

US EPA ARCHIVE DOCUMENT



EPA Region 9 Brownfields Program Success Stories Vineyard Town Homes · Anaheim, CA



Home Sweet Homes in Anaheim

Project Description

Property Address:	385 South Vine Street, Anaheim, CA 92805
Property Size:	2 acres
Former Uses:	Commercial, industrial, bulk petroleum product storage, residential
Contaminants Found:	Petroleum, volatile organic compounds (VOCs), lead, polycyclic aromatic hydrocarbons (PAHs)
Current Use:	Affordable housing
Current Owner:	Anaheim Housing Authority

Project Partners

- Anaheim Redevelopment Agency
- Anaheim Housing Authority
- City of Anaheim
- HUD
- U.S. EPA
- Mercy Housing Corporation



The completed Vineyard Town Homes Complex

Highlights

- One of the first successful projects under the ARA's Affordable Housing Strategic Plan
- The ARA combined idle properties with contamination issues into a cleaned, residential complex, in a city where space for residential development is limited
- Utilized a variety of federal and state resources to provide the funding needed for redevelopment

Property History

This two-acre property was assembled from four separate parcels that had been purchased by the Anaheim Redevelopment Agency (ARA) for this project from approximately 2002 to 2004. These individual sites had mixed uses, primarily industrial, dating back to 1907. A series of assessments conducted by the ARA during property assembly confirmed that some of those prior uses—which included the bulk storage of petroleum products—had contaminated the assembled site's soil with petroleum, lead, VOCs and PAHs. With a plan to turn the assembled property into an affordable housing development, the ARA needed to clean up this site to residential standards.

Drivers for Redevelopment

Providing affordable housing had long been a priority for both the ARA and the City of Anaheim; the city had sponsored a substantial number of multifamily developments and been offering rental assistance program vouchers to more than 6,000 residents at the time of the property's purchase and assembly. The city created a new "Affordable Housing Strategic Plan" and intended to redevelop this property into more affordable housing as the first project under that Plan. In 2003, the ARA received a \$1,450,000 Brownfields Cleanup Revolving Loan Fund (RLF) grant from EPA, which was seen as a way to initiate cleanup and prepare the property for redevelopment.

Project Results

In 2006, the ARA conveyed ownership of the property to the Anaheim Housing Authority (AHA), then provided nearly \$195,000 from EPA's RLF grant to prepare the site for redevelopment. The City of Anaheim contributed an additional \$355,000 toward cleanup, which involved the removal of 385 tons of contaminated soil and installation of vapor barriers to ensure long-term safety. These efforts cleared the way for a \$17.5 million redevelopment project that provided 160 construction jobs and created a 60-unit, affordable housing complex that is now home to more than 200 residents, all of whom earn less than 60 percent of the area's median income. As expected, this project—known as the Vineyard Town Home development—became the first success under the city's Affordable Housing Strategic Plan. The land was leased by the AHA to a nonprofit housing corporation for a 55-year term; the AHA and the ARA will recapture project costs through the resulting land lease payments and associated future revenues.

Funding Information

\$190,332	Environmental assessments, from the Anaheim Redevelopment Agency
\$194,926	Cleanup, as a sub-grant from EPA's 2003 Brownfields Cleanup RLF grant
\$355,008	Cleanup from the Anaheim Redevelopment Agency (under Housing Set-Aside Funds)
\$17,517,577	Bulk of funding received from federal and state low-income housing tax credits obtained by the developer. Additional funding came from the HUD Home Investment Partnerships Program.

Project Timeline

2002-2004	The ARA purchases adjacent industrial parcels for assembly; assessments begin on the assembled parcels
2006	Property transferred to the AHA; cleanup begins
2007	Cleanup completed; redevelopment begins
2008	Redevelopment completed; the new Vineyard Town Home Development opens

For additional information, please contact:

Clare Fletcher · Community Development Manager · Anaheim Redevelopment Agency · (714) 765-4337
 cfletcher@anaheim.net