Healthy Housing Remediation
Cleanups to Increase Affordable Housing

Scott O’Dowd
Washington State Brownfields Conference
May 30, 2019
Benefits of Cleanup
Benefits of Cleanup
2018 Supplemental Capital Budget

1. Provided $6.2 million in funding to support Mount Baker Housing Association’s cleanup of land to develop the Maddux.

2. Provided Ecology with Integrated Planning Grant funds for local governments to investigate and plan cleanup for potential affordable housing development.

3. Instructed departments of Ecology and Commerce to develop a program to carry out more of these cleanups and report on the results.
Key Findings

1. Increased development costs of making property livable and safe are reflected in rents, purchase prices, and in prices of goods and services.

2. In a weaker economy, contaminated properties are often overlooked because developers cannot recoup the cleanup costs.

3. In our stronger economy, contaminated properties are cleaned up, but resulting developments are not affordable for most people.

4. Ecology can prevent dislocation and disruption due to cleanup by helping affordable housing developers deal with its associated costs.
Cleanup and Development

Development at Port Ruston on former Asarco Site (photo from US EPA)
Housing Potential Locational Study
Scope of Opportunity

King County—Seattle Inset

Spokane County—Spokane Inset
Key Recommendations

1. Established pilot program with easier access for non-government affordable housing developers through budget proviso in Ecology’s budget request.

2. Require that grant recipients restrict land cleaned up under this program to affordable housing use through liens and/or covenants.

3. Adapt existing grant tools to accommodate special needs of affordable housing developers.
In Progress—Mount Baker’s Maddux

Before

After

Photo and artist sketch courtesy of Mount Baker Housing Association and Aspect Consulting
In Progress—Integrated Planning Grants

City of Wenatchee

Seattle Chinatown International District Preservation and Development Authority
## More Integrated Planning Grants

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Description</th>
<th>Grant Amount Requested</th>
<th>Expected No. of Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bellingham (Port)</td>
<td>Affordable and workforce housing, mixed-use commercial, community support</td>
<td>$250,000</td>
<td>Up to 50</td>
</tr>
<tr>
<td>Kennewick (City)</td>
<td>Affordable housing, multi-family</td>
<td>$200,000</td>
<td>110</td>
</tr>
<tr>
<td>Yakima (City)</td>
<td>Shelter and transitional housing</td>
<td>$250,000</td>
<td>30</td>
</tr>
</tbody>
</table>
## Ready Projects

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Description</th>
<th>Expected Cleanup Cost</th>
<th>Expected No. of Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>El Centro de la Raza</td>
<td>Affordable housing, on-site child development center, community spaces</td>
<td>$750,000</td>
<td>Over 125</td>
</tr>
<tr>
<td>Mount Baker Housing (Grand Street Commons)</td>
<td>Affordable housing, mixed-used commercial</td>
<td>$3,500,000</td>
<td>325</td>
</tr>
</tbody>
</table>
For more details

Publication No. 18-09-205

https://fortress.wa.gov/ecy/publications/SummaryPages/1809205.html
Questions?
Contacts

Scott O’Dowd
Department of Ecology – Toxics Cleanup Program
360-407-7195
Scott.odowd@ecy.wa.gov

If you have a potential affordable housing cleanup project, get in touch with Margo Thompson or Ali Furmall