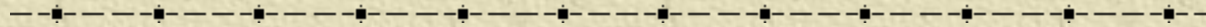
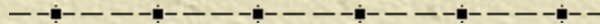




# Brownfields Development:



Reusing Land to  
Provide Affordable Housing



# What is Brownfields Development?

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✦ A “brownfield” is a property on which reuse or redevelopment may be complicated by the **presence** of or **perceived presence** of contamination.



# Key Challenges For Brownfields:

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✦ Environmental Liability

✦ Property owners need to manage liability up front.

✦ Financial Barriers

✦ Lenders are reluctant to lend on potentially impaired lands.

✦ Cleanup Concerns

✦ Timelines are often longer than normal development.

✦ Reuse Planning

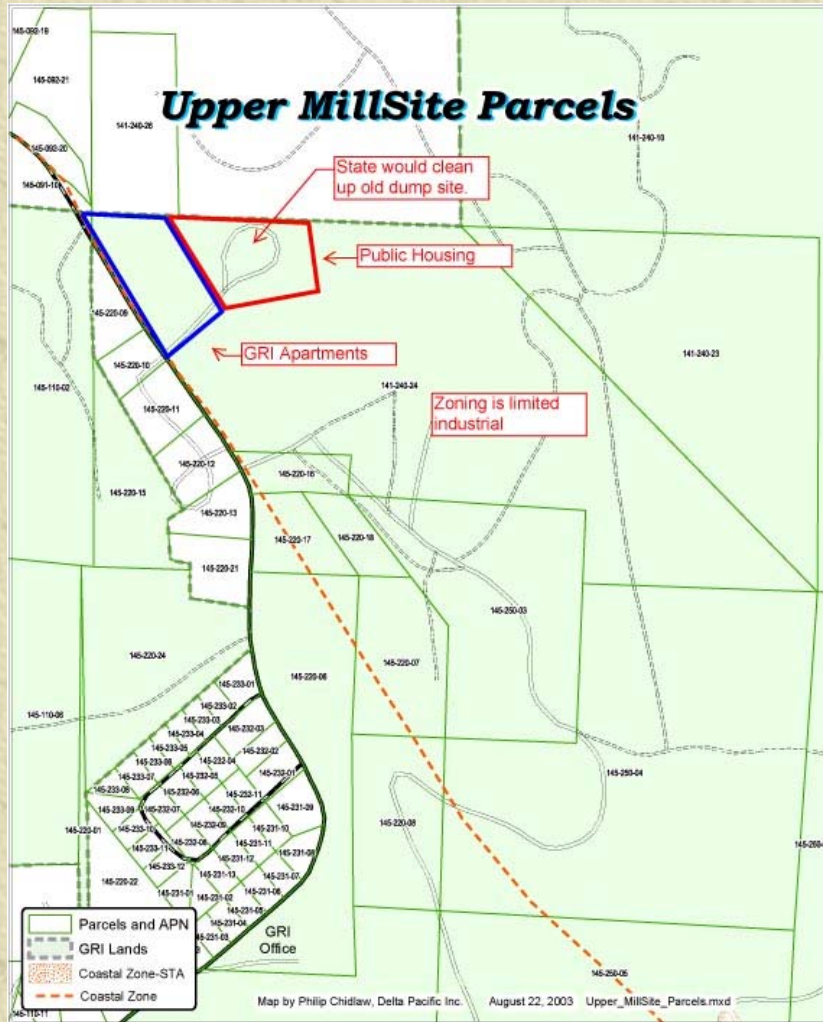
✦ Market potential may be lacking so development may depend on community goals and funds.

