



CALREUSE PROGRAM

CALIFORNIA RECYCLE UNDERUTILIZED SITES

**2010-11 ANNUAL REPORT TO THE
CALIFORNIA STATE LEGISLATURE**

August 2011

About the California Pollution Control Financing Authority:

The California Pollution Control Financing Authority (CPCFA) provides California businesses with a reasonable method of financing pollution control facilities and fosters compliance with government imposed environmental standards and requirements. Over the last thirty years, CPCFA has evolved to meet California's needs as follows:

- For solid waste, recycling, water and wastewater projects through its Tax-Exempt Bond Program.
- For small businesses through the California Capital Access Program.
- With the reuse and redevelopment of brownfields through the California Recycle Underutilized Sites Program.
- With financial assistance to cities and counties in their community planning and development efforts through the Sustainable Communities Grant and Loan Program.

CPCFA consists of:

Bill Lockyer, Chair

State Treasurer

John Chiang

State Controller

Ana J. Matosantos, Director

Department of Finance

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CALReUSE

2010-11 Fiscal Year Annual Report

This report of activities for the California Recycle Underutilized Sites Program, for the fiscal year ending June 30, 2011, is submitted pursuant to Health and Safety Code Sections 44525.7 and 53545.14(b). Additional program information can be found at www.treasurer.ca.gov/cpcf/a/.

EXECUTIVE SUMMARY

The California Recycle Underutilized Sites (CALReUSE) Program addresses the funding and information gap in the development of property with real or perceived contamination – brownfields. It assists in transforming these underutilized properties into productive use, turning uncertainty into opportunity for revitalizing California’s blighted areas. CALReUSE consists of two programs: the Assessment Program, which provides forgivable loans to finance professional site assessments; and the Remediation Program, which provides grants and loans for brownfield cleanup activities that result in mixed-use and residential development.

The CALReUSE Program (the “Program”) is designed to encourage and assist in the rejuvenation and development of brownfield sites. The most risk for any development project occurs at the pre-development phase. For brownfield-based projects (as opposed to “greenfield” projects on previously undeveloped land), many developers are hesitant to invest funds because the ultimate costs of remediation—and subsequent development—are unknown, unclear, or cost-prohibitive. CALReUSE closes this funding and information gap by providing loans to finance professional site assessments – the *Assessment Program* – and grants or loans to finance cleanups – the *Remediation Program*. The Programs assist in bringing these underutilized properties into productive reuse. CALReUSE helps accomplish a range of important public policy goals – from the protection of public health and safety to fostering redevelopment and the amelioration of urban blight.

When CALReUSE was first developed in 2001, the California Pollution Control Financing Authority (“CPCFA” or “Authority”) decided to roll out the Program in two phases: the first phase would include the financing of brownfield assessment, characterization, and development of remedial action plans (the Assessment Program); and the second phase would include the financing of brownfield remediation (the Remediation Program). The Authority provided funding for the Assessment Program. The Housing and Emergency Shelter Act of 2006

(Proposition 1C)¹ provided funds for the Remediation Program to finance brownfield cleanup through grants and loans.

Historically, the Authority has contracted with Strategic Partners² to provide administrative and technical assistance to the CALReUSE Program. Due to budgetary concerns, CPCFA elected to assume the role of Statewide Strategic Partner. On March 1, 2011, CPCFA staff began providing administrative services in both programs to reduce overall Program costs; however, the Authority contracted with the California Department of Toxic Substances Control to provide the environmental technical assistance previously provided by the Statewide Strategic Partners on an as-needed basis.

This report illustrates Program activities for the fiscal year ending on June 30, 2011.

CALREUSE ASSESSMENT PROGRAM SUMMARY

The CALReUSE Assessment Program may utilize Strategic Partners to provide forgivable loans of up to \$500,000 to finance the costs of site assessments, technical assistance, and other specified activities that assist in the reuse and redevelopment of brownfields. The number of sites actually developed is a measure of the Program's success. Additionally, program performance is measured by the amount of Authority dollars leveraged to total costs of the projects assisted.

The CALReUSE Assessment Program places priority on projects in areas with a demonstrated need for redevelopment that would most likely not move forward in the development process without CALReUSE assistance. Projects may be located in distressed neighborhoods within urban and rural communities. The Program reduces risk by allowing loans to be forgiven if, acting in good faith, the borrower finds the site to be too contaminated to proceed with the planned development.

LOAN CRITERIA

- CALReUSE Assessment loans must meet the following minimum loan terms:
- Minimum interest rate based on 6-month LIBOR (but not less than 2%)
 - Maximum loan amount of \$300,000 per site, and \$500,000 for sites that will result in housing.
 - Maximum loan term of 36 months.
 - Funding for allowable uses, including site assessment costs, technical assistance, and other specified costs to assist in the regulatory process and remediation planning.

¹ Of the total \$2.85 billion in general obligation bonds approved under Proposition 1C, \$850 million is slated for the *Regional Planning, Housing and Infill Incentives Account*, which includes a provision for brownfield cleanup that promotes infill housing development and other related infill development consistent with regional and local plans. \$60 million of the funds were allocated to CALReUSE in the 2007-08 Budget.

² Strategic Partner: A public or private entity selected by the Authority to provide technical assistance, funding, and administrative services to Borrowers pursuant to a contract with the Authority. In some instances, the Authority may assume the role of Strategic Partner as provided in Section 8090(af) of the Regulations.

Assessment Program Performance. As of June 30, 2011, of the \$5 million in program funds, \$4,863,842 has been distributed through 43 loans, of which 15 loans totaling \$1,618,535 have been repaid in full with interest. These funds are being revolved and reused for new projects. Currently, \$2,702,317 is encumbered in 21 existing loans. To date, the Authority has forgiven 7 loans totaling \$448,728 (9.2%).

In addition, CPCFA staff began to undertake an evaluation of the Assessment Program's effectiveness during the 2009-10 fiscal year. The evaluation continued through fiscal year 2010-11. Staff anticipates completing the evaluation and presenting findings and recommendations to the CPCFA Board during the 2011-12 fiscal year.

A summary of the complete loan portfolio can be found in Attachment A of this report.

CALReUSE REMEDIATION PROGRAM SUMMARY

The CALReUSE Remediation Program is a grant and loan program initially funded with \$60 million from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, further defined by the Legislature in the 2007-08 Budget Act and trailer bill.³ Administered by the Authority in consultation with the Department of Housing and Community Development, the Remediation Program finances brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans.

The Remediation Program provides grants as well as very low interest loans. This two-tiered structure enables the Program to absorb much of the inherent risk that impedes the redevelopment of brownfields. The number of redeveloped sites, housing units, and affordable housing units are measures of the Program's success.

