



CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY

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State Treasurer

BETTY T. YEE
State Controller

MICHAEL COHEN
Director of Finance

EXECUTIVE DIRECTOR
Reneé Webster-Hawkins

June 28, 2017

Daniel Alvarez
Secretary of the Senate
State Capitol, Room 3044
Sacramento, CA 95814

E. Dotson Wilson
Chief Clerk of the Assembly
State Capitol, Room 3196
Sacramento, CA 95814

Re: California Pollution Control Financing Authority, California Recycle Underutilized Sites (CALReUSE) Program Annual Report of Activities for 2015-16 Fiscal Year (FY)

Gentlemen:

Attached is the report of activities required pursuant to Health and Safety Code sections 44525.7 and 53545.14(b) for the fiscal year ending June 30, 2016.

The attached report details the activity for the Assessment and Remediation Programs. The revitalization of former railyards, fleet facilities, a freeway on-ramp, and a shipyard are featured. These blighted former transportation sites are found in many California communities. CALReUSE projects leverage Assessment and Remediation Program funding to successfully transform blight into affordable housing for a more sustainable California.

During FY 2015-16, the CALReUSE Assessment Program had no outstanding loans. To date, thirteen (13) Assessment Program sites have completed development, including commercial and retail space, as well as 825 housing units, of which 644 are income-restricted. Since FY 2001-02, the Assessment Program has fostered further development investment at the rate of \$98 for each dollar loaned, which is over six times greater than the U.S. EPA's ratio of \$16 of investment per dollar distributed in similar programs.

California Pollution Control Financing Authority, California Recycle Underutilized Sites
(CALReUSE) Program Annual Report of Activities for 2015-16 Fiscal Year (FY)

In FY 2015-16, two (2) CALReUSE Remediation Program projects completed the environmental remediation necessary for further development; and one (1) CALReUSE Remediation Program project completed its final development and achieved occupancy. Since FY 2008-09, a total of twenty-one (21) projects have produced 2,213 housing units, of which 1,777, or 80%, are affordable. These CALReUSE Remediation Program projects also include other community improvements such as parks, retail space and parking.

Sincerely,



Renee Webster-Hawkins
Executive Director

Attachment: CALReUSE Assessment and Remediation 2015-16 Fiscal Year Annual Report

cc: Hon. John Chiang, State Treasurer
Hon. Betty Yee, State Controller
Michael Cohen, Director, Department of Finance
Diane F. Boyer-Vine, Legislative Counsel
Mac Taylor, Legislative Analyst



**California Pollution Control
Financing Authority**

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

**REVITALIZING
CALIFORNIA
COMMUNITIES**

John Chlang, Chair
State Treasurer

Betty Yee
State Controller

Michael Cohen
Director of Finance

**Annual Report to the California State
Legislature 2015-16 Fiscal Year**

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 44 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 Program 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

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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, 2016, is submitted pursuant to Health and Safety Code sections 44525.7 and 53545.14(b). Additional information can be found at www.treasurer.ca.gov/cpcf/.

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.

Since the inception of both programs, 82 projects have been awarded brownfield financial assistance. Of that, 74 projects have entered into grant and loan agreements 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 California Pollution Control Authority (“CPCFA” or “Authority”) works directly with each awardee, and consults with the California Department of Toxic Substances Control for technical assistance through an interagency agreement. The CALReUSE Program has provided brownfield financial assistance throughout the State of California, helping to finance projects from Humboldt to San Diego Counties.

Statement of Need

BROWNFIELDS IN CALIFORNIA: LIMITED FUNDING FOR THE CLEANUP OF 90,000 EMPTY LOTS & BLIGHTED BUILDINGS

California has over 90,000¹ properties which are underused or idle due to the presence or perception of contaminants. These sites are called brownfields and were previously industrial and manufacturing operations, petroleum production facilities, military bases, landfills, and rail-yards as well as agricultural operations and small businesses such as car repair shops and dry cleaners.

Although the history of each brownfield site is different, all must undergo environmental assessment before revitalization can occur, and those found to be contaminated must move through the cleanup phase prior to reuse.

State and federal resources for these activities historically have been very limited. For example, California's Department of Toxic Substances Control completes about 125² clean-ups each year. The impact of limited public resources means that property owners and developers are faced with taking on the financial, regulatory and liability risks associated with brownfield sites, which limits the marketability of the sites.



¹Overseeing Site Cleanup, 6/2/17, <https://www.dtsc.ca.gov/SiteCleanup/>.

²Id.

The CALReUSE Solutions

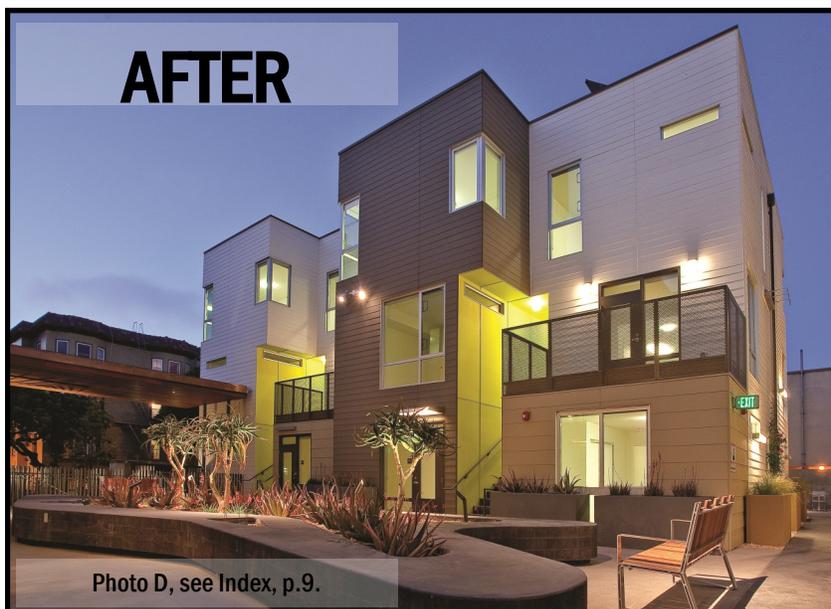
CALReUSE MITIGATES UNFUNDED BROWNFIELD CLEANUP: CALIFORNIA'S HOUSING AVAILABILITY & ENVIRONMENTAL RESTORATION ARE IMPROVED



Many California communities that lack enough safe, secure, and healthy housing also have brownfields; therefore, revitalizing brownfields into affordable housing is one way to address California's affordable housing crisis while also minimizing blight. Brownfield revitalization restores the environment by mitigating contaminants to

make sites safe for new or expanded re-use. Furthermore, new and expanded re-uses increase the public's connection to urban areas and allow for reductions in vehicle miles traveled (VMT). Environmental benefits occur when brownfields located near job and transportation centers

are revitalized into housing and commerce.



With these benefits in mind, how has California expanded brownfield revitalization? The California Recycle Underutilized Sites (CALReUSE) Program mitigates the financial risks associated with assessment and remediation at critical stages of brownfield revitalization to improve California communities.

CALReUSE Assessment Program History & Overview

In Fiscal Year (FY) 2001-02, the CALReUSE Assessment Program was established using funds derived from the California Pollution Control Financing Authority's bond issuance revenue.³ The Assessment Program provided 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 FY 2008-09 CPCFA increased the maximum loan amount to \$500,000.

The Assessment Program was designed to mitigate some of the risks associated with site assessments and redeveloping brownfield sites. In the event that a borrower completed the environmental assessment but then determined that its project was infeasible, the borrower could receive loan forgiveness with the caveat that any development or change in ownership in the 25 years after forgiveness will require re-payment of the loan.

Between FY 2001-02 and FY 2011-12, 48 projects were awarded CALReUSE Assessment Program loans. Forty-seven projects were located in economically distressed communities.⁴ Forty-four awards were accepted by the borrowers in the amount of \$3,576,439.

Between FY 2003-04 and FY 2015-16, 23 loans totaling \$1,451,237 were repaid to the Authority and 21 loans totaling \$2,125,202 were forgiven.

The Assessment Program has no loans outstanding; no funding is available for new loans. CPCFA staff continues to monitor and report on projects which received loan forgiveness.

A display of the complete award portfolio is found in Attachment A of this report.

³Established per CCR Title 4, Division 11, Article 9, Subarticle 1, 8090-8101.

⁴Economically distressed as defined by CCR Title 4, Division 11, Article 9, Subarticle 1, 8090, (j).

CALReUSE Assessment Program Accomplishments

CALReUSE ASSESSMENT RATIO OF ADDITIONAL REVITALIZATION INVESTMENT EXCEEDS NATIONAL AVERAGE BY 6X

Each Assessment dollar loaned through the Program has utilized \$98 of additional investment in development, which is over six times the ratio of \$16 of additional investment per dollar spent by the United States Environmental Protection Agency for its brownfield programs.⁵

Through FY 2015-16, thirteen development projects have been completed on Assessment Program loan sites, resulting in 825 housing units (of which 644 are income-restricted⁶), and commercial and retail space.

The Assessment Program also provides valuable information about the conditions of

CALReUSE Assessment Program Accomplishments (continued)

blighted sites to community decision makers. The increased knowledge gained through environmental assessments enables private developers and local economic development entities to evaluate the best use of each site. In addition to the thirteen projects already completed, five Assessment Program sites have developments currently underway, with 643 new housing units (of which 162 will be income-restricted) anticipated upon completion.

⁵Overview of the Brownfields Program, <https://www.epa.gov/brownfields/overview-brownfields-program>, updated April 28, 2017.

⁶Income-restricted definition varies by project according to regulatory agreements between project developers and local jurisdictions.

CALReUSE Remediation Program History & Overview

The CALReUSE Remediation Program was 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.⁷ The Remediation Program is administered by CPCFA in consultation with the California Department of Housing and Community Development (HCD). The Remediation Program is a grant and loan program that finances brownfield clean-up activities, so that necessary infrastructure can be developed and construction can commence. Of the \$60 million allocated to the Program, \$55 million was awarded to projects and \$5 million was allocated for CPCFA's and HCD's administrative costs. The initial awards were capped at \$5 million per project to ensure that more projects would receive funds. However, applicants were able to request additional funding, subject to additional funds becoming available and reconfirmation by CPCFA.

Thirty-four project awards were made in FY 2008-09 based on factors such as the creation of housing units, project readiness, public benefits, and geographical targets.⁸ Four projects declined their awards, and the funds were redirected to an underfunded project on a waiting list.

In FY 2015-16, \$837,788 was disbursed; two projects completed environmental remediation necessary for further development; and one project completed final development. Since FY 2008-09, \$45,367,492 in total has been disbursed, and 21 projects have completed both remediation and development.

The remaining nine projects are larger projects on longer time frames. Three of the nine projects are currently conducting remediation; and six projects have completed remediation and are in the development process. A display of all Remediation Program projects is found in Attachment B of this report.

The following chart outlines the positive impacts to health and safety, housing, and economic development that CALReUSE Remediation revitalization has brought to California communities.

(continued on next page)

CALReUSE Remediation Program History & Overview (continued)

CALReUSE Remediation	FY 2008-09 to FY 2014-15	FY 2015-16	FY 2016-17 and Beyond
Acres of Brownfield Remediated	389 acres	8 acres	398 acres
Number of Housing Units Completed	2,176	37	3,783
Additional Housing Investment ⁹	\$691,885,311	\$11,949,048	\$2,372,665,000
Number of Temporary Jobs Created ¹⁰	465	15	33,932
Number of Permanent Jobs Created ¹¹	4,075	300	75,120

⁷Senate Bills 77 and 86 of 2007.

⁸Selection criteria per CCR Title 4, Division 11, Article 9, Subarticle 2, 8012.14.

⁹Additional Housing Investment costs were self-reported by each awardee in a December 2012 Program Participant Survey.

¹⁰The number of jobs created were self-reported by each awardee in the CALReUSE Remediation Program Grant Application.

¹¹Id.

CALReUSE Remediation Program Accomplishments

CALReUSE REMEDIATION STRUCTURED TO PROMOTE AFFORDABLE HOUSING; 80% OF HOUSING PRODUCED TO DATE IS AFFORDABLE

“The Golden State is short 1.5 million safe, healthy and affordable homes; but only 7,000 new units are produced annually.”¹²

The CALReUSE Remediation Program restores the environment and reduces blight while targeting projects which transform brownfields into affordable housing. From FY 2008-09 to FY 2015-16, CALReUSE Remediation Program funding has resulted in the completion of 2,213 housing units amongst 21 projects. The program’s 15% affordable housing threshold has been exceeded; remarkably, 80% (1,777), of the units produced by the program to date are affordable for-sale or rental units.¹³

For the 21 completed projects, each CALReUSE Remediation dollar has been accompanied by \$33.64 in other funds toward total development costs. The Program anticipates producing a total of 5,996 housing units, including 3,004 for-sale or rental affordable units, once all projects are completed.

