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.
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
• 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?

A) I have used the program many times

B) I have used the program once or twice

C) I have not used the program

Department of Community and Economic Development Industrial Site Reuse 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
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<th>Limits of the type of work</th>
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<td>Limits are lesser of 1,000,000 or 75% with the difference financed at 2% over 5-15 years</td>
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**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
Final round of characterization (requested by developer) confirmed full extent of impacts between prior borings and delineated edges of fine black sand (the swiss cheese effect).

164 borings, 345 total soil samples, and two soil gas samples were performed on-site.