Of the \$60 million allocated to the Program, the Authority made \$55 million available to projects. With oversubscription for the funds, the Authority capped the funding award at \$5 million per project to ensure that more projects would receive the necessary funds to kick-start their cleanup activities. Projects were evaluated and awarded according to the Remediation Program's regulations, including factors such as project eligibility, the creation of housing units, project readiness, public benefits, and geographical targets. By May 2009, the Authority's initial allocation had been depleted. Of the 34 projects receiving awards, 30 projects are moving

³ Senate Bills 77 and 86 of 2007, allocated \$60 million to CALReUSE to administer a program of *grants or loans... for the purpose of brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans.*

forward. Four projects returned their awards, and the funds were redirected to another project that was underfunded. The \$55 million that was awarded will assist in the creation of 6,138 housing units – a program investment of \$8,960 per unit.

The development projects include mixed-use, transit-oriented developments, market rate and affordable for-sale and rental units for families and seniors, as well as supportive housing.⁴ The projects are located in 13 cities across the state, ranging from the largest metropolitan areas – Los Angeles, Oakland, San Diego, San Francisco, and Sacramento – to cities such as Stockton, Yuba City, Truckee and Santa Cruz.

By January 2011, all 30 of the projects that are moving forward had executed grant or loan agreements. Seventeen projects have completed remediation; of those, five have also completed development. Seven projects have expended the full amount of their award, and ten are currently drawing down funds. Of the \$55 million awarded to projects, \$21 million (38%) has been expended for brownfield cleanup.

A summary of the complete award portfolio can be found in Attachment B of this report.

⁴ “Affordable” means: 1) rental units restricted to incomes equal to or less than 60% of the Area Median Income (AMI) for 55 years, or 2) ownership units restricted to incomes equal to or less than 120% AMI for 30 years (Health and Safety Code Section 53545.13(c)(2)(C)).

ATTACHMENT A
CALReUSE ASSESSMENT PROGRAM LOAN PORTFOLIO
AS OF JUNE 30, 2011¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Alabama Street Housing Association	Center for Creative Land Recycling	San Francisco	\$125,000	3/1/2004	3/1/2007	\$14,151	\$0	Loan for Remediation Planning. The City and County of San Francisco issued construction permits in October 2006 for a variety of family for-sale and rental units and light retail space. The loan was repaid in March 2007.	Repaid
Castlewell Properties, Inc.	Center for Creative Land Recycling	Los Angeles	\$5,740	10/3/2005	10/3/2008	\$5,740	\$0	Loan for assessment of a site formerly used by a dry cleaning facility. The proposed redevelopment is for construction of seven for-sale townhouse units. The Borrower was granted forgiveness in December 2005, as site contamination was too extensive to make this project feasible.	Forgiven
First Community Housing, Inc.	Center for Creative Land Recycling	San Jose	\$125,000	11/8/2004	11/8/2007	\$57,774	\$0	Loan for site assessment, Phase I and II ² , and design costs. The proposed development of this former industrial site includes affordable multi-family housing and light retail space. The loan was repaid in January 2006.	Repaid
Mid-Peninsula Housing Coalition	Center for Creative Land Recycling	South San Francisco	\$34,000	3/8/2004	3/8/2006	\$13,603	\$0	Loan to complete and review a Phase II assessment on a former furniture factory site. The proposed redevelopment was for affordable housing and community space. The Borrower was unable to secure an adequate purchase agreement and was granted forgiveness in December 2005.	Forgiven
South County Housing	Center for Creative Land Recycling	Gilroy	\$125,000	4/12/2004	4/12/2006	\$54,890	\$0	Loan for Phase II environmental assessment and fees. The development transformed a former cannery/industrial site into a mixed-use project for residential and light retail space. The loan was repaid in September 2005.	Repaid
Thomas & Barbara Brenkwitz	Center for Creative Land Recycling	Tracy	\$82,705	9/10/2003	8/1/2006	\$81,885	\$0	Loan to conduct Phase II characterization of a former tire store location. The redevelopment resulted in 20,000 square feet of commercial space. The loan was repaid in June 2007.	Repaid
Urban Pacific Builders, LLC	Center for Creative Land Recycling	Signal Hill	\$125,000	3/1/2004	3/1/2007	\$44,684	\$0	Loan for Phase I and Phase II investigations. The development transformed the former auto sales and repair facilities into the construction of 15 units of high density, attached, for-sale housing. The loan was repaid in July 2006.	Repaid
World of Good Taste, Inc.	Center for Creative Land Recycling	Sacramento	\$85,000	9/29/2003	10/1/2008	\$76,404	\$0	Loan for soil assessment beneath the building on a site formerly used as a junkyard, lead battery storage, and a retail/wholesale outlet for a hardware company. Proposed redevelopment included a bakery, café, and central distribution facility. Prior to the Borrower's involvement, DTSC removed contaminated soil from the site, which left only the soil below the building requiring assessment. Due to the site's complexity, a one-year loan term extension was granted in October 2006. The Borrower was still unable to move the project forward and was granted forgiveness in October 2008.	Forgiven
General Environmental Management, Inc.	Center for Creative Land Recycling	Signal Hill	\$106,250	5/5/2006	5/5/2009	\$87,407	\$0	Loan for Phase II assessment and preparation of a cleanup plan on a former oil refinery site for planned redevelopment into new housing. The level of contamination rendered the project unfeasible and the Borrower was granted forgiveness in December 2006.	Forgiven
Dewey-KOAR, LLC	Center for Creative Land Recycling	Sylmar	\$125,000	5/18/2006	5/18/2009	\$125,000	\$0	Loan for Phase II assessment to redevelop a former landfill into single family homes. The Borrower received a "no further action" letter, purchased the property, and repaid the loan in November 2007.	Repaid
Transition Properties, LP	California Pollution Control Financing Authority	Colton	\$98,723	4/5/2006	4/5/2011	\$97,685	\$97,685	Loan to investigate redeveloping a former auto dismantling facility into a light-industrial park. The Borrower was granted a one-year loan term extension to finalize its cleanup plan and move forward with the project. The Borrower submitted a request for a second loan term extension due to a delay in finalizing the cleanup plan. The Authority is currently evaluating the Borrower's extension request.	Active

