

# Dauphin County



## Redevelopment Authority

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December 18, 2014

R03-16-A-018

*Submitted electronically to [www.grants.gov](http://www.grants.gov)*

United States Environmental Protection Agency, Region 3  
Attn: Mr. Thomas Stolle  
1650 Arch Street  
Mail Code 3HS51  
Philadelphia, PA 19103

Re: Dauphin County Redevelopment Authority – US EPA Community-Wide Hazardous Substances and Petroleum Brownfields Assessment Grant Application

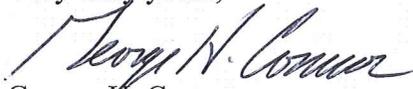
Dear Mr. Stolle:

On behalf of the Dauphin County Redevelopment Authority (DCRA), please find attached the request for both the Community-Wide Hazardous Substance and Petroleum Brownfields Grant funding under the U.S. Environmental Protection Agency's Brownfields Assessment Grants Program. The total request of \$400,000 includes the expenditure of \$200,000 for Hazardous Substances and \$200,000 for Petroleum, over three program years, for the completion of 6 Phase I and 5 Phase II Environmental Site Assessments for Hazardous Substances and the completion of 6 Phase I and 5 Phase II Environmental Site Assessments for Petroleum on sites to be determined and approved by the DCRA and the EPA.

The DCRA recognizes the community need for redevelopment efforts in order to strengthen our neighborhoods and improve our economy. We have taken a comprehensive approach to brownfields properties in our county, including completing a County-wide inventory of sites. Your support of our efforts will enable us to expand our efforts and direct much needed funding to our communities – particularly those located in environmental justice areas.

We are grateful for US EPA's support of the DCRA and would appreciate your strong consideration of our grant proposal. Should you require further information, please do not hesitate to contact me at 717-780-6250.

Very truly yours,

  
George H. Connor  
Deputy Director

# Dauphin County



## Redevelopment Authority

Mr. Thomas Stolle  
December 18, 2015  
Page 2 of 2

- a. **Applicant Identification:** Dauphin County Redevelopment Authority  
112 Market Street, 7<sup>th</sup> Floor  
Harrisburg, Pennsylvania 17101
- b. **Applicant DUNS Number:** 962228503
- c. **Funding Requested:**
  - i. **Grant Type:** Assessment (both Hazardous Substances and Petroleum)
  - ii. **Federal Funds Requested:** \$400,000 total (\$200,000 Hazardous Substances and \$200,000 Petroleum)
  - iii. **Contamination:** Hazardous Substances and Petroleum
  - iv. **Location:** Community-wide
- d. **Location:** Dauphin County, Pennsylvania
- e. **Site-Specific Property Information:** Not Applicable. This is a Community-wide proposal.
- f. **Contacts:**
  - i. **Project Director:** August “Skip” Memmi, Executive Director  
Phone: 717-780-6250  
Fax: 717-257-1513  
Email: [amemmi@dauphinc.org](mailto:amemmi@dauphinc.org)  
Mailing Address: 112 Market Street, 7<sup>th</sup> Floor  
Harrisburg, Pennsylvania 17101
  - ii. **Chief Executive:** August “Skip” Memmi, Executive Director  
Phone: 717-780-6250  
Fax: 717-257-1513  
Email: [amemmi@dauphinc.org](mailto:amemmi@dauphinc.org)  
Mailing Address: 112 Market Street, 7<sup>th</sup> Floor  
Harrisburg, Pennsylvania 17101
- g. **Date Submitted:** December 18, 2015
- h. **Project Period:** Three years
- i. **Population:** The total population of Dauphin County is 268,100 (2010 US Census).
- j. **Other Factors Checklist:** Attached

cc: Mr. Thomas Stolle, US EPA ([Stolle.Tom@epa.gov](mailto:Stolle.Tom@epa.gov))  
US EPA Regional Brownfield Contact ([R3\\_LR\\_Update@epa.gov](mailto:R3_LR_Update@epa.gov))

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Dauphin County Redevelopment Authority (DCRA)

#### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): *Coordinated Public Funding for Brownfields*

*Dauphin County is working extensively with other state and federal programs where brownfields funding would significantly assist in complementing existing priorities. These initiatives are further explained in our grant application.*

Page Number(s): 8

#### *Assessment Other Factors Checklist*

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	<b>1, 4</b>

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

### 1. COMMUNITY NEED

#### 1.a.i. Targeted Community and Brownfields

Located in Southcentral Pennsylvania, Dauphin County is home to the state capital, 40 individual municipalities, and an industrial base of steel making, iron foundries, and coal. We are a region with a mix of rural and urban, that has seen the loss of major industry and manufacturing in the last two decades and has suffered with the declining impacts of our industries, as traditional employers have scaled back production or have shuttered and diminished completely in recent years. Dauphin County's City of Harrisburg made national headlines for ***nearly declaring bankruptcy due to a failed incinerator upgrade and ensuing fiscal complications***. Harrisburg's crippling debt of \$68 million (five times higher than the City's general fund budget) is managed through a fiscal recovery plan but the region and City are still in recovery.

Brownfields Assessment monies to address the overwhelming ***need for a stable source of low income housing, coupled with access to basic services and job opportunities within the community via walking or public transportation*** are desperately needed. The Dauphin County Redevelopment Authority (DCRA) is applying for funds to support our brownfield revitalization and economic development efforts, which are focused on three interrelated goals: (1) generating re-usable land to support new affordable housing opportunities; (2) preventing further erosion of the tax base and loss of jobs by removal of blighting influences and other commercial/manufacturing uses that can enhance the County's tax base and vibrancy; and (3) addressing environmental concerns and stimulating economic development in such a way that the property values of adjacent residential or commercial development are raised in the process.

We will target ***South Allison Hill*** (Harrisburg City) and ***Steelton Borough***, due to the disproportionate need these areas are currently facing. These areas were ***specifically identified in a "Community Needs Assessment for 5 Southcentral Pennsylvania Counties,"*** a collaborative health-based study published by Holy Spirit Health Care, Hershey Medical Center, and Pinnacle Health in **2012**.

***South Allison Hill***, an ***environmental justice community***, consists of dozens of city blocks and is the largest and poorest neighborhood in Harrisburg with dilapidated industrial buildings and worn, row homes that fell into disrepair. More than ***30% of the residents in South Allison Hill are children or youths under the age of 18.***<sup>(1)</sup> ***Poverty abounds with 75% of residents classified as low income.***<sup>(3)</sup> Some residents are unable to read or write in English, struggle with tasks requiring these skills, including finding living wage employment to help them break free from poverty. According to the Community Needs Assessment referenced above, the area has the greatest number of socio-economic barriers to health care access, indicating an at-risk population to community health.

***Steelton Borough***, another ***environmental justice community*** along the Susquehanna River is dominated by the steelmaking works that line the banks of the river and when the steel mill was erected, the stretch of land was named Steel City which evolved into Steelton: "tons of steel." Before the works were built in 1866, the undeveloped land housed only six families. In the heyday of the steel industry, it ***was home to over 16,000 residents, representing 33 different ethnic groups***. With deindustrialization and closing of steel mill operations, the population has declined to 5,900. Steelton faces significant challenges with a population of nearly ***52% minority, 30% less than 18 years of age, and almost 25% of people living below the poverty level.***<sup>(1,3)</sup> In Steelton's downtown district, the community is plagued with entire blocks of vacant and neglected former commercial and industrial properties ranging from closed automotive service stations to shuttered machining and plating facilities. The ***housing stock is deteriorating and receives numerous nuisance violations***. The availability of funding to clean up these blighted sites addresses a critical need to protect the health and safety of our residents.

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

### 1.a.ii Demographic Information

	South Allison Hill	Steelton Borough	Dauphin County	State	National
Population <sup>(1)</sup> :	5,975	5,990	268,100	12,702,379	308,745,538
Unemployment <sup>(2)</sup> :	16.8%	9.2%	8.7%	8.7%	9.6%
Poverty Rate <sup>(3)</sup> :	<b>50.2%</b>	<b>26.2%</b>	14.4%	13.4%	14.3%
Percent Minority <sup>(1)</sup> :	<b>68.2%</b>	<b>51.3%</b>	27.3%	18.1%	26.7%
Percent w/o Diploma (18 to 24 years) <sup>(3)</sup> :	<b>45.7%</b>	<b>29.7%</b>	18.5%	13.7%	17.1%
Median Household Income <sup>(1)</sup> :	\$20,625	\$36,075	\$50,502	\$49,245	\$51,670

<sup>1</sup>2010 US Census Data; <sup>2</sup>Bureau of Labor and Statistics; <sup>3</sup>2010 American Community Survey

The “*Community Needs Assessment for 5 Southcentral Pennsylvania Counties*” provides the following additional troubling statistics for Dauphin County: (1) the **poorest health ranking - 61 (versus PA median ranking - 34)** with the lack of a physical environment with infrastructure to support exercise cited as #1 barrier to activity; (2) the highest number of households below \$15,000 in annual income, and (3) the highest % African Americans and the largest Spanish-speaking population at 11.2%.

### 1.a.iii Brownfields

In September 2011, DCRA released a county-wide Strategic Development Plan inventory that includes over **100 vacant and underutilized residential, commercial and industrial properties, ranging in size from 0.1 acres to 100 acres**. The site list shows the location of the County’s most severely-impacted properties – 89 of them are located right in the heart of our target communities, surrounded by homes, schools, churches, parks, and playgrounds. Several former commercial and industrial sites are located immediately adjacent to local elementary schools. As a result, our neighbors living near these abandoned properties, over the span of decades, may have been exposed to potential environmental contamination from these Brownfields sites (children, and low-income, single-parent families). The properties include **a number of former machine shops, dry cleaners, small manufacturing sites, abandoned gas stations, and auto repair facilities that dot city blocks throughout the County** and may present hazardous substances and petroleum contamination concerns and environmental impacts.

**DCRA will address Brownfields sites across the County**, however, we will focus the majority of our monies on two of the **most economically and environmentally distressed areas, South Allison Hill and Steelton**. Several abandoned industrial properties that line 17<sup>th</sup> Street – a major corridor in to the South Allison Hill community – are unsightly and unproductive, and access to the sites represent a safety hazard to residents due to the difficulties in restricting trespassers. One of the properties, 110 South 17<sup>th</sup> Street, was the former Allison Hill Automotive facility, which was partially remediated and redeveloped into a community health center (Hamilton Health Center), but a large portion of the property remains undeveloped and in need of environmental assessment and potentially cleanup planning.

**Steelton Borough’s** industries were never centralized in one area with the exception of the steel mill. Many industrial properties are next to residential neighborhoods, day care centers, parks, and senior housing facilities. Over **54 potential brownfield sites (e.g., gas stations and mills), have been identified in Steelton, many in the heart of downtown along the Front Street corridor**. Three of the identified properties along the Front Street corridor include 2 automotive garages/service stations (120 and 140 North Front Street) and a commercial/industrial property at 216 North Front Street. Based on the chemicals likely used at these sites (degreasers, petroleum, solvents), the legacy sites in our target area seep contaminants into the soil and groundwater – and are likely migrating to the Susquehanna River. They also provide pathways for vapors to migrate into homes and businesses.

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

### 1.a.iv. Cumulative Environmental Issues

In a recent report air quality report by the *American Lung Association*<sup>(4)</sup>, the *Harrisburg-Lebanon-Carlisle metro area was ranked as the 19th most polluted city in the nation for short-term particle pollution. Harrisburg is host to a hazardous waste incinerator* which is located adjacent to the Harrisburg's largest public housing project, Hall Manor and in close proximity to residential properties in Steelton Borough. Our County's air quality problem is attributed to the presence of the incinerator and the high concentration of trucking businesses and the heavy traffic along Interstate 81 and the Pennsylvania Turnpike. **Historic emissions data from the waste incinerator showed that toxic dioxins, which are known carcinogens, were emitted 15-140 times than the total of three other Pennsylvania waste incinerators, contributing to the poor air quality of the surrounding communities and the County.**<sup>(5)</sup> The County is currently defined as "non-attainment" for PM2.5 (fine particulate matter), which is attributed to carbon, sulfur, nitrates, and ammonium. These factors represent cumulative environmental impact to our communities.

The Pennsylvania Department of Environmental Protection has *designated several areas within Dauphin County as Environmental Justice Areas* based upon their criteria - any census tract where *20 percent or more individuals live in poverty, and/or 30 percent or more of the population is minority*. In addition to South Allison Hill and the Borough of Steelton, which are targeted areas for DCRA based on the sheer magnitude of brownfield sites and poor socio-economic conditions, additional areas will also be the focus of this EPA assessment grant funding – including Lykens, Middletown, Hummelstown, Lawnton, and other distressed communities where idled and unproductive property exists. These areas also have vacant and underutilized properties located within the County where numerous brownfield sites were identified during the development of DCRA's inventory.

