

Reusing land: Intersection between affordable housing and environmental cleanup

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We need more housing...

Future housing needs broken down by area median income (AMI) groups



1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

Source: Washington Department of Commerce, 2022

Land is limited

- The Growth Management Act directs jurisdictions to plan for sufficient land capacity for housing needs.
- Development outside of urban growth areas is limited to “non-urban” in nature.
- Previously developed properties are increasingly being reused as affordable and low-income housing.

New Housing as Infill development

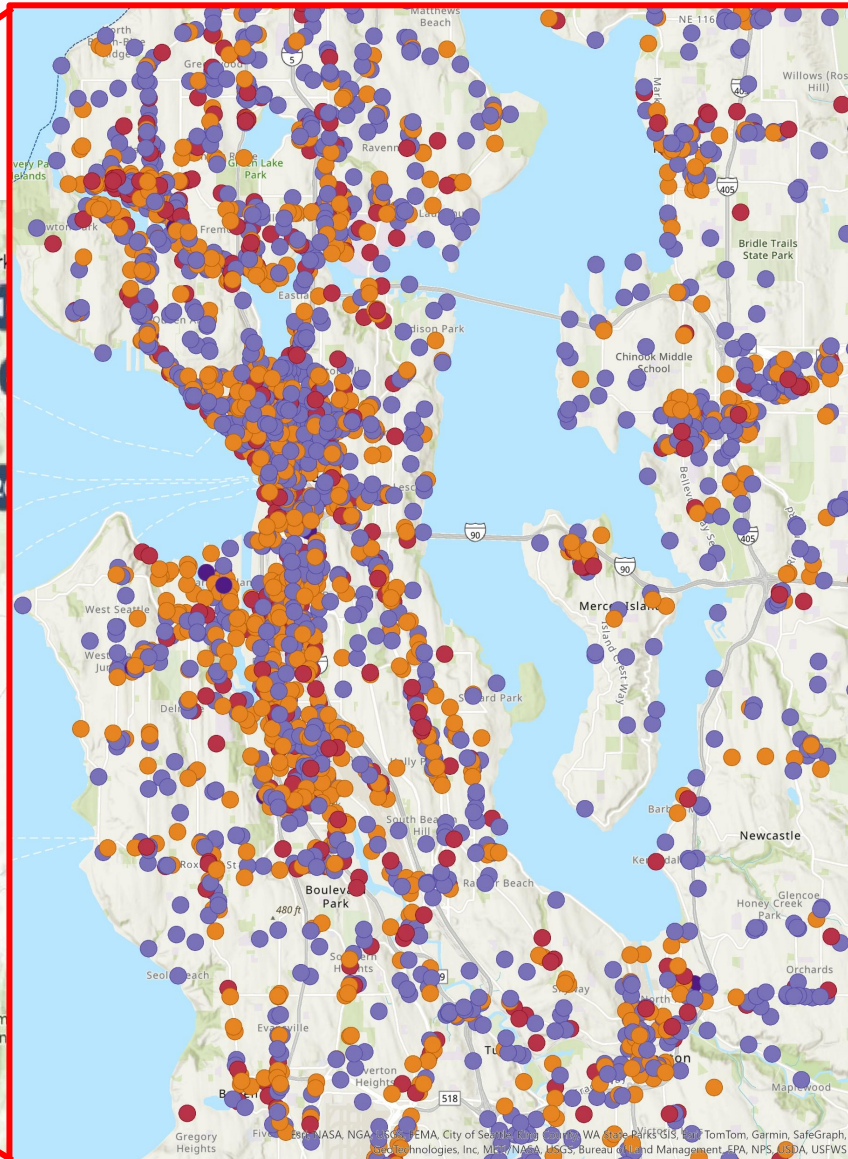
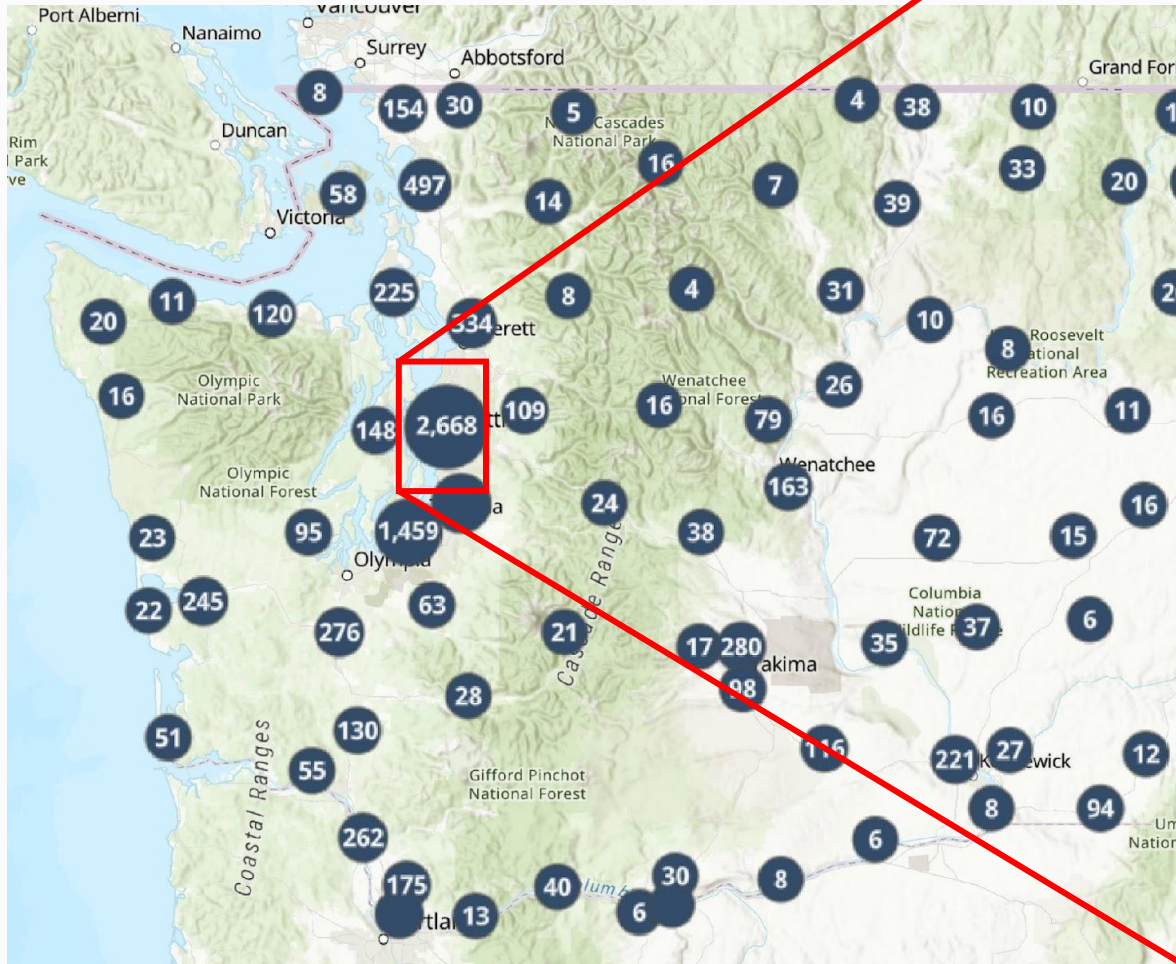
Pros