# Steps In The Brownfield Development Process

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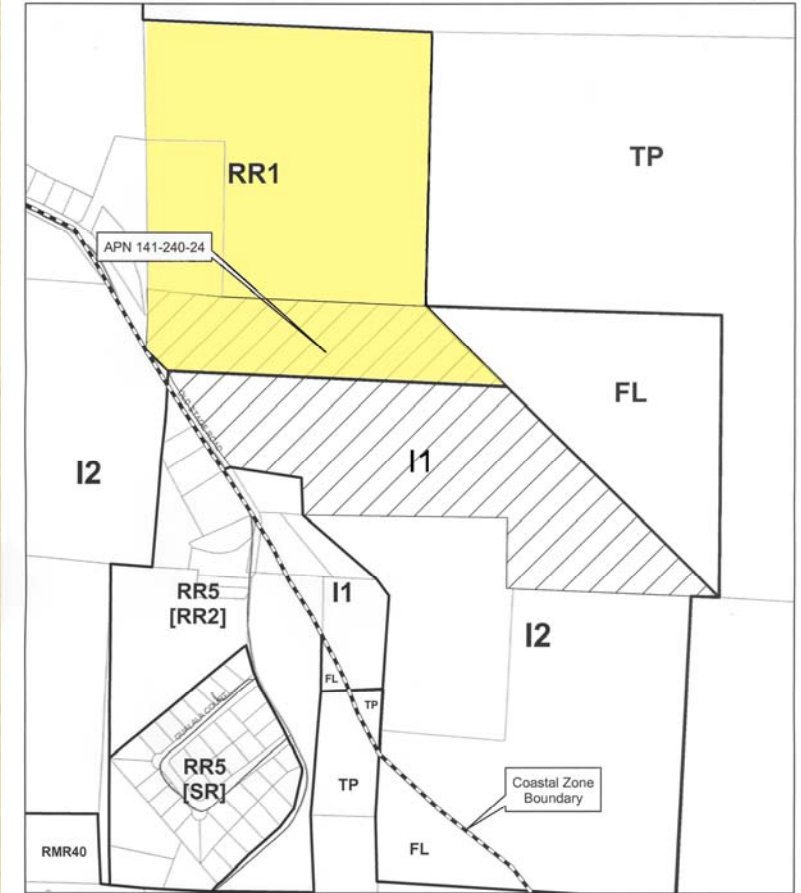
- ✦ Pre-Development
- ✦ Securing The Deal
- ✦ Cleanup and Development
- ✦ Property Management

# Step 1: Pre-Development:



Identify a site: Gualala Redwoods has proposed donating a parcel for affordable housing, if cleanup funds can be secured. The site used to be a burn dump, but was closed in the late 1960's. This site is outside the Coastal Zone with split zoning that includes residential.

# Current Zoning Of The Parcel



**ZONING DISPLAY MAP ONLY - NOT ADOPTED BY THE COUNTY.** Zoning was adopted by a computer print out parcel by parcel. Map prepared by the Department of Planning and Building Services Cartographic Section. Data was extracted from the County's Property System Database using the appropriate use codes assigned by the Planning Department.

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be up to or over 200 feet off. (Parcel lines are as of July 2008)

This map is provided as a visual display of County Information. Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. Either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make a business decision based on these data without first obtaining the information with appropriate County accuracy or other government entity.

280 140 0 280 Feet

# ✦ Conduct Due Diligence

✦ Site history: Active Burn Dump 1945-1960



1967 Photos of Closed Dump Site

# Minimal Activity Occurred in 1994



✦ Site showed activity and an assessment was conducted by Environmental Health. The owner's consultant was required to clean up and vacate site in 1995.

# Current Site Conditions



# Additional Pre-development Activities:

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## Identify Funding Sources

Burning rubbish  
can concentrate  
heavy metals like  
lead on the site.





✦ Soil sampling needs to be done in order to evaluate and plan a cleanup program.

# Assessment Funding

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1. Assessment funds are available from the current Brownfields program—forgivable loans at low interest—if project proves unfeasible, loan is forgivable—if not loan is assumed in final financing package.
2. Other assessment funds available from US EPA, Dept. of Toxic Substance Control.

# Cleanup Funding

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3. Prop 1C cleanup funds can be applied for following an assessment. US EPA funding also available
4. Other funding sources — tax credits, tax abatements, TIF districts, grants, loans, land donations, redevelopment funds, etc.

## Step 2: Securing the Deal:

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- ✦ Negotiate a contract for the property.
- ✦ Secure funding.
- ✦ Establish a remedial action plan.
- ✦ Secure the property and formal commitments.

# Step 3: Cleanup and Development

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- ✦ Transfer title of property.
- ✦ Obtain any required approvals.
- ✦ Conduct cleanup.





✦ Integrate cleanup and development.

✦ Completion and formal opening.

# Step 4: Property Management

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- ✦ Manage tenant lease-up/move-in
- ✦ Launch on-going property management services
- ✦ Manage annual tenant certification



# Next Steps For The Gualala Site:

