Clean-up to Build-up
Perspectives in Brownfield Redevelopment for Affordable Housing

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What are brownfields?

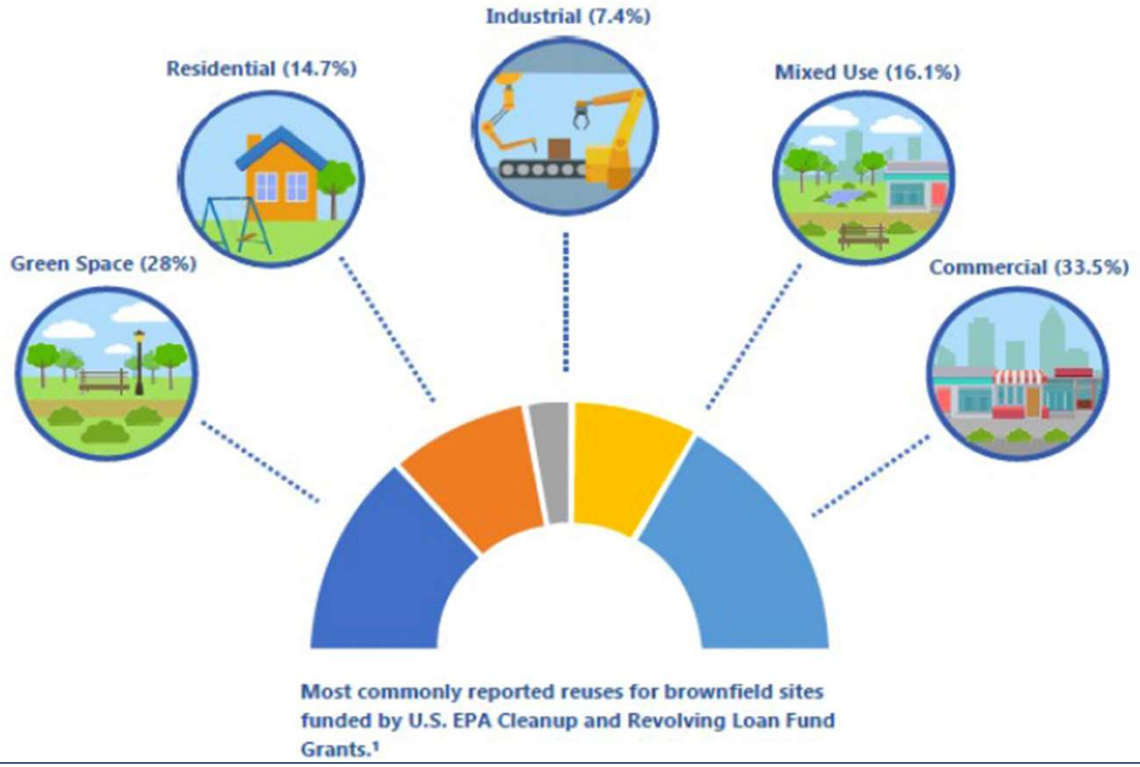
Formal definition:

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

Practical definition:

The reuse of abandoned, vacant, or underused properties for redevelopment.

Most common reuses for brownfields



From Reuse Possibilities for Brownfields Sites (EPA).
EPA grant recipients are required to report planned reuse through EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES). The percentages above are based on 6,350 grant recipient reported cleanups from 2006-2018. This data is publicly available at www.epa.gov/cleanups/cleanups-my-community

Ecology - Affordable Housing

Affordable housing is defined in RCW 43.185A.0106 as residential housing for rental occupancy which, as long as the same is occupied by low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent of the family's income.

A low-income household refers to a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the project is located.

Q & A

Thank you !

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Affordable Housing Cleanup Grant Program

ECOLOGY's AFFORDABLE HOUSING CLEANUP GRANT ELIGIBILITY CRITERIA
Meets the definition of affordable housing and proposes a minimum of 20% affordable housing units.
Agreement to property restrictions for a 30 year period.
Funding partner or an established tracking mechanism that will verify that restrictions are met.
It's a contaminated site and the applicant proposes to clean up the full extent of the contamination.
Applicant is a potentially liable party or prospective purchaser.
Project is located within an incorporated city, town, or urban growth area.