- Existing infrastructure
- Preserves green space
- Limits sprawl
- Closer to goods and services
- Access to transit
- Reduces blight

Cons

- Uncertainty of cleanup requirements
- Cleanup costs
- Potential liability
- Delayed timelines for construction
- **Perception**

Cleanup sites



- Cleanup Site Status**
- Awaiting cleanup
 - Cleanup started
 - Monitoring cleanup progress
 - Cleanup complete

Potential liability

- Laws vary by state
 - New purchasers can be liable for impacts from past uses
 - Options for liability defenses /settling liability
- Due diligence is the first step
 - Phase I ESA
 - Meet with regulators – before purchase, if possible
 - Understand risk tolerance
 - Legal guidance

Cleanup process

- Cleanup costs vary
 - Type of contaminant(s), media, exposure
 - Explore funding resources
- Cleanup timelines vary
 - Development *may* happen before cleanup is complete
- Qualified environmental consultants are key

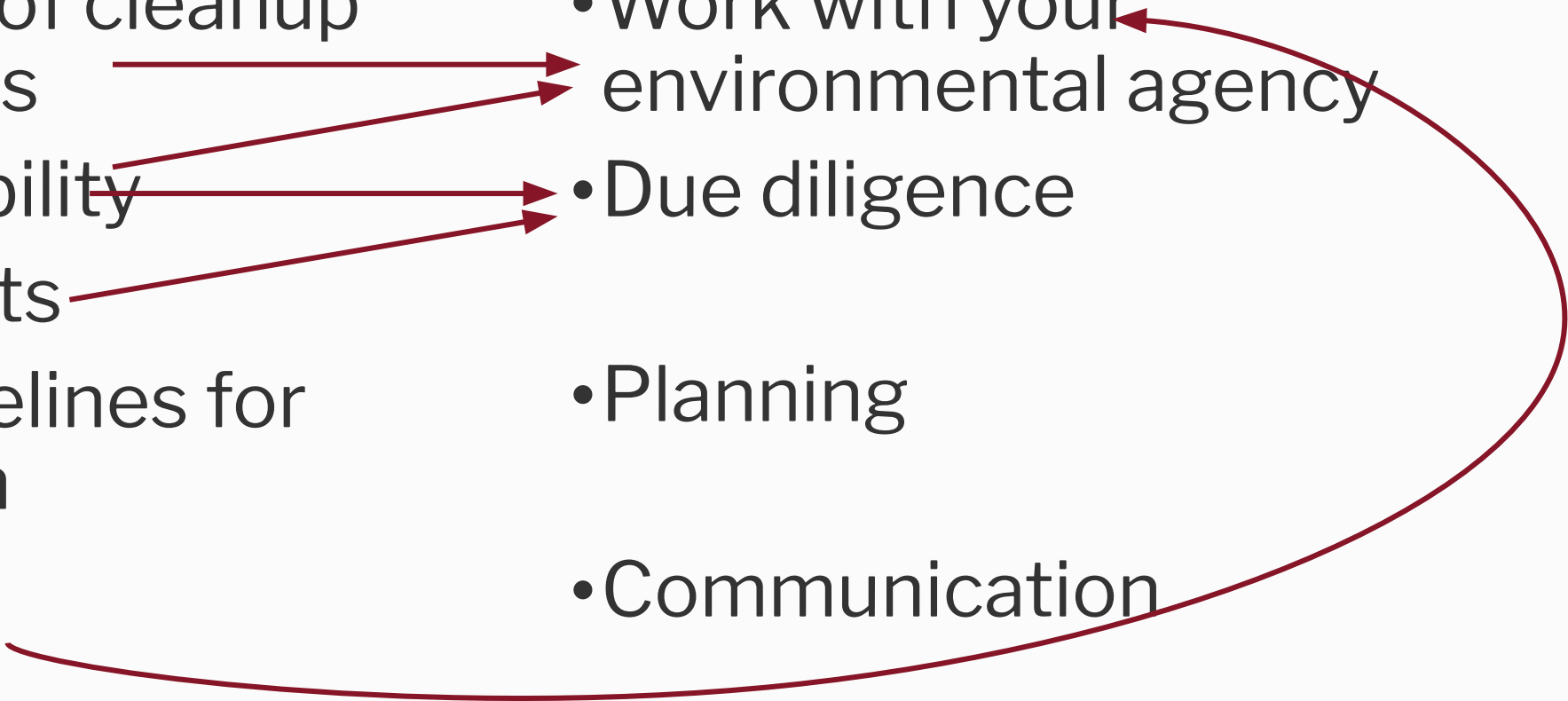
Addressing the challenges

Cons

- Uncertainty of cleanup requirements
- Potential liability
- Cleanup costs
- Delayed timelines for construction
- **Perception**

Solutions

- Work with your environmental agency
- Due diligence
- Planning
- Communication



Examples

- Maddux, Seattle
- Millworks, Bellingham
- Bubble on Gum – Home Sweet Home, Kennewick