### 1.b. Impacts on Targeted Community

Our County's areas of blight are a significant community issue. In densely populated *South Allison Hill and Steelton Borough, residents are exposed to* high-volume traffic and a nearby incinerator – both of which pollute our air. The contaminated air results in residents breathing air with heavy metals and PAHs. Additionally, both neighborhoods abut and encompass former commercial or industrial areas with unsafe, abandoned buildings which represent a physical hazard, as well as a fire and safety hazard. These conditions give rise to increased exposure to contamination *by direct contact or by inhalation of vapors via migration from soil and groundwater into indoor air.*

Dauphin County has higher rates of health disparities, including *asthma and lead poisoning*. There is sufficient data to demonstrate that areas of Dauphin County are impacted by poor air quality. The *American Lung Association also ranks the Dauphin County area as 17th worst city in the nation for air quality*<sup>(4)</sup>. In a 2009 Asthma Study for Dauphin County, completed by the Pennsylvania Department Health<sup>(6)</sup>, the county as a whole has relatively high lifetime asthma rates among school students. We are within the second to highest percentile, statewide (10.6 – 12.5%).

Areas of the County, particularly Harrisburg, have *elevated blood lead levels in children* under 7, due to the older, and unabated housing stock that currently exists in the urban core. *Pennsylvania's annual lead testing*<sup>(7)</sup> *indicates that Dauphin County ranks 7th out of 67 counties within the Commonwealth for blood lead levels that exceed 120 ug/dL.*

Many of the communities we intend to address through this grant are *environmental justice* areas with a *disproportionate number of minorities, higher crime and vandalism rates than other areas of the County*, higher rental rates than homeownership (up to 65%), and higher percentages of vacant and abandoned lots. These factors impact the overall general health and welfare of the community. *These statistics further illustrate the need for safe and affordable housing stock.*

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

### 1.c. Financial Need

#### 1.c.i. Economic Conditions

DCRA is a redevelopment authority with limited state and federal funding to maintain a ***small number of staff to support our county's redevelopment efforts***. DCRA is routinely approached for assessment funding but does not have the resources to provide it. Dauphin County as a whole, has limited available resources to address the region's brownfields, because ***the County recently forgave considerable debt for the City of Harrisburg in order to accelerate the City's path to economic stability from nearly declaring bankruptcy*** (Dauphin County backed bonds for the City as part of the failed incinerator upgrades). This current EPA brownfields grant opportunity is a critical resource for the County to assist communities like South Allison Hill, Steelton Borough, and other distressed areas in the County to clean up environmental impacts from the region's brownfields and to incentivize the creation of affordable public housing.

South Allison Hill has numerous manufacturing and automotive centers that are vacant – including Hajoca (25 jobs lost) and EH Snyder (29 jobs lost). These companies closed their doors in recent years, and the job loss and environmental legacy remain. The ***steel plant in Steelton Borough alone once provided 9,000 jobs to the community, and has diminished to less than 800***. The median family income of South Allison Hill and Steelton Borough, is only 66 percent and 64 percent respectively, of the median family income of all of Dauphin County.<sup>(2)</sup>

Dauphin County has weathered numerous ***natural disasters of catastrophic flooding events***. Dauphin received \$14 million from the Department of Housing and Urban Development (HUD) to help recovery from ***Hurricanes Irene and Lee in 2011***. Dauphin County is using its share of the money to rehabilitate housing, assist businesses, establish a revolving loan program and improve municipal infrastructure that were damaged from the natural disasters, such as sinkhole mitigation in a residential section of South Allison Hill and sewer/stormwater repairs/upgrades in Steelton Borough. But our contaminated housing stock still languishes without any specific funding to assess the environmental issues related to lead, asbestos, and potential volatile vapors. Our County is ***one of only 17 counties nationwide to qualify as an applicant for HUD's \$1 billion National Disaster Resilience Competition (see Section 2.c)***.

#### 1.c.ii. Economic Effects of Brownfields

The disproportionately high number of potential Brownfields sites in areas of Dauphin County (such as South Allison Hill and Steelton Borough) has a direct negative effect on the region's economy and population. ***Harrisburg currently has over 5,000 vacant properties***<sup>(8)</sup>. Many of these 5,000 vacant properties were formerly businesses which provided jobs in Harrisburg. High vacancy rates interrelate with unemployment, lack of education, crime, vacancy, and blight due to lack of investment in the area. Many of these properties are potentially contaminated with lead paint, asbestos, and PAHs from vehicle emissions, incinerator fallout and former manufacturing. ***South Allison Hill has vacancy rates between 15 – 20%*** (significantly higher than other areas of our County), an ***unemployment rate that is two times higher than our County (16.8%), and nearly two and one half times the amount of high school dropouts (45.7% of 18 to 24 year olds) than our County (18.5%)***. We also know that over 38% of residents in Harrisburg have housing costs that exceed 30% of their household income, which indicates that there is a significant need for more affordable housing<sup>(8)</sup> as well as safe housing, free of contaminants. The greatest potential for economic improvement is within the ***City of Harrisburg due to its near financial collapse*** and current position in economic recovery. The County will work collaboratively with the City and its community stakeholders in order to provide assistance and leverage during a time of lean staffing and capacity.

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

### 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

#### 2.a.i Project Description

DCRA would like to conduct *environmental assessments on vacant and underutilized properties, specifically to address creating safe and affordable low-income housing*. We have prepared a *Strategic Development Plan* through engagement in community forums, focus groups, and work sessions which has identified environmentally safe housing as a top priority. The purpose of *this Plan is to encourage redevelopment and reinvestment within the overall vision for the County to yield housing choices for low-income and needy residents that are safe*. Our plan includes identifying properties for redevelopment (over 100 identified to date, updated in the online inventory) and to address slum, blight, and redevelopment issues as our primary goal toward environmentally safe affordable housing options. In our Strategic Development Plan, the County has woven brownfield sites into its strategy to revitalize high priority, targeted environmental justice communities, and our other boroughs and towns that need to address environmental concerns at critical properties within their borders. *Two primary redevelopment goals* include the following: (1) Aggressively promote and assist local developers with the expansion of affordable housing; and (2) Identify incentives for the redevelopment of blighted or devastated communities within the county.

The need for safe and affordable housing is a key community need and implementing the vision through an expanded brownfields inventory will help the County prioritize the assessment, cleanup, and redevelopment of the sites which will accelerate reuse by collecting information developers will need to make decisions on revitalizing the properties. The County will prepare summary sheets about each of the sites with important redevelopment information that can distributed to developers.

DCRA enacted *Pennsylvania's first Land Bank Ordinance*, enabling us to advance the acquisition and potential cleanup of blighted properties within the entire County that are currently plaguing our redevelopment options. Land banks address a vast inventory of problem properties that need to be cleared of debts, maintained, made available for private purchase, and managed where real estate markets are weak or distressed. *Dauphin County was the first to enact this type of ordinance in Pennsylvania. Harrisburg City has used Dauphin County's ordinance as a model to enact one*. The importance of our Land Bank Ordinance cannot be underscored – it is the policy infrastructure to transform blighted and *abandoned property into quality homes* people can afford and new businesses and industries that create local jobs. DCRA will work with the Dauphin County Department of Parks and Recreation and the Green Urban Initiative of Harrisburg City to incorporate green spaces and community gardens into site development.

We will focus our resources on these goals and measure outcomes from Phase I ESAs performed under this grant. We will *establish a Brownfields Advisory Team* made up of local stakeholders, including members from our partnered community organizations, and representatives from the County, Allison Hill, and Steelton Borough. We procure a Qualified Environmental Professional (QEP) to conduct Phase I ESAs (ASTM 1527-13/AAI) and Phase II ESAs to assess contamination risks. Prior to performing the ESAs, we will conduct public outreach, work with property owners, and secure access agreements from private land owners.

#### 2.a.ii. Project Timing

We have developed our program over a three year period and are ready to implement upon award. The DCRA will manage the Dauphin County Brownfields Assessment Program and will oversee a team responsible for developing, overseeing, and implementing the program. We believe early and frequent citizen and stakeholder engagement is a critical to a successful brownfields program. *Within the first 3 months*, we will coordinate public announcements, establish a Dauphin County Brownfields Advisory Team, and procure through a competitive bidding, a QEP to assist with implementation of our brownfields program. The Dauphin County Brownfields Advisory Team will include a QEP and representatives from partnered community organizations and the business community, including, but not limited to the DCRA, Tri-County

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

Community Action (TCCA), Hamilton Health Center (HHC), and Northern Dauphin County YMCA, commercial real estate brokers, Harrisburg Regional Chamber & CREDC, City of Harrisburg, Steelton Borough representatives, Pennsylvania Department of Health (PADOH), Dauphin County Health Improvement Partnership (DCHIP), and other interested local businesses. The Brownfields Advisory team will be coordinated by DCRA. Members will be added to engage the local stakeholders in the targeted communities. **Within 6 months**, working collaboratively with our Brownfields Advisory Team and citizen stakeholders, we will ensure that our ***brownfields inventory is updated, expanded, and prioritized***. Part of this process will include the development of a standardized Site Access Agreement that can be used on properties for which we seek to perform Phase I and II ESAs. Outreach to residents and developers will be conducted to advance our program. We will conduct Phase I and II ESAs on our most high-priority properties with the most redevelopment potential or significant health issues. We plan engage in community outreach throughout the program, years 1-3; conduct Phase I ESAs (10 haz/10 petro) during year 1-2; prepare Sampling and Analysis Plans (SAPs)/Quality Assurance Project Plan (QAPPs) (6) within year 2; and complete Phase II ESAs (6) in years 2-3.

### **2.a.iii. Site Selection**

We will utilize our QEP to assist with refining our site inventory. DCRA has developed a ***property inventory form and associated site ranking procedure*** to guide the County and stakeholders in selecting sites to assess. We will utilize this form to select properties for EPA Eligibility and DEP approval for petroleum sites under an expedited schedule. DCRA, our QEP, and the Brownfields Advisory Team will consider the following when ranking and prioritizing properties for assessment: (1) potential for significant impact on the environment; (2) public health risk and potential public health benefits; (3) opportunities for neighborhood stabilization and economic development; and (4) ability to gain access. Each brownfield site that is currently on the DCRA baseline inventory, and new sites added, will be ranked and prioritized for inclusion in the DCRA Brownfields Assessment Program. DCRA will work proactively with property owners – both public and private to foster a productive relationship as individual sites are selected with regard to site access and potential ESA outcome responsibilities. DCRA will begin the process with a verbal discussion with the property owner in order to explain the process of Phase I and II ESAs, and answer questions that might arise. DCRA will continue to maintain an open dialogue with the property owner to facilitate the agreement for property access. Once an agreement to proceed has been reached, DCRA will execute a standardized Site Access Agreement with the property owner prior to initiating Phase I and II ESAs.

### **2.b. Task Description and Budget Table**

DCRA intends to use a portion of each of the \$200,000 grant awards (Hazardous and Petroleum) for costs related to personnel, fringe, travel, supplies, and contractual. We do not have any costs for equipment.

#### Task 1: Cooperative Agreement Oversight:

1. DCRA will provide overall project management for the Cooperative Agreement, including reporting and contractor management. We anticipate these activities to account for approximately 100 hours petroleum at \$40/hour = \$4,000 and 100 hours hazardous materials at \$40/hour = \$4,000. DCRA will also attend EPA Brownfield conference and workshops. **Outputs** - 2 conference attendees: airfare/lodging/per Diem = 2 x \$2,900 = \$5,800; mileage to local workshops ~178 miles at \$0.56/mile=\$100 x 2 = \$200. \$3,000 for Haz and \$3,000 for Petro). Misc. Supplies: mailings, copying, repro, etc. at \$1,000 each for Haz & Petro.
2. DCRA's Contractor will assist with ACRES and quarterly reporting (12 reports x \$200 = \$2,400 each for Haz and Petro). DCRA will provide additional in-kind support to manage and develop the Brownfields program at no cost. **Outputs** - Project Management, 12 Qily, ACRES, MBE/WBE both for Haz & Petro.

**RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania**

Task 2: Community Outreach:

1. DCRA will use a QEP and provide in-house staff for outreach activities intended to engage the target communities in the DCRA Brownfield Assessment Program. Some meetings (up to 5) will be Brownfield Advisory Team meetings. DCRA activities for preparation and attendance are estimated to be 4 hours a meeting at \$40/hour = \$160 x 10 meetings = \$1,600, plus \$350 in misc. expenses for Haz and Petro. QEP prep and attendance for 5 Brownfield Advisory Team meetings (4 hours) = 5 meetings x \$1,150 = \$5,750 each Haz and Petro grant; and Supplies = meeting flyers and handouts 5 meetings x \$200 = \$1,000 each grant. **Outputs** - Presentations/engagement at organization and neighborhood association meetings, information: print, website, social media (both Haz and Petro).

