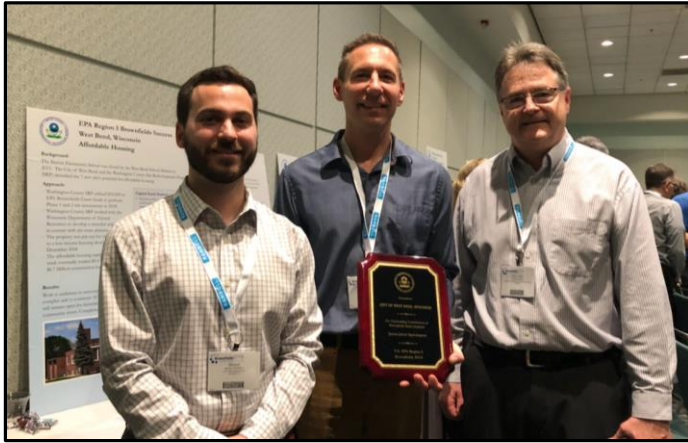


# Washington County Site Redevelopment Program and City of West Bend Recognized by US EPA Region 5



The Washington County Site Redevelopment Program and the City of West Bend were recognized by the US EPA Region 5 for ‘**Outstanding Contributions in Brownfields Redevelopment**’ for the Barton School Apartment Redevelopment. Joe Steier, Land Use & Planning Analyst accepted the award on behalf of the County and City at the 2019 US EPA National Brownfields Conference in Los Angeles in December. Also shown are Brian Kennedy, US EPA and Rick Binder, Stantec Consulting Services.

## EPA Region 5 Brownfields Success - West Bend, Wisconsin Affordable Housing

### Background:

The Barton Elementary School was closed by the West Bend school district in 2013. The City of West Bend and the Washington County Site Redevelopment Program (SRP) identified the 7-acre site's potential for affordable housing.

### Approach:

- Washington County SRP utilized \$39,000 in EPA Brownfields Grant funds to perform Phase 1 and 2 site assessments in 2018.
- Washington County SRP worked with the Wisconsin Department of Natural Resources to develop a remedial action plan in concert with site reuse planning.
- The property was put out for bid and sold to a Low-Income Housing developer in December 2018.
- The affordable housing capital stack eventually totaled \$9.4 million, plus a \$6.7 million construction loan.

### Capital Stack Sources

- ✓ \$39,000 in EPA grant funds for environmental assessments and soil management planning
- ✓ \$4,785,900 Affordable Housing Tax Credit Equity from Red Stone Equity Partners through WHEDA's Allocation of Affordable Housing Tax Credits
- ✓ \$1,700,000 WHEDA First Mortgage
- ✓ \$250,000 Capital Magnet Funds
- ✓ \$415,000 Home Consortium
- ✓ \$510,000 AHP Grant-Federal Home Loan Bank of Chicago
- ✓ \$1,000,000+ WEDC State Historic Tax Credits
- ✓ \$1,000,000+ Federal Historic Tax Credits

In addition to the permanent financing sources, BMO Harris Bank has also provided the project with a \$6,700,000 construction loan.

### Results:

Work is underway to renovate the former school building into a 22-unit apartment complex and to construct 18 new townhomes on the property. The former school gym will remain open for recreational use and the former school library will become a community room. Completion is expected in early 2020.

