



**California Pollution Control  
Financing Authority**

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**CALIFORNIA RECYCLE  
UNDERUTILIZED SITES  
(CALReUSE)  
PROGRAM**

**2014 ANNUAL REPORT  
TO THE  
CALIFORNIA STATE LEGISLATURE**

**JUNE 2015**

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About the California Pollution Control Financing Authority:

Mission Statement: As public servants, we are committed to promoting access to capital through the delivery of diverse financing options to California business and environmental industries by being a:

- Driving force of public and private partnerships.
- Leader in offering customized risk mitigation tools.
- Facilitator of projects that protect and restore the environment.

The California Pollution Control Financing Authority (CPCFA) provides California businesses with financing options for pollution control facilities and small businesses. CPCFA, founded 41 years ago, administers programs serving a variety of goals, including:

- Helping businesses construct solid waste, recycling, water and wastewater projects as a conduit issuer of tax-exempt bonds.
- Assisting small businesses in obtaining loans for business start-up and expansion and working capital through the California Capital Access Program (CalCAP) and Collateral Support Program.
- Collaborating with the Air Resources Board (ARB) to provide lenders with loan loss reserve accounts to finance new, cleaner-burning heavy duty diesel trucks and buses.
- Transforming brownfields into vibrant housing and retail developments that enhance communities in the California Recycle Underutilized Sites Program (CALReUSE).

This annual report to the Legislature describing the CALReUSE is prepared pursuant to California Pollution Control Financing Authority's statute, Health and Safety Code section 44525.7, and the Housing and Emergency Shelter Trust Fund of 2006 (Proposition 1C) statute, Health and Safety Code section 53545.14(b).

CPCFA consists of:

John Chiang, Chair  
*State Treasurer*

Betty Yee  
*State Controller*

Michael Cohen, Director  
*Department of Finance*

<http://www.treasurer.ca.gov/cpcfai/index.asp>

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## EXECUTIVE SUMMARY

This report of activities for the California Recycle Underutilized Sites Program (“CALReUSE” or “Program”), for the fiscal year ending June 30, 2014, 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/cpcfafa/](http://www.treasurer.ca.gov/cpcfafa/).

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 consists of two sub-component programs – the Assessment Program, which provides low cost loans to finance professional site assessments, and the Remediation Program, which provides grants and loans to finance brownfield cleanup activities. The Program helps accomplish a range of important public policy goals – from the protection of public health and safety, to fostering redevelopment and affordable housing, and the amelioration of urban blight.

Overall, 74 projects have been awarded brownfield financial assistance totaling over \$59 million. The Assessment Program has provided loans for 44 projects, and the Remediation Program has provided 29 grants and one loan for its 30 projects. The CALReUSE Program has provided brownfield financial assistance throughout the State of California, helping to finance projects throughout the length of California from Humboldt to San Diego Counties.

Originally, the California Pollution Control Authority (“CPCFA” or “Authority”) worked in collaboration with qualified public and private sector entities referred to as Strategic Partners to administer the Program. These Strategic Partners had a broad understanding of the complexity of brownfield redevelopment. As the Program matured and CPCFA staff gained subject matter expertise, the Authority brought the planning and administrative functions in-house in 2010. In 2013 the Authority began administering the entire program in-house. The Authority works directly with each awardee, and consults with the California Department of Toxic Substance Control for technical assistance through an interagency agreement.

## ASSESSMENT PROGRAM SUMMARY

Beginning in 2000, the Authority provided funds from its own bond issuance revenue to support the Assessment Program with low interest loans up to \$125,000 to help finance the cost of brownfield site assessment and characterization, technical assistance, and remedial action

planning. Due to the complexity of brownfield issues, in 2007 CPCFA increased the maximum loan amount to \$500,000.

Forty-four projects were awarded up to \$4,915,842 in loans from the Assessment Program; of that, \$3,557,689 or 72.4% has been disbursed to projects. Of the 44 projects, all have received full or partial disbursements of loan funds. Twenty of these loans, totaling \$1,340,379 have been repaid to the Authority, 21 loans totaling \$2,106,452 have been forgiven, and three loans are currently active and carry an outstanding balance of \$110,858.

Due to uncertain outcomes associated with site assessments and the difficulty in redeveloping contaminated sites, the Assessment Program was designed with a forgiveness provision. The forgiveness rate benchmark for the Program was established at 60%. In fiscal year 2013-2014, Authority staff approved three forgiveness requests for a total of 21 loans forgiven – bringing the forgiveness rate for the Program to 59.2%; below the forgiveness benchmark.

For property owners who borrowed Assessment Program funds, the loan will become payable if the borrower obtains a grading or building permit for the property. In addition, the loan will become payable if the property is sold or transferred within 25 years from the date of forgiveness approval. CPCFA staff conducts ongoing monitoring of the projects that received loan forgiveness, to ensure no event has occurred that would trigger a repayment of the loan.

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

## REMEDIATION PROGRAM SUMMARY

The CALReUSE Remediation Program is a grant and loan program 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 subsequent budget and trailer bills.<sup>1</sup> The Program is administered by the Authority in consultation with the California 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.

Of the \$60 million allocated to the Program, the Authority awarded \$55 million to projects and \$5 million in administration costs for CPCFA and the California Department of Housing and Community Development. The Authority capped the initial funding award at \$5 million per project to ensure that more projects would receive the necessary funds for cleanup activities. Applicants could apply for and receive award funds beyond the initial \$5 million, contingent on additional funds becoming available and a reconfirmation by the Authority. Projects were evaluated and awarded according to the Remediation Program's regulations, including factors such as the creation of housing units, project readiness, public benefits, and geographical targets. By May 2009, all of the Authority's funding was awarded. Of the 34 projects receiving awards, 30 projects executed agreements with the Authority. Four projects declined their

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<sup>1</sup> 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."

awards, and the funds were redirected to an underfunded project on a waiting list. The \$55 million that was awarded will assist in the creation of 6,139 housing units – a program investment of \$8,959 per unit.

All 30 projects that executed grant or loan agreements are moving forward with their projects, with \$44,133,277 having been disbursed as of June 30, 2014, to fund brownfield remediation activities. The current status of these projects is:

- 16 have completed both remediation of the brownfield and development of the project, resulting in 1,514 housing units.
- 7 projects have completed remediation and are in the development process.
- 7 projects are currently conducting remediation activities.

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

**ATTACHMENT A  
CALReUSE ASSESSMENT PROGRAM  
AS OF JUNE 30, 2014**

| <b>Active Loans</b>                                    | <b>Strategic Partner</b>                  | <b>City</b> | <b>County</b> | <b>Loan Amount Approved</b> | <b>Loan Issuance Date</b> | <b>Loan Expiration Date</b> | <b>Loan Amount Funded</b> | <b>Outstanding Principal Balance</b> | <b>Project Information</b>   | <b>Loan Status</b> |
|--|---|-------------|---------------|-----------------------------|---------------------------|-----------------------------|---------------------------|--------------------------------------|--|--------------------|
| Arcata 14th Street, LLC (Formally BJB Associates, LLC) | Center for Creative Land Recycling (CCLR) | Arcata      | Humboldt      | \$58,600                    | 01/22/10                  | 01/22/15                    | \$58,552                  | \$58,552                             | Loan approved for assessment of a site formally used as a lumber mill. The proposed development includes residential and affordable housing units. The borrower is currently working on a remedial action plan to move the project forward. The start of construction for the project is projected in the year 2014.                           | Active             |
| Legacy Partners Residential, LLC                       | CCLR                                      | San Carlos  | San Mateo     | \$181,300                   | 04/02/09                  | 04/02/15                    | \$33,942                  | \$33,942                             | Loan approved for assessment of a site formerly used as a commercial and light industrial facility. The proposed development includes housing units and retail space. Due to entitlement delays the completion of the assessment and the start of construction continue to be affected.  | Active             |
| East Bay Asian Local Development Corporation           | City of Oakland                           | Oakland     | Oakland       | \$52,000                    | 09/12/11                  | 10/15/14                    | \$18,363                  | \$18,363                             | Loan approved for assessment of a site formally used for multiple commercial industrial uses including a trucking service, motor freight storage, sign painting, and hat company. The proposed development is designed to construct 80 housing units in West-Oakland. The start of construction for the project is projected in the year 2016. | Active             |
| <b>CALReUSE</b>  |   |             |               | <b>\$291,900</b>            |                           |                             | <b>\$110,858</b>          | <b>\$110,858</b>                     |  |                    |
| <b>Active Loans</b>                                    |   |             |               |                             |                           |                             |                           |                                      |  |                    |

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| <b>Paid Loans</b>                   | <b>Strategic Partner</b> | <b>City</b> | <b>County</b> | <b>Loan Amount Approved</b> | <b>Loan Issuance Date</b> | <b>Loan Expiration Date</b> | <b>Loan Amount Funded</b> | <b>Outstanding Principal Balance</b> | <b>Project Information</b>  | <b>Loan Status</b> |
|-------------------------------------|--------------------------|-------------|---------------|-----------------------------|---------------------------|-----------------------------|---------------------------|--------------------------------------|---|--------------------|
| Oliver & Company                    | City of Emeryville       | Emeryville  | Alameda       | \$42,000                    | 07/03/03                  | 02/01/05                    | \$31,254                  | \$0                                  | Loan approved for assessment of a site formerly used as a maintenance warehouse. The development project included the redevelopment for rehabilitation and a seismic retrofit of the site's building. The loan was repaid in February 2004 and the project was completed in 2008. | Paid               |
| South County Housing                | CCLR                     | Gilroy      | Santa Clara   | \$125,000                   | 04/12/04                  | 04/12/06                    | \$54,890                  | \$0                                  | Loan approved for assessment of a site formerly used as a cannery/industrial site. The development project included mix-use residential and light retail. The loan was repaid in September 2005 and the project was completed in 2008.  | Paid               |
| Resources for Community Development | City of Emeryville       | Emeryville  | Alameda       | \$22,793                    | 07/30/03                  | 07/30/06                    | \$17,095                  | \$0                                  | Loan approved for assessment of a site formerly used as a laundry facility. The development project included 70 affordable housing units. The loan was repaid in July 2006 and the project was completed in 2013.   | Paid               |



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|                                      |                 |               |               |           |          |          |          |     |   |      |
|--------------------------------------|-----------------|---------------|---------------|-----------|----------|----------|----------|-----|---|------|
| Thomas & Barbara Brenkwitz           | CCLR            | Tracy         | San Joaquin   | \$82,705  | 09/10/03 | 08/01/06 | \$81,885 | \$0 | Loan approved for assessment of a site formerly used as a tire store. The development project included redevelopment of 20,000 square feet of commercial space. The loan was repaid in June 2007 and the project was completed in 2009.   | Paid |
| City of Oakland Redevelopment Agency | City of Oakland | Oakland       | Oakland       | \$125,000 | 06/05/02 | 09/30/06 | \$85,928 | \$0 | Loan approved for assessment of a site formerly used as a gas station. The development project included a mix-use development at the MacArthur BART station including 540 new housing units and 30,000 square feet of retail space. The loan was repaid in August 2006 and the project was completed in 2008. | Paid |
| Urban Pacific Builders, LLC          | CCLR            | Signal Hill   | Los Angeles   | \$125,000 | 03/01/04 | 03/01/07 | \$44,684 | \$0 | Loan approved for assessment of a site formerly used as an auto sales and repair facility. The development project includes 15 units of high density and attached for-sale housing. The loan was repaid in July 2006 and project was completed in 2014.   | Paid |
| Alabama Street Housing Association   | CCLR            | San Francisco | San Francisco | \$125,000 | 03/01/04 | 03/01/07 | \$14,151 | \$0 | Loan approved for assessment of a site formerly used as a rental truck parking and refueling facility. The development project included a variety of family for-sale and rental units and light retail space. The loan was repaid in March 2007 and the project was completed in 2008.                        | Paid |

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| <b>Paid Loans</b>             | <b>Strategic Partner</b> | <b>City</b> | <b>County</b> | <b>Loan Amount Approved</b> | <b>Loan Issuance Date</b> | <b>Loan Expiration Date</b> | <b>Loan Amount Funded</b> | <b>Outstanding Principal Balance</b> | <b>Project Information</b>  | <b>Loan Status</b> |
|-------------------------------|--------------------------|-------------|---------------|-----------------------------|---------------------------|-----------------------------|---------------------------|--------------------------------------|---|--------------------|
| Bayrock Residential, LLC      | City of Emeryville       | Emeryville  | Alameda       | \$125,000                   | 02/19/05                  | 07/01/07                    | \$93,750                  | \$0                                  | Loan approved for assessment of a site formerly used as commercial, industrial, single and multi-family parcels. The development project included redevelopment of 5,000 square feet of retail space and 68 condominiums. The loan was repaid in July 2007 and the project was completed in 2008. | Paid               |
| First Community Housing, Inc. | CCLR                     | San Jose    | Santa Clara   | \$125,000                   | 11/08/04                  | 11/08/07                    | \$57,774                  | \$0                                  | Loan approved for assessment of a site formerly used as a service station. The development project included affordable multi-family housing and light retail space. The loan was repaid in January 2006 and the project was completed in 2008.  | Paid               |
| Dewey-KOAR, LLC               | CCLR                     | Sylmar      | Los Angeles   | \$125,000                   | 05/18/06                  | 05/18/09                    | \$125,000                 | \$0                                  | Loan approved for assessment of a site formerly used as a landscaping facility. The development project includes single family homes, which includes common green space and guest parking. The loan was repaid in November 2007 and the project was completed in 2009.                            | Paid               |
| Sky Terrace Investors, LLC    | CCLR                     | Sylmar      | Los Angeles   | \$125,000                   | 10/31/07                  | 10/31/10                    | \$113,059                 | \$0                                  | Loan approved for assessment of a site formerly used as a landfill and mobile home park. The development project included industrial space. The loan was repaid in May 2008 and the project was completed in 2011.  | Paid               |

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|   |                    |             |                |           |          |          |           |     |  |      |
|---|--------------------|-------------|----------------|-----------|----------|----------|-----------|-----|--|------|
| Burbank Housing Development Corporation | CCLR               | Guerneville | Sonoma         | \$81,800  | 10/31/07 | 10/31/10 | \$69,535  | \$0 | Loan approved for assessment of a site formerly used as an auto body shop. The development project included housing for special needs households. The loan was repaid in September 2010 and the project was completed in 2012.   | Paid |
| Emery Station Triangle II, LLC          | City of Emeryville | Emeryville  | Alameda        | \$125,000 | 12/26/07 | 01/01/11 | \$125,000 | \$0 | Loan approved for assessment of a site formerly used as the Miller Warehouse. The development project included a 60,000 square foot research and development office complex. The loan was repaid in June 2011 and the project was completed in 2012.   | Paid |
| COMM 22, LLC                            | CCLR               | San Diego   | San Diego      | \$125,000 | 06/16/06 | 03/31/11 | \$125,000 | \$0 | Loan approved for assessment of a site formerly used as a maintenance yard. The development project includes multi-generational affordable housing and office and commercial space. The borrower was granted loan term extension to move the project forward and the loan was repaid in September 2011. The project remains on schedule to completed in Winter 2014. | Paid |
| Transition Properties, LP               | CCLR               | Colton      | San Bernardino | \$98,723  | 04/05/06 | 04/05/11 | \$97,685  | \$0 | Loan approved for assessment of a site formerly used as an auto dismantling facility. The development project includes a light-industrial park. The loan was repaid in July 2011 but the project did not move forward as the borrower was unable to successfully navigate the regulatory issues associated with the site.  | Paid |

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|                                     |                   |              |              |           |          |          |          |     |   |      |
|-------------------------------------|-------------------|--------------|--------------|-----------|----------|----------|----------|-----|---|------|
| Resources for Community Development | CCLR              | Martinez     | Contra Costa | \$100,000 | 03/21/08 | 04/15/11 | \$64,587 | \$0 | Loan approved for assessment of a site formerly used as a tank cleaning facility. The proposed development included 49 affordable, senior housing units. The borrower was granted forgiveness in December 2011, as the borrower was unable to secure adequate funding to move forward with the development project. In 2012, the borrower was able to move the project forward and repaid the loan balance as agreed and the project was completed in 2014. | Paid |
| Environmental Investments, LLC      | CCLR              | Bell Gardens | Los Angeles  | \$174,237 | 06/13/08 | 06/21/11 | \$4,292  | \$0 | Loan approved for assessment of a site formerly used as an oil facility and metal fabrication plant. The development project included a retail/commercial space. The loan was repaid in June 2011. The project did not move forward as the borrower was unable to successfully navigate the regulatory issues associated with the site.   | Paid |
| SHEA Mercado, LLC                   | City of San Diego | San Diego    | San Diego    | \$90,000  | 12/11/08 | 12/11/11 | \$70,780 | \$0 | Loan approved for assessment of a site formerly used as a storage facility. The development project included 95 multi-family affordable housing units and commercial/retail space. The loan was repaid in March 2011 and the project was completed in 2013.   | Paid |

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|---|-------------------|---------------|-----------|--------------------|----------|----------|--------------------|------------|---|------|
| Jacobs Center for Neighborhood Innovation                 | City of San Diego | San Diego     | San Diego | \$57,000           | 07/16/09 | 07/16/12 | \$32,170           | \$0        | Loan approved for assessment of a site formerly used as a cab and bus fleet parking facility. The proposed development includes single and multi family housing units. The loan was repaid July 2011 and the project was completed in 2014. | Paid |
| Community Development Commission of City of National City | CCLR              | National City | San Diego | \$32,694           | 09/30/09 | 09/30/12 | \$31,861           | \$0        | Loan approved for assessment of a site formally used as a machine shop and storage facility. The development included retail space and two restaurants. The loan was repaid September 2012 and the project was complete in 2011.            | Paid |
| <b>CALReUSE Paid Loans</b>                                |                   |               |           | <b>\$2,031,952</b> |          |          | <b>\$1,340,379</b> | <b>\$0</b> |   |      |

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| <b>Forgiven Loans</b>           | <b>Strategic Partner</b> | <b>City</b>         | <b>County</b> | <b>Loan Amount Approved</b> | <b>Loan Issuance Date</b> | <b>Loan Expiration Date</b> | <b>Loan Amount Funded</b> | <b>Outstanding Principal Balance</b> | <b>Project Information</b>  | <b>Loan Status</b> |
|---------------------------------|--------------------------|---------------------|---------------|-----------------------------|---------------------------|-----------------------------|---------------------------|--------------------------------------|---|--------------------|
| Mid-Peninsula Housing Coalition | CCLR                     | South San Francisco | San Mateo     | \$34,000                    | 03/08/04                  | 03/08/06                    | \$13,603                  | \$0                                  | Loan approved for assessment of a site formerly used by a furniture manufacturing facility. The proposed development included affordable housing and community space. The borrower was granted forgiveness in December 2005. The borrower could not secure an adequate purchase agreement with site owner.  | Forgiven           |
| World of Good Taste, Inc.       | CCLR                     | Sacramento          | Sacramento    | \$85,000                    | 09/29/03                  | 10/01/08                    | \$76,404                  | \$0                                  | Loan approved for assessment of a site formerly used as a junkyard and hardware wholesale facility. The proposed development included a bakery, café, and central distribution facility. The borrower was granted loan term extension to move the project forward, but ultimately was granted forgiveness in October 2008. The borrower was unable to successfully navigate the regulatory issues associated with the site. | Forgiven           |
| Castlewell Properties, Inc.     | CCLR                     | Los Angeles         | Los Angeles   | \$5,740                     | 10/03/05                  | 10/03/08                    | \$5,740                   | \$0                                  | Loan approved for assessment of a site formerly used by a dry cleaning facility. The proposed development included the construction of seven for-sale townhouse units. The borrower was granted forgiveness in December 2005. The site contamination was too extensive to make this project feasible.   | Forgiven           |

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|--|-----------------|-------------|-------------|-----------|----------|----------|-----------|-----|---|----------|
| San Pablo Auto Body                    | City of Oakland | Oakland     | Oakland     | \$125,000 | 07/26/04 | 10/31/08 | \$124,303 | \$0 | Loan approved for assessment of a site formerly used as an auto body shop. The proposed development included a car wash facility. The borrower was granted loan term extension to move the project forward but ultimately the borrower was granted forgiveness in October 2008. The borrower was unable successfully navigate the regulatory issues associated with the site. | Forgiven |
| General Environmental Management, Inc. | CCLR            | Signal Hill | Los Angeles | \$106,250 | 05/05/06 | 05/05/09 | \$87,407  | \$0 | Loan approved for assessment of a site formerly used as an oil refinery. The proposed development included the construction of for-sale housing units. The borrower was granted forgiveness in December 2006. The site contamination was too extensive to make this project feasible.   | Forgiven |
| Mercy Housing California               | CCLR            | Los Angeles | Los Angeles | \$62,000  | 03/05/07 | 03/05/10 | \$35,021  | \$0 | Loan approved for assessment of a site formerly used as a lumber yard, car wash and auto repair facility. The proposed development included affordable housing units. The borrower was granted forgiveness in December 2008. The borrower could not secure an adequate purchase agreement with site owner.  | Forgiven |

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|--------------------------------|------------------|----------|---------|-----------|----------|----------|-----------|-----|--|----------|
| Rawson Blum & Leon, Inc.       | City of Berkeley | Berkeley | Alameda | \$125,000 | 06/01/07 | 06/01/10 | \$106,250 | \$0 | Loan approved for assessment of a site formerly used as an ink manufacturing facility. The proposed development included the construction of an auto dealership. The borrower was granted forgiveness in June 2008. The site contamination was too extensive to make this project feasible.  | Forgiven |
| Tomorrow Development Co., Inc. | City of Oakland  | Oakland  | Oakland | \$85,000  | 12/23/04 | 06/30/10 | \$81,530  | \$0 | Loan approved for assessment of a site formerly used as a gas station. The proposed development includes workplace studio units and industrial loft space. The borrower was granted forgiveness in April 2011. The site contamination was too extensive to make this project feasible.   | Forgiven |
| Thomas McCoy & Morris Wright   | City of Oakland  | Oakland  | Oakland | \$200,000 | 05/19/03 | 12/19/10 | \$200,000 | \$0 | Loan approved for assessment of a site formerly used as a plating shop. The proposed development project included up to 406 condominiums and commercial space. The borrower was granted loan term extension to move the project forward but ultimately was granted forgiveness in May 2012. The borrower was unable to secure adequate funding to move forward with the development project. | Forgiven |
| Bridge Housing Ventures, Inc.  | CCLR             | Oakland  | Oakland | \$125,000 | 06/18/07 | 01/30/11 | \$125,000 | \$0 | Loan approved for assessment of a site formerly used as a junk yard and a brewery. The proposed development included market rate housing units and live/work lofts. The borrower was granted forgiveness in August 2011. The borrower was unable to secure adequate funding to move forward with the development project.  | Forgiven |



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|-------------------------|-------------------|-----------------|-------------|-----------|----------|----------|-----------|-----|--|----------|
| Eklof, Inc.             | CCLR              | Santa Cruz      | Santa Cruz  | \$300,000 | 08/28/08 | 08/28/11 | \$275,596 | \$0 | Loan approved for assessment of a site formerly used as a manufacturing facility and plating shop. The proposed development included clean up of the existing industrial site and conversion of vacant adjacent property into light industrial and mixed use space. The borrower was granted forgiveness in April 2012. The borrower was unable to secure adequate funding to move forward with the development project. | Forgiven |
| Golden Pacific Partners | CCLR              | Huntington Park | Los Angeles | \$100,000 | 10/24/08 | 10/24/11 | \$56,242  | \$0 | Loan approved for site assessment of a municipal parking lot. The proposed development included medium density housing with parking garages. The Borrower was granted forgiveness in June 2012. The Borrower was unable to secure adequate funding to move forward with the development project.   | Forgiven |
| Community Housing Works | City of San Diego | San Diego       | San Diego   | \$45,156  | 01/08/09 | 01/08/12 | \$43,148  | \$0 | Loan approved for assessment of a site formerly used as an auto dealership. The proposed development included affordable housing units. The borrower was granted forgiveness in June 2012. The site contamination was too extensive to make this project feasible.   | Forgiven |

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**CALReUSE ASSESSMENT PROGRAM**  
**AS OF JUNE 30, 2014**

| <b>Forgiven Loans</b>               | <b>Strategic Partner</b> | <b>City</b>      | <b>County</b> | <b>Loan Amount Approved</b> | <b>Loan Issuance Date</b> | <b>Loan Expiration Date</b> | <b>Loan Amount Funded</b> | <b>Outstanding Principal Balance</b> | <b>Project Information</b>  | <b>Loan Status</b> |
|-------------------------------------|--------------------------|------------------|---------------|-----------------------------|---------------------------|-----------------------------|---------------------------|--------------------------------------|---|--------------------|
| Resources for Community Development | CCLR                     | Santa Rosa       | Sonoma        | \$30,000                    | 02/05/09                  | 02/05/12                    | \$28,576                  | \$0                                  | Loan approved for assessment of a site formerly used as a laundromat to build a development of affordable housing units. The borrower was granted forgiveness in November 2011. The borrower was unable to secure adequate funding to move forward with the development project.  | Forgiven           |
| CIC Arvin Family Apartments, LP     | CCLR                     | Arvin            | Kern          | \$29,144                    | 06/11/09                  | 05/11/12                    | \$24,144                  | \$0                                  | Loan approved for assessment of a site formerly used for agricultural purposes. The proposed development project included an affordable housing complex. The borrower was granted forgiveness in August 2011. The site contamination was too extensive to make this project feasible.                                       | Forgiven           |
| Revita WDI, LLC                     | CCLR                     | Santa Fe Springs | Los Angeles   | \$227,000                   | 08/30/08                  | 06/30/12                    | \$205,380                 | \$0                                  | Loan approved for assessment of a site formerly used as a landfill. The development includes commercial and office space. The borrower was granted forgiveness December 2012. The site contamination was too extensive to make this project feasible.   | Forgiven           |
| 3000 E. Imperial, LLC               | CCLR                     | Lynwood          | Los Angeles   | \$400,000                   | 07/29/09                  | 07/28/12                    | \$208,106                 | \$0                                  | Loan approved for assessment of a site formerly used as a manufacturing facility. The proposed development includes the expansion of the Plaza Mexico Center and the addition of retail space. The borrower was granted forgiveness in August 2012. The site contamination was too extensive to make this project feasible. | Forgiven           |

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|   |                 |         |             |           |          |          |           |     |  |          |
|---|-----------------|---------|-------------|-----------|----------|----------|-----------|-----|--|----------|
| Dogtown Development Company, LLC  | City of Oakland | Oakland | Oakland     | \$50,000  | 04/30/10 | 04/30/13 | \$8,718   | \$0 | Loan approved for assessment of a site formerly used for industrial purposes. The proposed development includes the construction of single family homes. The borrower was granted forgiveness in September 2013. The borrower was unable to secure adequate funding to move forward with the development project.  | Forgiven |
| City of Lynwood, Successor Agency to the Lynwood Redevelopment Agency (Formerly City of Lynwood Redevelopment Agency) | CCLR            | Lynwood | Los Angeles | \$172,700 | 02/24/10 | 02/24/13 | \$172,700 | \$0 | Loan approved for assessment of a site formerly used for auto repair and chemical manufacturing. The proposed development includes single-family residences. The assessment activities are complete but the development stalled due to the dissolution of redevelopment agencies. The City of Lynwood became the successor to the CALReUSE Loan. The borrower was granted forgiveness in February 2013. The borrower was unable to secure adequate funding to move forward with the development project. | Forgiven |

**ATTACHMENT A  
CALReUSE ASSESSMENT PROGRAM  
AS OF JUNE 30, 2014**

|   |                 |            |         |                    |          |          |                    |            |  |          |
|---|-----------------|------------|---------|--------------------|----------|----------|--------------------|------------|--|----------|
| New Railroad Square LLC   | CCLR            | Santa Rosa | Sonoma  | \$160,000          | 10/22/08 | 10/22/13 | \$135,249          | \$0        | Loan approved for assessment of a site formerly used as a railroad station. The proposed development includes a mixed use complex. The borrower was granted a loan term extension to secure additional funds to successfully redevelop the site. The borrower was unable to move forward with the project as it is currently unable to purchase the property. The borrower was granted forgiveness in September 2013. The borrower was unable to secure adequate funding to move forward with the development project. | Forgiven |
| Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company | City of Oakland | Oakland    | Oakland | \$125,000          | 07/15/08 | 06/30/14 | \$93,335           | \$0        | Loan approved for preparation of a Remedial Investigation Plan for a site formerly used as a plating shop. The proposed development included construction of a 12-unit condominium complex. The assessment activities were completed and the borrower was granted a loan term extension to continue discussions with potential buyers for the site. The borrower was granted forgiveness in June 2014. The borrower was unable to secure adequate funding to move forward with the development project.                | Forgiven |
| <b>CALReUSE Forgiven Loans</b>  |                 |            |         | <b>\$2,591,990</b> |          |          | <b>\$2,106,452</b> | <b>\$0</b> |  |          |

**ATTACHMENT B**  
**CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>**  
**AS OF JUNE 30, 2014**

| Awardee  | Type <sup>2</sup> | Awarded     | Funds Used to Date | Project Name                                     | City      | Information Regarding the Brownfield  | Information Regarding the Development  | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>                      |
|--|-------------------|-------------|--------------------|--|-----------|---|--|-------------------------------|----------------------|------------------|--|
| First Community Housing  | G                 | \$957,730   | \$957,730          | Bay Avenue Senior Apartments                     | Capitola  | The site was formerly used for agricultural purposes in the 1970's. The contaminants of concern included elevated levels of chlordane and dihedron.<br><br>The Brownfield Infill Project was completed in April 2011. Remediation activities primarily consisted of the abatement of existing buildings and excavation and disposal of contaminated soils.                        | The Infill Development Project was completed in June 2011. The project consists of a six-building campus serving 109 senior households.  | 109                           | 109                  | 2011 Q2          | Remediation and Development Complete             |
| Studio 15 Housing Partners, LP   | G                 | \$244,560   | \$52,183           | Studio 15  | San Diego | The site was formerly used by chemical companies in the 1900's. The contaminants of concern included petroleum hydrocarbons, chloroform, tetrachloroethylene, trichloroethylene, lead, and copper.<br><br>The Brownfield Infill Project consists of ongoing groundwater and garage air sampling on the previously remediated site until April 2014.                               | The Infill Development Project was completed in April 2009. The project consists of a 275-unit affordable housing community targeted primarily to service workers. All of the units are fully furnished studio apartments.   | 275                           | 275                  | 2009 Q2          | Remediation and Development Complete with O&M    |
| First Community Housing  | G                 | \$175,376   | \$49,782           | Fourth Street Apartments                         | San Jose  | The site was formerly used for agricultural purposes from the 1930's to the 1970's. The contaminants of concern included asbestos, lead paint, and mercury.<br><br>The Brownfield Infill Project was completed in October 2010. Remediation activities primarily consisted of demolition of an existing building and lead and asbestos abatement.                                 | The Infill Development Project was completed in June 2012. The project consists of 100 energy-efficient, affordable rental apartments. Thirty-five of the units are allocated to residents with developmental disabilities.  | 100                           | 100                  | 2012 Q2          | Remediation and Development Complete             |
| Comm 22, LLC   | G                 | \$1,500,000 | \$1,034,178        | Commercial and 22nd Street Mixed-Use Development | San Diego | The site was formerly used as the San Diego Unified School District's maintenance and operation center in the 1960's. The contaminant of concern included hydrocarbon impacted soils and groundwater.<br><br>The Brownfield Infill Project is scheduled to be completed in early 2014. Remediation activities primarily consist of excavation and disposal of contaminated soils. | The Infill Development Project will consist of a 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.<br><br>The Infill Development Project is scheduled to be complete in the fourth quarter of 2014. | 252                           | 200                  | 2014 Q4          | Remediation in Progress and Development On-Track |
| Housing Corporation of America (formerly Thomas Safran and Associates) | G                 | \$622,750   | \$622,750          | Carson City Center Senior Housing                | Carson    | The site was formerly used as an auto service center. The sole contaminant of concern was gasoline petroleum hydrocarbons.<br><br>The Brownfield Infill Project was completed in October 2009. Remediation activities primarily consisted of removal and disposal of contaminated soils and ongoing operation and maintenance activities.   | The Infill Development Project was completed in April 2011. The project consists of one building with three stories of affordable senior apartments over one level of commercial/retail space and two levels of subterranean parking.  | 86                            | 86                   | 2011 Q2          | Remediation and Development Complete             |
| Cedar Gateway, LP  | G                 | \$94,330    | \$94,330           | Cedar Gateway                                    | San Diego | The site was formerly used as a service station and automobile repair facility. The sole contaminant of concern was lead.<br><br>The Brownfield Infill Project was completed in October 2010. Remediation activities primarily consisted of removal and disposal of contaminated soils.   | The Infill Development Project was completed in February 2012. The project consists of 65 affordable rental apartment units with access to transit and downtown job centers.   | 65                            | 65                   | 2012 Q1          | Remediation and Development Complete             |

