Hazardous & Toxic Sites	0.81	Buildings/ Infrastructure	0.34 / 0.72
Fine PM	0.84	TRI Proximity	0.86	Housing Pre-1980	0.75
Ozone	0.81	RMP Facility Proximity	0.96	Railways	0.81

Notes: **Bold** font designates where the TA has a >0.70 higher burden than other US communities. Underlined font designates where the TA has a >0.80 higher burden than other US communities. Shading designates where the TA has a >0.90 higher burden than other US communities. ^ASource: <https://www.atsdr.cdc.gov/place-health/php/eji/eji-explorer.html> accessed on 1/14/2026; ^BTA compared to US; ER = exposure risk; PM = Particulate Matter; TRI = Toxic Release Inventory Site; RMP = risk management program.

The TA ranks above the 97th percentile compared to the entire US for the **cumulative impact on sensitive populations**,

²¹ Policymap.com; Probability that a child 1 to 4 years old will die before age 5, as of 2010-2015, accessed 1/14/2026

²² <https://www.cdc.gov/nchs/fastats/child-health.htm>, accessed 1/14/2026

²³ Infant (<1 year of age) mortality rate per 1,000 live births over a 5-year period, 2016-2020, <https://ephracking.cdc.gov/DataExplorer/>, accessed 1/22/2026

²⁴ Air lead concentrations found to affect infant mortality, February 25, 2025, <https://tinyurl.com/LeadInfant>, accessed 1/22/2026

²⁵ https://www.cdc.gov/asthma/most_recent_data_states.htm, accessed 1/14/2026

²⁶ <https://www.parklandhealth.org/pdf-files/2019-dallas-county-community-health-needs-assessme-3>, accessed 1/14/2026

²⁷ Policymap.com, Estimated percent of all housing units built in 1979 or before, as of 2019-2023, accessed 1/27/2026

²⁸ <https://tinyurl.com/2017DSHS>, accessed 1/14/2026

²⁹ <https://www.asbestos.com/exposure/home/>, accessed 1/14/2026

³⁰ <https://www.atsdr.cdc.gov/toxprofiles/tp13.pdf>, accessed 1/22/2026

³¹ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1257653/>, accessed 1/22/2026

³² <https://www.ahajournals.org/doi/10.1161/JAHA.123.029852#:~:text=Abstract,reductions%20in%20cardiovascular%20disease%20death,> accessed 1/27/2026

environmental burden, health vulnerability, and extreme weather burden resulting from industrial, governmental, and/or commercial operations or policies.³³ For example, residential areas were developed alongside manufacturing facilities, including Procter & Gamble and Occidental Chemical. Redlining allowed the location of I-45 to bisect and isolate the neighborhood, while adding significant noise and air pollution. EPA funding will support St. Philip's and its partners to develop quality affordable housing, restore community serving commercial spaces, and leverage ongoing efforts to reduce traffic on MLK. Assessment and cleanup will also reduce threats to residents from exposure to contaminants from:

- Air Emissions: The TA has air quality issues associated with traffic and industrial facilities and has 174% more incidents of COPD and 125% more incidents of asthma compared to the US which is oftentimes associated with exposure to air pollution (see Section 2.c).³⁴ Infill development of brownfield sites will help reduce urban sprawl, thus reducing vehicle emissions. Additionally, facilitating public transit accessible development will increase its utilization, further decreasing emissions in car-centric Dallas.
- Hazardous Substances, Petroleum, Soil and Groundwater: Many residents in the TA live within aging housing stock in disrepair, which can result in exposure to hazardous materials such as ACM and LBP, as proven by the TA's rank in the 97th US percentile for Housing pre-1980 (LBP exposure).³⁵ Residents also live near industrial facilities, former gas stations, auto repair shops, and dry cleaners. As noted in Section 1.b, this has resulted in area-wide impacts including metals in soils and plumes of volatile organic compound (VOC)-impacted groundwater. These impacts require remediation or the use of engineering controls, such as engineered caps or vapor mitigation systems, adding prohibitive costs to construction (without the use of this grant funding). **Funding will be used to assess contamination, evaluate remedial options, and implement cleanup at priority brownfield sites to remove this burden.** Implementation of engineered systems will eliminate heavy metal and/or VOC exposure and should reduce health impacts such as cancer, COPD, coronary heart disease, and/or asthma for the TA population.

