

# Healthy Housing Remediation Cleanups to Increase Affordable Housing

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DEPARTMENT OF  
**ECOLOGY**  
State of Washington

# Benefits of Cleanup



# Benefits of Cleanup



# 2018 Supplemental Capital Budget

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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

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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

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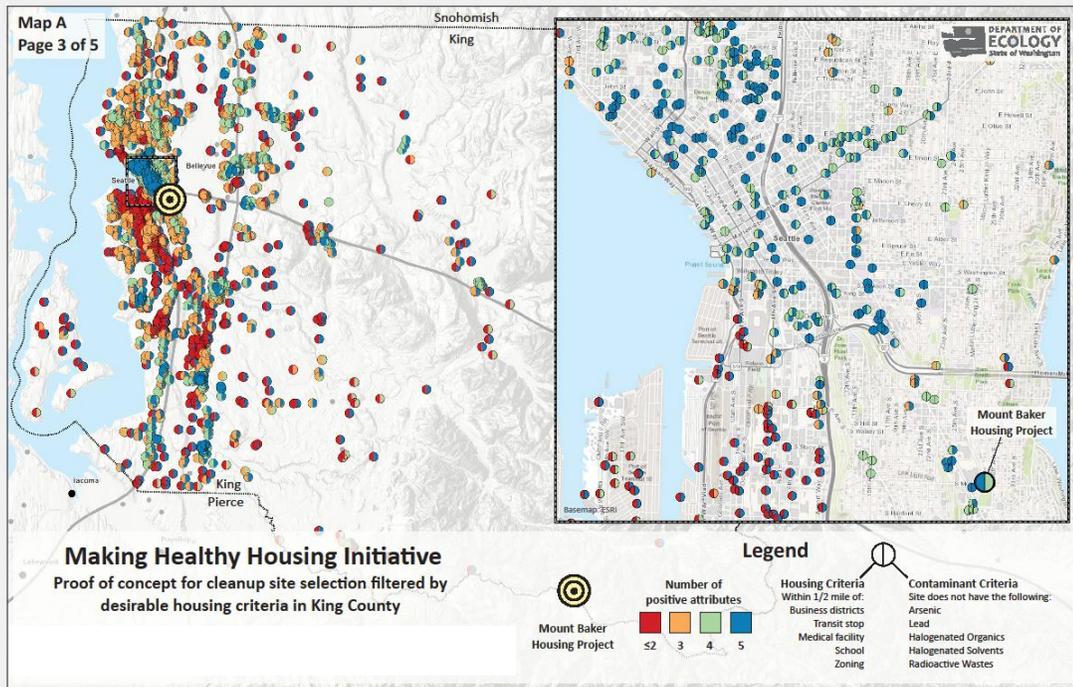
Development at Port Ruston on former Asarco Site (photo from US EPA)

# Housing Potential Locational Study

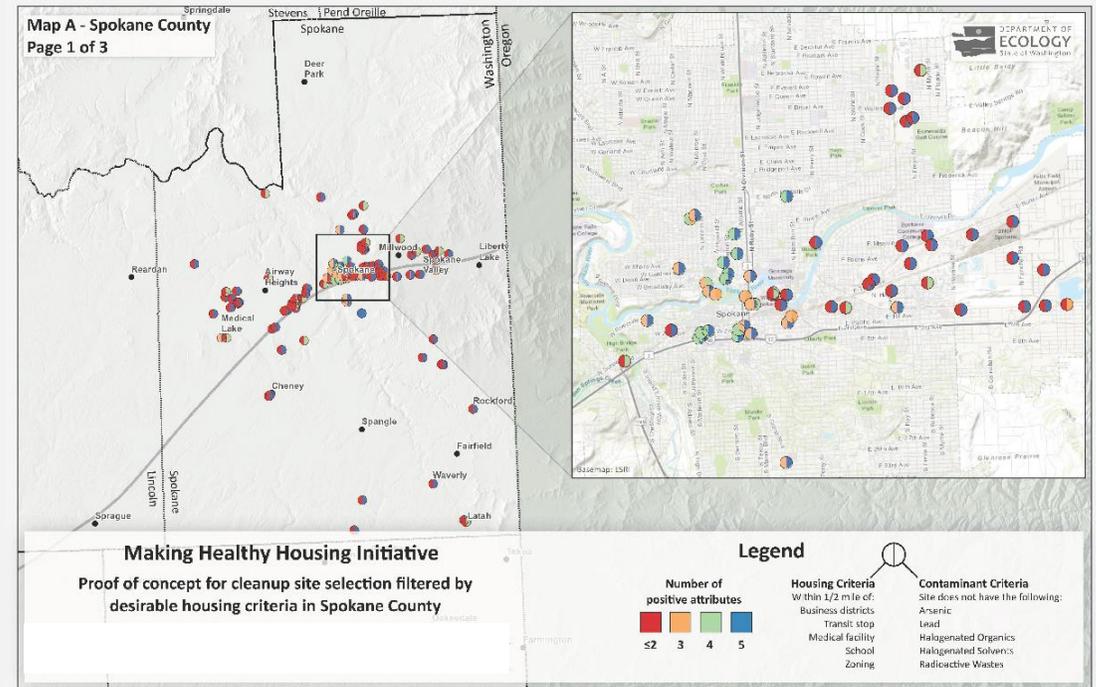
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# Scope of Opportunity



King County—Seattle Inset



Spokane County—Spokane Inset

# Key Recommendations

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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.

