



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

COVENTRY MEADOWS

COVENTRY, RHODE ISLAND



PROPERTY DETAILS	Address:	760 Tiogue Ave., Coventry, RI
	Size:	8.0 acres
	Former Use:	Sand and gravel extraction, illegal dumping
	Contaminants:	Polycyclic aromatic hydrocarbons (PAHs)
	Current Use:	44-unit affordable housing complex
	Owner:	Coventry Housing Associates Corp.
PARTNERS	Rhode Island Department of Environmental Management (RIDEM), Coventry Housing Associates Corporation	

Motivation for Redevelopment: Coventry is a town of roughly 35,000 located in central Rhode Island. Like many towns in New England, Coventry has an industrial past but has lost most of its industrial uses since the mid-20th century. Since then, much of the town has become suburban. Affordable housing is lacking in Coventry, with only 5.3% of the existing housing stock considered affordable. The need for low-cost housing is evident in the long wait lists for affordable housing developments—one small complex of 32 units currently has a waiting list of over 400 people.

Despite being a brownfield, the Coventry Housing Associates Corporation identified the 760 Tiogue Avenue site in Coventry as a good location for a new affordable housing complex because of its accessibility and proximity to existing residential uses.

Property History: The 760 Tiogue Avenue site has historically been undeveloped, although it was used for sand and gravel extraction in the late 1960s and early 1970s. There was also evidence that the site had been used for illegal dumping of solid waste. Using an EPA Brownfields Assessment Grant and Section 128(a) funding, the Rhode Island Department of Environmental Management (RIDEM) conducted Phase I and Phase II Environmental Site Assessments (ESAs) for the property in 2009 and 2010, respectively. These assessments confirmed the presence of high concentrations of polycyclic aromatic hydrocarbons (PAHs) in the soils of some sections of the site. The source of PAH was attributed to the unauthorized dumping on the property.

FUNDING DETAILS	EPA Brownfields Assessment Grant:	\$31,224	
	EPA 128(a) Grant:	\$22,116	
	HOME Funds:	\$500,000	
	Low Income Tax Credit Equity:	\$5,244,590	
	Rhode Island Housing:	\$1,474,000	
	Building Homes Rhode Island Grant (RI Housing Resources Commission):	\$2,360,000	
	Community Development Block Grant (CDBG) Funds:	\$200,000	
	HIGHLIGHTS	<ul style="list-style-type: none"> Removed PAH-contaminated soils, the result of illegal dumping. Leveraged initial funding from EPA Brownfields Grants into more than \$9.8 million in federal, state, and local funding. Provided 44 units of much needed affordable housing for low-income families in Coventry. 	

Project Results: The Coventry Housing Associates Corporation secured a suite of federal, state, and local funds totaling over \$9.8 million to support the site remediation and housing development. EPA Section 128(a) funding helped finance the site cleanup, which included the removal of the PAH-contaminated soils.

The housing complex is currently under construction and will feature 44 units of affordable housing and a community center spread across six buildings. This project provides much needed affordable housing for low-income households in Coventry while removing an environmental and public health hazard. The first units are expected to be occupied in September 2011.

TIMELINE	
Sept. 2009	Phase I ESA complete
Nov. 2010	Cleanup planning
Jan. 2011	Site construction started
Feb. 2011	Phase II ESA complete
Sept. 2011 (expected)	First units occupied