Community Engagement: 2.e. Prior/Ongoing Community Involvement: In partnership with project partner TREC, a nonprofit organization centered around creating local leaders and catalyzing investment, the Forest District community created the Community Driven Growth Plan (CDGP) discussed in Section 1.d. Residents, property owners, community leaders, subject matter experts, local government staff, and other interested stakeholders were engaged during the CDGP creation. Over 20 meetings were held with over 550 attendees. Neighbors volunteered to go door-to-door to bring the community together with experienced planning professionals for shared learning, culminating in the CDGP that reflects the residents' desire for the neighborhood's future. This plan, along with regular community outreach meetings and communications conducted by St. Philip's and project partners, have resulted in transparent communication around CDGP goals including quality affordable housing and support of local businesses. In 2021-2022, public meeting participants expressed opinions about the design of newly planned housing to ensure the units are varied but suit the look and feel of the neighborhood. Additional meetings were held to discuss commercial site progress. Regular updates on Promise Park (Site 8) were provided by St. Philip's at public monthly meetings, during ongoing work under the FY2022 and current FY2023 EPA grants. These outreach methods, including regular outreach meetings, communications, and publications, have been effective and will continue under the FY2026 EPA grant so priority site reuse aligns with community needs and leverages existing successful outreach strategies. The St. Philip's website will include project updates, milestones, and contact information updated quarterly.

2.f. Project Involvement and 2.g. Project Roles: St. Philip's has identified project partners (BAC) who will represent varied perspectives and will be included in decision-making. Table 6 outlines partners. The BAC will be actively involved in site identification and site selection (as outlined in 1.c.), cleanup and reuse planning activities, and engaging the public for input.

³³ <https://www.atsdr.cdc.gov/place-health/php/eji/eji-explorer.html>, accessed 1/14/2026

³⁴ <https://tinyurl.com/NIEHSair>, accessed 1/14/2026

³⁵ Policymap.com; Lead Paint Supplemental Index (National Percentiles), accessed 1/14/2026

Table 6: Partner Name	Entity's Mission	Point of Contact	Specific Role
City of Dallas	Committed to "Service First" Excellence	Amany Abu Hijlih amany.abuhijlih@dallas.gov	The City's Brownfields Redevelopment Program (BRP) has worked closely with St. Philip's to address brownfields, providing funding and technical support. The City's BRP is committed to serving on the BAC and providing technical assistance.
Forest Forward (nonprofit)	"The Future is Here"	Elizabeth Wattlely ewattlely@forestforward.org	Strives to improve outcomes for families in the Forest District. Leading efforts to revitalize the Forest District.. Committed to serving on the BAC and assisting with outreach/engagement.
Cornerstone Community Development Corporation	Exists to exemplify to our community the command of Jesus to "love your neighbor".	Pastor Chris Simmons csimmons@cornerstonedallas.org	Provides social services to the TA and partnered with St. Philip's to revitalize several dilapidated properties. Committed to serving on the BAC & supporting outreach/engagement activities.
The Real Estate Council (TREC) Foundation	TREC's mission is to cultivate relationships in the commercial real estate industry.	Celesstia Valdez cvaldez@treccommunityinvestor.org	An organization of developers, builders, brokers, and bankers. TREC will engage with stakeholders to catalyze investment in the TA and provide construction loans for redevelopment.
Baylor, Scott, and White (nonprofit)	Promotes the well-being of all individuals, families and communities.	Tanya Carter Tanya.carter@bswhealth.org	Providing health services for the TA. Committed to providing technical assistance with health/risk assessments for priority sites as needed.
North Central Texas Council of Governments (NCTCOG)	To strengthen both the individual and collective power of local governments.	Christie Gotti cgotti@nctcog.org	Technical and funding support for planning and revitalization projects and assisting with revitalization funding for streetscaping and other public area improvements.
Texas Commission on Environmental Quality (TCEQ)	Protecting Texas by reducing and preventing pollution.	Anukriti Mahayan anukriti.mahayan@tceq.texas.gov	TCEQ will provides technical support for assessment and cleanup planning. They will also provide resources for supplemental activities through the TCEQ Brownfields Program & other state programs, as needed.