Task 3: Identify/Prioritize/Phase I ESAs:

1. There are over 100 potential Brownfield sites in Dauphin County. The DCRA and Brownfield Advisory Team will update, refine, and prioritize the inventory for assessment based on: (1) potential for significant impact on the environment; (2) public health risk and potential public health benefits; (3) opportunities for neighborhood and economic development; and (4) ability to gain access. DCRA will incorporate data for each identified site into our County-wide GIS database. Staff will provide select in-kind services. We estimate 40 hours at \$40/hour = \$1,600; expenses estimated at \$200 per grant. QEP Cost: Identification of 30 new sites and ranking of 130 sites estimated at \$8,500 each for Haz and Petro. **Outputs** - Ranking of current inventory of approximately 100 properties, additional identification and ranking of up to 30 new sites, and identification of 20 priority sites.
2. DCRA will perform 20 Phase I ESAs, ASTM 1527-13, "All Appropriate Inquiry." Properties assessments may be "clustered" to maximize efficiency. DCRA will work with private property owners to make the Phase I ESA process collaborative and participative. We have estimated \$4,900 for a typical Phase I ESA (10 sites x \$4,900/site= \$49,000 each for Haz and Petro). QEP: \$49,000 + \$8,500 = \$57,500 for Haz, and \$57,500 for Petro. **Outputs** - 20 Phase I ESAs (10 Haz and 10 Petro).

Task 4: Phase II ESAs:

1. DCRA intends to complete Phase II ESAs (subsurface investigations) at **6 properties (3 haz and 3 petro)**. Properties selected for Phase II ESAs will be based on redevelopment potential for affordable housing, if possible. DCRA activities for coordination with the contractor and property owners are estimated to be 40 hours at \$40/hour = \$1,600.
2. QEP costs include the cost of each SAP/QAPP and Phase II will vary upon the size, complexity, and type of material investigated. We will work with proactively private property owners to minimize access issues and will establish reporting responsibility should state or federal notification thresholds be met. We have estimated \$40,000 for a typical SAP/QAPP/ Phase II ESA (3 sites x \$40,000/site = \$120,000 each for Haz and Petro). The costs for the Phase II ESAs are higher than average based upon our knowledge of the existing inventory. We will strive to minimize costs and will attempt to conduct Phase IIs on additional sites, as funding is utilized. **Outputs** - 3 Phase II ESAs for Haz and 3 Phase II ESAs for Petro.

	Task 1	Task 2	Task 3	Task 4	Total
	Cooperative Agreement Oversight	Community Outreach	Identify/Prioritize & Phase I ESAs	Phase II ESAs	Total
<b>Hazardous Substances Assessment Budget Table</b>					
Personnel*	\$4,000	\$1,600	\$1,600	\$1,600	\$8,800
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Supplies	\$1,000	\$350	\$200	\$0	\$1,550

**RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania**

	Task 1	Task 2	Task 3	Task 4	Total
	Cooperative Agreement Oversight	Community Outreach	Identify/Prioritize & Phase I ESAs	Phase II ESAs	Total
Equipment	\$0	\$0	\$0	\$0	\$0
Contractual	\$2,400	\$6,750	\$57,500	\$120,000	\$186,650
<b>Total</b>	<b>\$10,400</b>	<b>\$8,700</b>	<b>\$59,300</b>	<b>\$121,600</b>	<b>\$200,000</b>
Petroleum Assessment Budget Table					
Personnel*	\$4,000	\$1,600	\$1,600	\$1,600	\$8,800
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Supplies	\$1,000	\$350	\$200	\$0	\$1,550
Equipment	\$0	\$0	\$0	\$0	\$0
Contractual	\$2,400	\$6,750	\$57,500	\$120,000	\$186,650
<b>Total</b>	<b>\$10,400</b>	<b>\$8,700</b>	<b>\$59,300</b>	<b>\$121,600</b>	<b>\$200,000</b>

\* Fringe benefits are included in personnel costs

**2.c. Ability to Leverage**

DCRA does not currently have a source of financial resources to fund assessment activities on vacant or underutilized properties within the County. We can provide additional “in-kind” services by utilizing staff time to support the activities of this grant. We are also able to leverage additional federal and state funding to help support other aspects of project development, and we have a proven track record of doing that on brownfields projects.

**Current Federal and State Awarded Grants (Attachment B)**

- \$14 million in CDBG National Disaster Resilience funding administered through 9/30/2017. DCRA has attached a ***leveraging commitment letter (Attachment B)***. We will provide funds through CDBG National Disaster Resilience funding to support a Community Engagement Coordinator for the project. Additionally, CDBG funding can be leveraged for the redevelopment of public infrastructure, housing, and economic assistance.
- HUD Grant on 2/15/2015 to Dauphin County - Over 1.1 million in CDBG funds. This grant includes funding for community and economic development activities, which can be used on brownfields sites.
- Over \$350,000 million in HOME funding from HUD. HOME funding can be used for site acquisition and development for affordable income housing.
- PA Housing Finance Agency grant for \$850,000 of Federal Low Income Tax Credits for Union House Apartments in Lykens. This housing is being developed on a brownfields site.

**Other Grant Submissions**

Dauphin County qualified to apply for HUD’s \$1 billion National Disaster Resilience Competition as a result of intensive and sustained County-wide damages during Hurricanes Irene, Lee, and Sandy. The Competition focuses on funding projects that strengthen long-term resilience against future weather disasters, not just rebuilding. We submitted a Phase 1 application for consideration and were selected as a finalist for Phase 2. A Phase 2 application was submitted in October 2015 with results pending early 2016. Proposal was submitted for over 134 million. Select summary slides are provided in Attachment B.

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

### Examples of Previous Leveraging

#### **Pennsylvania Housing Finance Authority, CDBG, HUD, Affordable Housing Trust Fund –**

A prime example of leveraging federal, state and local funding is Hamilton Health Center (HHC) in South Allison Hill. HHC included the cleanup of the former Allison Hill Automotive property, ***an adaptive reuse of an old building, and installation of geothermal heat and cooling***. Funding for this \$17 million project was provided by Federal new market tax credits, traditional bank financing and other commitments. The balance was provided by the Pennsylvania Departments of Environmental Protection (PADEP) and Community and Economic Development, as well as the ***DCRA CDBG funds (\$50,000) and Gaming Funds (\$238,000)*** and the Harrisburg Redevelopment Authority. When HHC opened their doors in 2012, they brought ***200 new living-wage jobs*** into South Allison Hill and will serve as a catalyst for future growth.

The DCRA also leveraged funds for another brownfield development - Mt. Pleasant Housing Project, which included the development of ***five zero energy, affordable homes***. ***DCRA allocated \$200,000 in Affordable Housing Trust Funds*** to assist with project development costs.

In addition to the leveraging opportunities discussed above, the three programs discussed below are also complementary programs which can assist with redevelopment on brownfields.

**The Dauphin County Infrastructure Bank (DCIB) is a *low interest loan program*** that is partnered with the Pennsylvania Department of Transportation (PennDOT) to help provide low interest loans to help municipalities, municipal/redevelopment authorities, developers, school districts or other private organizations address transportation infrastructure needs. This program could be utilized to help assist municipalities and/or municipal/redevelopment authorities in need of transportation upgrades with brownfield redevelopment. One of the requirements of this program is that ***Dauphin County oversees the process from design through construction***, which is what will occur with brownfield redevelopment funds.

**Keystone Opportunity Zones** - An additional 180 acres of property within Dauphin County that ***exempts individuals and businesses from state and local property taxes to spur redevelopment***. These zones are located throughout the County and several are in place in the South Allison Hill area of Harrisburg.

**Pennsylvania's Industrial Sites Reuse Program or Pennvest** – Several million dollars of environmental cleanup funding is currently available that can be used to supplement EPA Brownfields Grant program.

Many of these funding sources will contribute to the success of the assessment process by enabling reuse planning, redevelopment, and construction once the sites have been assessed. Developers will have the unknown environmental questions answered so they can focus their dollars on property redevelopment.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### **3.a. Plan for Involving Targeted Community & Other Stakeholders & Communicating Progress**

##### **3.a.i. Community Involvement Plan**

The DCRA values community engagement as paramount in the Brownfield redevelopment process. Increasing the visibility of Brownfield redevelopment activities increases public acceptance, making implementation of adaptive reuse activities more effective. DCRA will utilize both traditional community involvement and technology-enabling digital techniques to reach citizens at all age levels and socio-economic backgrounds. Above all, we will seek public input in ways in which all citizens are participants.

DCRA intends to assign Community Engagement Coordinator for the duration of the project. We have preliminarily identified the following partners with whom we wish to work in order to more effectively promote citizen engagement: ***Tri-County Community Action (TCCA), Hamilton Health Center (HHC), and Northern Dauphin County YMCA***. Letters from all of these entities, identifying how they will support DCRA are included in ***Attachment D***. All of these partners will be critical to helping the DCRA educate the

**RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania**

community with regard to the Brownfields Assessment Program – and its positive environmental, health, welfare, and economic impacts. We plan to work with them to host informative sessions for citizens within our targeted areas (South Allison Hill and Steelton) and other areas as identified during the expansion of our inventory.

With input from our partners, the Community Engagement Coordinator will be tasked with preparing and implementing a **Community Engagement Plan** that will identify how to reach as many Dauphin County citizens as possible. Events and activities such as public meetings, open houses, press releases, fact sheets, web-based information, and social media will be used to inform Dauphin County citizens about the Brownfields Assessment Program. Our community outreach methods will place particular emphasis on reaching out to citizens who are underserved, senior citizens, and students. Engaging our residents will result in a project that is well-rounded and inclusive. Given the **high percentage rate of Hispanic residents in the County, in particular South Allison Hill and Steelton Borough, we plan to translate** our fact sheets and other materials as the TCCA has committed to providing Spanish-language translations/translators.

Outreach	Activity Description
DCRA and Partner Websites	DCRA will create a Brownfields section for posting public meetings, meeting minutes, project updates, and reports, which will be regularly updated.
Information Repository	DCRA office will serve as the location for hard copies of all program-related documents for review by the public.
Public Meetings	Public meetings will be held during and after the project selection process for sites. Meetings may be run by the Coordinator or members of the Brownfields Advisory Team <b>10 meetings during the grant period</b>
Print Newsletters	Partner CBOs and target municipalities will utilize print and email newsletters to promote the program and provide regular project updates. <b>6 Newsletters over the grant period.</b>
Translation Services	DCRA will reach out to municipalities, developers, and business owners about the program and provide translation services through our partnership with the CAC.
Flyers	DCRA will <b>prepare &amp; distribute flyers (up to 4)</b> at municipal offices, chambers of commerce, and high foot traffic locations, as well as to neighbors of project sites.
Brochure	Develop a Brownfields brochure to promote the program for Countywide distribution.
E-mail and Other Social Media	DCRA will utilize email networks to announce and promote the program, solicit input, advertise meetings, and disseminate outcomes. DCRA will utilize social media sites to promote the availability of Brownfields funding and successful redevelopment projects.

**3.a.ii. Communicating Progress**

DCRA is well versed at conducting County-wide meetings and will draw upon the expertise of our staff, the Community Engagement Coordinator, and QEP. DCRA will convene a Brownfields Advisory Committee that will include and engage a broad and diverse slate of representatives, including but not limited to neighborhood leaders, churches, medical experts, academia, citizens groups, local businesspeople, local and state representatives, real estate professionals, and community and economic development experts, as discussed in Section 2.a.ii. They will help us (1) address environmental, community, and economic development opportunities and issues and to ensure that interests of our citizens, businesses, and its environment are well-represented and (2) **assist us in communicating the progress of the program our residents. Advisory Team meetings will be held quarterly throughout the duration of the project.** The meetings will be used to update Advisory Team members on current project tasks and obtain input on upcoming project tasks.

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

We will also communicate Brownfields progress through meetings, as well as the outreach activities included in our Community Involvement Plan as shown in the table above. **All public meetings will take place in a facility that is handicapped accessible.** DCRA will have **translation services available** for all public meetings and if a translation service beyond what is anticipated, DCRA will reach out to our Advisory Team to locate assistance and will attempt to accommodate any special needs that are identified. We will accommodate members when communication barriers are identified and resolve promptly.

### **3.b. Partnerships with Government Agencies**

#### **3.b.i. Local, State or Tribal Environmental Authority**

DCRA is making the revitalization of Dauphin County's communities a top priority, including addressing public health concerns as they relate to potential brownfield sites. We address immediate threats by working collaboratively with the PADEP (imminent threats to human health and the environment), Pennsylvania Department of Labor and Industry and/or Local Codes Official (safety issues with structures), and the Pennsylvania Department of Agriculture and/or Local Codes Official (health compliance matters) and invite them to be on the Brownfields Advisory Team.