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AS OF JUNE 30, 2011¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
COMM22 LLC	California Pollution Control Financing Authority	San Diego	\$125,000	6/16/2006	3/31/2011	\$125,000	\$125,000	Loan for Phase II assessment. The Borrower proposed the redevelopment of a former city school district maintenance yard into a multi-generational affordable housing and service-minded retail space. The Borrower was granted a loan term extension to secure additional funds to successfully redevelop the site. The Borrower requested a second loan term extension to secure additional funds to successfully redevelop the site. The Authority is currently evaluating the Borrower's extension request.	Active
Mercy Housing California	Center for Creative Land Recycling	Los Angeles	\$62,000	3/5/2007	3/5/2010	\$35,021	\$0	Loan for Phase II assessment to redevelop a former lumber yard, hand car wash, and auto repair facility. The proposed redevelopment would have produced affordable housing. The property owner ceased negotiations with the Borrower, preventing the project from moving forward, and the Borrower was granted forgiveness in December 2008.	Forgiven
Bridge Housing Ventures, Inc.	California Pollution Control Financing Authority	Oakland	\$125,000	6/18/2007	1/30/2011	\$125,000	\$125,000	Loan for assessment to assist redeveloping a site formerly used as a junkyard and brewery into workforce, market rate, live/work lofts. The Borrower was granted a loan extension for sufficient time to identify alternate funding. The scope of work funded by this loan is complete. The Final Report was received in May 2009. The Borrower was unable to secure additional funding for the development project, therefore preventing the project from moving forward. The Authority is currently evaluating the Borrower's forgiveness request.	Active
Sky Terrace Investors, LLC	Center for Creative Land Recycling	Sylmar	\$125,000	10/31/2007	10/31/2010	\$113,059	\$0	Loan for Phase II site assessment to redevelop a former landfill and a mobile home park into industrial space. The loan was repaid in May 2008.	Repaid
Burbank Housing Development Corporation	Center for Creative Land Recycling	Guerneville	\$81,800	10/31/2007	10/31/2010	\$69,535	\$0	Loan for Phase II assessment to redevelop a former auto body site into affordable housing, including units reserved for special needs households. The scope of work funded with this loan is complete. The Final Report was submitted in June 2010. The loan was repaid in September 2010.	Repaid
Resources for Community Development	California Pollution Control Financing Authority	Martinez	\$100,000	3/21/2008	4/15/2011	\$64,587	\$64,587	Loan for Phase II site assessment of a former tank cleaning site which the Borrower proposes redeveloping into 49 affordable, senior housing units. The environmental assessment activities have been completed; however, due to a lack of financing, the development project is not viable at this time. The Borrower is unable to move forward with the development project, and has requested loan forgiveness. The Authority is currently evaluating the Borrower's forgiveness request.	Active
Resources for Community Development	California Pollution Control Financing Authority	Santa Rosa	\$30,000	2/5/2009	2/5/2012	\$28,576	\$28,576	Loan for site assessment to redevelop a former laundromat and a residential complex into affordable housing. The scope of work funded by this loan has been completed, and the Final Report has been received. The Borrower could not secure acquisition funding and the property owner did not agree to extend escrow. The Borrower is unable to move forward with the development project, and the Authority is currently evaluating the Borrower's forgiveness request.	Active
Environmental Investments, LLC	Center for Creative Land Recycling	Bell Gardens	\$174,237	6/13/2008	6/15/2011	\$4,292	\$0	Loan for site assessment and characterization of a former oil facility and a metals fabrication plant. The Borrower proposes to redevelop the site into retail/commercial space. Phase I work has been initiated. The loan was repaid in June 2011.	Repaid
Revita WDI, LLC	California Pollution Control Financing Authority	Santa Fe Springs	\$227,000	8/20/2008	8/20/2011	\$186,369	\$186,369	Loan for site assessment on a former landfill and an oil barrel reservoir for redevelopment into commercial/office space. The Borrower is exploring potential uses and users of land to finalize a plan for site design.	Active

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AS OF JUNE 30, 2011¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Eklof, Inc.	California Pollution Control Financing Authority	Santa Cruz	\$300,000	8/28/2008	8/28/2011	\$275,596	\$275,596	Loan for site assessment of groundwater contamination on a former heavy industrial site, which included manufacturing and plating shops. The Borrower's redevelopment plan includes cleanup of existing industrial site and conversion of vacant adjacent property into light industrial and mixed-use space. Completion of the remediation is anticipated within three to five years.	Active
New Railroad Square LLC	California Pollution Control Financing Authority	Santa Rosa	\$160,000	10/22/2008	10/22/2011	\$135,249	\$135,249	Loan for site assessment and groundwater and soil characterization of a former railroad station to be redeveloped for mixed use. The assessment activities have been completed.	Active
Golden Pacific Partners	California Pollution Control Financing Authority	Huntington Park	\$100,000	10/24/2008	10/24/2011	\$56,242	\$56,242	Loan to assist with preparation of environmental assessment and Phase I review of municipal surface parking lots. The proposed redevelopment plan is for construction of medium density housing with parking garages. The work funded by this loan is complete and the Final Report is under review. The Borrower is continuing to pursue alternative resources of funding to complete the project.	Active
CIC Arvin Family Apartments, LP	California Pollution Control Financing Authority	Arvin	\$29,144	6/11/2009	5/11/2012	\$24,144	\$24,144	Loan for Phase II assessment. The assessment was completed February 12, 2010. However, due to the high cost of local impact fees, environmental mitigation, and the lack of available financing, the planned affordable housing project is not feasible. The Authority is currently evaluating the Borrower's forgiveness request.	Active
Legacy Partners Residential, LLC	California Pollution Control Financing Authority	San Carlos	\$181,300	4/2/2009	4/2/2012	\$33,331	\$33,331	Loan for site assessment and hazards impact studies. The proposed redevelopment is the conversion of a former commercial/light industrial property into a transit village of 280 housing units and 35,000 square feet of retail space. The California Regional Water Quality Control Board approved the Site Management Plan in March 2011. The Environmental Impact Report that was submitted to the City of San Carlos has been delayed due to possible impacts of the proposed California High Speed Rail project that may or may not affect the project. The Final Report is anticipated to be completed by June 2011.	Active
3000 E. Imperial, LLC	California Pollution Control Financing Authority	Lynwood	\$400,000	7/29/2009	7/28/2012	\$215,677	\$215,677	Loan for data collection and site characterization as part of Phase I, risk assessments, and further analysis on this vacant infill property. The proposed redevelopment will expand the Plaza Mexico center with an additional 120,000 square feet of retail space, 300 housing units, and 1,150 parking spaces. The assessment activities are in process.	Active
Community Development Commission of City of National City	California Pollution Control Financing Authority	National City	\$32,694	9/30/2009	9/30/2012	\$31,861	\$31,861	Loan for site assessment and characterization on a former machine shops and storage facilities site. The proposed redevelopment includes retail space and two restaurants. Geosyntec completed the remediation work in January 2011. A corrective action completion report was prepared by Geosyntec and was submitted to the Community Development Commission and the San Diego County Department of Environmental Health (DEH) in March 2011. Completion of the project, expected in the second quarter of 2011, will require a "No Further Action" letter from the DEH. It is anticipated that the Final Report will be submitted in the second quarter of 2011.	Active
Bayrock Residential, LLC	City of Emeryville Redevelopment Agency	Emeryville	\$125,000	2/19/2005	7/1/2007	\$93,750	\$0	Loan for site characterization to redevelop former commercial/industrial/single and multi-family parcels into 5,000 square feet of retail space and 68 condominiums. The loan was repaid in July 2007.	Repaid
Oliver & Company	City of Emeryville Redevelopment Agency	Emeryville	\$42,000	7/3/2003	2/1/2005	\$31,254	\$0	Loan for an environmental study of the site's contamination levels and sources. The proposed redevelopment included plans for rehabilitation and a seismic retrofit of the site's building. The loan was repaid in February 2004.	Repaid