2.h. Incorporating Community Input: St. Philip's believes that effective community engagement is imperative to the success of this project. During the first quarter, we will establish a Public Involvement Plan (PIP), which will outline communication channels, stakeholder representation, and feedback strategies to ensure meaningful input is infused into all grant activities. Key elements of the PIP will include:

- **Brownfield Advisory Committee (BAC):** Our project partners have committed to serving on the BAC, which will meet quarterly (via Microsoft Teams) during the first year and semi-annually thereafter. Each partner has also committed to assisting with outreach/engagement activities to solicit, consider, and respond to community input.
- **Communications Key Stakeholders:** St. Philip's and partners regularly communicate with key stakeholders (property/business owners, developers, non-profits and community-based organizations) through monthly community meetings, hosted and advertised through the existing neighborhood communication channels such as social media, emails, and website updates. These existing channels of communication will be leveraged to solicit input, relay information, and respond to input within the TA.
- **Informational Materials & Project Webpage:** St. Philip's will create informational brochures and fact sheets which will be available on our webpage and social media outlets.
- **Social Media:** St. Philip's has established social media outlets that will be utilized to ensure that residents and other community stakeholders stay informed and feel included in what is happening in the neighborhood.
- **Reuse Planning Public Visioning & Input Meetings:** Significant in-person community involvement will be integrated into planned events for Promise Park (Site 8) and other priority sites. Input will be incorporated into site reuse designs.

This menu of engagement methods will enable a wide range of stakeholders to provide meaningful, ADA accessible, input. Sustained outreach will ensure that assessment and cleanup proceed with strong community backing and input that aligns with existing planning efforts.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs: 3.a. – 3.d. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs: Tasks have been identified and phased to immediately begin once the grant is awarded. A Qualified Environmental Professional (QEP) firm has been retained per 2 CFR 200.317-200.326 and 2 CFR 1500. The USEPA grant funded activities are described in Table 7.

Table 7: Task 1: Grant Management, Reporting, & Other Eligible Activities

- a. Activities:** St. Philip's will manage all programmatic aspects of the project, including coordination with EPA, project partners, and the QEP firm. Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual Federal Financial Reports (FFRs); and 4) A Final Performance Report documenting outputs, outcomes & accomplishments. St. Philip's will meet regularly with the EPA Project Officer.
- b. Schedule:** Grant management and reporting will be ongoing throughout the implementation period (2026-2031).
- c. Lead(s):** St. Philip's will lead this task. The QEP will assist with management and reporting activities.
- d. Output(s):** 20 Quarterly Reports; 1 Final Technical Report; 5 FFRs; prompt ACRES updates.

Task 2: Community Engagement & Site Selection

- a. Activities:** *Community Engagement:* St. Philip's will engage with stakeholders throughout the project. Commitments have been solicited from all project partners to participate in engagement activities and provide additional support. Activities will include: 1) preparing a Public Involvement Plan (PIP); 2) facilitating up to 12 Brownfield Advisory Committee (BAC) meetings; 3) holding at least 5 community meetings (virtual and/or in-person) that include grant updates during the grant term; 4) preparing outreach materials including press releases, website/social media project updates, newsletter articles, and signage explaining project activities; and 5) soliciting and responding to community input via electronic surveys, interactive community events such as workshops, outreach events, calls, and emails from community members to project representatives; documenting input and responses in meeting minutes and QPRs. *Site Identification/Selection:* As part of the site identification/site selection process, St. Philip's will engage with the BAC and other key stakeholders to gather information on the eight priority sites and reuse plans/strategies. The BAC will inform site prioritization and ensure projects focus on activities that will provide the greatest outcomes. Site selection will include preparing property eligibility determination (PED) requests. This task will also include attendance of 2 staff at 2 regional and 2 national brownfield conferences.
- b. Schedule:** *Community Engagement:* The PIP and webpage will be finalized in the first two quarters of the grant term. A BAC kick-off meeting will be held during the first quarter (1Q) and convened quarterly for the first year, and semi-annually thereafter. Other stakeholder meetings will occur periodically as needed. St. Philip's and its partners will conduct outreach on an ongoing basis, including regular project status updates. *Site Identification/Selection:* Activities will begin in 1Q and continue over the course of the project. As priority sites are known, initial PED requests will be completed during 1Q. Identification of additional sites will occur as needed until the grant funds are fully committed. Conference attendance will occur throughout the grant period.
- c. Lead(s):** St. Philip's will lead this task, with support from the BAC, QEP, and key stakeholders.
- d. Output(s):** PIP; project webpage; fact sheets; press releases, check-in meetings with project partners (~12 BAC meetings; agendas, presentation, minutes); 5 public meetings; inventory of additional nominated/ prioritized/approved sites; and preparation/submittal of PED request forms. Attendance at 4 conferences.