Environmental restoration



Environmental justice

Reducing displacement



Social health



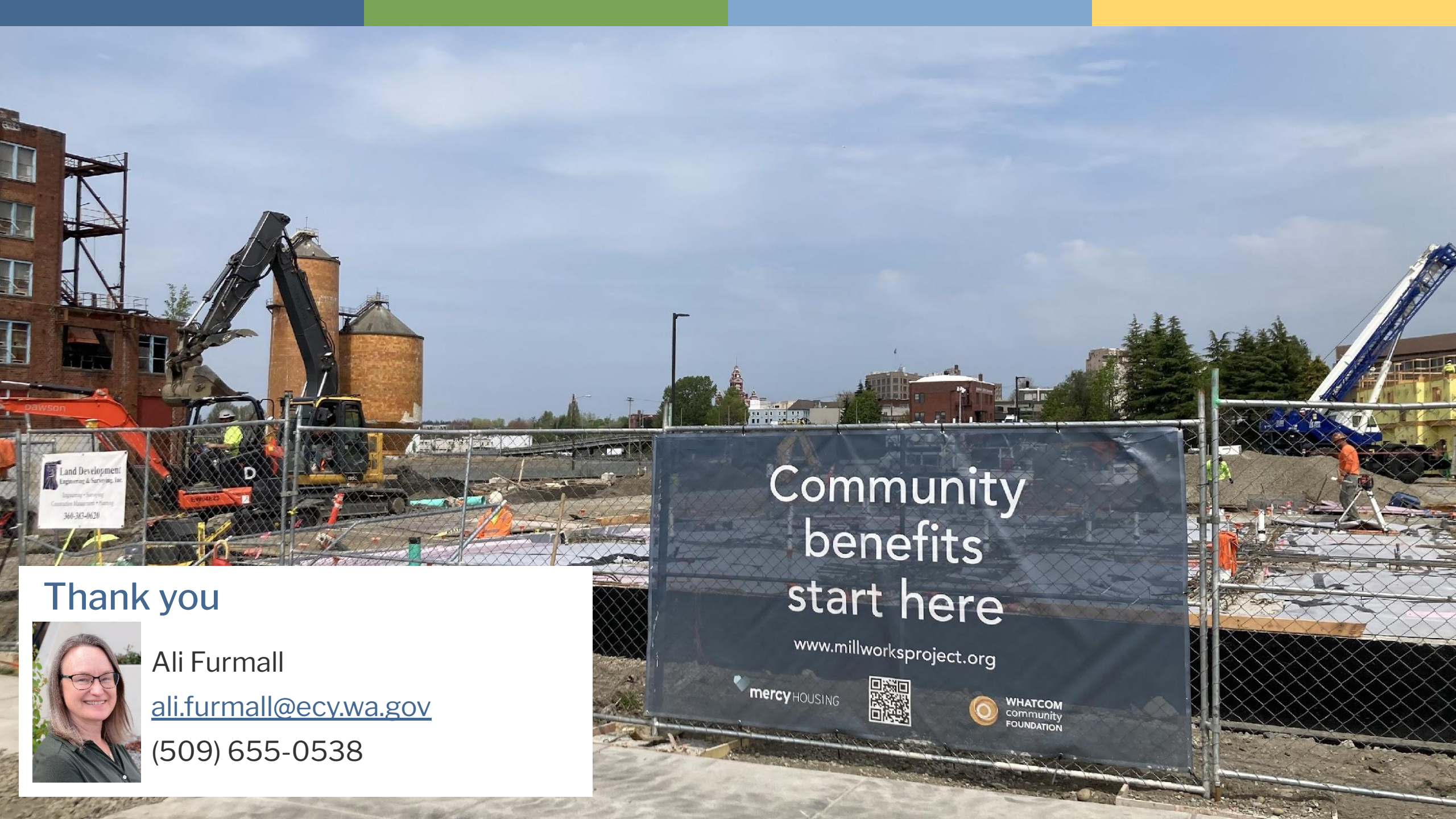
Human health



Urban planning

Promoting equity





Land Development
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360-343-0620

Thank you



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