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AS OF JUNE 30, 2011¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Resources for Community Development	City of Emeryville Redevelopment Agency	Emeryville	\$22,793	7/30/2003	7/30/2006	\$17,095	\$0	Loan for site assessment to redevelop a former laundry facility into 70 affordable housing units. The loan was repaid in July 2006.	Repaid
Emery Station Triangle II, LLC	City of Emeryville Redevelopment Agency	Emeryville	\$125,000	12/26/2007	1/1/2011	\$125,000	\$0	Loan for Phase II assessment. The proposed redevelopment of the site will provide a 60,000 square-foot research and development office complex. The assessment activities have been completed and the Borrower is working on obtaining permits for remediation and construction. The loan was repaid in June 2011.	Repaid
San Pablo Auto Body	City of Oakland	Oakland	\$125,000	7/26/2004	10/31/2008	\$124,303	\$0	Loan for site characterization to ultimately develop a new car wash. The extent of contamination discovered rendered the project too costly, and the Borrower was granted forgiveness in October 2008.	Forgiven
Thomas McCoy & Morris Wright	City of Oakland	Oakland	\$200,000	5/19/2003	12/19/2010	\$200,000	\$200,000	Loan for site assessment and environmental study of soil and groundwater contamination on a former plating site. The proposed redevelopment includes up to 406 commercial condominiums and other commercial space. The complexity of the site has prevented the project from moving forward. The Authority is currently evaluating the Borrower's forgiveness request.	Active
Tomorrow Development Co., Inc.	City of Oakland	Oakland	\$85,000	12/23/2004	6/30/2010	\$81,530	\$81,530	Loan for site characterization of a former gas station located in a residential neighborhood. The site has a history of underground storage tanks, and upon removal of another in 2008, the oversight agency required additional monitoring tests and reports. The complexity of the site has prevented the project from moving forward. The Authority is currently evaluating the Borrower's forgiveness request.	Active
City of Oakland Redevelopment Agency	City of Oakland	Oakland	\$125,000	6/5/2002	9/30/2006	\$85,928	\$0	Loan for environmental study to construct a mixed-use development at the MacArthur BART station. The development will include 540 new housing units, 30,000 square feet of retail space, and improved access for bikes, shuttles, and vehicles. The loan was repaid in August 2006.	Repaid
Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company	City of Oakland	Oakland	\$125,000	7/15/2008	7/15/2011	\$87,648	\$87,648	Loan for preparation of a Remedial Investigation Plan on a former plating site. The proposed redevelopment includes plans for a 4-story, 12-unit condominium project. The assessment activities are in process.	Active
Dogtown Development Company, LLC	City of Oakland	Oakland	\$50,000	4/30/2010	4/30/2013	\$8,718	\$8,718	Loan for environmental site assessment and monitoring. The proposal includes redevelopment of the former industrial property into 18 single-family homes. Assessment activities are in process.	Active
Community Housing Works	City of San Diego's Redevelopment Agency	San Diego	\$45,156	1/8/2009	1/8/2012	\$43,148	\$43,148	Loan for Phase II site assessment report. The proposed redevelopment includes an affordable housing project. The assessment activities have been completed.	Active
SHEA Mercado, LLC	City of San Diego's Redevelopment Agency	San Diego	\$90,000	12/11/2008	12/11/2011	\$70,780	\$0	Loan for site assessment of soil and groundwater contamination. The Borrower has secured permits for the proposed redevelopment, which will include 95 multi-family affordable housing units, and retail/commercial space which will include a supermarket, neighborhood retail shops, and restaurants. The loan was repaid in March 2011.	Repaid

ATTACHMENT A
CALReUSE ASSESSMENT PROGRAM LOAN PORTFOLIO
AS OF JUNE 30, 2011¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Jacobs Center for Neighborhood Innovation	City of San Diego's Redevelopment Agency	San Diego	\$57,000	7/16/2009	7/16/2012	\$32,170	\$32,170	Loan for Phase II site assessment report. The proposed mixed-use redevelopment includes retail office space and housing, a portion of which will be affordable. The assessment activities have been completed.	Active
Rawson Blum & Leon, Inc.	City of Berkeley	Berkeley	\$125,000	6/1/2007	6/1/2010	\$106,250	\$0	Loan for site assessment to redevelop a former ink manufacturing facility into an auto dealership. The significant level of contamination discovered rendered the project too costly. The Borrower was granted forgiveness in June 2008.	Forgiven
BJB Associates, LLC	California Pollution Control Financing Authority	Arcata	\$58,600	1/22/2010	1/22/2013	\$58,552	\$58,552	Loan for site assessment and characterization of a former lumber mill site. The proposed redevelopment includes residential construction and affordable housing units. The assessment activities are in process.	Active
City of Lynwood Redevelopment Agency	California Pollution Control Financing Authority	Lynwood	\$172,700	2/24/2010	2/24/2013	\$0	\$0	Loan for assessment and characterization of a site formerly used for auto repair, transformer repair, and chemical manufacturing. The proposed redevelopment includes 120 single-family residences. The consultant, Geosyntec, provided third party environmental document review on behalf of the property owner. A draft remedial action plan, pilot study work plan, and general correspondence with the oversight agency, DTSC, were reviewed. Completion of the scope of work is anticipated by October 2012 with the Final Report being submitted in January 2013.	Active
Total Amount Loaned:			<u>\$4,863,842</u>						

Endnotes:

¹ Capitalized terms are defined in the Program Regulations.

² Phase I and II Investigations. A Phase I site assessment typically consists of a noninvasive investigation of the property which includes interviews and public records searches. Phase II site assessments may include activities such as soil sampling and/or installing various ongoing monitoring equipment at the site.

