

From Brownfield to Workforce Housing:

Site Reuse for Community Betterment using ISRP



POLL

**What is your
Background?**

A - Developer

B – Regulator

C - Consultant

D - Lawyer

E - Lender

F - Other



PETRA COMMUNITY HOUSING
is a 501(c)3 not-for-profit developer and manager of
affordable housing.

- **Our Mission** is to strengthen communities by creating affordable housing and empowering our residents for a quality living experience.
- **Our Vision** is to use partnerships to enable us to make affordable housing an asset to a viable and thriving community.



TEAM

BALANCE



OWNERSHIP



SERVICE



Founded in 1977, with 8 offices in the eastern half of Pennsylvania, providing full services engineering services to clients in private, municipal, education and healthcare.

Our values are:

TEAM – SERVICE – OWNERSHIP - BALANCE

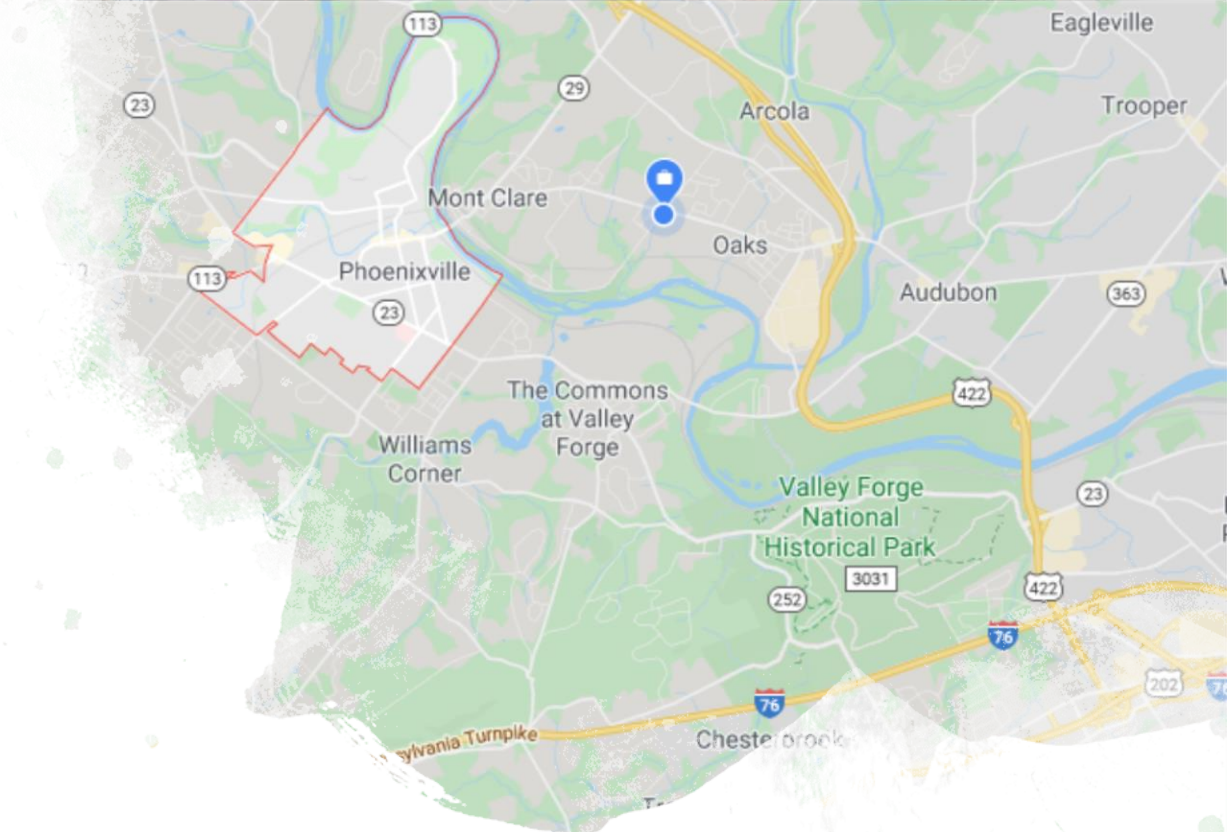
STEELTOWN VILLAGE

- 48 affordable apartments
- Elderly (4), veterans (11), ADA assisted (5), and workforce families (25)
- Laundry with solar heating
- Tot Lot
- Covered bicycle storage
- Raised bed gardens
- On-site Resident Coordinator
- Aggressive fund raising