After we conduct Phase I or Phase II ESAs, we will work with PADEP to address presence of contamination that exceeds statewide **health standards established under Pennsylvania's Land Recycling Program** (Act 2). The RCDA has a strong relationship with PADEP's environmental cleanup program and will work with regional staff to determine the best course of action to mitigate both the immediate and long term risk associated with the property. In most cases, this course of action achieves the appropriate risk reduction because the Act 2 program is health-based and intended to address cleanup standards in relation to the end use of the property by taking in to account exposure pathways such as vapor intrusion and direct contact risk. If issues remain with regard to public health, DCRA will work collaboratively with the Pennsylvania Department of Health to address them. We will rely on PADEP for approval of site eligibility forms for Petroleum sites and to provide technical expertise in coordinating and strategizing assessments on both hazardous and petroleum sites. **A letter of support from the PADEP is included as Attachment C.**

#### **3.b.ii. Other Governmental Partnerships**

In addition to the agencies discussed in Section 3.b.i, we believe that there will be collaboration with additional governmental agencies including EPA. The focus on creating **affordable housing opportunities** and our recent funding associated with national disaster relief presents an opportunity for the **DCRA to work with HUD and the Pennsylvania Housing Finance Agency**, and PA's Department of Community and Economic Development to leverage additional relationships and support for affordable housing projects. In particular, we seek to find ways to integrate as many energy efficiency options into new housing stock to assist with long term operations and maintenance costs for new homeowners. We will also **partner with the PennDOT** to help provide low interest loans to support transportation infrastructure needs on brownfield projects (see DCIB, Section 2b). The office of Housing and Urban Development (HUD) requirements will be integrated into potential redevelopment projects so that appropriate samples are collected in a Phase II investigation to encourage HUD involvement opportunities. In our rural areas of the County, we will also partner with USDA to leverage additional funds for brownfield redevelopment projects.

Additionally, DCRA will actively recruit members from the PADEP, Pennsylvania Department of Health (PADOH), and the Dauphin County Health Improvement Partnership (DCHIP) to serve on the Brownfields Advisory Team.

### **3.c. Partnerships with Community Organizations**

#### **3.c.i. Community Organization Description & Role**

The DCRA is committed to forming and maintaining partnerships with a variety of stakeholders at all levels. We believe that it is important to work together with residents, community organizations, businesses,

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

government officials, and regulators by building a network of resources that can help create and support a common vision to revitalizing our County. Our approach to creating this common vision is through the establishment of our Brownfields Advisory Team which our partnered community organizations will be members.

Dauphin County plans to invite the Tri-County Community Action (TCCA), Hamilton Health Center (HHC), and the Northern Dauphin YMCA in addition to others, to be on the Brownfields Advisory Team. In advance of the Council's formation, we have received commitments from three community based organizations, as follows.

*The TCCA* - a private, non-profit, anti-poverty planning agency serving Cumberland, Dauphin, and Perry Counties. The TCCA utilizes a results oriented approach to promote self-sufficiency, family stability, and community revitalization to eradicate poverty at its root. TCCA is particularly important because they are located in South Allison Hill, ***all Board Members of the organization are residents*** of the community, and the TCCA has the ability to ***mobilize residents to participate in community planning and engagement activities***. They have been the bridge between the community and professional participants in public planning processes in the neighborhood. They work diligently to engage and inform neighborhood residents about community planning and involvement. They work directly with residents – hand delivering invitations and hosting events to foster community interaction. ***The TCCA has committed to attending listening sessions and public meetings, providing Spanish-language translation services, and other means of direct communication and engagement of the residents of Dauphin County.***

*HHC* will serve as a catalyst for potential redevelopment of numerous vacant and underutilized properties adjacent to the medical mall and along the length of 17<sup>th</sup> Street Corridor. ***The HHC has committed to providing the Brownfield Advisory Team with a meeting room for South Allison Hill community meetings. Further, they committed to engaging the community, encouraging attendance at public meetings, and sending out electronic notices of the Brownfields Assessment Grant public meetings to appropriate members of their constituent mailing list.***

*Northern Dauphin County YMCA* will provide much needed support for our community engagement activities in our smaller, more rural areas in the northern area of our County. Like HHC, the ***YMCA has offered to host meetings about the DCRA brownfields program and is committed to engaging the community, encouraging attendance at public meetings, and sending out electronic notices of the Brownfields Assessment public meetings to appropriate members of their constituent mailing list.***

3.c.ii. Letters of Commitment - We have attached three (3) letters of commitment in ***Attachment D***.

#### 4. PROJECT BENEFITS

##### 4.a. Health and/or Welfare and Environmental Benefits

##### 4.a.i. Health and/or Welfare Benefits

Dauphin County's areas of blight are a significant community issue. Dauphin County has numerous environmental justice communities where this brownfields assessment funding will play a role in stabilizing and transforming our communities. Brownfields funding provides access to assessment and reuse planning to jump start the redevelopment process, by providing answers on the types and level of contamination to be ***cleaned up so that healthy, affordable housing complexes can be built***. Human health threats from direct contact, inhalation, and indoor vapor intrusion of site contaminants will be eliminated as safe housing is constructed that eliminates vapors, eliminates lead paint, and provides a safe healthy environment where contaminated soils with heavy metals and PAHs are not accessible (e.g. paving caps may be implemented as part of redevelopment). Assessing and cleaning up Brownfields will ***remove carcinogens and other contaminants from the neighborhoods where sensitive populations*** (i.e., minorities, children, elderly,

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

and women of child-bearing age) with the highest poverty rate and lowest incomes. Institutional controls, such as the placement of “activity use limitations” on Brownfields converted to new or similar uses will be used to protect residents from risk.

Redeveloping brownfield properties in the DCRA project area will **decrease the risk of potential lead exposure** in at-risk populations of low-income individuals because the **renovation of old housing stock and/or construction of new homes** will help to further reduce exposures to harmful substances such as lead by removing or encapsulating it. Reduced exposure to lead contamination includes fewer infant deaths and reduction of learning disabilities in children. Chlorinated solvents and degreasers once used at the industrial properties will be assessed and eliminated leaving behind cleaner soil, groundwater, and eliminating soil vapor. New development can incorporate vapor barrier to ensure exposure to vapors are eliminated. Former industrial usage and the accepted and widespread use of urban fill that more often than not results in lead, arsenic, cadmium, and polycyclic aromatic hydrocarbon in the soil will be addressed and eliminated through capping or removal, making the housing areas a safe place for children and adult residents by eliminating “direct contact” threats through the use of engineered and/or institutional controls. Chlorinated solvents are known carcinogens and removing them from the environment by placing vapor barriers on new housing stock will have an overall positive impact on human health, in reducing future exposure.

**Brownfield redevelopments produce 32 – 57% less greenhouse gases<sup>(9)</sup>** and air pollutant emissions per capita relative to conventional developments. Brownfield redevelopment in densely populated areas provides health benefits by reducing asthma rates, reducing air pollutant emissions, and provides more opportunities for physical activity, such as walking and biking by remediating environmentally impacted properties and creating new homes/businesses, community infrastructure, and green space. This ties directly to the key issue identified in “**Community Needs Assessment for 5 Southcentral Pennsylvania Counties**”, which **indicates that Dauphin County had the poorest health ranking**, with the lack of a physical environment with infrastructure to support exercise cited as #1 barrier to activity. We anticipate that asthma and other breathing conditions will be reduced with less traffic congestion and better physical infrastructure created by brownfields redevelopment in our densely populated areas.

### 4.a.ii. Environmental Benefits

The DCRA Brownfields program will provide the following **environmental benefits** as contamination is assessed and cleaned up – particularly in dense urban areas like South Allison Hill and Steelton Borough:

- Transform vacant, abandoned property - where a host of environmental issues exist – into new affordable housing units, reducing the pressure on rental home prices and addressing the overcrowding.
- Reduce presence of lead, metals, and polycyclic aromatic hydrocarbons in surface soils – eliminating “direct contact threats” and improving soil and groundwater quality.
- Reduce and/or eliminate stormwater and/or groundwater contamination, ultimately improving water quality conditions in the Susquehanna River and its tributaries (the receptor for all watershed issues).
- Reduce and/or eliminate soil vapor contamination in existing buildings.

### 4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

#### 4.b.i. Planning, Policies, and Other Tools

Our County has shown the ability to provide strategic direction in both **planning and policy** in brownfields redevelopment. Our first step in addressing brownfield cleanup was the development of a **Strategic Development Plan** and associated brownfield inventory. Second, **we pioneered Pennsylvania's first land bank ordinance (LBO)**, which will significantly enhance the County's ability to facilitate the return of vacant, blighted, abandoned and tax-delinquent properties to productive use thereby combating community

## RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania

deterioration, creating economic growth and stabilizing the housing and job market. Our LBO allows us to more readily assume ownership of properties that are vacant and underutilized. The County will use this instrument and work with developers interested in **building sustainable affordable housing** or undertaking commercial development projects.

We have already implemented two **successful projects utilizing the Land Bank** – one of which required the remediation of oil tanks and historical dumping at four condemned, burned out row homes in Susquehanna Township. **Four new townhomes** are being built on the property – which will be priced in the affordable housing range. This successful reuse of a Brownfields property demonstrates our ability to create affordable housing in our target areas. The LBO allows us to work closer with developers to utilize green building construction (e.g., energy efficiency, recycled materials). In addition, Dauphin County officials and local residents met with representatives from **Smart Growth America in September 2013** as part of a free, grant-funded technical assistance program to **support sustainable reuse** at Brownfields sites.

### **4.b.ii. Integrating Equitable Development or Livability Principles**

The DCRA has evaluated the livability principles and how our Brownfield Site Assessment Grant will help to foster them. We believe that our **long-term focus on affordable housing is directly related to the EPA-HUD-DOT** goal to promote equitable, affordable housing. The creation of a brownfields inventory and a **Land Bank Ordinance** were initiated because we recognize that we must find ways to **expand our options for housing choices**. We seek to find locations- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.

Hamilton Health Center's fully-integrated, full-service health care facility (medical, dental, x-ray, pharmacy, women and children's services) opened to the public in 2012 – and serves as an excellent example of how we integrate sustainable reuse. The **redevelopment of the property** included an **adaptive reuse of an old building**, the cleanup of contaminated property, **and inclusion of geothermal heat and cooling**. Developing this type of facility improved the environment (both through brownfield cleanup and greenhouse gas emission reductions), supported **200 local, community-based, living-wage jobs**, and stabilized the community – all while providing access to medical care and improving the lives of people throughout the entire community, **integrating equitable development principles and outcome to achieve success**.

### **4.c. Economic or Community Benefits**

#### **4.c.i. Economic or Other Benefits**

Dauphin County's brownfield revitalization and **economic development efforts are focused on three interrelated goals**: (1) generating re-usable land to support new affordable housing opportunities and other commercial/manufacturing uses that can enhance the County's tax base and vibrancy; (2) preventing further erosion of the tax base and loss of jobs by removal of blighting influences; and (3) addressing environmental concerns and stimulating economic development in such a way that the property values of adjacent residential or commercial development are raised in the process. We believe these outcomes can, and will be measured to demonstrate our success. In addition, we anticipate that assessment activity that results in redevelopment will be a catalyst for additional economic activity as sites are assessed, investigated, and ultimately redeveloped. We anticipate **property values to increase by up to \$20,000** (up to 3%) with the redevelopment of affordable housing stock. DCRA has projected up to 100 construction jobs would be created as well.

#### **4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs**

One of the greatest potentials for economic improvement is to realize an increase in local buying and salaries within the area where redevelopment occurs. DCRA will serve as a model by incorporating disadvantaged business enterprises and by working with Harrisburg City's Community College - HACC to utilize graduates

## **RANKING CRITERIA FOR ASSESSMENT GRANTS – Dauphin County, Pennsylvania**

of their **2010 EPA-funded brownfields job training program** in our procurements under this contract. DCRA will also encourage the hiring of local subcontractors (drillers, labs) by our QEP for assessment activities.

### **5. PROGRAMMATIC CAPACITY AND PAST PERFORMANCE**

#### **5.a. Programmatic Capability**

DCRA has the ability to manage this grant under the direction of the Executive Director, August “Skip” Memmi. Mr. Memmi has been with the Dauphin County Office of Community and Economic Development (DCED) since 1992 and with the DCRA since 2002. The DCRA has five staff members, all of which are seasoned professionals who are primarily responsible for the administration of grant funds. In addition, DCRA intends to procure and engage qualified contractors (QEP) to assist with community outreach, environmental assessments and redevelopment planning through a competitive bidding process. We will also utilize legal assistance for access agreements as needed. We understand the requirements of the federal brownfields grant program and have the capacity to prepare a Cooperative Agreement Application package with the US EPA, which will include an agency-approved Work Plan, Final Budget, required Quarterly Reports, and reporting ACRES. We also understand DCRA will be required to obtain approval for Phase I ESAs, SAPs/QAPPs, and Phase II ESAs prior to commencing with these activities under the grant.

#### **5.b. Audit Findings**

Neither the DCRA, nor the Dauphin County has had any adverse findings related to the administration of its current federal and state grants, or other forms of public funding currently overseen.

#### **5.c. Past Performance and Accomplishments**

The DCRA has never received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant from US EPA.