ATTACHMENT B
CALreUSE REMEDIATION PROGRAM AWARD PORTFOLIO¹
AS OF JUNE 30, 2011

Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
First Community Housing	G	\$957,730	\$957,730	Bay Avenue Senior Apartments	Capitola	<p>Prior to the 1970s, the site was cultivated for agricultural use. Before being remediated, the constituents of concern included elevated levels of both chlordane and dieldrin. In addition, asbestos and lead-based paint were present in existing buildings on the property.</p> <p>The Brownfield Infill Project was completed in the first quarter of 2011. Remediation activities included abatement of existing buildings and excavation and disposal of contaminated soils.</p>	<p>The project consists of a six-building campus serving 109 senior households.</p> <p>The Infill Development Project was completed in the second quarter of 2011. Development activities included renovation of five existing buildings, and demolition of a sixth building which was replaced by a new 3-story structure containing 33 fully ADA adaptable one-bedroom units and an elevator.</p>	109	2011 Q2	Remediation and Development Complete
Studio 15 Housing Partners, LP	G	\$244,560	\$0	Studio 15	San Diego	<p>Chemical releases may have occurred during the two-decade period that the site was occupied by chemical companies in the mid-twentieth century. Releases of hazardous substances, including petroleum hydrocarbons, were identified as contaminants impacting the property. Soil and groundwater testing identified concentrations of chloroform, tetrachloroethylene, trichloroethylene, lead, and copper.</p> <p>The Brownfield Infill Project consists of ongoing groundwater and garage air sampling on the previously remediated site. Required by, and under the oversight of the California Department of Toxic Substances Control, ongoing operation and maintenance activities are expected to continue beyond the 6-year term of the Infill Grant Agreement.</p>	<p>The project consists of a 275-unit affordable housing community targeted primarily to service workers. All of the units are fully furnished studio apartments.</p> <p>The Infill Development Project is complete. The residential building certificate of occupancy was issued in April 2009.</p>	275	2009 Q1	Remediation and Development Complete ⁸
First Community Housing	G	\$175,376	\$0	Fourth Street Apartments	San Jose	<p>The site formerly housed one vacant light industrial structure, utility transmission lines, and a 120-year old brick sewer running along the eastern border of the property. From the 1930s to the 1970s the site was used for agricultural purposes. In the 1970s the light industrial building housed various businesses including printing, missile research, electronic and fiber optic cable manufacturing, and metallic coating manufacturing. Prior to remediation, the contaminants of concern were asbestos, lead paint, and mercury lights and ballast.</p> <p>The Brownfield Infill Project was completed in the fourth quarter of 2010. Remediation activities primarily consisted of demolition of an existing building, including all asbestos and lead abatement.</p>	<p>The project will provide 100 energy-efficient, affordable rental apartments. Thirty-five of the units will be allocated to residents with developmental disabilities.</p> <p>Construction began in late June 2010. Completion is expected in March 2012.</p>	100	2012 Q1	Remediation Complete ⁸

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CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO¹
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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
Comm 22, LLC	G	\$1,500,000	\$0	Commercial and 22nd Street Mixed-Use Development (COMM22)	San Diego	<p>Based on a variety of historic uses, several environmental conditions have been identified on the site that will require mitigation and remediation efforts. Preliminary soil and groundwater investigations have identified petroleum hydrocarbon impacted soils and groundwater beneath a former underground storage tank area.</p> <p>Pre-remediation activities are underway. Remediation activities are expected to begin in the second quarter of 2012 and conclude by the end of 2012.</p>	<p>The project consists of a larger mixed-use, transit-oriented development which combines affordable family and senior rental housing with child care facilities, office space, live/work lofts, for-sale row homes, and community-serving commercial and retail space.</p> <p>Pre-development activities are in process. Plans call for construction to begin immediately upon conclusion of remediation at the end of 2012. Completion of the development is expected by the second quarter of 2014.</p>	200	2014 Q2	Remediation in Progress
Housing Corporation of America (formerly Thomas Safran and Associates)	G	\$622,750	\$505,708	Carson City Center Senior Housing	Carson	<p>The site previously contained several neighborhood commercial businesses, including an auto service center at the northwest portion of the property. The sole constituent of concern is gasoline petroleum hydrocarbons.</p> <p>Remediation of the Brownfield Infill Project is complete, and ground water monitoring is on-going. The final soil excavation report was submitted to the Regional Water Quality Control Board (the oversight agency) in October 2009.</p>	<p>The project consists of one building with three stories of affordable senior apartments over one level of commercial retail and two levels of subterranean parking.</p> <p>Construction, which began in September 2009, is complete. Tenants occupied the building beginning April 15, 2011.</p>	86	2011 Q2	Remediation and Development Complete
Cedar Gateway, LP	G	\$94,330	\$0	Cedar Gateway	San Diego	<p>Portions of the site were previously used as a service station and automobile repair facility. Prior to remediation, the identified contaminant of concern at the site was lead.</p> <p>The Brownfield Infill Project was completed in October 2010. The primary remediation activities consisted of excavation and disposal of contaminated soils.</p>	<p>The project will provide 65 affordable rental apartment units.</p> <p>Development activities are underway, with completion anticipated in September 2012.</p>	65	2012 Q3	Remediation Complete ⁷
Capitol Station 65 LLC	G	\$550,000	\$419,027	Township 9	Sacramento	<p>In the 1990s, underground storage tanks were removed from the property. Prior to remediation, contaminants of concern were gasoline and benzene.</p> <p>The Brownfield Infill Project was completed in the third quarter of 2010. The primary remediation activities consisted of removal and disposal of contaminated soils.</p>	<p>The 90-unit project will include 89 income-restricted housing units as part of a larger 65-acre, urban scale, mixed-use, transit-oriented, master-planned neighborhood. The community will consist of 2,350 dwelling units, office and retail space, and more than 20 acres of open space north of Downtown Sacramento.</p> <p>Development activities are underway. Construction is anticipated to begin in the fourth quarter of 2011 and conclude in the third quarter of 2013.</p>	90	2013 Q3	Remediation Complete

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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
LTSC Community Development Corporation and Pilipino Worker's Center	G	\$957,750	\$30,250	PWC Family Housing	Los Angeles	<p>The site is part of the old oil fields in the City of Los Angeles and contains up to seven improperly abandoned oil wells that were operated from the 1930s through the 1960s. Due to surface spills from former oil well operations, the site is contaminated with petroleum hydrocarbons.</p> <p>Soil sampling analysis is complete. Remedial work is expected to begin in the third quarter of 2011 and conclude in the fourth quarter of 2011.</p>	<p>The project will create 44 units of permanent affordable housing for the under-served, low-income community in the Historic Filipinotown neighborhood of Los Angeles, including emancipated foster youth that are homeless or at risk of homelessness.</p> <p>Pre-development activities are underway. Construction is expected to begin in December 2011 and conclude in January 2013.</p>	45	2013 Q1	Remediation in Progress
MSPDI Turk, LLC	G	\$625,000	\$625,000	1345 Turk Street Affordable Condominiums	San Francisco	<p>Prior to remediation, the constituents of concern were petroleum hydrocarbons and metals.</p> <p>The Brownfield Infill Project was completed in December 2009. The primary remediation activity consisted of the removal of hazardous soils.</p>	<p>The project will create 32 units of for-sale affordable condominium housing.</p> <p>Development activities are underway, and completion is expected in the second quarter of 2012.</p>	32	2012 Q2	Remediation Complete
Rockwood Christie, LLC (formerly TMG Partners, LLC)	G	\$5,000,000	\$0	64th and Christie Site	Emeryville	<p>Different historical uses have left the site contaminated with pollutants such as total petroleum hydrocarbons, toluene, ethylbenzene, benzene, and xylene. These contaminants have been variously detected in surface soil, groundwater, and soil gas.</p> <p>Pre-remediation activities are being conducted. Remediation is expected to be completed in the first quarter of 2012.</p>	<p>The project will create 189 units of rental housing, including 34 affordable units. The project is part of the larger, overall Marketplace Redevelopment Plan which recently received LEED Platinum certification under the Neighborhood Development program. This larger phased, mixed-use development will ultimately include nine buildings over 15 acres accommodating 674 multi-family residential units, 180,000 square feet of retail space, 120,000 square feet of office space, plus parking garages to serve these and other existing uses.</p> <p>Pre-development activities are underway. Completion of the development project is expected in 2013.</p>	189	2013 Q4	Conducting Pre-Remediation Activities
5110 Telegraph, LLC	L	\$151,500	\$0	CIVIQ	Oakland	<p>The site was used for nursery greenhouses and plant storage for nearly 70 years. The contaminants of concern included organic pesticides and arsenic.</p>	<p>The project, which would have created 67 units of rental housing and 2,990 square feet of commercial space was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar Village project which had only received partial funding.</p>		N/A	Award Returned by Borrower