All the completed CALReUSE Remediation projects revitalize their communities by replacing blight with new housing. Nine projects also offer residents support services such as child-care, health enhancement, and support for employment. Four projects are mixed-use developments, bringing commercial activity along with housing. Thirteen locations are served by transit, providing residents access to the larger community. The following chart summarizes the characteristics of the projects completed to date.

CALReUSE Remediation Program Accomplishments (continued)

Characteristics of Completed CALReUSE Remediation Projects	Housing Units	Affordable Housing	Support Services ¹⁴	Mixed-Use ¹⁵	Transit-Served ¹⁶
1345 Turk St. Affordable Condominiums	32	32			Y
15th and Commercial	140	139	Y		
2235 Third Street	196	39			
3rd Street Residential Development	37	36			
64th and Christie Site	190	29			Y
Bay Avenue Senior Apartments	109	102	Y		
Carson City Center Senior Housing	86	85		Y	
Cedar Gateway	65	63			Y
COMM22	200	197	Y		Y
Fourth Street Apartments	100	99	Y		Y
Lampwork Lofts	92	0			
La Valentina	81	80		Y	Y
Lillie Mae Jones Plaza	26	25	Y		Y
Lorena Apartments	112	111			
Miramar Village	114	113			
Octavia Court	15	14	Y		Y
PWC Family Housing	45	44	Y		Y
St. Joseph's Senior Apartments	84	83	Y	Y	Y
Studio 15	275	273			Y
The Crossings on 29th Street	34	33	Y		Y
Township 9	180	180		Y	Y
	2,213	1,777	9	4	13

¹²Building California's Future Begins Today – Modernizing Public Finance and the Treasurer's Office, <http://www.treasurer.ca.gov/publications/biennial/2016.pdf> (updated 3/3/17), page 21.

¹³Affordable as defined by Health and Safety Code section 53545.13.

¹⁴ The support services provided were self-reported by each awardee in the Completed Infill Development Report.

¹⁵ Defined as the specific building associated with the CALReUSE grant being mixed-use, as self-reported by each awardee in the Completed Infill Development Report. Single-purpose buildings that are part of a larger mixed-use development were not counted.

¹⁶ Defined as located within 1/2 mile of a transit stop, as self-reported by each awardee in the Completed Infill Development Report.

Success Story: Old Transportation Sites Become New Housing

BLIGHTED RAILYARDS, FREEWAY ON-RAMP, FLEET FACILITIES AND SHIPYARD ARE REVITALIZED

The CALReUSE Programs assist in revitalizing the kinds of blighted sites often found in California communities; for example, the un-used railroad tracks and maintenance buildings at the Sacramento Railyards (photo E). A selection of CALReUSE projects is shown below, with more information in the photo index on the next page.

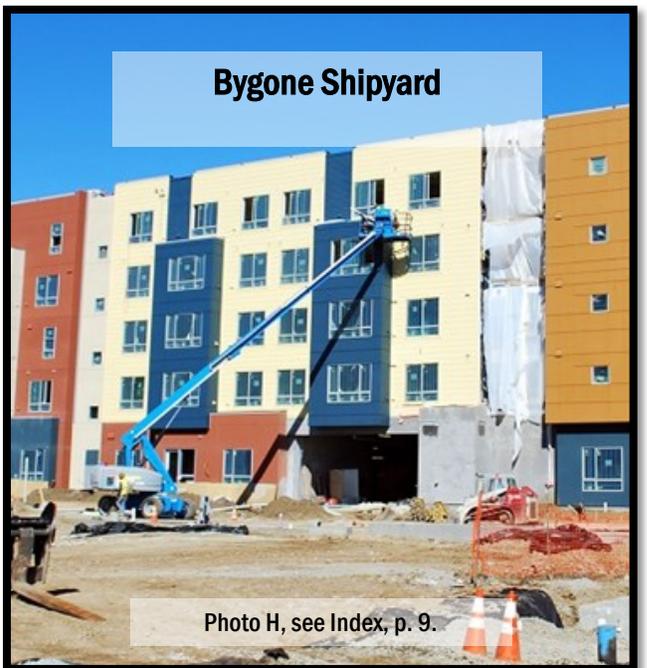
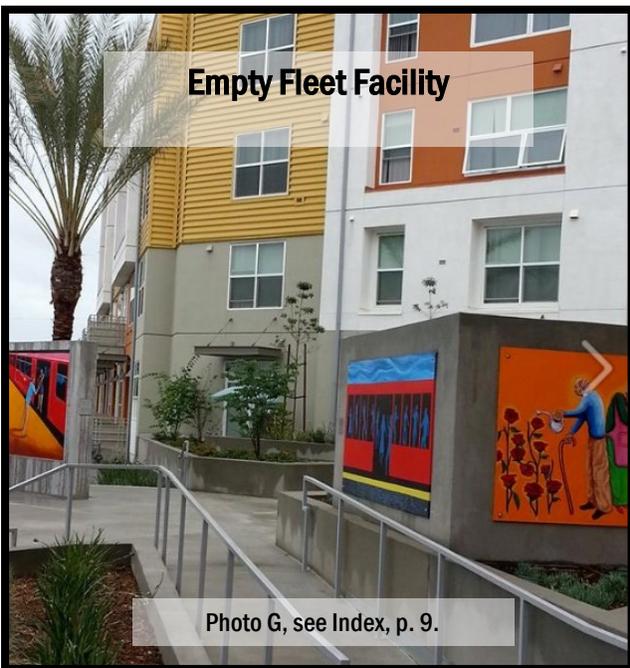
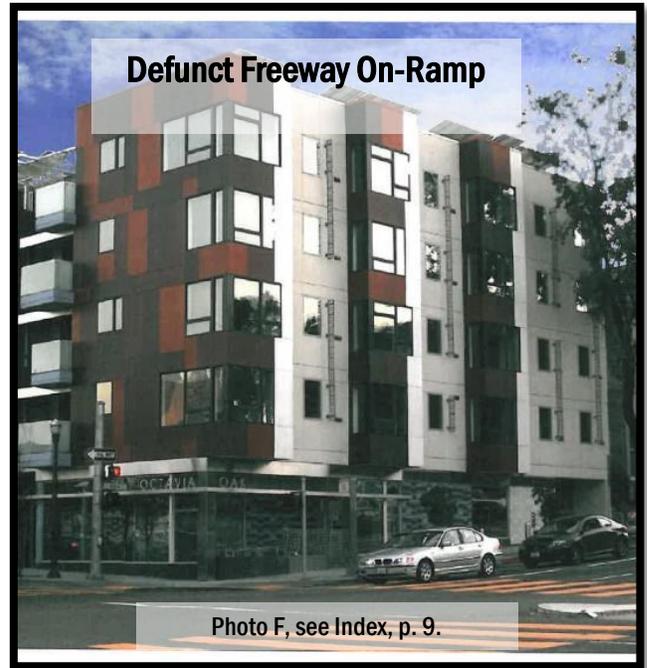
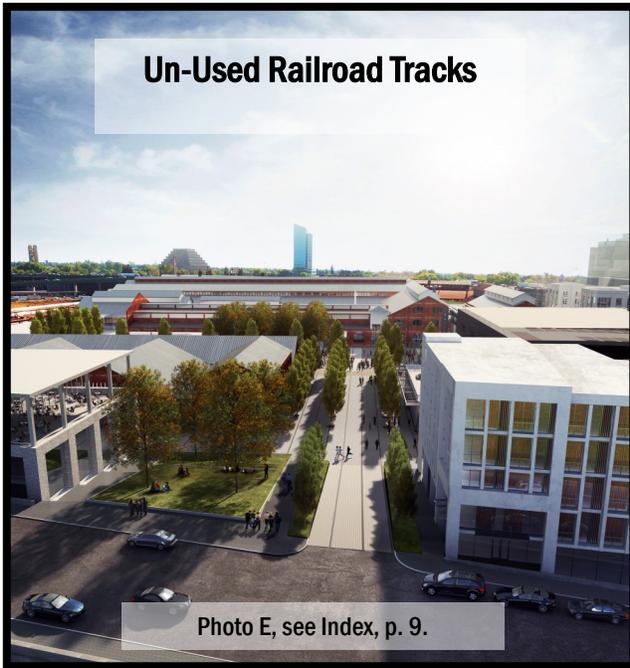