#### **5.c.ii Compliance with Grant Requirements**

##### **5.c.ii.1. Purpose and Accomplishments**

DCRA has never received a grant from the US EPA. The DCED (of which the DCRA is an arm) manages a variety of federally-funded grant programs from year to year. The DCED and DCRA currently administer approximately \$3.5 million in HUD CDBG and \$14 million in HUD CDBG National Disaster Resilience funds at the local level. DCED and DCRA have also successfully managed several other federal grants since 2005, including several additional CDBG programs through both HUD and EDA.

##### **5.c.ii.2. Compliance with Grant Requirements**

The DCED and DCRA have complied with all of the quarterly or biannual reporting requirements for the above-referenced grants and invoices have been submitted to the respective agencies in a timely manner without incident, and in compliance with the approved Work Plan, schedule, and/or terms and conditions of the associated cooperative agreements.

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#### References

1. 2010 US Census Data
2. Bureau of Labor and Statistics
3. 2010 American Community Survey
4. State of the Air Report, American Lung Association, 2013 (Dauphin County)
5. PA Department of Environmental Protection, Section 111(d)/129 State Plan for Large Municipal Waste Combustors
6. PA Department of Health, The Burden of Asthma Statistics ([www.health.state.pa.us](http://www.health.state.pa.us))
7. PA Department of Health, 2012 Lead Testing ([www.health.state.pa.us](http://www.health.state.pa.us))
8. Housing Affordability in Dauphin County, Tri-County Regional Planning, 2013.
9. Air and Water Quality Impacts of Brownfields Redevelopment, *Office of Brownfields and Land Revitalization*, April 2011

## ATTACHMENT A

### Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:**

The Dauphin County Redevelopment Authority (DCRA) has not yet been a recipient of US EPA Brownfields funding.

The DCRA is a public instrumentality and body politic, incorporated, organized, and existing under the laws of the Commonwealth of Pennsylvania, and duly organized by the legislative authority of Dauphin County, Pennsylvania, a local government as defined in 40 CFR Part 31.3 under the Brownfields Law. As a redevelopment authority created by the exclusive action of the County, the DCRA is eligible to receive funding through the Brownfields Assessment Grant Program.

2. **Letter from the State or Tribal Environmental Authority:**

A letter of support for the DCRA's Brownfields Assessment Program grant application from George Hartenstein with the Pennsylvania Department of Environmental Protection (PADEP) is included in Attachment C. The DCRA continues to be proactive in developing positive working relationships with representatives from Pennsylvania's Land Recycling Program and members of US EPA's Region 3 brownfields program staff in Philadelphia.

3. **Community Involvement:**

The DCRA believes the value of community engagement cannot be understated in the Brownfield redevelopment process. Increasing the visibility of Brownfield redevelopment activities increases public acceptance, making implementation of adaptive reuse activities much more effective. DCRA will take full advantage of both traditional community involvement techniques and technology-enabling digital techniques to reach citizens at all age levels and socio-economic backgrounds. Above all, we will seek public input in ways in which all citizens are comfortable.

DCRA intends to appoint assign a Community Engagement Coordinator for the duration of the project. The Community Engagement Coordinator will be tasked with preparing and implementing a Community Engagement Plan that will reach as many Dauphin county citizens as possible. Events and activities such as public meetings, open houses, press releases, fact sheets, web-based information, and social media will be used to inform Dauphin County citizens about the Brownfields Assessment Program. Our community outreach methods will place particular emphasis on reaching out to citizens who are underserved, senior citizens, and school students. Engaging these subgroups of the County's residents will result in a project that is well-rounded and inclusive.

4. **Site Eligibility and Property Ownership Eligibility**

N/A - This application is for a community-wide assessment grant.

**ATTACHMENT B**  
**Documentation Indicating Leveraged Funds Committed to the Project**  
**&**  
**Recent Fund Award Notifications**

# Dauphin County



## Redevelopment Authority

**Board of Commissioners**  
Jeff Haste, Chairman  
Mike Pries, Vice Chairman  
George P. Hartwick, III, Secretary

**Board of Directors**  
Matthew Tunnell  
Paul Navarro  
Gary Lenker  
Frank Lynch

December 18, 2014

*Submitted electronically to [www.grants.gov](http://www.grants.gov)*

United States Environmental Protection Agency, Region 3  
Attn: Mr. Thomas Stolle  
1650 Arch Street  
Mail Code 3HS51  
Philadelphia, PA 19103

Re: Leveraged Funds for Dauphin County Redevelopment Authority Brownfields  
Assessment Grant Application

Dear Mr. Stolle:

The Dauphin County Redevelopment Authority (DCRA) is applying for \$400,000 in community-wide hazardous substances and petroleum assessment funding.

As part of our commitment to establish a brownfields program in our county, the DCRA intends to commit a portion of Community Development Block Grant Funds - National Disaster (CDBG-ND) to support a Community Engagement Coordinator for this project.

Community support is essential to a successful brownfield redevelopment strategy and we believe that a member of our staff should be instrumental in ensuring that the Community Involvement Plan is carried out to inform our residents of our activities and gain support for the projects we promote.

The DCRA has partnered with Tri-County Regional Planning Commission (TCRPC) to facilitate the implementation of the Community Involvement Plan with providing the resources of a Community Engagement Coordinator. The portion of salary of the TCRPC Community Engagement Coordinator spent working with the DCRA will be approximately \$50,000.

Should you require further information, please do not hesitate to contact me at 717-780-6250.

Very truly yours,

George H. Connor  
Deputy Director



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

*George Conner*

OFFICE OF THE ASSISTANT SECRETARY FOR  
COMMUNITY PLANNING AND DEVELOPMENT

February 10, 2015

Mr. Jeff T. Haste  
Chairperson of Dauphin County  
2 S 2nd St  
Harrisburg, PA 17101-2047

Dear Chairperson Haste,

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2015, allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low and moderate-income persons and special populations across the country. President Obama signed Public Law 113-235 on December 16, 2014, which includes FY 2015 funding for these programs. Your jurisdiction's FY 2015 available amounts are:

Community Development Block Grant (CDBG)	\$1,171,041
HOME Investment Partnerships (HOME)	\$352,619
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 0
Emergency Solutions Grants (ESG)	\$ 0

This letter highlights several important points related to these programs. First, Secretary Julián Castro is committed to making HUD the "Department of Opportunity" and is establishing a number of initiatives intended to achieve that goal. In 2015, we are celebrating the 50<sup>th</sup> anniversary of the Department's establishment and these initiatives will build on HUD's mission to promote homeownership, support community development, and increase access to affordable housing free from discrimination. The Department looks forward to working with grantees on these key goals and urges you to review the entire plan at: <http://portal.hud.gov/hudportal/HUD?src=/hudvision>

Second, HUD recommends that grantees effectively plan and implement programs that leverage these critical Federal financial resources to achieve the greatest possible return for the communities and individuals they are intended to assist. If you would like assistance from CPD in redesigning, prioritizing or targeting your programs, either you or the head of the agency that administers your program may request technical assistance through your local CPD Director.

Third, HUD urges grantees to consider using CDBG funds, to the extent possible, to support investments in predevelopment activities for infrastructure and public facilities activities. A Presidential Memorandum (<http://www.whitehouse.gov/the-press-office/2015/01/16/presidential-memorandum-expanding-federal-support-predevelopment-activit>) issued January 16, 2015, instructed federal agencies to expand support for predevelopment activities and HUD will be sending CDBG grantees a separate letter detailing this initiative and outlining key predevelopment principles.

Fourth, HUD encourages grantees to use funds from all CPD programs to work towards the goals of *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. Specifically, with the increase in the FY 2015 ESG allocation nationally, HUD expects that communities will allocate as much of their ESG funds for Rapid Re-housing activities as possible, to end homelessness for more individuals and families living on the streets and in shelters.

Finally, the Integrated Disbursement and Information System (IDIS), which is HUD's financial and data system for managing these formula programs, will no longer commit and disburse grant funds on a first-in first-out (FIFO) basis beginning with the FY 2015 grants. Going forward, FY 2015 and future grants will be committed and disbursed on a grant specific basis and HUD will provide further guidance on this change in the near future.

The Office of Community Planning and Development looks forward to working with you in partnership to successfully meet the challenges we face. Please contact your local CPD office if you or your staff has any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Cliff Taffet". The signature is fluid and cursive, with a long horizontal stroke at the end.

Cliff Taffet  
General Deputy Assistant Secretary



U.S. Department of Housing and Urban Development

Philadelphia Office  
The Wanamaker Building  
100 Penn Square East  
Philadelphia, Pennsylvania 19107-3380

Mr. August Memmi  
Acting Director  
Dauphin County Department of  
Community and Economic Development  
112 Market Street, 7<sup>th</sup> Floor  
Harrisburg, PA 17108

Dear Mr. Memmi:

SUBJECT: Executed Grant Agreement  
CDBG Disaster Recovery Assistance  
Grant Number: B-13-US-42-0001

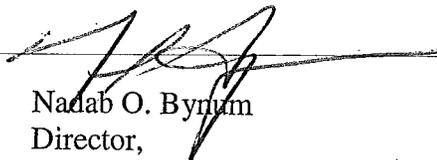
I am pleased to return your copy of the executed CDBG Disaster Recovery Assistance grant agreement. The date that the Department signs the grant agreement is the date on which the funds are obligated. Under the provisions of the Disaster Relief Appropriations Act, 2013, all funds obligated by the grant agreement must be expended within two years of the date on which the Department signs the grant agreement.

The County's CDBG disaster recovery line of credit will be accessible through HUD's Disaster Recovery Grant Reporting (DRGR) system. Please contact the DRGR Help Desk at [drgr\\_help@hud.gov](mailto:drgr_help@hud.gov) to register DRGR users or resolve any access issues. Please be advised that the County is required to report on its use of CDBG-DR funds outlined in the Action Plan through the DRGR. The DRGR reporting requirements are outlined in detail in a Federal Register Notice published March 5, 2013 at 78 FR 14329 (incorporated by reference in the Notice published May 29, 2013 at 78 FR 32262).

The funds represent an on-going commitment by President Obama and HUD to assist States and local governments across the Northeast in their efforts to recover from the damage caused by Hurricane Sandy and other eligible disasters in 2011, 2012, and 2013. My staff and I look forward to working with

you to achieve long-term recovery in Pennsylvania. If you or any members of your staff have any questions concerning this matter, please do not hesitate to contact Ms. Fatina Ming, Senior Community Planning and Development Representative, at (215) 861-7662, or, via e-mail, at [Fatina.Ming@hud.gov](mailto:Fatina.Ming@hud.gov). This Office may be reached via text telephone (TTY), by dialing (215) 656-3452.

Sincerely,



Nadab O. Bynum  
Director,  
Office of Community Planning  
and Development

Enclosure

# Funding Approval/Agreement

Title I of the Housing and Community Development Act (Public Law 930383)  
 HI-00515R of 20515R

**U.S. Department of Housing and Urban Development**  
 Office of Community Planning and Development  
 Community Development Block Grant Program

OMB Approval No.  
 2506-0193 (exp 1/31/2015)

1. Name of Grantee (as shown in item 5 of Standard Form 424) <b>Dauphin County, Pennsylvania</b>		3a. Grantee's 9-digit Tax ID Number: 23-6003043	3b. Grantee's DUNS Number: 071207955	4. Date use of funds may begin (mm/dd/yyyy): 09/03/2011
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) <b>112 Market Street, 7th Floor Harrisburg, PA 17101</b>		5a. Project/Grant No. 1 <b>B-12-UT-42-0001</b>		6a. Amount Approved <b>\$6,415,833</b>
		5b. Project/Grant No. 2		6b. Amount Approved
		5c. Project/Grant No. 3		6c. Amount Approved

**Grant Agreement:** This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended. (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions/addendums, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name) <b>NADAB O. BYNUM</b>		Grantee Name <b>DAUPHIN COUNTY</b>	
Title <b>Director, Office of Community Planning and Development</b>		Title <b>Chairman, Board of Commissioners</b>	
Signature 		Signature 	
Date (mm/dd/yyyy) <b>09/14/2012</b>		Date (mm/dd/yyyy) <b>SEP 21 2012</b>	

7. Category of Title I Assistance for this Funding Action (check only one) <input checked="" type="checkbox"/> a. Entitlement, Sec 106(b) <input type="checkbox"/> b. State-Administered, Sec 106(d)(1) <input type="checkbox"/> c. HUD-Administered Small Cities, Sec 106(d)(2)(B) <input type="checkbox"/> d. Indian CDBG Programs, Sec 106(a)(1) <input type="checkbox"/> e. Surplus Urban Renewal Funds, Sec 112(b) <input type="checkbox"/> f. Special Purpose Grants, Sec 107 <input type="checkbox"/> g. Loan Guarantee, Sec 108	8. Special Conditions (check one) <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached	9a. Date HUD Received Submission (mm/dd/yyyy) <b>07/20/2012</b>	10. check one <input checked="" type="checkbox"/> a. Orig. Funding Approval <input type="checkbox"/> b. Amendment Amendment Number
		9b. Date Grantee Notified (mm/dd/yyyy) <b>01/20/2012</b>	
		9c. Date of Start of Program Year (mm/dd/yyyy) <b>N/A</b>	
11. Amount of Community Development Block Grant			
a. Funds Reserved for this Grantee		FY ( 12 )	FY ( )
b. Funds now being Approved		<b>6,415,833</b>	
c. Reservation to be Cancelled (11a minus 11b)		<b>0</b>	