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CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO¹
AS OF JUNE 30, 2011**

Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
Richmond Community Redevelopment Agency	G	\$2,604,490	\$29,089	Miraflores	Richmond	<p>The site was comprised of three former flower nurseries which had been in operation for more than 80 years. Contaminants of concern include pesticides, lead, and petroleum hydrocarbons.</p> <p>Remediation is underway with completion expected by the fourth quarter of 2011.</p>	<p>The project will create 280 affordable and market-rate housing units. Half will be affordable, including 99 supportive housing units for the elderly.</p> <p>The Grantee received a State of California Urban Greening Grant to help support construction and implementation of a four-acre green zone within the development and has received LEED-ND (Leadership in Energy and Environmental Design for Neighborhood Development) Gold status.</p> <p>Pre-development activities are underway. Construction is expected to begin in the fourth quarter of 2012 and conclude in the first quarter of 2014.</p>	280	2014 Q1	Remediation in Progress
Octavia Court, Inc.	G	\$315,000	\$0	Octavia Court	San Francisco	<p>The east-bound on-ramp for the Central Freeway, constructed in the 1950s, was formerly located on the site. Drilling and testing at the site revealed excess amounts of metals including lead in the upper portions of the soil.</p> <p>The Brownfield Infill Project was completed in December 2009. Remediation activities primarily consisted of excavation and disposal of contaminated soils.</p>	<p>The project consists of a five-story, 15-unit apartment building for people with developmental disabilities. The project serves low income (less than or equal to 40% AMI) and developmentally disabled heads of household – some of whom are at risk of homelessness – capable of living independently with appropriate supportive services.</p> <p>The Infill Development Project was completed in April 2011.</p>	15	2011 Q2	Remediation and Development Complete ⁸
IA Sacramento Holdings, LLC (formerly S. Thomas Enterprises of Sacramento, LLC)	G	\$5,000,000 ⁵	\$4,972,229	Sacramento Railyards	Sacramento	<p>The site housed Southern Pacific Railroad's principal locomotive and maintenance rebuilding facility since 1863. Operations at the site included assembly and building of locomotives and railroad cars, and repairing or refurbishing of the cars and locomotives. The site also produced rails, steam and ferry parts, and cable cars. Prior to remediation, lead, asbestos and heavy metals were the primary constituents of concern.</p> <p>The Brownfield Infill Project was completed in the third quarter of 2010. Remediation activities consisted of hazardous materials abatement in the Central Shops area.</p>	<p>The project will create 197 units of rental housing for families and seniors in two phases. Phase I will consist of 96 affordable large family units and Phase II will consist of 101 affordable senior units. The project is part of a larger redevelopment of the Sacramento Railyards area that will include 12,000 housing units, of which 1,800 will be affordable.</p> <p>Phases I and II of the Infill Development Project are estimated to be complete by the second quarter of 2015.</p>	197	2015 Q2	Remediation Complete
Visitacion Development, LLC	G	\$3,459,794	\$1,009,404	Visitacion Valley Transit-Oriented Development (VVTOD)	San Francisco	<p>The property is the former site of both hardware manufacturing, including plating and machining operations, and rail yard operations. Contaminants of concern include trichloroethylene, dichloroethylene, perchloroethylene, vinyl chloride, lead, and arsenic.</p> <p>Remediation is underway with completion expected in the second quarter of 2012.</p>	<p>The project will create 1,250 units of condominium housing in 13 buildings. To meet the needs of the local community, 105,000 square feet of grocery store and retail space will also be developed on the first floors of the residential buildings.</p> <p>Pre-construction activities are underway. Completion of the development project is expected by the fourth quarter of 2014.</p>	1,250	2014 Q4	Remediation in Progress

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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
1614 Campbell Street, LLC	L	\$338,970	\$338,970	Lampwork Lofts	Oakland	<p>Prior to remediation, the contaminants of concern were pollutants that originated from a former underground storage tank, as well as above ground asbestos and lead in the structure.</p> <p>The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of removal and disposal of lead, asbestos, and contaminated soils.</p>	<p>The project will create 92 live/work and residential for-lease units. The area suffers from a lack of retail and service amenities, such as a grocery store, bank, hardware store, and many other services. The infusion of new market rate units is necessary as a complement to the many units of subsidized, low-income units in the area, in order to provide a consumer market to attract retailers to the area to serve the entire population.</p> <p>Development is currently on hold until market conditions improve and financing can be secured.</p>	92	2015 Q4	Remediation Complete
Truckee Development Associates, LLC	G	\$1,585,724	\$0	Truckee Railyard	Truckee	<p>The site supported railroad operations through the mid-1950s, with most of the site leased to sawmill operators. Contaminants of concern include tarry (tar-like) petroleum hydrocarbons and associated polynuclear aromatic hydrocarbons, polychlorinated biphenyls, and lead.</p> <p>Pre-remediation activities are being conducted. Remedial work is expected to begin in the spring of 2012, as winter weather conditions in the Sierra Nevada region will prohibit remediation activities from commencing any sooner.</p>	<p>The project includes a mix of 250 residential rental and for-sale units, of which 15 percent will be affordable. The project will provide public amenities including 20,000 square feet for grocery, 65,000 square feet for retail, a 1,000-seat theater, a 60-room hotel, a 25,000 square-foot civic building, along with numerous parks and open space accessible to pedestrians, bicyclists, and vehicles.</p> <p>Construction of the Infill Development Project is anticipated to begin in the third quarter of 2012 and conclude in the fourth quarter of 2014.</p>	250	2014 Q4	Conducting Pre-Remediation Activities
Redevelopment Agency of the City of Sacramento (formerly the Sacramento Housing and Redevelopment Agency)	G	\$631,000	\$631,000	La Valentina	Sacramento	<p>There is reason to believe a car repair business may have been located on site. Environmental investigation revealed heavy metals in the soil, including arsenic, lead, and mercury.</p> <p>The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of soil sampling and analysis, and excavation and disposal of contaminated soils.</p>	<p>The project will include a total of 81 units of affordable housing. It will consist of three- and four-story buildings and will include 1,320 square feet for a cafe, and an additional 5,327 square feet of commercial space.</p> <p>Development is underway, with completion expected by the first quarter of 2013.</p>	81	2013 Q1	Remediation Complete
Carson Marketplace, LLC	G	\$5,000,000 ⁶	\$5,000,000	Brownfield Remediation of the Boulevards at South Bay	Carson	<p>The site formerly supported a Class II landfill. Hazardous substances associated with the landfill have been detected in subsurface soil and groundwater on the property. Prior to remediation, the contaminants of concern included volatile organic compounds, heavy metals, methane, and petroleum hydrocarbons.</p> <p>Remediation is underway. The remediation project is expected to be completed by the fourth quarter of 2012.</p>	<p>The project will create a 400-unit apartment complex on seven acres. Fifteen percent of the units will be designated as affordable. The project is part of a larger overall development which will include a central entertainment complex, public art, up to 400 for-rent residential units, 1,150 for-sale residential units, 300 hotel rooms, and total retail space of approximately 1.25 million square feet.</p> <p>Construction activities will commence upon completion of the Brownfield remediation. Development is estimated to be complete by the third quarter of 2015.</p>	400	2015 Q3	Remediation in Progress