Photo Index

Please refer to Attachments A and B for more details on specific projects.

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Photos A & B: Lorena Apartments (former medical facility, Los Angeles, CA), recipient of \$5M CALReUSE Remediation grant.

Page 3

Photos C & D: 1345 Turk Street (former public transit fleet facility, San Francisco, CA), recipient of \$625k CALReUSE Remediation grant.

Page 7

Photo E: Sacramento Railyards (former railyard, Sacramento, CA), recipient of \$5M CALReUSE Remediation grant, artist's rendering.

Other former railyards:

- 15th & Commercial (former railyard and concrete plant, San Diego, CA), recipient of \$580k CALReUSE Remediation grant
- Curtis Park Village (former railyard, Sacramento, CA), recipient of \$4M CALReUSE Remediation grant
- Truckee Railyards (former railyard, Truckee, CA), recipient of \$1.6M CALReUSE Remediation grant.

Photo F: Octavia Court (former freeway on-ramp, San Francisco, CA), recipient of \$100k CALReUSE Remediation grant, after revitalization.

Photo G: COMM22 (former school district fleet facility, San Diego, CA), recipient of \$125k CALReUSE Assessment loan and \$1.5M CALReUSE Remediation grant, after revitalization.

Other former fleet facilities:

- 1345 Turk Street (former public transit fleet facility, San Francisco, CA), recipient of \$625k CALReUSE Remediation grant
- Alabama Street Housing Association (former rental truck fleet facility, San Francisco, CA), recipient of \$14,151 CALReUSE Assessment loan
- East Bay Asian Local Development Corporation (former trucking service fleet facility, Oakland, CA), recipient of \$18,163 CALReUSE Assessment loan
- Jacobs Center for Neighborhood Innovation (former cab and bus fleet facility, San Diego, CA), recipient of \$32,170 CALReUSE Assessment loan

Photo H: Hunters Point (former naval shipyard, San Francisco, CA), recipient of \$5M CALReUSE Remediation grant, under construction.

Attachment A, Page 1, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Re-Paid Loans (Alphabetical by County/City/Borrower)					
Bayrock Residential, LLC	Alameda, Emeryville	Senate 9 Assembly 15	Yes	A CALReUSE loan funded the environmental assessment of a site used for commercial and industrial purposes. Repayment of the loan occurred in July 2007 and was followed by completion of the development project in 2008. The development project included development of 5,000 square feet of retail space and 60 condominiums.	\$ 93,750
Emery Station Triangle II, LLC	Alameda, Emeryville	Senate 9 Assembly 15	Yes	Environmental assessment of the former Miller Warehouse was funded by a pre-development loan from the CALReUSE Program. The loan was repaid in June 2011 and the development, including a 60,000 square foot research and development office complex, completed in 2012.	\$ 125,000
Oliver & Company	Alameda, Emeryville	Senate 9 Assembly 15	Yes	The borrower carried out rehabilitation and seismic retrofit of a maintenance warehouse after receiving a pre-development loan for environmental assessment from the CALReUSE Program. The loan was repaid in February 2004 and the project was completed in 2008.	\$ 31,254
Resources for Community Development	Alameda, Emeryville	Senate 9 Assembly 18	Yes	The borrower repaid the CALReUSE loan used for environmental assessment in July 2006, and moved forward with re-development of the former Ambassador laundry facility. The project included 69 housing units (68 affordable) and was completed in 2013.	\$ 17,095
City of Oakland Redevelopment Agency	Alameda, Oakland	Senate 9 Assembly 15	Yes	The CALReUSE Program funded the environmental assessment of a site used as a gas station. Repayment of the loan occurred in August 2006. The CALReUSE Remediation grant program then provided additional funding to support the development of a mixed-use project at the MacArthur BART station including 312 new housing units (94 affordable) and over 40,000 square feet of retail space. A portion of the development was completed in 2008, and the remainder is scheduled to be completed in late 2016.	\$ 85,928
East Bay Asian Local Development Corporation	Alameda, Oakland	Senate 9 Assembly 18	Yes	Pre-development funding from the CALReUSE Program enabled the environmental assessment of the site used for commercial industrial uses including a trucking service, motor freight storage, sign painting, and hat company. The loan was repaid in 2014. The borrower continues to explore options to develop 59 housing units and a childcare center at the site.	\$ 18,363