12a. Amount of Loan Guarantee Commitment now being Approved <b>N/A</b>	12b. Name and complete Address of Public Agency <b>N/A</b>
<b>Loan Guarantee Acceptance Provisions for Designated Agencies:</b> The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	
12c. Name of Authorized Official for Designated Public Agency <b>N/A</b>	
Title <b>N/A</b>	
Signature <b>N/A</b>	

**HUD Accounting use Only**

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153											
	176											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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# Funding Approval/Agreement

Title I of the Housing and Community Development Act (Public Law 930383)  
 HI-00515R of 20515R

## U.S. Department of Housing and Urban Development

Office of Community Planning and Development  
 Community Development Block Grant Program

OMB Approval No.  
 2506-0193 (exp 1/31/2015)

1. Name of Grantee (as shown in item 5 of Standard Form 424) <b>Dauphin County, Pennsylvania</b>		3a. Grantee's 9-digit Tax ID Number: 23-6003043	3b. Grantee's DUNS Number: <b>071207955</b>	4. Date use of funds may begin (mm/dd/yyyy): <b>09/04/2011</b>
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) <b>112 Market Street, 7th Floor Harrisburg, PA 17101</b>		5a. Project/Grant No. 1 <b>B-13-US-42-0001</b>		6a. Amount Approved <b>\$7,632,000</b>
		5b. Project/Grant No. 2		6b. Amount Approved
		5c. Project/Grant No. 3		6c. Amount Approved

**Grant Agreement:** This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions/addendums, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name) <b>NADAB O. BYNUM</b>	Grantee Name <b>Dauphin County, Pennsylvania</b>
Title <b>Director, Office of Community Planning &amp; Development</b>	Title <b>Chairman, Dauphin County Board of Commissioners</b>

Signature 	Date (mm/dd/yyyy) <b>11/13/13</b>	Signature 	Date (mm/dd/yyyy) <b>12-29-</b>	
7. Category of Title I Assistance for this Funding Action (check only one) <input checked="" type="checkbox"/> a. Entitlement, Sec 106(b) <input type="checkbox"/> b. State-Administered, Sec 106(d)(1) <input type="checkbox"/> c. HUD-Administered Small Cities, Sec 106(d)(2)(B) <input type="checkbox"/> d. Indian CDBG Programs, Sec 106(a)(1) <input type="checkbox"/> e. Surplus Urban Renewal Funds, Sec 112(b) <input type="checkbox"/> f. Special Purpose Grants, Sec 107 <input type="checkbox"/> g. Loan Guarantee, Sec 108	8. Special Conditions (check one) <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached	9a. Date HUD Received Submission (mm/dd/yyyy) <b>07-20-2012</b>	10. check one <input checked="" type="checkbox"/> a. Orig. Funding Approval <input type="checkbox"/> b. Amendment Amendment Number	
		9b. Date Grantee Notified (mm/dd/yyyy) <b>03-27-2013</b>		
		9c. Date of Start of Program Year (mm/dd/yyyy) <b>N/A</b>		
11. Amount of Community Development Block Grant				
		FY ( 13 )	FY ( )	FY ( )
a. Funds Reserved for this Grantee		<b>7632000</b>		
b. Funds now being Approved		<b>7632000</b>		
c. Reservation to be Cancelled (11a minus 11b)		<b>0</b>		

12a. Amount of Loan Guarantee Commitment now being Approved <b>N/A</b>	12b. Name and complete Address of Public Agency <b>N/A</b>
<b>Loan Guarantee Acceptance Provisions for Designated Agencies:</b> The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	12c. Name of Authorized Official for Designated Public Agency <b>N/A</b>
	Title <b>N/A</b>
	Signature <b>N/A</b>

**HUD Accounting use Only**

Batch	TAC	Program Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153										
	176										
		Y					Project Number		Amount		
		Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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**Grant Agreement**  
**for CDBG Disaster Recovery Assistance**  
**for the County of Dauphin**  
**(Disaster Recovery Appropriations Act, 2013 P.L. 113-2)**

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1. The grantee must use these Community Development Block Grant (CDBG) funds as provided by Public Law 113-2, Disaster Relief Appropriations Act, 2013 (approved January 29, 2013).
2. The grantee is required to expend the funds obligated in the grant agreement within two years of the date of the obligation. If the grantee's two year expenditure deadline occurs prior to September 30, 2017, unexpended funds will be returned to the Department and may be reallocated. After September 30, 2017, any unexpended funds will be returned to the U.S. Treasury.
3. The grantee must comply with all Notice requirements, waivers and alternative requirements previously and subsequently issued by the U.S. Department of Housing and Urban Development with respect to this grant. This includes the May 29, 2013 Federal Register Notice, "Allocations, Waivers, and Alternative Requirements for Grantees Receiving Community Development Block Grant Disaster Recovery Funds in Response to Disasters Occurring in 2011 or 2012," (Docket FR-5696-N-03). Additionally, and as applicable, the grantee must comply with the March, 5, 2013 Federal Register Notice "Allocations, Common Application, Waivers, and Alternative Requirements for Grantees Receiving Community Development Block Grant (CDBG) Disaster Recovery Funds in Response to Hurricane Sandy (Pub. L. 113-2)," (Docket FR-5696-N-01), and the April 19, 2013 Federal Register Notice, "Clarifying Guidance, Waivers, and Alternative Requirements for Hurricane Sandy Grantees in Receipt of Community Development Block Grant Disaster Recovery Funds," (Docket FR-5710-N-01).
4. The grantee must comply with all applicable requirements of the Housing and Community Development Act of 1974, as amended, and the Cranston-Gonzalez National Affordable Housing Act, as amended, and other statutes, regulations, notices, and the Office of Management and Budget (OMB) circulars, except as provided for in terms 1 and 3, above. The grantee is advised to pay particular attention to: regulations at 24 CFR part 58 pertaining to environmental review requirements; labor standards requirements of 42 U.S.C. 5310, and to act in conformance with OMB Circular A-87 (2 CFR part 225) pertaining to cost principles.
5. The grantee's submissions, the Notices identified in term 3 (above), the Funding approval/Agreement (form HUD-7082) are incorporated by reference and constitute part of this Grant Agreement. Submissions include the CDBG-DR action plans and amendments, including the certifications and assurances and any information or documentation required to meet any grant award conditions.

6. The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the System or Award Management (SAM) Central Contractor Registration database, and the Federal Funding Accountability and Transparency Act, including Appendix A to Part 25 of the *Financial Assistance Use of Universal Identifier and Central Contractor Registration*, 75 Fed. Reg. 55671 (Sept. 14, 2010) (to be codified at 2 CFR part 25) and Appendix A to Part 170 of the *Requirements for Federal Funding Accountability and Transparency Act Implementation*, 75 Fed. Reg. 55663 (Sept. 14, 2010) (codified at 2 CFR part 170).
7. This grant agreement covers the full grant amount total of \$7,632,000. The funds may be used for the activities described in the attached table and as provided in the Action Plan. Subsequent amendments to this grant agreement will obligate additional funds towards the County's full grant amount of \$7,632,000. The County may request:

<b>Dauphin County</b>	
<b>OBLIGATION AMOUNTS REQUESTED (OBLIGATION # 1)</b>	
<b>PROGRAM CATEGORY</b>	<b>OBLIGATION AMOUNT</b>
Housing	
Housing Rehabilitation	\$ 400,000
Housing Acquisition	\$ 350,000
Economic Development	
Business Assistance	\$ 250,000
Public Infrastructure	\$6,000,400
Public Services	\$ 250,000
Administration/Planning	\$ 381,600
<b>TOTAL</b>	<b>\$7,632,000</b>

RECEIVED  
JUN 11 2015



**PHFA**  
PENNSYLVANIA HOUSING FINANCE AGENCY

BY: .....

211 North Front Street  
P.O. Box 8029  
Harrisburg, PA 17105-8029  
(717) 780-3800

June 5, 2015

Lykens Community, L.P.  
180 Clinton Square  
Rochester, NY 14604  
Attn: Megan Houppert

Re: Union House Apartments, TC2015-419 (TC2016-401)

Dear Ms. Houppert:

The Pennsylvania Housing Finance Agency (the "Agency") is pleased to advise you that Union House Apartments (the "Development") has been issued a conditional forward reservation of the year 2016 Federal Low Income Housing Tax Credits ("Tax Credits") in the amount of \$849,282 or such lesser amount as shall be approved by the Agency as more further set forth herein and subject to the completion of the Agency's due diligence review. In the event 2015 Tax Credits become available in 2015, the 2015 Tax Credits will be reissued to developments that currently hold a commitment of 2016 Tax Credits. The Agency anticipates notifying you no later than December 2015, if you have been awarded a partial or full reservation of 2015 Tax Credits. Regardless of whether the Development receives 2015 or 2016 Tax Credits, the Development must meet the 2015 program requirements and deadlines as outlined below.

The purpose of this letter is to set forth the terms and conditions of the Agency's conditional reservations of Tax Credits and Agency Financing and to provide an outline of the upcoming processing requirements and deadlines. A preliminary review of your Application was completed, but the Agency did not fully underwrite all costs and expenses associated with the Development during the preliminary review. **Therefore, please be advised that the amounts stated above are subject to change based upon the satisfactory completion of our due diligence review. During our due diligence review you should anticipate requests for additional information. Your prompt responses to these inquiries will be crucial to maintain your place in the processing schedule.** Our due diligence review will be finalized as soon possible, but no later than completion of our Carryover Allocation review.

Furthermore, in making this conditional award, the Agency has relied on documentation provided in the initial application, including, but not limited to: the Development budget, operating budget, site control, funding commitments and site and development plans. The Agency's decision to provide conditional reservations of Tax Credits and Agency Financing was based on the Development meeting certain Threshold and Selection Criteria set forth in the 2015 Allocation Plan as well as all requirements relating to the Tax Credits and Agency Financing.

**The reservations of Tax Credits and Agency Financing are further conditioned upon receipt of the following:**

- **Reservation/Allocation Fee** - Remittance of a Reservation/Allocation Fee in the amount of \$50,956.92 is due on or before June 22, 2015, to the Agency.

Megan Houppert

June 5, 2015

Page 2 of 4

- **Acknowledged and Accepted Conditional Reservation Letter** – A copy of the acknowledged and accepted letter must be returned to the Agency with the Reservation/Allocation Fee no later than June 22, 2015.
- **Detailed Timeline of Development Activities** including estimated closing date along with any necessary approvals that must occur prior to closing, construction benchmarks and expected placed-in-service date which must be no later than December 31, 2017.
- **Completed Development Team Distribution List** (form included).

**Please submit all of the above to the Agency, Attention: Joanna Ball.**

**The Agency will not be conducting individual development kickoff meetings as we did in 2014. However, we anticipate scheduling a group training session(s) for all recipients. You will be notified in advance of the training session(s), and attendance will be mandatory.**

**Submission of Construction Related Documents** – At least 60 days prior to the construction closing, two (2) sets of drawings and specifications must be submitted for review by the Agency. Please see the Multifamily Guidelines for the Construction Documents submission requirements for minimum development standards and specific guidance.

**Submission of Equity Pay-In Schedule from Partnership Agreement (Prior to Equity Closing)** – This conditional reservation and the allocation of Tax Credits to the Development is further conditioned upon receipt of a copy of the equity pay-in schedule from the Partnership Agreement with the equity investor for review and approval by the Agency prior to closing with the equity investor. Additionally, the Agency will require confirmation that all fees earned or to be earned by all Development team members have been disclosed.

**Closing with the equity Investor** – Closing with the equity investor must occur within eight months, or by January 30, 2016. Failure to close within by this date will result in the assessment of a late fee, and may result in the recapture of the Tax Credit award or adversely affect future applications for Agency resources which may include the Agency acceptance of future applications.

**Developments not Placed-In-Service in 2015** – If you will not be placing the Development in service in 2015 or you are unable to submit the required Placed-In-Service (PIS) package, you must qualify for and execute a Carryover Allocation Agreement. The Carryover Agreement requirements must be met and submitted no later than November 13, 2015. The 2015 Carryover Agreement requirements when finalized will be available on our website at [www.phfa.org](http://www.phfa.org) under Multifamily Housing Developers LIHTC. Additionally, the taxpayer must incur more than 10% of the “reasonably expected basis” in the Development including land no later than November 13, 2016. If the Development qualifies for and receives a Carryover Allocation of the year 2015 Tax Credits you will have two years to meet all PIS requirements. (You must submit all PIS documentation no later than 90 days after the last residential building in the Development receiving Tax Credits is placed in service pursuant to IRS Advance Notice 88-116.)

