Stantec

Business & The Environment
CONFERENCE • EXPO

The Nexus Between Brownfields and Affordable Housing

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We'll Get That Funded

Since 2011, we have assisted communities across the country to secure and implement over $100M in EPA and various state brownfield grants. We develop comprehensive, long-term redevelopment programs, leveraging grant funding to transform brownfields from liabilities to assets. We are your partners.

DEFINITIONS

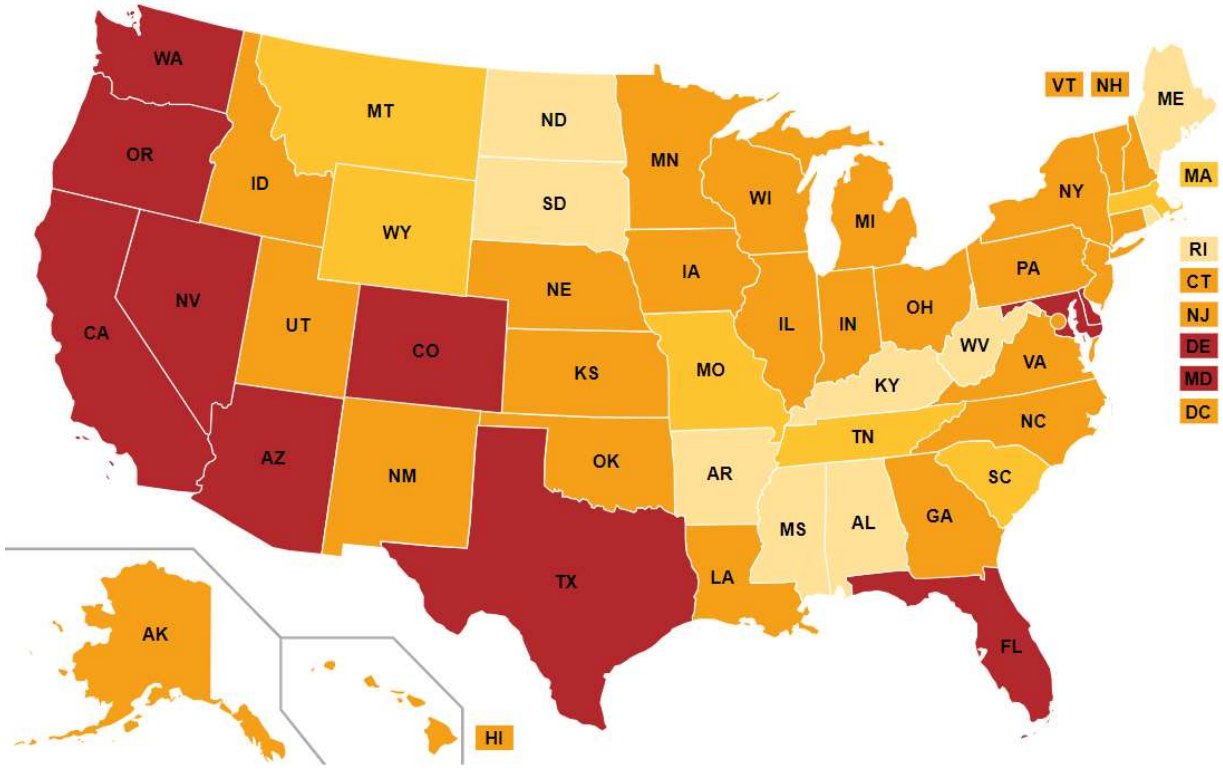
AREA MEDIAN INCOME (AMI): The median family income in the metropolitan or nonmetropolitan area
EXTREMELY LOW-INCOME (ELI): Households with income at or below the Poverty Guideline or 30% of AMI, whichever is higher
VERY LOW-INCOME (VLI): Households with income between ELI and 50% of AMI
LOW-INCOME (LI): Households with income between 51% and 80% of AMI
MIDDLE-INCOME (MI): Households with income between 81% and 100% of AMI
ABOVE MEDIAN INCOME: Households with income above 100% of AMI
COST BURDEN: Spending more than 30% of household income on housing costs
SEVERE COST BURDEN: Spending more than 50% of household income on housing costs

No State Has an Adequate Supply of Affordable Rental Housing for the Lowest Income Renters

Affordable and Available Rental Homes per 100 Extremely Low Income Renter Households

30 or fewer · 31 to 40 · 41 to 45 · more than 45

View Data as Table ↓



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Housing Shortage

6.8 million more affordable housing units are needed for extremely low income families

Homelessness

580,000+ people are experiencing homelessness on any given night

Housing Poverty

70% of all extremely low income families pay more than half their income on rent

Underfunded Programs

1 in 4 extremely low income families who need assistance receive it

National Low Income Housing Coalition

KEY FACTS

141,795
OR
23%
Renter households that are extremely low income

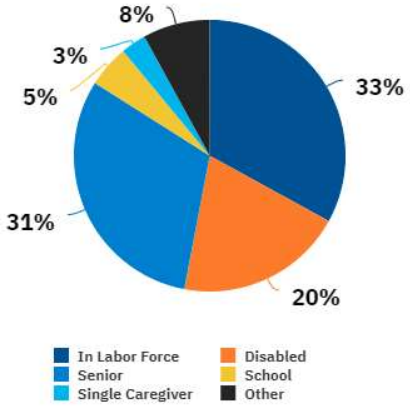
-109,682
Shortage of rental homes affordable and available for extremely low income renters

$26,500
Maximum income for 4-person extremely low income household (state level)