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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
Bridge Housing Ventures, Inc.	G	\$275,000	\$0	Linden Lofts	Oakland	The site supported a variety of uses over the years. Most recently it was a maintenance and storage yard and an automobile junkyard and repair facility. Soil and groundwater sampling at the site indicated the presence of petroleum hydrocarbon constituents including heavy metals at certain boring locations. Soil vapor analysis detected benzene and hydrocarbons.	The project, which would have created 50 work/live townhouse-style condominium units, was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar Village project which had only received partial funding.		N/A	Award Returned by Grantee
Calvine and Elk Grove - Florin, LLC (formerly Petrovich Development Company, LLC)	G	\$4,018,066	\$1,206,934	Curtis Park Village	Sacramento	Formerly a rail yard, contaminants of concern include metals, petroleum, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, and volatile organic compounds. Remediation is underway. Cleanup activities were significantly hampered due to rains in the first quarter of 2011. Completion is anticipated by the third quarter of 2011.	The project will create 59 affordable and 21 market-rate senior rental units as part of a larger, 70-acre Curtis Park Village mixed-use development master plan. The larger development will include roughly 475 residential units over six acres of park and open space, multiple transit connections, and three commercial/retail areas. Development is expected to begin in the third quarter of 2011 and conclude by the fourth quarter of 2012.	80	2012 Q4	Remediation in Progress
Urban Preservation Foundation (formerly Martin Building Company)	G	\$2,148,471	\$2,148,471	2235 Third Street	San Francisco	The property was previously occupied by a scrap iron and metal yard. The main contaminant of concern is lead in the soil. The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of excavation and disposal of contaminated soils, and installation of a concrete slab cap as a barrier against hazardous vapors.	The project will create 39 affordable and 157 market-rate rental units as part of a 50,000-square-foot project that will revitalize vacant land and two existing historic buildings, create 17,000 square feet of retail space, maintain 1,000 square feet of open space, and provide 157 below-ground parking spaces. Development activities are underway and expected to conclude in the third quarter of 2011.	196	2011 Q3	Remediation Complete
Bridge Economic Development Corporation	G	\$999,110	\$906,752	St. Joseph's Senior Apartments	Oakland	The original St. Joseph's site was constructed as a convalescent home for the elderly and was most recently operated as commercial office space. Prior to remediation, contaminants of concern were asbestos and lead-based paint. The Brownfield Infill Project was completed in August 2010. Remediation activities included abatement and disposal of lead and asbestos containing materials in the structure.	The project will rehabilitate a local historic landmark into an 84-unit affordable rental community. A third of the units will be set aside for seniors with long-term chronic health conditions who are eligible to receive services under the Multipurpose Senior Services Program. The rehabilitation will prevent the loss of a significant historic landmark while providing much needed affordable infill housing. Construction activities have begun, with completion expected by the third quarter of 2011.	84	2011 Q3	Remediation Complete

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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
MacArthur Transit Community Partners, LLC	G	\$2,981,000	\$0	MacArthur Transit Village	Oakland	<p>Currently a below grade, surface parking lot for BART patrons using the MacArthur BART Station, the site was the former location of an automotive repair garage, and an on-site dry-cleaning operation. Two gas stations were formerly located on adjacent properties. Contaminants of concern are volatile organic compounds, as well as petroleum hydrocarbons and related compounds.</p> <p>Pre-remediation activities are being conducted, with remedial work scheduled to begin in the third quarter of 2011. Remediation is anticipated to be completed by the third quarter of 2013.</p>	<p>The project will create 312 for-sale and rental units. Four of the 222 for-sale units will be affordable. All 90 rental units will be affordable. The Project is part of a larger 8-acre development project. The larger project will include 624 residential units, 42,500 square feet of neighborhood-serving retail space, a 5,000-square-foot child care facility, and a 400-space parking garage for BART patrons.</p> <p>Pre-development activities are underway. Completion of the development project is anticipated by the end of 2016.</p>	312	2016 Q4	Conducting Pre-Remediation Activities
Lillie Mae Jones Plaza, LP (formerly Community Housing Development of North Richmond)	G	\$284,589	\$0	Lillie Mae Jones Plaza	Richmond	<p>The two contaminated parcels previously involved commercial uses. Prior to remediation, the primary constituent of concern was high concentrations of lead in the shallow soil.</p> <p>The Brownfield Infill Project was completed in March 2010. Remediation activities included excavation and disposal of contaminated soils and placement and compaction of clean backfill material.</p>	<p>The project will create a 26-unit affordable housing community and will include supportive units for homeless and special needs populations. An array of services will be available to residents to support a variety of needs including mental health and substance abuse, vocational training, and life skills training. Additionally, a community health facility is being built adjacent to the residential portion which will provide a range of health services to residents and the community.</p> <p>Development activities are underway, with completion expected in the summer of 2011.</p>	26	2011 Q2	Remediation Complete ⁸
San Francisco Redevelopment Agency	G	\$5,000,000 ⁷	\$0	Hunters Point Shipyard	San Francisco	<p>The northeast quadrant of the current Shipyard housed a dry dock facility from the 1880s until 1939 when the Navy took ownership of the area. In 1974 the Navy leased the Shipyard to large scrap steel companies to dismantle commercial vessels and sell the steel for scrap. Contaminants of concern for which CALReUSE funds will be used are asbestos and lead-based paint.</p> <p>Remediation activities are underway with completion anticipated in the fourth quarter of 2015.</p>	<p>The project will create 1,128 residential units, 20% of which will be affordable. The 421-acre project is contained within a larger, 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development project. The larger project will provide retail space and artist studios, with emphasis on attracting "green tech" businesses, and will include 243 acres of parks and open space, and extensive bicycle routes. Redevelopment of the entire Shipyard project will occur throughout many phases extending until 2024, with the CALReUSE portion completed first.</p> <p>Development activities are underway. The first new homes are expected to be completed in early 2014, with completion of all housing expected in 2016.</p>	1,128	2016 Q4	Remediation in Progress