Attachment A, Page 2, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Resources for Community Development	Contra Costa, Martinez	Senate 3 Assembly 14	Yes	The environmental assessment of a site used as a tank cleaning facility was funded by a CALReUSE loan. When unable to secure adequate funding to move forward with the development project, the borrower was granted forgiveness in December 2011. In December 2012, the borrower was able to move the project forward and repaid the loan balance as agreed. The development included 50 senior housing units (49 affordable) and was completed in 2014.	\$ 64,587
Arcata 14th Street, LLC (Formerly BJB Associates, LLC)	Humboldt, Arcata	Senate 13 Assembly 2	Yes	The borrower accessed pre-development funding from the CALReUSE Program to perform an environmental assessment of a lumber mill. There were delays in implementing a remedial action plan but the loan was repaid in January 2015 and construction began in 2016. The project will include 18 housing units (17 affordable).	\$ 58,552
Environmental Investments, LLC	Los Angeles, Bell Gardens	Senate 33 Assembly 58	Yes	The CALReUSE Program provided pre-development dollars for environmental assessment of a site used as an oil facility and metal fabrication plant. The proposed development project includes a retail/commercial space. The loan was repaid in June 2011. The project has not yet moved forward as the borrower seeks to successfully navigate the site's regulatory issues.	\$ 4,292
Urban Pacific Builders, LLC	Los Angeles, Signal Hill	Senate 33 Assembly 70	Yes	Environmental assessment of an auto sales and repair facility was funded by a pre-development CALReUSE loan. The loan was repaid in July 2006 and the borrower moved forward to complete a new development, including 81 housing units, in 2014.	\$ 44,684
Dewey-KOAR, LLC	Los Angeles, Sylmar	Senate 25 Assembly 39	Yes	The CALReUSE Program made funding available for the assessment of a landscaping facility. The loan was repaid in November 2007. The borrower intends a future development project with single family homes and common green space.	\$ 125,000
Sky Terrace Investors, LLC	Los Angeles, Sylmar	Senate 25 Assembly 39	Yes	The borrower received a CALReUSE loan for environmental assessment of a site used as a landfill and mobile home park, and repaid the loan in May 2008. The intended development project includes improved industrial space but has yet to move forward.	\$ 113,059

Attachment A, Page 3, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Transition Properties, LP	San Bernardino, Colton	Senate 20 Assembly 47	Yes	The environmental assessment of an auto dismantling facility was funded by a CALReUSE loan. The loan was repaid in July 2011. The intended light-industrial development has not yet moved forward as the borrower seeks to successfully navigate the site's regulatory issues.	\$ 97,685
Community Devel. Commission/City of National City	San Diego, National City	Senate 40 Assembly 80	Yes	A CALReUSE loan provided pre-development funds for assessment of a site used as a machine shop and storage facility. The loan was repaid September 2012. The intended development project will include retail space and two restaurants.	\$ 31,861
COMM 22, LLC	San Diego, San Diego	Senate 40 Assembly 80	Yes	Pre-development funding for environmental assessment of a maintenance yard was made available through the CALReUSE Assessment program. The loan was repaid in September 2011. The CALReUSE Remediation grant then provided funding to support the construction of a mixed-use, mixed-generation, transit-oriented development. 130 units of family rental housing and 70 units of senior rental housing (197 affordable in total) were completed in 2015; for-sale housing, child care facilities, office space and commercial/retail space are following.	\$ 125,000
Jacobs Center for Neighborhood Innovation	San Diego, San Diego	Senate 40 Assembly 80	Yes	A CALReUSE loan funded assessment of a cab and bus fleet parking facility. The loan was repaid in July 2011. The borrower began construction on a 52 unit (51 affordable) LEED-Gold certified housing complex in 2015.	\$ 32,170
SHEA Mercado, LLC	San Diego, San Diego	Senate 39 Assembly 78	Yes	The borrower accessed the CALReUSE Program to conduct the environmental assessment of a storage facility and repaid the loan in March 2011. The pre-development funds allowed the borrower to move forward with the Mercado del Barrio development project, including extensive commercial/retail space and 92 multi-family housing units (91 affordable), which was completed in 2013.	\$ 70,780
Alabama Street Housing Association	San Francisco, San Francisco	Senate 11 Assembly 17	Yes	A rental truck parking and refueling facility received environmental assessment through funding from the CALReUSE Program. The loan was repaid in March 2007 and led to the development project completion in 2008. The development included 151 family for-sale and rental units (117 affordable), and retail space.	\$ 14,151

Attachment A, Page 4, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Thomas & Barbara Brenkwitz	San Joaquin, Tracy	Senate 5 Assembly 13	No	A tire store underwent environmental assessment when funded by the CALReUSE Program. The loan was re-paid and the borrower proceeded with redevelopment of 20,000 square feet of commercial space. The loan was repaid in June 2007 and the development was completed in 2009.	\$ 81,885
Legacy Partners Residential, LLC	San Mateo, San Carlos	Senate 13 Assembly 22	Yes	A loan from the CALReUSE Program provided pre-development funding for the environmental assessment of a site used for commercial and industrial purposes. Although there were delays due to entitlement, the borrower repaid the loan in March 2015 and broke ground on the development in 2016, including 202 housing units and over 25,000 sf of retail space.	\$ 33,942
South County Housing	Santa Clara, Gilroy	Senate 17 Assembly 30	Yes	A former cannery/industrial site became a mixed-use residential and retail development after the borrower accessed pre-development dollars through the CALReUSE Program for an environmental assessment. The loan was repaid in September 2005 and the development, including 39 affordable housing units, was completed in 2008.	\$ 54,890
First Community Housing, Inc.	Santa Clara, San Jose	Senate 10 Assembly 25	Yes	The CALReUSE Program provided pre-development funding for the environmental assessment of a service station. The borrower repaid the loan in January 2006 and in 2008 completed a development project featuring 35 affordable multi-family housing units and retail space.	\$ 57,774
Burbank Housing Development Corporation	Sonoma, Guerneville	Senate 2 Assembly 2	Yes	Affordable housing for 48 special needs households was completed after the CALReUSE Program provided pre-development funding. The Assessment loan funded environmental assessment of an auto body shop. The loan was repaid in September 2010 and the development was completed in 2012.	\$ 69,535
Total for Re-Paid Loans					\$ 1,451,237
Housing Units Completed			825		
Affordable Housing Units Completed			644		
			643 Additional Housing Units (anticipated)		
			162 Additional Affordable Housing Units (anticipated)		
			1,468 Total Housing Units (projected)		
			806 Total Affordable Housing Units (projected)		