**ATTACHMENT B**  
**CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>**  
**AS OF JUNE 30, 2014**

| Awardee   | Type <sup>2</sup> | Awarded     | Funds Used to Date | Project Name                             | City          | Information Regarding the Brownfield  | Information Regarding the Development   | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>                   |
|---|-------------------|-------------|--------------------|--|---------------|---|---|-------------------------------|----------------------|------------------|---|
| Capitol Station 65 LLC  | G                 | \$550,000   | \$500,156          | Township 9                               | Sacramento    | The site was formerly used as a cannery in the 1930's. The contaminants of concern were the levels of gasoline and benzene on the site.<br><br>The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of removal and disposal of contaminated soils.                                    | The Infill Development Project will consist of a 90-unit project including 89 affordable rental apartment units as part of a larger 65-acre, urban scale, mixed-use, transit-oriented, master-planned neighborhood.<br><br>The Infill Development Project is scheduled to be completed in the third quarter of 2014.  | 90                            | 90                   | 2014 Q3          | Remediation Complete and Development On-Track |
| LTSC Community Development Corporation and Pilipino Worker's Center | G                 | \$957,750   | \$957,750          | PWC Family Housing                       | Los Angeles   | The site was formerly used as an oil field from the 1930's to the 1960's. The contaminant of concern included petroleum hydrocarbons.<br><br>The Brownfield Infill Project was completed in the third quarter of 2012. Remediation activities primarily consisted of removal and disposal of contaminated material.                       | The Infill Development Project was completed in December 2013. The project created a 45 unit complex. Forty-Four of the units are permanent affordable housing for the under-served, low-income community in the Historic Filipinotown neighborhood of Los Angeles.   | 47                            | 45                   | 2013 Q4          | Remediation and Development Complete          |
| MSPDI Turk, LLC   | G                 | \$625,000   | \$625,000          | 1345 Turk Street Affordable Condominiums | San Francisco | The site was formerly used for transportation related services from 1886 to 2004. The contaminants of concern were petroleum hydrocarbons and metals.<br><br>The Brownfield Infill Project was completed in December 2009. Remediation activities consisted of removal and disposal of contaminated materials.                            | The Infill Development Project was completed in April 2012. The project created 32 units of for-sale affordable condominium housing.  | 32                            | 32                   | 2012 Q2          | Remediation and Development Complete          |
| Rockwood Christie, LLC (formerly TMG Partners, LLC)                 | G                 | \$5,000,000 | \$5,000,000        | 64th and Christie Site                   | Emeryville    | The site was formerly used as a parking lot and an auto transmission operation. The contaminants of concern include petroleum hydrocarbons, toluene, benzene, and xylene.<br><br>The Brownfield Infill Project was complete in the second quarter of 2013. Remediation activities consisted of removal and disposal of contaminated soil. | The Infill Development 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.<br><br>The Infill Development Project is scheduled to be completed in the fourth quarter of 2014.                       | 217                           | 190                  | 2014 Q4          | Remediation Complete and Development On-Track |
| 5110 Telegraph, LLC   | L                 | \$151,500   | \$0                | CIVIQ                                    | Oakland       | The site was used for nursery greenhouses and plant storage for nearly 70 years. The contaminants of concern included organic pesticides and arsenic.   | The project, which would have created 67 units of rental housing and 2,990 square feet of commercial space was withdrawn, as the awardee determined that program funds were not necessary to move forward with the project. The award was returned to CPCFA and funds were redirected to the Miramar Village project which had received only partial funding. |                               |                      | N/A              | Award Declined by Borrower                    |

**ATTACHMENT B  
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>  
AS OF JUNE 30, 2014**

| Awardee   | Type <sup>2</sup> | Awarded     | Funds Used to Date | Project Name                                   | City          | Information Regarding the Brownfield  | Information Regarding the Development   | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>                      |
|---|-------------------|-------------|--------------------|--|---------------|---|---|-------------------------------|----------------------|------------------|--|
| City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency | G                 | \$2,604,490 | \$2,067,121        | Miraflores                                     | Richmond      | <p>The site was formerly used as a nursery for more than 80 years. The contaminants of concern included pesticides, lead, and petroleum.</p> <p>The Brownfield Infill Project is scheduled to be completed in the third quarter of 2014. Remediation activities primarily consist of removal and disposal of contaminated soil, and removal of underground storage tanks.</p>                     | <p>The Infill Development Project will consist of 280 affordable and market-rate housing units. Half will be affordable, including 99 supportive housing units for the elderly.</p> <p>The Infill Development Project is scheduled to be completed in the fourth quarter of 2016. The project has been delayed due to the stalling market conditions and slow economic recovery.</p>  | 280                           | 280                  | 2016 Q4          | Remediation in Progress and Development On-Track |
| Octavia Court, Inc.   | G                 | \$315,000   | \$99,849           | Octavia Court                                  | San Francisco | <p>The site was formerly used as a freeway on-ramp and for residential purposes. The contaminants of concern included excess amounts of lead on the site.</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 Infill Development Project was completed in April 2011. The project consists of a five-story, 15-unit apartment building for people with developmental disabilities.</p>   | 15                            | 15                   | 2011 Q2          | Remediation and Development Complete             |
| IA Sacramento Holdings, LLC (formerly S. Thomas Enterprises of Sacramento, LLC)     | G                 | \$5,000,000 | \$4,998,856        | Sacramento Railyards                           | Sacramento    | <p>The site was formerly used as a locomotive and maintenance rebuilding facility since 1863. The contaminants of concern included lead, asbestos and heavy metals.</p> <p>The Brownfield Infill Project was completed in September 2010. Remediation activities primarily consisted of lead and asbestos abatement.</p>  | <p>The project will consist of 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.</p> <p>The Infill Development Project is scheduled to be completed in the second quarter of 2015.</p>   | 197                           | 197                  | 2015 Q2          | Remediation Complete and Development On-Track    |
| Visitacion Development, LLC   | G                 | \$3,459,794 | \$1,141,169        | Visitacion Valley Transit-Oriented Development | San Francisco | <p>The site was formerly used as a manufacturing facility. The contaminants of concern include trichloroethylene, perchloroethylene, vinyl chloride, lead, and arsenic.</p> <p>Remediation is scheduled to be completed in the third quarter of 2015. Remediation activities primarily consist of removal and disposal of contaminated materials from soil and the buildings.</p>                 | <p>The project will create 1,250 units of condominium housing in 13 buildings. The project will include 105,000 square feet of grocery and retail space to be developed on the first floors of the residential buildings.</p> <p>The Infill Development Project is scheduled to be completed in the second quarter of 2017. The project has been delayed due to the elimination of the redevelopment agencies and associated tax increment financing.</p> | 1,250                         | 1,250                | 2017 Q2          | Remediation in Progress and Development Delayed  |
| 1614 Campbell Street, LLC   | L                 | \$338,970   | \$338,970          | Lampwork Lofts                                 | Oakland       | <p>The site was formerly used as a lamp and upholstery manufacturing facility. The contaminants of concern were pollutants from a former underground storage tank, and 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 market rate units. The project is in close proximity to employment and retail; residents can either enjoy a short commute to their job, or benefit from a work/live space that fits into a pre-existing industrial district.</p> <p>The Infill Development Project is scheduled to be completed in the third quarter of 2014.</p>   | 92                            | 92                   | 2014 Q3          | Remediation Complete and Development On-Track    |