PHOENIXVILLE

- Former steel town, suffered economic decline with departure of steel industry
- Recent turnaround with restaurants, boutiques, Schuylkill River Trail, breweries and distilleries
- Booming economy, new luxury housing (apartments and homes)
- Gentrification
- 33% increase in taxable assessment since 2002
- Pricing workforce out of the area





FORMER FLINT PROPERTY

- Site was a dumpsite for a former grinding wheel manufacturer
- Former factory was next a caulk and sealant manufacturer
- Prior to purchase of site: Grass field with a few trees and an old foundation
- NORTH - Factory across street
- SOUTH - Residential
- EAST - Commercial/industrial
- WEST - Assisted living
- N. WEST - Little league field

PRIOR ENVIRONMENTAL ASSESSMENTS

- Phase I, Phase IIs, and delineation of suspected areas of impact by prior owner's consultants.
- However, analytics provided did **not show an impact** - only clean soils at limit of delineation.
- Field screening using only an XRF, with wide margins of error.
- No consideration of Vapor Intrusion, PCBs, or long history of industrial use.



PRE-APPLICATION MEETING WITH DEP

- Frequently overlooked option - but **well worth the time**
- Allows developer/consultant to introduce the project to the regulators - not just the Brownfield regulators but any DEP section with a potential role in approval:
Sewers, Wetlands, Stormwater, etc.
- Discussed the project data in-hand and received guidance as to how to proceed, and better DEP understanding of the interest of state, county, and local officials in the project.
- **Facilitated use of ISRP and made ISRP approvals easier**



POLL

What is your
experience
with the
DCED ISRP?

*Department of
Community and
Economic
Development
Industrial Site Reuse
Program*



A) I have used the program
many times



B) I have used the program
once or twice



C) I have not used the program



ISRP

SITE CHARACTERIZATION

Who can apply?

- Governmental and Governmental Agencies
- Authorities, Private Companies, Non-Profits, Developers
- Almost anyone, but a responsible party

Limits on the type of work

- Maximum award for Assessment is the lesser of \$200,000 or 75%
- You pay 25% for all loans, at 2% with variable terms of 5 -15 years

Paperwork

- Letter of Intent
- Payment requests
- Documentation requirements
- Close out audit prepared by independent CPA
- Application
- Work before and after approval
- Dates on invoices

ISRP REMEDICATION

Limits of the type of work

Limits are lesser of 1,000,000 or 75% with the difference financed at 2% over 5-15 years

Paperwork

- Letter of Intent
- Application
- Payment Request
- Compliance with State Prevailing wage rates (not Davis-Bacon wage rates)
- Close out Audit

ISRP

THE GOOD PARTS

- How fast does the application get processed?
- Can any work be done prior to being approved?
- How fast do you get the money once a payment request is submitted?

POLL

How easy is the ISRP to use?

If you have never used it, what is your perception of the process?



It's a breeze - easy \$\$\$



It's a pain, but likely worth the effort



No way, too much hassle!