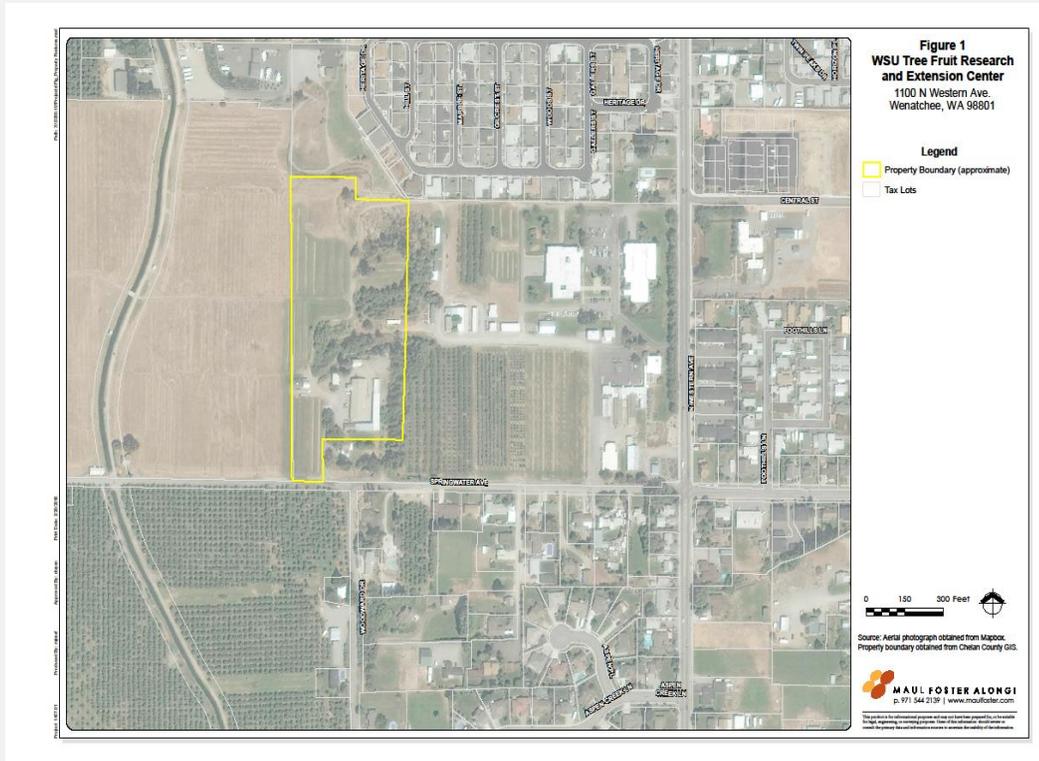
# In Progress—Mount Baker's Maddux

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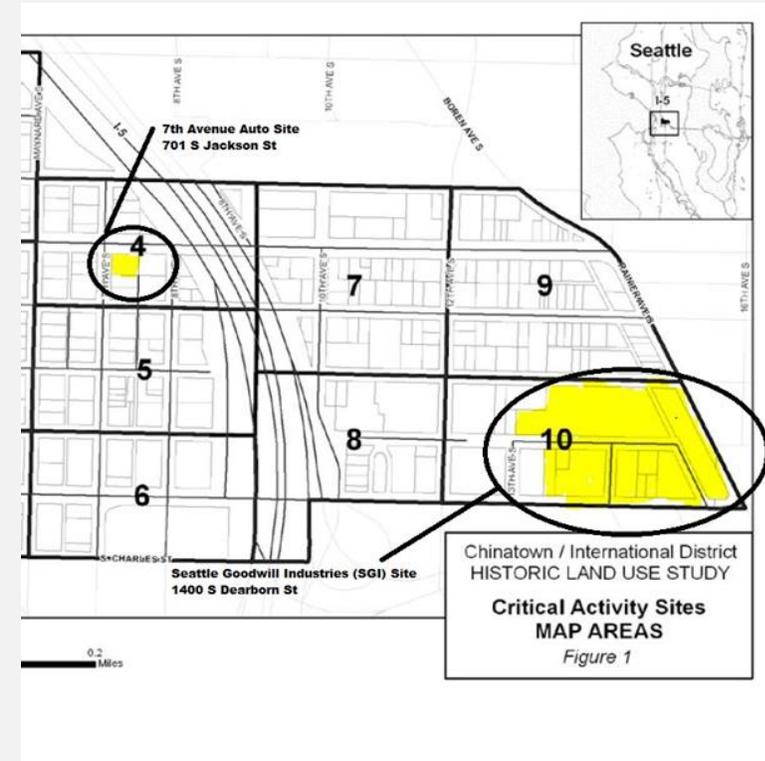


Photo and artist sketch courtesy of Mount Baker Housing Association and Aspect Consulting

# In Progress—Integrated Planning Grants



City of Wenatchee



Seattle Chinatown International District  
Preservation and Development Authority

# More Integrated Planning Grants

Applicant	Description	Grant Amount Requested	Expected No. of Affordable Units
<b>Integrated Planning Grants</b>			
<b>Bellingham (Port)</b>	Affordable and workforce housing, mixed-use commercial, community support	\$250,000	Up to 50
<b>Kennewick (City)</b>	Affordable housing, multi-family	\$200,000	110
<b>Yakima (City)</b>	Shelter and transitional housing	\$250,000	30

# Ready Projects

Applicant	Description	Expected Cleanup Cost	Expected No. of Affordable Units
<b>Affordable-Housing-Related Cleanup Grants</b>			
<b>El Centro de la Raza</b>	Affordable housing, on-site child development center, community spaces	\$750,000	Over 125
<b>Mount Baker Housing (Grand Street Commons)</b>	Affordable housing, mixed-used commercial	\$3,500,000	325

# For more details

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**Healthy Housing Remediation:**

**2018 Results and  
Recommendations**

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*Toxics Cleanup Program*

October 2018

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# Questions?

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# Contacts

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