Task 3: Phase I/II Environmental Site Assessments (ESAs) & Cleanup Planning

- a. Activities:** This task includes completion of five Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and up to 7 Phase II ESAs at the priority sites within the TA. This task also includes: 1) an EPA-approved Master Quality Assurance Project Plan (QAPP); 2) 7 EPA-approved Sampling and Analysis Plans (SAPs); 3) 7 Health & Safety Plans (HASPs); 4) 4 Analysis of Brownfield Cleanup Alternatives (ABCAs) and 4 National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations. We will also work closely with TCEQ during the grant project for technical consultation.
- b. Schedule:** Year 1: Master QAPP, 2 Phase I ESAs, 3 Phase II ESAs; Year 2: 2 Phase I ESAs, 3 Phase II ESAs; Year 3: 1 Phase I ESA, 1 Phase II ESA; Year 4-5: TBD
- c. Lead(s):** The QEP will lead technical activities at the direction of St. Philip's and the BAC.
- d. Output(s):** 1 Master QAPP; 5 Phase I ESAs; 7 Phase II ESAs; 7 SAPs/HASPs; 4 ABCAs, 4 NHPA/ESA§7(a)(2) consultations.

Task 4: Cleanup Design & Cleanup

a. Activities: Task 4 focuses on cleanup design (plans and specifications) and implementation. Site 1 will require soil management and a soil management plan (SMP). Site 2 is expected to require comprehensive design and installation of a sub-slab Vapor Intrusion Mitigation System (VIM). Some efficiencies will be gained from the experience of installation of VIMS and abatement as part of the FY2022 EPA Brownfield Cleanup Grant and FY 2023 Multipurpose grant. In addition, Site 2 will require asbestos abatement. Sites 3-4 will require creating and executing soil management plans (SMPs). Site 5 will require asbestos abatement. Sites 6-8 will require creating and executing soil management plans (SMPs) which is likely to include soil removal and offsite disposal. Contractor procurement and implementation to include Davis Bacon prevailing wage monitoring; Documentation Reporting.

b. Schedule: Year 1: 1 VIM design/installation and asbestos abatement. Years 2 -3: SMPs and implementation. Years 3-5: TBD.

c. Lead(s): The QEP will lead technical activities at the direction of St. Philip's.

d. Output(s): 1 VIM, 2 Asbestos Abatements, ~4 SMPs (bundling sites where feasible) and accompanying Documentation Reports.

Task 5: Reuse Planning

a. Activities: Task 5 focuses on reuse planning, including both area-wide corridor planning and site-specific reuse planning. The area-wide corridor planning will address the two major boulevards in the Target area: MLK Blvd (including Site 5) and Botham Jean Blvd (Sites 6 & 7). Site-specific reuse planning including conceptual design is anticipated for the proposed Promise Park area (Site 8). This planning is critical to gathering community input and priorities, advancing redevelopment, and attracting necessary additional leveraged funding.

b. Schedule: Year 1: Promise Park Reuse Plan; Year 2: MLK Corridor Plan ; Year 3: Botham Jean Corridor Plan. Years 4-5: TBD

c. Lead(s): The QEP will lead planning activities at the direction of St. Philip's.

d. Output(s): 1 Site-Specific Reuse Plans, 2 Area-Wide Corridor plans.

3.e. Cost Estimates: 1. a. A summary of the budget for grant- funded activities by task/category is provided in Table 8. No equipment or supplies are requested. A total of 20+% of the budget is allocated to site-specific and area-wide reuse planning. The budget assumes an average QEP firm rate of \$175/hour, St. Philip's staff rate of \$50/hour, and fringe benefit rate of \$12.5/hour. Indirect Costs will be utilized to partially offset accounting and auditing expenses and are calculated at the 15% de-minimis modified total direct costs rate, not to exceed \$50,000 (5% of the total budget requested). The 15% rate was applied to Direct Costs in the Personnel and Fringe Benefits categories with a total of \$7,424. No direct administrative expenses are requested. In summary, **>70% of costs are for site activities (Tasks 3 and 4), >25% will be spent on remediation (Task 4), and > 20% are for area and site reuse planning (Task 5).**