OTHER FUNDING SOURCES

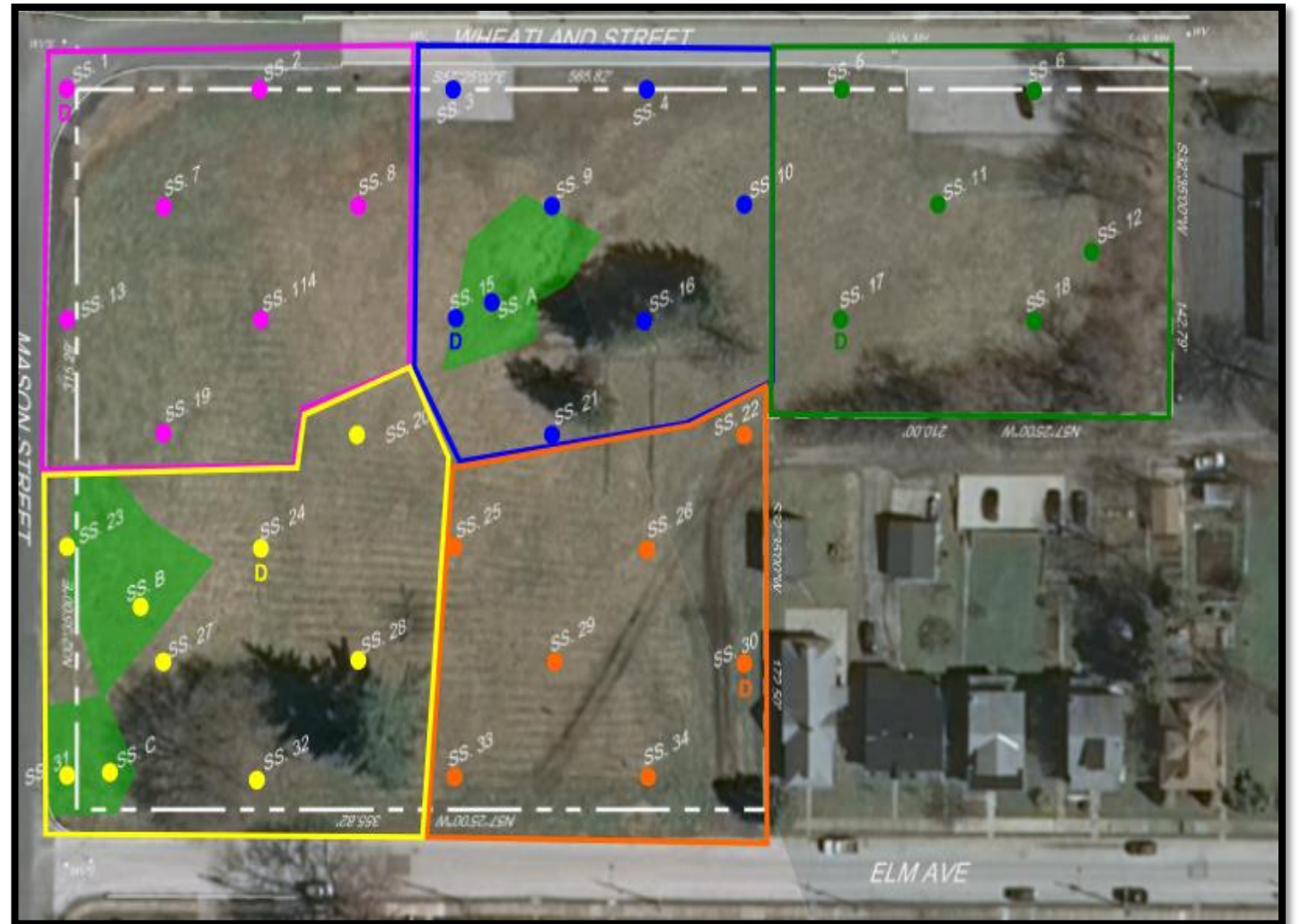
For SteelTown Village

- Low Income Housing Tax Credits
 - Sold by developer for equity dollars from Investor
- Private Loan from Lender
- Chester County
 - State and federal pass through for construction
- Phoenixville Community Health Foundation
 - Predevelopment dollars to the not-for-profit developer
- Housing Authority of Chester County
 - Project Based Vouchers: lower rents for some tenants to create a diverse community.



CHARACTERIZATION OF STEELTOWN (Former Flint Property)

- Considered entire site
- Broken into 5 sub-sections
- Additional sampling at previously deliberated potential impacted areas
- Ruled out Semi-VOCs, PCBs, VOCs in soil, and all metals except Arsenic, no Lead was detected in these samples over the Residential Statewide Health Standard (SHS)
- 10 hits for Arsenic + 1 Duplicate that was below SHS in the first sample.



CHARACTERIZATION OF STEELTOWN (Former Flint Property)

- Arsenic hits in **red**
- Each black circle is a sampling point
- Centered new samples around prior hits to determine horizontal extents and also sampled vertically.
- No lead detections anywhere on-site.
- 8 As hits in main body of the property, but 4 more at right side in fine black sand
- **Green** spot was the soil gas sample point