**Developments to be Placed-In-Service in 2015** - Developments receiving 2015 Tax Credits must be placed in service as defined in the Internal Revenue Code, Section 42 (the Code) on or before December 31, 2015. All documents required by the Agency to evidence compliance with this requirement must be submitted no later than November 4, 2015 to enable the Agency to process and issue IRS Form 8609 in 2015. If you feel you will be unable to submit the PIS package by November 4, 2015, the Tax Credits will remain in place provided a 2015 Carryover Allocation Agreement has been executed by the Agency

Megan Houppert  
June 5, 2015  
Page 3 of 4

by the deadline stated above. The PIS package may be obtained from our website at [www.phfa.org](http://www.phfa.org), under Multifamily Housing-Developers-LIHTC-Placed-In-Service Package or by requesting a copy from the Agency.

**Developments with a conditional forward commitment of 2016 Tax Credits – Developments which are awarded 2016 Tax Credits through a Forward Commitment of Credits in 2015 remain subject to the 2015 Guidelines, including Carryover and Placed-in-Service deadlines. In the event the initial reservation is modified or amended, the 2015 Guidelines shall remain in force and effect for the property.**

**If you feel that you may have difficulty, for any reason, in meeting any of the time frames or deadlines set forth above, please advise us immediately.** Future applications for any Tax Credits or Agency Financing may be rejected from any individual or organization that fails to meet an established deadline date in any year.

This reservation is expressly conditioned upon your continued compliance with certain Agency deadlines and processing timeframes in addition to all federal requirements relating to the Tax Credits and Agency Financing. Other program requirements are set forth in the Guidelines, the attachments, and in the federal law regulations and IRS directives pertaining to the Tax Credit Program (the "Program"), as applicable.

**Additional requirements of this Conditional Reservation:**

**Accessible Units** - Based upon the information submitted in the Application, a specific number of units will be set-aside for persons requiring certain accessible features of the unit. Attached to this letter is the Agency's Accessible Unit Policy. Please review this document as the Agency will monitor these units during the compliance period.

**We have relied upon all information as submitted by you in our evaluation of your Tax Credit application, including representations regarding all fees earned or to be earned by all Development team members.** The Agency has not conducted an independent tax analysis or verification of your accounting methods. The Agency reserves the right to reduce the amount of your Tax Credit reservation and to disallow excessive fees and charges or unreasonable development costs in its sole discretion. If the Development anticipates utilization of funds through any HUD assistance program, it may be subject to a Section 911 Subsidy Layering Review, which, in turn, may result in a reduction in the reservation of Tax Credits for the Development.

Since the Development received a reservation of Tax Credits based upon the Selection Criteria presented in your application, **you may not alter your application in any manner without prior written approval of the Agency.** This includes, but is not limited to: replacement of any member of the Development team; alteration of the proposed rent and income structures; a change to an executed construction contract; or a change to the financial sources or structure. Any change will result in the assessment of additional fees. In addition, we remind you that you may not substitute, increase, or eliminate any sites, parcels of land or building(s) which are part of the original application without submitting a new application for Tax Credits.

Prior to required submissions, you are to obtain the current requirements from the Agency's website. The Agency may amend the Guidelines from time to time to further comply with Tax Credit Program requirements or to enable Agency staff to better fulfill its administrative duties and such changes would be applicable to the development. Any amendment will be posted to the Agency's website either by

Megan Houppert

June 5, 2015

Page 4 of 4

notice and/or incorporated in the Agency Submission Requirements and Information (i.e. Carryover and/or Placed-In-Service Requirements, as applicable).

The Agency reserves the right to terminate your reservation at any time in the event the Agency discovers any fraud or misrepresentation in connection with the application. Furthermore, in the event you participate in an Agency-funded development that is delinquent in payments to the Agency or has materially defaulted in its obligations, the Agency reserves the right to terminate this reservation. Additionally, your failure to correct a reported event of noncompliance or make reasonable attempts to correct the noncompliance for any Tax Credit property in which you, a general partner or management agent has a material interest may result in a termination of this reservation.

Furthermore, please be advised that the Agency has created an interactive database for all affordable housing units in developments participating in any of PHFA's multifamily housing programs in order to provide a resource for households seeking affordable housing throughout the Commonwealth. This database is known as the PAHousingSearch.com. All developments receiving Tax Credits and/or Agency Financing must participate in this data collection effort and will be required to provide in a secure and timely manner, information including, but not limited to, unit amenities, household size, household income, move-in information, and any ongoing unit vacancies.

Please do not hesitate to contact your development officer if you have any questions about the Program, the Development, or the required submission deadlines and Program time frames. Good luck with your Development.

Sincerely,



Brian A. Hudson, Sr.  
Executive Director

**ACKNOWLEDGED AND ACCEPTED:**

Signature: Nelson B Leimbout

Name of Signator: Nelson B Leimbout

Title of Signator: CEO

Date: 6/17/15

BAH/HG/jlb  
cc: Ann Mermelstein

Enclosures:  
Development Team Distribution List  
PHFA Accessible Unit Policy

Pennsylvania Housing Finance Agency  
**Union House Apartments, TC2015-419**  
Working Group Contact List

Pennsylvania Housing Finance Agency  
211 N Front St  
PO Box 8029  
Harrisburg, PA 17105-8029

Management Division:

Financial Operations:

Ed Neuhart	<a href="mailto:eneuhart@phfa.org">eneuhart@phfa.org</a>	717-780-3802
Stephanie Parent	<a href="mailto:sparent@phfa.org">sparent@phfa.org</a>	717-780-3953

Project Operations:

Lisa Case	<a href="mailto:lcase@phfa.org">lcase@phfa.org</a>	717-780-3801
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Housing Services

Steve Chopek	<a href="mailto:schopek@phfa.org">schopek@phfa.org</a>	412-429-2843
Martha McGraw	<a href="mailto:mmcgraw@phfa.org">mmcgraw@phfa.org</a>	717-780-3962

Tax Credit Compliance

Kathy Esworthy	<a href="mailto:kesworthy@phfa.org">kesworthy@phfa.org</a>	717-780-1851
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Technical Services Division

Ken Bobb	<a href="mailto:kbobb@phfa.org">kbobb@phfa.org</a>	717-780-7033
Stan Salwocki	<a href="mailto:ssalwocki@phfa.org">ssalwocki@phfa.org</a>	717-780-3851

Development Division

Susan Belles	<a href="mailto:sbelles@phfa.org">sbelles@phfa.org</a>	717-780-3887
Ann Mermelstein	<a href="mailto:amermelstein@phfa.org">amermelstein@phfa.org</a>	717-780-9376
Linda Stewart	<a href="mailto:lstewart@phfa.org">lstewart@phfa.org</a>	717-780-3889

Final Owner Entity: Lykens Community, L.P.

180 Clinton Square		
Rochester, NY 14604		
Nelson Leenhouts	<a href="mailto:nelsonle@homeleasing.net">nelsonle@homeleasing.net</a>	585-424-4111
Megan Houppert	<a href="mailto:meganho@homeleasing.net">meganho@homeleasing.net</a>	585-270-5026

General Partner: Home Leasing LLC

180 Clinton Square		
Rochester, NY 14604		
Nelson Leenhouts	<a href="mailto:nelsonle@homeleasing.net">nelsonle@homeleasing.net</a>	585-424-4111
Megan Houppert	<a href="mailto:meganho@homeleasing.net">meganho@homeleasing.net</a>	585-270-5026

Co-General Partner: Dauphin County Redevelopment Agency

409 N. 2 <sup>nd</sup> Street, Suite 202		
Harrisburg, Pa 17101		
George Connor	<a href="mailto:GConnor@dauphinc.org">GConnor@dauphinc.org</a>	717-780-6254 717-319-4800(c)

Architect:

SAAarchitects		
600 N Hartley St., Suite 150		
York, PA 17404		
Mark Shermeyer	<a href="mailto:mshermeyer@saaarchitects.com">mshermeyer@saaarchitects.com</a>	717-843-3200

Danika Dallam [Dallam@saaarchitects.com](mailto:Dallam@saaarchitects.com) 717-843-3200

General Contractor: Home Leasing Services LLC

180 Clinton Square  
Rochester, NY 14604

Todd Goodwin [toddgo@homeleasing.net](mailto:toddgo@homeleasing.net) 585-773-8446

Management Agent:

Home Leasing  
180 Clinton Square  
Rochester, NY 14604

Megan Houppert [meganho@homeleasing.net](mailto:meganho@homeleasing.net) 585-270-5026  
Sarah Struzzi [sarahst@homeleasing.net](mailto:sarahst@homeleasing.net) 585-262-6210 ext 104

Attorney: Cannon Heyman & Weiss, LLP

726 Exchange St., Suite 516  
Buffalo, NY 14210

Steve Weiss [SWeiss@chwattys.com](mailto:SWeiss@chwattys.com) 716-856-1700  
Tim Favaro [TFavaro@chwattys.com](mailto:TFavaro@chwattys.com) 716-856-1700 ext 314  
Julie Hadley [JHadley@chwattys.com](mailto:JHadley@chwattys.com) 716-856-1700 ext 321

Supportive Services Provider:

Home Leasing, LLC  
180 Clinton Square  
Rochester, NY 14604  
Sarah Struzzi

[sarahst@homeleasing.net](mailto:sarahst@homeleasing.net) 585-262-6210 ext 104

Housing Consultant:

Edgemere Development  
400 Andrews St., Suite 400  
Rochester, N Y 14604

John Oster [John@edgemere.com](mailto:John@edgemere.com) 585-325-1450  
Stephanie Benson [Stephanie@edgemere.com](mailto:Stephanie@edgemere.com) 585-325-1450  
Charlie Oster [Charlie@edgemere.com](mailto:Charlie@edgemere.com) 585-325-1450

Housing Management Consultant: NA

Historic Consultant: LSC Design

320 North George Street, Suite 100  
York, PA 17401

Becky Zeller [bzeller@lscdesign.com](mailto:bzeller@lscdesign.com) 717-845-8383

Syndicator: NEF or TBD equivalent

Lender: JP Morgan Chase Bank

270 Park Avenue  
45<sup>th</sup> Floor  
Mail Code: NY1-K425  
New York, NY 10017

Caroline Finger [caroline.j.finger@chase.com](mailto:caroline.j.finger@chase.com) 212-270-5151

Detailed Timeline of Development Activities  
 Union House Apartments *TC 2015-419*

<b>Milestone</b>	<b>Anticipated Completion Date</b>
Remittance of Reservation/Allocation Fee in the amount of \$50,956.92	<i>06/22/2015</i>
Submit Accepted Conditional Reservation Letter	<i>06/22/2015</i>
Detailed Timeline of Development Activities	<i>06/22/2015</i>
Completed Development Team Distribution List	<i>06/22/2015</i>
Design Consultation with PHFA staff	<i>08/17/2015</i>
Submission of Construction related documents per Multifamily Guidelines	<i>09/16/2015</i>
Submission of Underwriting	<i>09/16/2015</i>
Submission of Equity Pay-In Schedule from Partnership Agreement	<i>10/16/2015</i>
Pennsylvania Historical & Museum Commission and National Park Services approval	<i>10/16/2015</i>
Submission of PHFA documents i.e. regulatory, binding, tri-party agreements	<i>10/16/2015</i>
Closing with Equity Investor	<i>11/16/2015</i>
Construction Finance Closing	<i>11/16/2015</i>
Construction Start Deadline	<i>11/30/2015</i>
Marketing Notification and Outreach	<i>06/16/2016</i>
Project Rent-Up Meeting (contact Gelene Nason, senior Supportive Housing Officer)	<i>06/16/2016</i>
Carryover Allocation Agreement – incur more than 10% of “reasonably expected basis”	<i>11/13/2016</i>
Construction Completion/Certificate of Occupancy	<i>01/16/2017</i>
Placed-In-Service Date	<i>01/16/2017</i>
Placed-In-Service Documentation	<i>04/16/2017</i>
Permanent Financing Closing	<i>08/16/2017</i>

PROMOTE, PROTECT,  
CONNECT



# National Disaster Resilience Competition

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PHASE II APPLICATION SUBMITTAL  
OCTOBER 27, 2015



On behalf of...  
Commissioner Jeff Haste  
Commissioner Mike Pries  
Commissioner George P.  
Hartwick III

# What is the National Disaster Resilience Competition?



- ✓ Launched by the US Department of Housing and Urban Development (HUD)
- ✓ Partnered with the Rockefeller Foundation (philanthropic)
- ✓ New approach to disaster recovery that focuses on strengthening long-term resilience, not just rebuilding.
- ✓ \$1 billion in Community Development Block Grant Disaster Recovery (CDBG-DR) funding available to 67 jurisdictions that experienced a presidentially declared disaster in 2011, 2012, or 2013.
- ✓ **Dauphin County is the only eligible applicant in Pennsylvania**
- ✓ Applicants must pass through three phases
  - ✓ Phase 1 required applicants to frame their resilience issues -**Approved**
  - ✓ Phase 2 required applicants to apply the resilience issues into actionable steps – Pending submission **10-27-2015**
  - ✓ Phase 3 Implementation – **Decisions in early 2016**