**ATTACHMENT B  
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>  
AS OF JUNE 30, 2014**

| Awardee   | Type <sup>2</sup> | Awarded     | Funds Used to Date | Project Name  | City       | Information Regarding the Brownfield  | Information Regarding the Development   | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>                      |
|---|-------------------|-------------|--------------------|---|------------|---|---|-------------------------------|----------------------|------------------|--|
| Truckee Development Associates, LLC   | G                 | \$1,585,724 | \$1,529,220        | Truckee Railyard                                      | Truckee    | <p>The site was formerly used to support railroad operations through the mid-1950's. The contaminants of concern include petroleum hydrocarbons and associated polynuclear aromatic hydrocarbons, polychlorinated biphenyls, and lead.</p> <p>The Brownfield Infill Project is scheduled to be completed in the third quarter of 2014. Remediation activities primarily consist of removal and disposal of contaminated materials.</p>  | <p>The Infill Development Project will create a mix of 250 residential rental and for-sale units. 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, and a 25,000 square-foot civic building.</p> <p>The Infill Development Project is scheduled to be completed in the first quarter of 2017.</p>   | 483                           | 250                  | 2017 Q1          | Remediation in Progress and Development On-Track |
| Housing Authority of the City of Sacramento as Successor Agency to the Redevelopment Agency of the City of Sacramento | G                 | \$631,000   | \$631,000          | La Valentina  | Sacramento | <p>The site was formerly used as a car repair facility. The contaminants of concern included 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 Infill Project was completed in the third quarter of 2012. The project consists of 81 affordable housing units in three- and four-story buildings and includes 1,320 square feet for a cafe, and an additional 5,327 square feet of commercial space.</p>  | 70                            | 81                   | 2012 Q3          | Remediation and Development Complete             |
| Carson Marketplace, LLC   | G                 | \$5,000,000 | \$5,000,000        | Brownfield Remediation of the Boulevards at South Bay | Carson     | <p>The site was formerly used as a landfill until 1968. The contaminants of concern include volatile organic compounds, heavy metals, methane, and petroleum hydrocarbons.</p> <p>The Brownfield Infill Project is scheduled to be completed in the second quarter of 2015. Remediation activities primarily consist of the installation of a groundwater treatment system. Total cost of the Brownfield Infill Project exceeds the amount of the of the Program funding awarded.</p> | <p>The project will create a 400-unit apartment complex on seven acres. Fifteen percent of the units will be designated as affordable housing. 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>The Infill Development Project is delayed due to remediation delays and contractor issues.</p> | 400                           | 400                  | N/A              | Remediation in Progress and Development Delayed  |
| Bridge Housing Ventures, Inc.   | G                 | \$275,000   | \$0                | Linden Lofts  | Oakland    | <p>The site was formerly used as a maintenance and storage yard and a repair facility. The contaminants of concern included benzene and hydrocarbons.</p>   | <p>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.</p>   |                               |                      | N/A              | Award Declined by Grantee                        |
| Calvine and Elk Grove - Florin, LLC (formerly Petrovich Development Company, LLC)                                     | G                 | \$4,018,066 | \$4,016,979        | Curtis Park Village                                   | Sacramento | <p>The site was formerly used as a railroad maintenance yard. The contaminants of concern included metals, petroleum, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, and volatile organic compounds.</p> <p>The Brownfield Infill Project was completed in January 2012. Remediation activities primarily consisted of excavation and disposal of contaminated soils.</p>   | <p>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.</p> <p>The Infill Development Project is scheduled to be completed in the fourth quarter of 2015.</p>   | 80                            | 80                   | 2015 Q4          | Remediation Complete and Development On-Track    |



**ATTACHMENT B**  
**CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>**  
**AS OF JUNE 30, 2014**

| Awardee  | Type <sup>2</sup> | Awarded     | Funds Used to Date | Project Name                   | City          | Information Regarding the Brownfield  | Information Regarding the Development  | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>                      |
|--|-------------------|-------------|--------------------|--------------------------------|---------------|---|--|-------------------------------|----------------------|------------------|--|
| Urban Preservation Foundation (formerly Martin Building Company)                               | G                 | \$2,148,471 | \$2,148,471        | 2235 Third Street              | San Francisco | The site was formerly used as a scrap iron and metal yard. The sole contaminant of concern included lead in the soil.<br><br>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 Infill Project was completed in the fourth quarter of 2012. The project consists of 39 affordable and 157 market-rate rental units as part of a 50,000-square-foot project that restored two historic buildings, created 17,000 square feet of retail space, maintained 1,000 square feet of open space, and provided 157 below-ground parking spaces.   | 179                           | 196                  | 2012 Q4          | Remediation and Development Complete             |
| Bridge Economic Development Corporation  | G                 | \$999,110   | \$999,110          | St. Joseph's Senior Apartments | Oakland       | The site was formerly used as a convalescent home and a commercial facility. The contaminants of concern were asbestos and lead-based paint.<br><br>The Brownfield Infill Project was completed in August 2010. Remediation activities included abatement and disposal of lead and asbestos containing materials.   | The Infill Development Project was completed in January 2012. The project consists of an 84-unit affordable rental community. A third of the units are set aside for seniors with long-term chronic health conditions.   | 84                            | 84                   | 2012 Q1          | Remediation and Development Complete             |
| MacArthur Transit Community Partners, LLC  | G                 | \$2,981,000 | \$2,797,352        | MacArthur Transit Village      | Oakland       | The site was formerly used as an automotive repair garage and a dry-cleaning operation. The contaminants of concern are volatile organic compounds, as well as petroleum hydrocarbons and related compounds.<br><br>The Brownfield Infill Project is scheduled to be completed in the third quarter of 2014. Remediation activities primarily consist of excavation and disposal of contaminated soils. | 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.<br><br>The Infill Development Project is scheduled to be completed in the fourth quarter of 2016.  | 312                           | 312                  | 2016 Q4          | Remediation in Progress and Development On-Track |
| Lille Mae Jones Plaza, LP (formerly Community Housing Development of North Richmond)           | G                 | \$284,589   | \$23,890           | Lillie Mae Jones Plaza         | Richmond      | The site was formerly used as a hardware store, harness business and a carpentry shop. The sole contaminate of concern was high concentrations of lead in the soil.<br><br>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.                            | The Infill Development Project was completed in April 2011. The project consists of 26-units of affordable rental housing unit and includes supportive units for homeless and special needs populations.   | 26                            | 26                   | 2011 Q2          | Remediation and Development Complete             |
| City and County of San Francisco as Successor Agency to the San Francisco Redevelopment Agency | G                 | \$5,000,000 | \$6,000            | Hunters Point Shipyard         | San Francisco | The site was formerly used as a naval shipyard and for the dismantling of commercial vessels. The contaminants of concern include volatile organic compounds, asbestos and lead-based paint.<br><br>The Brownfield Infill Project is scheduled to be completed in the third quarter of 2016. Remediation activities primarily consist of lead and asbestos abatement.                                   | The project will create 1,128 residential units, 20% of which will be affordable. The project is part of the larger 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development project. The larger project will provide retail space, artist studios and 243 acres of parks and open space.<br><br>The Infill Development Project is scheduled to be completed in the fourth quarter of 2017. The project has been delayed due to the elimination of the redevelopment agencies and the inability to secure the transfer of brownfield parcels currently owned by the United States Navy. | 2,625                         | 1,128                | 2017 Q4          | Remediation in Progress and Development Delayed  |