Attachment A, Page 5, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Forgiven Loans (Alphabetical by County/City/Borrower)					
Rawson Blum & Leon, Inc.	Alameda, Berkeley	Senate 9 Assembly 15	Yes	A CALReUSE loan funded the environmental assessment of an ink manufacturing facility. The borrower's proposed development included the construction of an auto dealership, but the levels of site contamination made the intended project financially unfeasible at that time. The borrower did not exercise its option to purchase and was granted forgiveness in June 2008. In 2015 another party was able to utilize the information made available by the original assessment to develop a new plan for the site, including repairing and renovating the existing landmarked Flint Ink Factory for use as the headquarters of a construction firm relocating from San Francisco.	\$ 125,000
San Pablo Auto Body	Alameda, Oakland	Senate 9 Assembly 18	Yes	The borrower accessed pre-development funding for the environmental assessment of an auto body shop. The proposed development included a car wash facility. The borrower was granted a loan term extension to move the project forward but ultimately was unable to successfully navigate the regulatory issues associated with the site and was granted forgiveness of the CALReUSE loan in October 2008.	\$ 124,303
Tomorrow Development Co., Inc.	Alameda, Oakland	Senate 9 Assembly 18	Yes	The environmental assessment of a gas station was funded by the CALReUSE Program. The borrower sought to develop workplace studio units and industrial loft space. However, the site contamination was too extensive to make this project feasible under existing conditions; therefore the borrower was granted loan forgiveness in April 2011.	\$ 81,530
Thomas McCoy & Morris Wright	Alameda, Oakland	Senate 9 Assembly 18	Yes	The borrower sought to develop up to 406 condominiums and commercial space at a former metal plating shop, and accessed pre-development funding through a CALReUSE loan for the environmental assessment. The CALReUSE Program granted loan term extension to further the borrower's efforts to obtain further funding, but ultimately granted loan forgiveness in May 2012 when the costs of further assessment activities were too high for the intended project to be financially feasible.	\$ 200,000

Attachment A, Page 6, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Bridge Housing Ventures, Inc.	Alameda, Oakland	Senate 9 Assembly 18	Yes	Utilizing a CALReUSE pre-development loan, a site used as a junk yard and a brewery underwent environmental assessment for development as market rate housing units and live/work lofts. The borrower was unable to secure adequate funding to move forward with the development project, and was granted loan forgiveness in August 2011. In 2014 the borrower initiated plans for new project, a charter school, which would require repayment.	\$ 125,000
Dogtown Development Company, LLC	Alameda, Oakland	Senate 9 Assembly 18	Yes	The CALReUSE Program issued a loan for environmental assessment of a site used for industrial purposes. The borrower proposed the development of single family homes, but the levels of soil contamination were too high for the intended project to be financially feasible. Therefore the borrower was granted loan forgiveness in September 2013.	\$ 8,718
Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company	Alameda, Oakland	Senate 9 Assembly 18	Yes	A CALReUSE loan funded preparation of a Remedial Investigation Plan for a metal 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. However, the borrower was unable to move forward with the development project and the loan was forgiven in June 2014.	\$ 93,335
CIC Arvin Family Apartments, LP	Kern, Arvin	Senate 14 Assembly 32	Yes	An affordable housing complex was proposed for a site used for agricultural purposes. The CALReUSE Program issued a pre-development loan for the environmental assessment. The borrower found that the site contamination was too extensive to make the project feasible under existing conditions, so requested and received loan forgiveness in August 2011.	\$ 24,144
Golden Pacific Partners	Los Angeles, Huntington Park	Senate 33 Assembly 53	Yes	The borrower wished to transform a municipal parking lot into medium density housing with parking garages, and obtained pre-development financing from the CALReUSE Program for the environmental assessment. The Borrower was unable to secure adequate funding to move forward with the development project and was granted forgiveness in June 2012.	\$ 56,242

Attachment A, Page 7, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Castlewell Properties, Inc.	Los Angeles, Los Angeles	Senate 24 Assembly 51	Yes	Environmental assessment of a dry cleaning facility was funded through a CALReUSE Program loan. The proposed development included the construction of seven for-sale townhouse units, but site contamination was too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in December 2005.	\$ 5,740
Mercy Housing California	Los Angeles, Los Angeles	Senate 24 Assembly 51	Yes	A site used as a lumber yard, car wash and auto repair facility was proposed for an affordable housing development. The borrower accessed CALReUSE Program pre-development funding to conduct the environmental assessment. However, the borrower could not secure an adequate purchase agreement with the site owner and the loan was forgiven in December 2008.	\$ 35,021
3000 E. Imperial, LLC	Los Angeles, Lynwood	Senate 33 Assembly 63	Yes	Environmental assessment was funded by a CALReUSE loan on a site used as a manufacturing facility. The proposed development included the expansion of the Plaza Mexico Center and the addition of retail space, but the site contamination was found to be too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in August 2012.	\$ 208,106
City of Lynwood (Formerly City of Lynwood Redevelopment Agency)	Los Angeles, Lynwood	Senate 33 Assembly 63	Yes	A CALReUSE loan was made for environmental assessment of a site used for auto repair and chemical manufacturing. The borrower proposed a development including single-family residences, but the dissolution of the redevelopment agencies resulted in the loss of redevelopment funds for this project. The City became the successor to the loan and was unable to secure adequate funding to move forward and received loan forgiveness in February 2013.	\$ 172,700
Revita WDI, LLC	Los Angeles, Santa Fe Springs	Senate 32 Assembly 57	Yes	A CALReUSE pre-development loan funded environmental assessment of a landfill. The proposed development included commercial and office space but the extent of site contamination made the project infeasible under existing conditions. The borrower was granted loan forgiveness December 2012.	\$ 205,380