Table 8: Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Administrative Expenses	Totals
	Grant Management & Other Activities	Community Outreach/Site Identification & Selection	Phase I/II ESAs & Cleanup Planning	Cleanup Design & Cleanup	Reuse Planning		
Personnel	\$11,200	\$15,400	\$4,200	\$2,300	\$6,500	\$0	\$39,600
Fringe Benefits	\$2,800	\$3,850	\$1,050	\$575	\$1,625	\$0	\$9,900
Travel	\$0	\$10,000	\$0	\$0	\$0	\$0	\$10,000
Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$26,600	\$18,200	\$305,000	\$80,915	\$195,000	\$0	\$625,715
Construction	\$0	\$0	\$0	\$100,361	\$0	\$0	\$100,361
Other	\$0	\$2,000	\$0	\$205,000	\$0	\$0	\$207,000
Total Direct Costs	\$40,600	\$49,450	\$310,250	\$389,151	\$203,125	\$0	\$992,576
<i>Indirect Costs</i>	<i>\$2,100</i>	<i>\$2,887</i>	<i>\$787</i>	<i>\$431</i>	<i>\$1,219</i>	<i>\$0</i>	\$7,424
Total Budget	\$42,700	\$52,337	\$311,037	\$389,582	\$204,344	\$0	\$1,000,000

The following provides a breakdown of the estimated costs for project activities by task and budget category.

Task 1: Grant Management, Reporting, & Other Eligible Activities: Total Budget = \$42,700
St. Philip's Staff Personnel: \$11,200 (224 hrs x \$50/hr)
St. Philip's Staff Fringe Benefits: \$2,800 (224 hrs x \$12.5/hr)
QEP Firm Labor: \$26,600 (152 hrs x \$175/hr) to assist with management/reporting.
Indirect Costs: \$2,100 15% de-minimis indirect staff costs ((\$11,200 + \$2,800) * 15%)
Task 2: Community Engagement & Site Selection: Total Budget = \$52,337

<p>St. Philip's Staff Personnel: \$15,400 (308 hrs x \$50/hr) to conduct outreach, prepare outreach materials, attend relevant trainings, site identification, site selection and property eligibility determinations (PEDs)</p> <p>St. Philip's Staff Fringe Benefits: \$3,850 (308 hrs x \$12.5/hr)</p> <p>QEP Firm Labor: \$18,200 (104 hrs x \$175/hr) to assist with engagement, site identification, and site selection.</p> <p>Travel Fees National Conference: \$6,600 (4 X \$1,650/per person/per conference [\$700 airfare, \$250 meals, and \$700 hotel])</p> <p>Travel Fees Local Conference: \$3,400 (4 X \$850/per person/per conference [\$250 meals, and \$600 hotel and mileage])</p> <p>Other: 4 Conference Registrations: \$2,000 (4 X \$500)</p> <p>Indirect Costs: \$2,887 15% de-minimus indirect staff costs (((\$15,400+\$3,850) * 15%)</p>
<p>Task 3: Phase I/II ESAs & Cleanup Planning: Total Budget = \$311,037</p>
<p>St. Philip's Staff Personnel: \$4,200 (84 hrs x \$50/hr)</p> <p>St. Philip's Staff Fringe Benefits: \$1,050 (84 hrs x \$12.5/hr)</p> <p>QEP Firm Labor and Expenses: \$305,000 for: QAPP (\$5,000); 5 Phase I ESAs (\$7,000 each X 5 Phase I ESA = \$35,000); Phase II ESAs with SAPs and H&SPs (\$35,000 each x 7 Phase II ESAs = \$245,000); ABCAs (\$5,000 each x 4 ABCAs= \$20,000)</p> <p>Indirect Costs: \$787 15% de-minimus indirect staff costs (((\$4,200 + \$1,050) * 15%)</p>
<p>Task 4: Cleanup Design & Cleanup: Total Budget = \$389,582</p>
<p>St. Philip's Staff Personnel: \$2,300 (46 hrs x \$50/hr)</p> <p>St. Philip's Staff Fringe Benefits: \$575 (46 hrs x \$12.5/hr)</p> <p>QEP firm Labor: \$80,915 (462.37 hours x \$175/hr) for: Permitting, design, and bid specifications for VIM and Asbestos abatement (\$7,000 each X 3 = \$21,000) SMPs (\$4,900 each x 4 = \$19,600); Documentation Reports (\$8,063 each X 5=\$40,315)</p> <p>Construction Subcontractor Costs: \$100,361 (Subcontractor to conduct Abatement at Site 2, cost based on current bids) <u>Other Costs:</u> \$205,000 Installation of VIM at Site 2 and Abatement at target acquisition site under contract. Cost estimates based on comparable recent projects performed in 2023 Multipurpose Grant.)</p> <p>Indirect Costs: \$431 15% de-minimus indirect staff costs (((\$2,300 + \$575) * 15%)</p>
<p>Task 5: Reuse Planning: Total Budget = \$204,344</p>
<p>St. Philip's Staff Personnel: \$6,500 (130 hrs x \$50/hr)</p> <p>St. Philip's Staff Fringe Benefits: \$1,625 (130 hrs x \$12.5/hr)</p> <p>QEP Firm Labor: \$195,0000</p> <p>Area Corridor Reuse Plans & Conceptual Designs (2 x \$65,000) - MLK Blvd (Site 5), Botham Jean Blvd (Sites 6 & 7)</p> <p>Site Specific Reuse Plan & Conceptual Design (1 x \$65,000) - Promise Park (Site 8)</p> <p>Indirect Costs: \$1,219 15% de-minimus indirect staff costs (((\$6,500 + \$1,625) * 15%)</p>