$61,818
Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

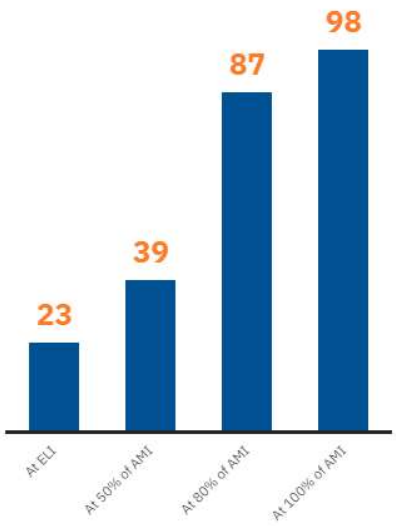
80%
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



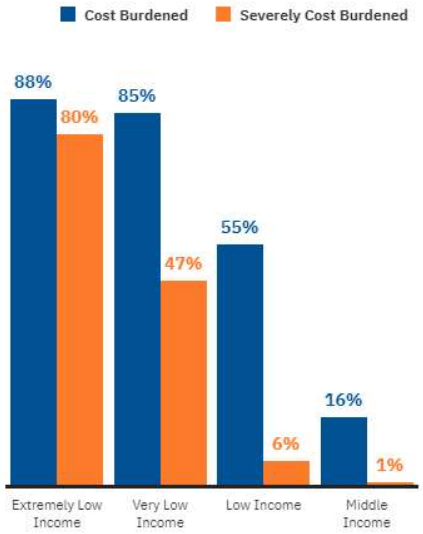
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. Thirteen percent of extremely low-income renter households include a single adult caregiver, 49% of whom usually work at least 20 hours per week. Ten percent of extremely low-income renter householders are enrolled in school, 47% of whom usually work at least 20 hours per week. Source: 2021 ACS PUMS
Source: 2021 ACS PUMS

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2021 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.
Source: NLIHC tabulations of 2021 ACS PUMS

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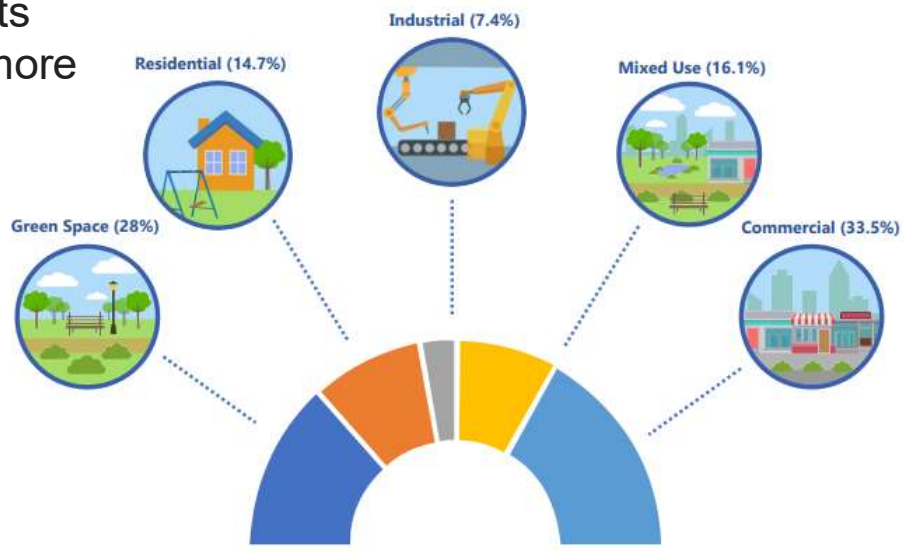
Why Consider Brownfields for Affordable Housing

- Finding property for affordable housing projects can be challenging, and brownfields may be more readily available

- Brownfields offer infill redevelopment opportunities:
  - Better access to public transit
  - Use of existing infrastructure
  - Use of existing buildings
  - Prevent urban sprawl



Most commonly reported reuses for brownfield sites funded by U.S. EPA Cleanup and Revolving Loan Fund Grants.[1]

Affordable Housing Brownfield Challenges

- Added complexity
  - Developers don't like unknowns
- Added cost
  - Assessment and cleanup costs
  - Building demolition or renovation
- Added timeline
- Often require public champion and subsidies
- Perception regarding use of "contaminated land" to house the underserved

Brownfield Funding

- EPA Brownfield Grant Funding
  - For FY2023, 267 applications funded totaling $215M
  - Over the last two years, OR communities have received over $13 million in EPA grant funding

- Business Oregon Brownfield Programs
  - Redevelopment Fund
  - Cleanup Fund
  - Revitalization Fund

https://www.oregon.gov/biz/programs/brownfields/pages/default.aspx

Brownfield Affordable Housing Successes

- The nearly 100-year-old Waldorf Hotel building had been vacant and deteriorating for 30 years
- Restored by Innovative Housing, Inc.
- 90% of 40-Units Affordable (between 30% and 60% of Clatsop County's median income)
- Opened Spring 2021

Brownfield Affordable Housing Successes

- 620 Mixed Affordable and Market Rate Units on 3.5 acres of former railyard
- Remediation Funded by Combination of TIF Funding and Prior Owner Cost Recovery Agreement
- Construction Completed in Three Phases over 10 Years

Brownfield Affordable Housing Successes

- All started with a police response in 1999
- EPA Emergency Response Undertaken at a Cost of $1.2M
- Prosper Portland and PHB Acquired Property in January 2004
- Cleanup Funded by EPA Cleanup Grant (match provided by Portland Brownfield Program)
- 80 Units Reserved for 30-60% of AMI Residents