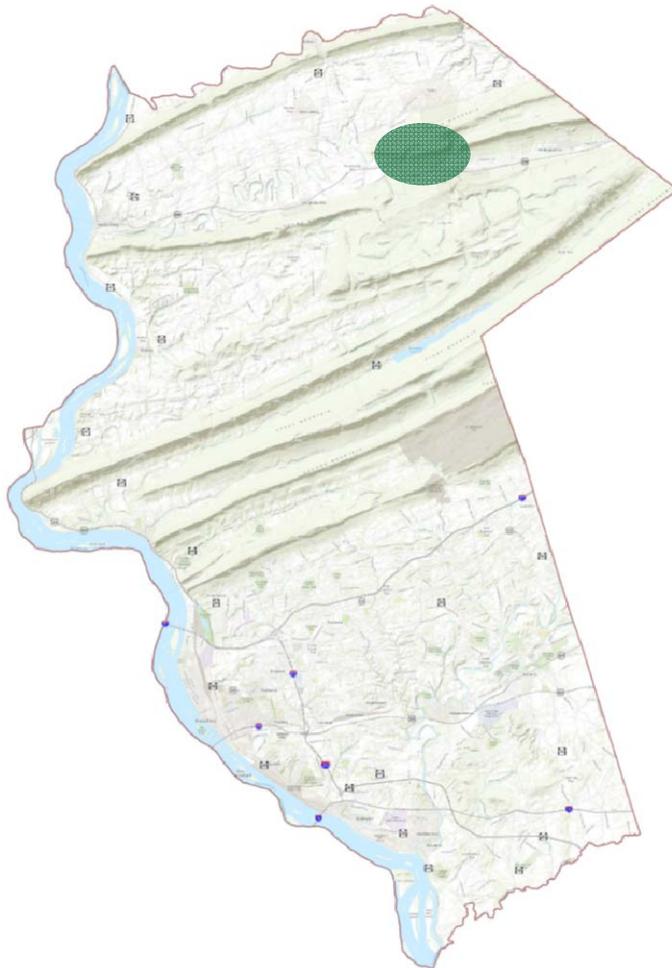


# Resilient Dauphin County Initiative

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- ✓ Establish a resilience framework and criteria for Resilient Dauphin County
- ✓ Establish a Chief Resilient Officer at the County
- ✓ Establish Resilience Alliance
  - County Agencies
  - Municipal governments
  - State Agencies
  - Philanthropic Organizations
- ✓ Utilize the County Comprehensive Plan as leading policy document
- ✓ Create a relationship structure with key partners
- ✓ Build off existing relationships with municipalities to move projects forward
  - Infrastructure Bank
  - Land Bank
  - Gaming Board
  - CDBG-DR Projects
- ✓ Regional Impact – work with all 40 municipalities
- ✓ Establish relationship with State Agencies to set stage for this to be a demonstration project in the State



Lykens  
Valley

RURAL

PROMOTE: Agricultural  
economy & natural recreation  
areas

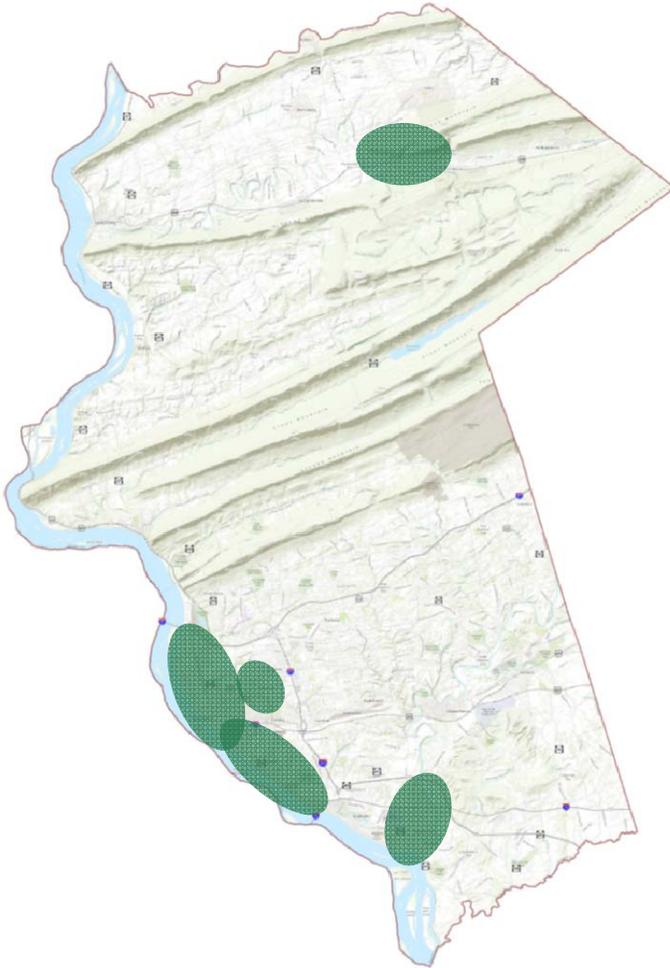
PROTECT: Small communities  
and agricultural land

CONNECT: Residents to services



Lykens Valley Projects - \$6,719,220

- ✓ Project is in the rural part of the County
- ✓ Approximately 80% of Lykens Borough in the floodplain
- ✓ Protecting housing stock
- ✓ Improve resilience by reducing flooding
- ✓ Area identified as potentially subject to increased flooding as result of climate change



## County Planning & Administrative Funding



*PROMOTE, PROTECT, CONNECT*

Planning and Studies – Approximately \$10,287,600

- ✓ Additional resources for municipalities
- ✓ Planning and studies for other flood mitigation projects
- ✓ Planning and studies for resilience projects
- ✓ Get other projects ready

TOTAL GRANT APPLICATION – Approximately \$134,326,997

\$1 Billion dollars is available

## ATTACHMENT C

Letter from State Authority



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

December 16, 2015

Mr. August "Skip" Memmi  
Executive Director  
Dauphin County Redevelopment Authority  
112 Market Street, 7th Floor  
Harrisburg, PA 17101

Dear Mr. Memmi:

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning such environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports Dauphin County Redevelopment Authority's application for a \$400,000 in community-wide hazardous substances and petroleum assessment funding. These funds will be used to expand its current brownfields inventory and conduct environmental assessments on vacant and underutilized properties in areas within the County that have the most need for cleanup and revitalization. They have identified two targeted areas within the County – South Allison Hill area of Harrisburg and Steelton Borough, as well as other areas of the County such as Lykens Borough, Middletown, Hummelstown, and Lawnton that have a need for environmental assessments. The Authority's efforts to re-examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting Dauphin County Redevelopment Authority and U.S. EPA Region 3 on this project.

If you have any questions, please contact Randy Roush by email at [raroush@pa.gov](mailto:raroush@pa.gov) or by telephone at 717.787.4941.

Sincerely,

A handwritten signature in cursive script that reads "George Hartenstein".

George Hartenstein  
Bureau Director

## ATTACHMENT D

Letters of Support from Community Based Organizations



110 S 17<sup>TH</sup> STREET • HARRISBURG, PA 17104  
VOICE 717 230-3910 • FAX 717 230-3960 • WWW.HAMILTONHEALTHCENTER.COM

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CHIEF EXECUTIVE OFFICER

December 8, 2015

August "Skip" Memmi  
Executive Director  
Dauphin County Redevelopment Authority  
7th Floor  
112 Market Street  
Harrisburg, PA 17101

Re: EPA Community-Wide Hazardous Substances and Petroleum Brownfield Assessment Grant Application

Dear Skip:

On behalf of Hamilton Health Center, I would like to express our support and commitment to partnering with you on your application to the US EPA for a Community-Wide Hazardous Substances and Petroleum Brownfield Assessment Grant of \$400,000.

Hamilton Health Center (HHC) is a federally qualified health center that has been providing quality medical, dental and related social services to our area's low income children and adult population for over 40 years. In 2008 HHC began planning to acquire a larger, more modern facility, and ultimately initiated their new building project at a brownfield site in South Allison Hill. The redevelopment of the property included the cleanup of the former Allison Hill Automotive property, an adaptive reuse of an old building, and installation of geothermal heat and cooling. HHC's fully-integrated, full-service health care facility (medical, dental, x-ray, pharmacy, women and children's services) opened to the public in 2012. Our project utilized New Market Tax Credits to finance the development. Developing this type of facility improved the environment (both through brownfield cleanup and greenhouse gas emission reductions), supported local, community-based jobs, and stabilized the community – all while providing access to medical care and improving the lives of people throughout the entire community.

HHC can serve as a catalyst for potential redevelopment of numerous vacant and underutilized properties adjacent to the medical mall and along the length of the 17<sup>th</sup> Street Corridor. HHC commits to providing the Brownfield Assessment Grant team with a meeting room for South Allison Hill community meetings. Further, we commit to engaging our community by attendance at public meetings and sending out electronic notices of the Brownfield's Assessment Grant public meetings to appropriate members of our constituent mailing list. We look forward to being on the team.



Jeannine D. Peterson, MPA  
Chief Executive Officer

*“Improving the health of Central Pennsylvania’s residents by delivering high quality, respectful and patient-centered health, and related social services that promote access, treatment, education, and prevention regardless of health, economic, or insurance status.”*



Harrisburg Area YMCA

Northern Dauphin County Branch

FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

December 8, 2015

August "Skip" Memmi  
Executive Director  
Dauphin County Redevelopment Authority  
7th Floor  
112 Market Street  
Harrisburg, PA 17101

Re: EPA Community-Wide Hazardous Substances and Petroleum Brownfield  
Assessment Grant Application

Dear Skip:

On behalf of the Northern Dauphin County YMCA, I would like to express our support and commitment to partnering with you on your application to the US EPA for a Community-Wide Hazardous Substances and Petroleum Brownfield Assessment Grant of \$400,000.

The Northern Dauphin County YMCA, will provide support for the Dauphin County Redevelopment Authority (DCRA) community engagement activities in northern Dauphin County. The YMCA is deeply rooted in our community, our movement is made up of people of all ages and from every walk of life. The YMCA is and always will be, dedicated to building healthy, confident, connected and secure children, adults and families and communities. Every day our impact is felt when an individual makes a healthy choice, when a mentor inspires a child and when a community comes together for the common good. We have the largest and most complete facility in Northern Dauphin County.

The Northern Dauphin County YMCA commits to hosting public meetings about the DCRA brownfields program, encouraging attendance at public meetings, and sending out electronic notices of the Brownfields Assessment Grant public meetings to appropriate members of their constituent mailing list.

Yours Truly,

Susan E. Jacobs  
Executive Director



December 8, 2015

George H. Connor  
Deputy Director  
Dauphin County Office of Community & Economic Development  
112 Market Street, 7th Floor  
Harrisburg, PA 17101

RE: EPA Community-Wide Hazardous Substances and Petroleum  
Brownfield Assessment Grant Application

Dear George:

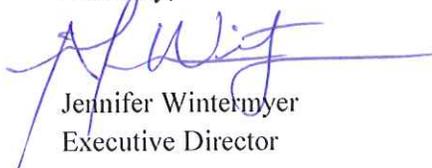
On behalf of the Community Action Commission, now doing business as Tri County Community Action, I would like to express our strong and continued commitment to partnering with you on your application to the US EPA for a Community-Wide Hazardous Substances and Petroleum Brownfield Assessment Grant.

As a community-based organization dedicated to the needs of our residents in Dauphin County, we understand the value of partnering with you in order to serve as a bridge to community and professional partners in brownfield revitalization.

As you know, Community Action has continued to embark upon an ambitious planning strategy in South Allison Hill – along with the City, County, and other public and private partners – in order to develop and implement an integrated, community-supported revitalization effort. As a result of our planning efforts, neighborhood revitalization has occurred; including housing rehabilitation along Derry Street, redevelopment of the Pak's Market, the opening of a PNC branch bank, and the redevelopment of a large brownfield into a full-service Federally Qualified Health Center in the heart of an underserved community.

We look forward to partnering with you again to continue our work, and to be a bridge between community and stakeholders, as we focus on other catalyst sites within South Allison Hill and other parts of Dauphin County. We affirm our commitment to partnering on this project to bring the interest and support of our residents in to the dialogue through a variety of means, including listening sessions, attending public meetings and providing Spanish-language translation services, as needed, and other means of direct communication and engagement of the residents of Dauphin County.

Sincerely,



Jennifer Wintermyer  
Executive Director

1514 Derry Street · Harrisburg, PA 17104  
phone: (717) 232-9757 fax: (717) 234-2227  
www.cactricounty.org