3.f. Plan to Measure and Evaluate Environmental Progress and Results: 1.a. St. Philip's will track and monitor cleanup progress of the sites throughout the five-year project period. Upon notification of award by EPA, the tasks, milestones, and reporting requirements specific to the EPA Grant will be integrated into the overall master redevelopment project schedule which will be maintained in Microsoft Project. St. Philip's will set up weekly calls with the QEP, inviting TCEQ and EPA as necessary, to evaluate project status and act quickly to address unanticipated changes. The budget will be monitored concurrently with the schedule, on at least a monthly basis. The status of outputs and short- and long-term outcomes will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES, and the Final Performance Report. QPRs will list goals accomplished and plans for the next quarter. Significant deviations will be discussed with the EPA Project Officer. Between QPRs, outputs will be tracked in a database including the # of: (1) brownfields identified/prioritized/approved by EPA; (2) Phase I/II ESAs; (3) Cleanup/Reuse Plans; (4) Remediations; (5) Site reuse plans and (6) Stakeholder meetings. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using GIS. The following short- and long-term outcomes will be tracked: (1) # of sites cleaned up; (2) # of property transfers; (3) # of sites and acres of land redeveloped; (4) # of units of housing generated/type; (5) \$ of private investment/leveraged funding; (6) # of jobs created or retained; and (7) increased property value/tax revenue.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability: 4.a. – c. Organizational Capacity, Structure, and Description of Key Staff: St. Philip's is a non-profit organization centrally located in the TA and has served the community for 80 years. St. Philip's holds a high level of organizational capacity for carrying out the programmatic, administrative, and financial requirements to successfully manage the project and grant. As part of its mission to advance revitalization in the TA, St. Philip's has worked very closely with the TCEQ, EPA, and City of Dallas to conduct multiple Phase I/II ESAs, ABCAs, Cleanup Plans, cleanup and community engagement. As a previous Coalition member for the City of Dallas's FY2020 EPA Assessment Grant, recipient of an FY2022 EPA Cleanup Grant, FY2023 EPA Multipurpose Grant, and 2025 EPA Region 6 Phoenix Award, St. Philip's has gained valuable experience and successfully completed assessment, cleanup, and/or redevelopment at more than 20 priority brownfield sites in the TA. Through this experience St. Philip's has developed relationships with consultants and cleanup contractors and acquired the technical expertise necessary to successfully implement and manage a FY 2026

EPA Brownfield Multipurpose Grant.

Julie Saqueton and Dee Velvin are the Director and Coordinator of Community Development for St. Philip's, and will leverage their complimentary skillsets as Brownfields Grant Manager and Assistant Grant Manager, respectively. Julie and Dee will have the support of St. Philip's staff with expertise in accounting, engagement, and development activities. Additionally, St. Philip's will have the support of Kawana Moore, St. Philip's Chief Financial Officer (CFO), to assist with timely accounting and drawdowns. Key staff qualifications are further described below:

Brownfields Grant Manager – Julie Saqueton, Director of Community Development will manage the administrative and programmatic requirements of the grant. She has 19 years of experience at St. Philip's and is currently managing the St. Philip's FY 2023 Multipurpose Grant. Since taking on her role in 2017, she has led planning, acquisition, and development efforts including 20+ residential lots, 3 multi-family complexes, and six multi-unit commercial retail buildings. **Assistant Grant Manager – Dee Velvin, Community Development Coordinator** will assist Julie with grant management and administration activities. Dee has 10 years of experience and is an accomplished project manager with a focus on commercial redevelopment projects. With her background in economic development, she supports business owners in the Forest District and works directly with commercial tenants. She is highly experienced in community outreach, contributing to St. Philip's regular communications (newsletter, webpage, etc.) and facilitating community events. **Grant Accounting Manager – Kawana Moore, CFO** will assist with accounting and drawdowns in ASAP. Kawana has 18 years of experience in accounting and currently oversees all grant financials including the FY2023 Multipurpose Grant.