Attachment A, Page 8, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
General Environmental Management, Inc.	Los Angeles, Signal Hill	Senate 33 Assembly 70	Yes	The CALReUSE Program funded the environmental assessment of an oil refinery proposed for the location of new for-sale housing units. It was found that site contamination was too extensive to make this project feasible under existing conditions, and the borrower received loan forgiveness in December 2006.	\$ 87,407
World of Good Taste, Inc.	Sacramento, Sacramento	Senate 6 Assembly 7	Yes	The borrower used pre-development financing from CALReUSE to environmentally assess a site used as a junkyard and hardware wholesale facility, with the intention of developing a bakery, café, and central distribution facility. The borrower was granted a loan term extension to move the project forward, but was unable to successfully navigate the regulatory issues associated with the site and was ultimately was granted loan forgiveness in October 2008.	\$ 76,404
Community Housing Works	San Diego, San Diego	Senate 39 Assembly 78	Yes	Environmental assessment of an auto dealership was funded by the CALReUSE Program. The proposed development included affordable housing units but the site contamination was too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in June 2012.	\$ 43,148
Mid-Peninsula Housing Coalition	San Mateo, South San Francisco	Senate 13 Assembly 22	Yes	A CALReUSE loan was used for the environmental assessment of a furniture manufacturing facility. The proposed development included affordable housing and community space, but the borrower could not secure an adequate purchase agreement with the site owner and received loan forgiveness in December 2005.	\$ 13,603
Eklof, Inc.	Santa Cruz, Santa Cruz	Senate 17 Assembly 29	Yes	A site used as a manufacturing facility and plating shop received an environmental assessment funded by the CALReUSE Program. The proposed development included clean up of the existing industrial site and conversion of vacant adjacent property into light industrial and mixed use space. After assessing the site the borrower found that the site contamination was too extensive for financial feasibility of the intended development. Loan forgiveness was granted in April 2012.	\$ 275,596

Attachment A, Page 9, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Resources for Community Development	Sonoma, Santa Rosa	Senate 2 Assembly 10	Yes	A CALReUSE loan was used for the environmental assessment of a laundromat. The development was to include affordable housing units. After assessing the site, the borrower found the level of site contamination was too extensive for the intended development to be financially feasible. The borrower was granted loan forgiveness in November 2011.	\$ 28,576
New Railroad Square LLC	Sonoma, Santa Rosa	Senate 2 Assembly 10	Yes	An environmental assessment of a railroad station, with a mixed use complex proposed as the new use, was funded by a CALReUSE loan. After the assessment, the borrower was granted a loan term extension to secure funds to successfully redevelop the site, but the project became infeasible when the dissolution of the redevelopment agencies resulted in the loss of development funds for the project. The borrower was granted forgiveness of the loan in September 2013.	\$ 135,249
Total for Forgiven Loans					\$ 2,125,202
Loans Declined by Awardees (Alphabetical by County/City/Borrower)					
Rivertown Developers Inc.	Contra Costa, Antioch	Senate 7 Assembly 11	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of a large tract of land with many former and current uses including cannery, shipyard, paperboard facility, glass plant, boat launch, and marina, but the awardee chose to not take the funding.	\$ -
Taylor Yard	Los Angeles, Los Angeles	Senate 24 Assembly 51	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of a rail facility but chose not to move forward with the loan.	\$ -
Walnut Hill Partners/ Dewey Group	Los Angeles, Signal Hill	Senate 33 Assembly 70	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of an oil refinery but chose not to move forward with the loan.	\$ -

Attachment A, Page 10, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
City of Garden Grove	Orange, Garden Grove	Senate 34 Assembly 69	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of a brownfield, but the awardee chose to not take the funding.	\$ -
Total for All Approved Loans					
Projects in Economically Distressed Communities					\$ 3,576,439
			47		
			98%	Percentage of Loans to Projects in Economically Distressed Communities	

Attachment B, Page 1, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.
					Expended Funds
Project Status: Remediation & Development Complete (Alphabetical by Project Name)					
1345 Turk St. Affordable Condominiums	San Francisco, San Francisco	Senate 11	32	The site was used for MUNI maintenance and other transportation related services from 1886 to 2004. Cleanup was completed in December 2009, resulting in the April 2012 completion of the 32 unit for-sale affordable Fillmore Park Condominiums. The location is in the historic Fillmore Jazz District; within a 4-block radius are food shopping, restaurants, schools, and two transit lines.	\$625,000
		Assembly 17	32		\$625,000
15th and Commercial	San Diego, San Diego	Senate 39	140	The site was used as a concrete manufacturing facility and a railyard. Cleanup was completed in October 2010, resulting in the November 2011 completion of a 12-story multi-use development consisting of 139 affordable rental and rent-free 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.	\$582,500
		Assembly 78	139		\$582,500
2235 Third Street	San Francisco, San Francisco	Senate 11	196	The site was used as a scrap metal yard. Cleanup was completed in December 2010, resulting in the December 2012 completion of 39 affordable and 157 market-rate rental units. The housing units are part of a 50,000-square-foot development 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.	\$2,148,471
		Assembly 17	39		\$2,148,471
3rd Street Residential Development	Santa Clara, San Jose	Senate 15	37	The site was used as a brick manufacturing facility, dry cleaner, and an auto body shop. Cleanup was completed in January 2014 and the 37-unit apartment community named Willow Pointe Apartments was completed in July 2015. The project consists of one elevator-served three-story building, with 36 affordable units and a recreational center designed to support families.	\$546,500
		Assembly 27	36		\$2,500
64th and Christie Site	Alameda, Emeryville	Senate 9	190	The site was used as a parking lot and an auto transmission operation. Cleanup was completed in the second quarter of 2013, leading to the completion of 190 units of rental housing, including 29 affordable units, in March 2015. The project is part of the Marketplace Redevelopment Plan which received LEED Platinum certification. The development is near amenities such as parks, cafes and retail shopping; employment and transit centers are also located nearby.	\$5,000,000
		Assembly 15	29		\$5,000,000