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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
National Affordable Communities, Inc. and LINC Housing Corporation	G	\$1,028,500	\$0	Red Star Apartments	Oakland	The site was formerly the home of a yeast manufacturing company. The contaminants of concern include elevated levels of lead and possibly mercury in fill soil across the site as well as low levels of petroleum hydrocarbons in the diesel and oil ranges. In addition, the shallow groundwater appears to be impacted by dissolved phase hydrocarbons in the diesel and oil range. Remediation activities are underway with completion expected in the summer of 2011.	The project will create a 119-unit affordable senior apartment community consisting of one four-story building over an on-grade parking garage. Development activities are estimated to begin in the third quarter of 2011. Completion is anticipated in the first quarter of 2012.	119	2012 Q1	Remediation in Progress
WCH Affordable I, LLC (formerly UHC LA 29 LP)	G	\$1,183,475	\$49,359	The Crossings on 29th Street	Los Angeles	The site was occupied by single family residences, car repair and battery recycling facilities, a garment manufacturing warehouse, and a restaurant. Contaminants of concern are volatile organic compounds. Remediation activities are underway. Completion of the remediation project is expected by the fourth quarter of 2011.	The project will create a 34-unit affordable housing development consisting of town homes, flats, and garden apartments. The development is the first phase of a five-phase project that will potentially result in the redevelopment of the entire city block. Development activities began in the third quarter of 2010. Completion is expected in the fourth quarter of 2011.	34	2011 Q4	Remediation in Progress
Global Premier Development, Inc. and LINC Housing Corporation	G	\$5,000,000	\$0	Lorena Apartments	Los Angeles	The property was formerly used as a residence, a medical office/clinic, and a church. The contaminants of concern include total petroleum hydrocarbons, organochlorine pesticides, lead, and other metals. The Brownfield Infill Project was completed in the first quarter of 2011. Remediation activities primarily consisted of excavation and disposal of hazardous waste.	The project will consist of a 112-unit multi-family affordable housing apartment complex. The Lorena Apartments will be housed in two separate buildings over one to two levels of below-grade parking, and will include a recreation center. Development activities are underway with completion expected in the fourth quarter of 2011.	112	2011 Q4	Remediation Complete ⁷
National Affordable Communities, Inc.	L	\$191,400	\$0	Plumas Family Apartments	Yuba City	The property was previously used as an orchard and for farm equipment storage. The contaminants of concern included pesticides, arsenic, volatile organic compounds, semi-volatile organic compounds, and total petroleum hydrocarbons.	The project, which would have created a 39-unit affordable family apartment community, was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar Village project which had only received partial funding.		N/A	Award Returned by Borrower
Global Premier Development, Inc. and Foundation for Affordable Housing V, Inc.	L	\$797,000	\$0	Dorado Court	Stockton	A gas station was operated on the site from 1941 to 1963. The contaminants of concern included semi-volatile organic compounds, total petroleum hydrocarbons as diesel, total petroleum hydrocarbons as motor oil, and leaking underground fuel tank regulated metals, which include cadmium, chromium, nickel, lead, and zinc.	The project, which would have created a 47-unit multi-family affordable housing apartment complex, was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar Village project which had only received partial funding.		N/A	Award Returned by Borrower

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CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO¹
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Awardee	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
Global Premier Development, Inc . and Foundation for Affordable Housing V, Inc.	G	\$546,500	\$0	3rd Street Residential Development	San Jose	Various historical uses have left contaminants including metals (lead, hexavalent chromium, and vanadium), chlorinated solvents, total petroleum hydrocarbons, and asbestos. Pre-remediation activities are being conducted. Remedial work is anticipated to begin in January 2012 and conclude in March 2012.	The project will create a 37-unit affordable family housing apartment community. The project will consist of one three-story building, including a recreational center designed to support families by offering educational programs. Pre-development activities are underway. Construction is expected to begin in March 2012 and conclude by March 2013.	37	2013 Q1	Conducting Pre-Remediation Activities
Miramar Village Partners, LP	G	\$1,565,315 ⁸	\$1,565,315	Miramar Village	Los Angeles	The site was formerly part of a Los Angeles oil field. Prior to remediation, the contaminants of concern included hydrocarbons, volatile organic compounds, and toxic heavy metals. As a result of the former oil field operations, soil contaminated with petroleum and natural gas produced residual methane contamination. The Brownfield Infill Project was completed in the spring of 2010. Remediation activities primarily consisted of locating, excavating, and abandoning (capping) old oil wells and disposing of contaminated soils.	The project created a 114-unit affordable family housing apartment complex. The structure consists of three levels over one level of semi subterranean parking. The Infill Development Project was completed in the spring of 2010. The City of Los Angeles issued a Certificate of Occupancy in June 2010.	114	2010 Q1	Remediation and Development Complete
S.V.D.P. Management, Inc.	G	\$582,500	\$0	15th and Commercial	San Diego	Various historical uses of the property left many possible contaminants, including petroleum hydrocarbons and metals (primarily lead, arsenic, and mercury). Concentrations of various volatile organic compounds were also reported in soil and groundwater. The Brownfield Infill Project was completed in the fourth quarter of 2010. Remediation activities consisted primarily of excavation and disposal of contaminated soils.	The project will create a 12-story multi-use development consisting of 140 affordable and rent-free rental housing units. The development will include a three-level child development center, four levels of transitional housing, four levels of permanent supportive and permanent affordable housing, roof top space, and one level of underground parking. Development activities are underway, and completion is expected in the fourth quarter of 2011.	140	2011 Q4	Remediation Complete ⁸
Total Amount Awarded:		<u>\$55,000,000</u>	<u>\$20,395,238</u>				Total Number of Housing Units:	<u>6,138</u>		

Endnotes:

¹ Capitalized terms are defined in the Program regulations

² G=Grant; L=Loan

³ Anticipated Completion of Development: Q=annual quarter anticipated for completion of development. Q1=Jan, Feb, Mar; Q2=Apr, May, Jun; Q3=Jul, Aug, Spt; Q4=Oct, Nov, Dec.

⁴ Project Status: In Progress = Grant or Loan documents signed and funds can be drawn down; Remediation Complete = Brownfield Infill Project is complete; Development Complete = Infill Development Project is complete.

⁵ Additional funding recommended contingent on the Authority receiving additional Program funds.

⁶ The Project was awarded a grant for \$2, 075,673; \$1,565,315 is currently available, and the remaining \$510,338 will be made available if additional funds, including unused and returned awards, become available.

⁷ Remediation is complete; Grantee has not yet submitted request for disbursement.

⁸ Remediation is complete; first disbursement request is under review.