4.d. Acquiring Additional Resources: St. Philip's has a fully staffed human resources department with the resources, experience, and expertise to recruit qualified replacements for any key project staff that depart during the project. St. Philip's routinely contracts out for engineering and consulting services and have management and procurement procedures in place to secure services through competitive processes, as well as the experience and expertise needed to manage contractors as they complete assignments. In 2022 and 2025, St. Philip's used a qualifications and cost-based process in conformance with 2 CFR 200.317–200.326 to contract a QEP Firm team to assist with grant activities (see Threshold Criteria). Advanced procurement will position St. Philip's for expedited implementation activities immediately upon issuance of the Cooperative Agreement (CA). Project BAC partners in Section 2.g. will continue to support community outreach, technical assistance, and/or assisting with any funding gaps.

Past Performance and Accomplishments: 4.e. Currently Has or Previously Received an EPA Brownfields Grant:

EPA Brownfield Cleanup Grant (FY2022; BF02F17101) 1. Accomplishments: Numerous accomplishments were achieved: a QAPP was developed, the ABCA was finalized, public notice activities completed, Section 106 reviews completed, and a vapor intrusion mitigation system (VIMS) designed, installed, and activated to address three buildings (1628 and 1632 MLK, and 3016 Colonial Ave). All three buildings have been redeveloped to a medical clinic, restaurant, creative maker space, gym, and barbershop **generating approximately 43 permanent jobs, retaining 6 permanent jobs, and generating 6 construction jobs.** Significant funds were also leveraged, totaling approximately **\$2.4 million.** Two St. Philip's staff also attended the Brownfields 2023 conference in Detroit, Michigan. 2. Compliance with Grant Requirements: St. Philip's met all schedule and reporting milestones and maintained compliance with the work plan and terms and conditions of the cooperative agreement. Project milestones were/are documented using the ACRES database, quarterly reports and Final Technical Report in a timely manner. The grant is closed and no funds remained.

EPA Brownfield Multipurpose Grant (FY2023; BF02F40601) 1. Accomplishments: Similar to the FY2022 Grant above, a QAPP was developed, two ABCAs were finalized, public notice activities completed, Section 106 reviews completed, and VIMS designed, installed, and activated to address three additional buildings (1620 and 1624 MLK, and 3021 Colonial Avenue). Additionally, asbestos abatement was performed at three buildings (1624 MLK, 1500 MLK and 3400 Holmes Street). The buildings at 1620 and 1624 MLK have been redeveloped as businesses **retaining approximately 6 permanent jobs.** 3021 Colonial Avenue has been converted to a field house, used regularly by four football teams (85 youth), three cheer teams (40 youth), 42 cheer and football coaches, and over 400 parents. 1500 MLK and 3400 Holmes Street are undergoing renovations. Eligibility determinations, Phase I ESAs, Phase II ESAs and/or hazardous building materials surveys were completed for 12 additional properties.

Significant funds were also leveraged, totaling approximately **\$500,000.** Two St. Philip's staff also attended the Brownfields 2025 conference in Chicago, Illinois and received the **2025 Region 6 Phoenix Award.** 2. Compliance with Grant Requirements: St. Philip's met all schedule and reporting milestones and maintained compliance with the work plan and terms and conditions of the cooperative agreement. All project milestones were/are documented using the ACRES database and quarterly reports. Work is ongoing and approximately 93% of the grant funds have been expended.

Threshold Criteria for Multipurpose Grants

1. APPLICANT ELIGIBILITY:

St. Philip's School & Community Center (St. Philip's) is a State of Texas non-profit corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. Therefore, St. Philip's is eligible to receive United States Environmental Protection Agency (EPA) Brownfields Multipurpose Grant funding (see **Attachment A**).