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**CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>**  
**AS OF JUNE 30, 2014**

| Awardee  | Type <sup>2</sup> | Awarded     | Funds Used to Date | Project Name                       | City        | Information Regarding the Brownfield   | Information Regarding the Development  | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>                   |
|--|-------------------|-------------|--------------------|------------------------------------|-------------|--|--|-------------------------------|----------------------|------------------|---|
| National Affordable Communities, Inc. and LINC Housing Corporation             | G                 | \$1,028,500 | \$722,058          | Red Star Apartments                | Oakland     | The site was formerly used as a yeast manufacturing facility. The contaminants of concern included lead, mercury and petroleum hydrocarbons.<br><br>The Brownfield Infill Project was completed in October 2011. Remediation activities primarily consisted of excavation and disposal of contaminated soils.                            | The project will create a 119-unit affordable senior apartment community consisting of one four-story building over an on-grade parking garage.<br><br>The completion date for the Infill Development Project has yet to be determined. In June in 2012 the project was victim of an arson fire. The fire is currently under investigation and the Grantee is exploring all options to redevelop the site. | 119                           | 119                  | 2014 Q4          | Remediation Complete and Development Delayed  |
| WCH Affordable I, LLC (formerly UHC LA 29 LP)                                  | G                 | \$1,183,475 | \$569,057          | The Crossings on 29th Street       | Los Angeles | The site was formerly used as a car repair shop and a battery recycling facility. The contaminants of concern were volatile organic compounds.<br><br>The Brownfield Infill Project was completed in November 2011. Remediation activities primarily included excavation and disposal of contaminated soils.                             | The Infill Development Project was completed in November 2012. The project created a 34-unit affordable housing development consisting of town homes, flats, and garden apartments.  | 34                            | 34                   | 2012 Q4          | Remediation and Development Complete          |
| Global Premier Development, Inc. and LINC Housing Corporation                  | G                 | \$5,000,000 | \$5,000,000        | Lorena Apartments                  | Los Angeles | The site was formerly used as a medical office and a church. The contaminants of concern included total petroleum hydrocarbons, chlorine pesticides, lead, and other metals.<br><br>The Brownfield Infill Project was completed in March 2011. Remediation activities primarily consisted of excavation and disposal of hazardous waste. | The Infill Development Project was completed in December 2011. The project consisted of a 112-unit multi-family affordable housing apartment complex over below-grade parking, and includes a recreation center.   | 112                           | 112                  | 2011 Q4          | Remediation and Development Complete          |
| National Affordable Communities, Inc.  | L                 | \$191,400   | \$0                | Plumas Family Apartments           | Yuba City   | The site 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 because the awardee was no longer moving forward with the project. The award was returned to CPCFA and the funds were redirected to the Miramar Village project which had only received partial funding.  |                               |                      | N/A              | Award Declined by Borrower                    |
| Global Premier Development, Inc. and Foundation for Affordable Housing V, Inc. | L                 | \$797,000   | \$0                | Dorado Court                       | Stockton    | The site was formerly used as a gas station 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 because the awardee was no longer moving forward with the project. The award was returned to CPCFA and the funds were redirected to the Miramar Village project which had only received partial funding.  |                               |                      | N/A              | Award Declined by Borrower                    |
| Pacific West Communities, Inc. and Foundation for Affordable Housing V, Inc.   | G                 | \$546,500   | \$2,500            | 3rd Street Residential Development | San Jose    | The site was formerly used as a brick manufacturing facility, dry cleaner, and an auto body shop. The contaminants of concern include chlorinated solvents, total petroleum hydrocarbons and asbestos.<br><br>Remediation work began in August 2013 and is was completed in January 2014   | 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.<br><br>The Infill Development Project is scheduled to be completed in the first quarter of 2015.   | 37                            | 37                   | 2015 Q1          | Remediation Complete and Development On-Track |

**ATTACHMENT B**  
**CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>**  
**AS OF JUNE 30, 2014**

| Awardee                                   | Type <sup>2</sup> | Awarded                    | Funds Used to Date         | Project Name        | City        | Information Regarding the Brownfield   | Information Regarding the Development  | No. Units Originally Proposed | Current No. of Units | ACD <sup>3</sup> | Project Status <sup>4</sup>          |
|---|-------------------|----------------------------|----------------------------|---------------------|-------------|--|--|-------------------------------|----------------------|------------------|--------------------------------------|
| Miramar Village Partners, LP <sup>5</sup> | G                 | \$1,565,315                | \$1,565,315                | Miramar Village     | Los Angeles | <p>The site was formerly used as an oil field. The contaminants of concern included hydrocarbons, volatile organic compounds, and toxic heavy metals.</p> <p>The Brownfield Infill Project was completed in February 2010. Remediation activities primarily consisted of locating, excavating, and abandoning old oil wells and disposing of contaminated soils.</p> | <p>The Infill Development Project was completed in March 2010. The project created a 114-unit affordable family housing apartment complex. The structure consists of three levels over one level of semi subterranean parking.</p>   | 114                           | 114                  | 2010 Q1          | Remediation and Development Complete |
| S.V.D.P. Management, Inc.                 | G                 | \$582,500                  | \$582,500                  | 15th and Commercial | San Diego   | <p>The site was formerly used as a concrete manufacturing facility and a railyard. The contaminants of concern included petroleum hydrocarbons and metals.</p> <p>The Brownfield Infill Project was completed in October 2010. Remediation activities consisted primarily of excavation and disposal of contaminated soils.</p>                                      | <p>The Infill Development Project was completed in November 2011. The project is a 12-story multi-use development consisting of 140 affordable and rent-free rental housing units. The development includes 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.</p> | 140                           | 140                  | 2011 Q4          | Remediation and Development Complete |
| <b>Total Amount Awarded:</b>              |                   | <b><u>\$56,414,900</u></b> | <b><u>\$44,133,277</u></b> |                     |             |  | <b>Total Number of Housing Units:</b>  | <b><u>7,922</u></b>           | <b><u>6,139</u></b>  |                  |                                      |

**Endnotes:**

<sup>1</sup> Capitalized terms are defined in the Program regulations

<sup>2</sup> G=Grant; L=Loan

<sup>3</sup> 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.

<sup>4</sup> Project Status: O&M = project requires ongoing operation and maintenance; Remediation Complete = Brownfield Infill Project is complete; Development Complete = Infill Development Project is complete.

<sup>5</sup> The Project was awarded a grant for \$2,075,653; the \$1,565,315 currently available includes redirected funds from four returned awards. The additional \$510,338 will be made available if additional funds, including unused and returned awards, become available.