2. COMMUNITY INVOLVEMENT:

St. Philip's believes that effective community engagement is imperative to the success of this project. During the first quarter, we will establish a Public Involvement Plan (PIP), which will utilize existing channels of communication, stakeholder relationships, and innovative strategies to ensure meaningful input is infused into all grant activities. Key elements of the PIP will include:

- **Brownfield Advisory Committee (BAC):** Our project partners have committed to serving on the BAC, which will meet quarterly (via Teams online video conferencing) during the first year and semi-annually thereafter. Each partner has also committed to assisting with outreach/engagement activities to solicit, consider, and respond to community input.
- **Communications with other Key Stakeholders:** St. Philip's and our partners regularly communicate with key stakeholders (property/business owners, developers, non-profits and community-based organizations) through monthly community meetings, hosted and advertised through the neighborhood. These existing channels of communication will be leveraged to solicit input, relay info, and respond to input within the Target Area (TA).
- **Informational Materials & Project Webpage:** St. Philip's will create informational brochures and fact sheets which will be available on our webpage and social media outlets.
- **Social Media:** We have established social media outlets that can be utilized to ensure that residents and other community stakeholders stay informed and feel included in what is happening in the neighborhood.
- **Reuse Planning public visioning and input meetings:** Significant community involvement will occur as part of reuse planning for the Promise Park area and other priority sites. Input will be incorporated into site reuse designs.

This menu of engagement methods will enable a wide range of stakeholders to provide meaningful, Americans with Disabilities Act (ADA) accessible, input. Sustained outreach will ensure that assessment and cleanup conclude with strong community backing. The meetings, etc. can be in person and/or virtual.

3. TARGET AREA:

The Forest District is a 265-acre area bound by Botham Jean Boulevard (Blvd). and industrial properties to the west, Al Lipscomb Way to the north, the SM Wright Parkway to the east, and the intersection of Botham Jean Blvd. and I-45 to the south (see the TA map in Application Information Sheet). The Forest District is in census tract 48113020900 (209).

4. AFFIRMATION OF BROWNFIELD SITE OWNERSHIP:

St. Philip's, is the sole owner of each of the priority sites with the exception of Site 5, which is in escrow with a closing date of February 20, 2026. All of the priority brownfield sites meet the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) § 101(39) definition of a brownfield and are: a) not listed (or proposed for listing) on the National Priorities List;



Threshold Criteria for Multipurpose Grants

b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the United States government.

5. USE OF GRANT FUNDS:

St. Philip's will utilize >70% of grant funds for site-specific work, including site assessments, remediation, and associated tasks and >25% of the total award for tasks directly associated with remediation. In addition, >20% of grant funds will be spent on eligible reuse/area-wide planning activities.

The page numbers of pertinent use of grant funds are as follows:

- Complete at least one Phase II environmental site assessment (ESA)
 - Page 9
- Remediate at least one site
 - Page 10
- Develop an overall plan for revitalization of the TA that includes a feasible reuse strategy for at least one priority site
 - Page 10

6. Expenditure of Existing Grant Funds:

St. Philip's has an open EPA Brownfield Multipurpose Grant (Fiscal Year [FY]2023; Cooperative Agreement BF02F40601). As of October 1, 2025 the grant was drawn down 83.7% (\$669,682.87 of \$800,000.00; Automated Standard Application for Payments [ASAP] documentation is in **Attachment B**).

7. Contractors and Named Subrecipients:

Prior to submitting this grant application, St. Philip's completed a qualifications-based procurement process to select a Qualified Environmental Professional (QEP) consultant team to provide comprehensive services (grant writing and implementation assistance). The procurement process was completed in accordance the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*. The Request for Qualifications (RFQ) was published July 25, 2025 and advertised on our social media pages, posted on our website (www.stphilips1600.org/), distributed to City of Dallas and Kansas State University Technical Assistance to Brownfields, and distributed directly to over 12 consultant firms. Proposals were due to us by September 2, 2025 (providing a response period of >30 days). Four firms responded to the RFQ and all proposals received were reviewed and scored by our St. Philip's staff selection committee. Three firms were interviewed. Stantec Consulting Services Inc. was selected and a contract executed prior to submittal of this application. A copy of the solicitation and contract are attached in **Attachment C**.

Named Subrecipients: There are no subrecipients named in the application.

ATTACHMENTS TO THRESHOLD CRITERIA RESPONSE

- A – Documentation of Applicant Eligibility
- B – ASAP drawdown
- C – Documentation of Request for Qualifications