Attachment B, Page 2, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable		Project Scope & Status	Grant Amt.
			Housing Units			Expended Funds
Bay Avenue Senior Apartments	Santa Cruz, Capitola	Senate 17	109	The site was used for agricultural purposes in the 1970's and had existing buildings in need of remediation. Cleanup was completed in April 2011, resulting in the completion of the senior housing project in June 2011. The project consists of a six-building campus serving 109 senior households, with 39 units and supportive services dedicated to seniors with disabilities.	\$957,730	
		Assembly 29	102		\$957,730	
Carson City Center Senior Housing	Los Angeles, Carson	Senate 35	86	The site was used as an auto service center. Cleanup was completed in October 2009 and 86 apartments were completed in April 2011. The project consists of a building with three stories of affordable senior apartments over one level of commercial/retail space and two levels of subterranean parking.	\$622,750	
		Assembly 64	85		\$622,750	
Cedar Gateway	San Diego, San Diego	Senate 39	65	The site was used as a service station and automobile repair facility. Cleanup was completed in October 2010 resulting in the completion of the LEED-H Platinum certified project in February 2012. The project consists of 63 affordable rental apartment units with access to transit and downtown job centers, as well as neighborhood stores and schools.	\$94,330	
		Assembly 78	63		\$94,330	
COMM22	San Diego, San Diego	Senate 40	200	The site was used as a maintenance and operation center in the 1960's. Cleanup was completed in 2015. The overall development consists of a mixed-use, transit-oriented development which combines housing, child care facilities, office space, and community-serving commercial and retail space. The 130-unit family rental housing and 70-unit senior rental housing includes 197 units of affordable housing and was completed in 2015.	\$1,500,000	
		Assembly 80	197		\$1,137,357	
Fourth Street Apartments	Santa Clara, San Jose	Senate 10	100	The site was used for agricultural proposes from the 1930's to the 1970's. Cleanup was completed in October 2010 after which 99 energy-efficient, affordable rental apartments were completed in June 2012. The project is within two blocks of light rail and all residents receive a free transit pass. Thirty-five of the units, and supportive services, are allocated to residents with developmental disabilities. ¹	\$49,782	
		Assembly 25	99		\$49,782	
Lampwork Lofts	Alameda, Oakland	Senate 9	92	The site was used for lamp and upholstery manufacturing; an underground storage tank was also located on site. Cleanup was completed in December 2010, followed by the creation of 92 residential for-lease market rate units in July 2014. The housing units are in close proximity to job centers and retail shops. ²	\$338,970	
		Assembly 18	0		\$338,970	

Attachment B, Page 3, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.
					Expended Funds
La Valentina	Sacramento, Sacramento	Senate 6	81	The site was used as a car repair facility. Cleanup was completed in December 2010, and the infill development was completed in September 2012. The transit-oriented, mixed-use development consists of 80 affordable housing units; a cafe; and additional 4,888 square feet of commercial space.	\$631,000
		Assembly 7	80		\$631,000
Lillie Mae Jones Plaza	Contra Costa, Richmond	Senate 9	26	The site had past uses as a hardware store, harness business and a carpentry shop. Cleanup was completed in March 2010 resulting in the completion of affordable housing in April 2011. The project consists of 25 units of affordable rental housing and includes supportive units for homeless and special health needs populations. The project is located near two transit lines and within one-half mile are a grocery store, retail, health care, and recreation resources. ¹	\$23,890
		Assembly 15	25		\$23,890
Lorena Apartments	Los Angeles, Los Angeles	Senate 24	112	The site is a large hillside that had become blighted after a medical facility ceased operation. The cleanup was completed in March 2011 and the new affordable housing units were completed in December 2011. The project consists of a 112-unit multi-family housing apartment complex, with 111 affordable units, over below-grade parking, and includes a recreation center available to the community and its residents.	\$5,000,000
		Assembly 53	111		\$5,000,000
Miramar Village	Los Angeles, Los Angeles	Senate 24	114	The site was used as an oil field. The cleanup was completed in February 2010 and the 113-unit affordable family housing apartment complex was completed in March 2010. The structure consists of three levels over one level of parking, and includes a community computer lab and other community space. ³	\$2,075,653
		Assembly 51	113		\$1,565,315
Octavia Court	San Francisco, San Francisco	Senate 11	15	The site was used as a freeway on-ramp and for residential purposes. Cleanup was completed in December 2009 resulting in the completion of supportive housing in April 2011. The project consists of a five-story, 15-unit apartment building for people with developmental disabilities. The project is within walking distance of shopping, dining and transit; it was the first project to be completed on parcels vacated by the 1989 earthquake-caused collapse of the 101 freeway. ¹	\$99,849
		Assembly 17	14		\$99,849

Attachment B, Page 4, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.
					Expended Funds
PWC Family Housing	Los Angeles, Los Angeles	Senate 24	45	The site was used as an oil field from the 1930's to the 1960's. Cleanup was completed in the third quarter of 2012, followed by the completion of a 45-unit complex in December 2013. Forty-four of the units are permanent affordable housing for the under-served, low-income community in the Historic Filipinotown neighborhood of Los Angeles. The building offers employment training support; easy transit access; outdoor play space for children; secured parking; and is within a mile of stores, parks, medical services and childcare centers.	\$957,750
		Assembly 51	44		\$957,750
St. Joseph's Senior Apartments	Alameda, Oakland	Senate 9	84	The site was built as a convalescent home for low-income elderly but had become commercial space. Cleanup was completed in August 2010 and the housing project was completed in January 2012. The project is mixed-use with transit and many community services located nearby. The 83-unit affordable rental community offers an emergency call system, with 30 units set aside for seniors with long-term chronic health conditions.	\$999,110
		Assembly 18	83		\$999,110
Studio 15	San Diego, San Diego	Senate 39	275	The site was used by chemical companies in the 1900's. The cleanup consists of ongoing groundwater and air sampling of the previously remediated site, and the housing project was completed in April 2009. The project consists of a 275-unit housing community located one-quarter mile from a major transit transfer station. All of the units are fully furnished studio apartments targeted to service workers and seniors; 273 are affordable.	\$244,560
		Assembly 77	273		\$174,815
The Crossings on 29th Street	Los Angeles, Los Angeles	Senate 30	34	The site was used as a car repair shop and a battery recycling facility. Cleanup was completed in November 2011, and the 34-unit housing development (of which 33 are affordable), consisting of town homes, flats, and garden apartments, was completed in November 2012. The community room serves the families living there with after school programs, flu shot clinics and other health activities. Several transit lines and freeway access are located nearby. ^{1,4}	\$569,057
		Assembly 59	33		\$569,057

Attachment B, Page 5, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.	
					Expended Funds	
Township 9	Sacramento, Sacramento	Senate 6	180	The site was a cannery from the 1930's to the 1990's. Cleanup was completed in December 2010. The infill project was intended to provided 90 affordable rental apartment units but was expanded to 180 units and completed in October 2014. The housing units are part of a larger 65-acre, urban scale, mixed-use, transit-oriented, master-planned neighborhood. ¹	\$500,156	
		Assembly 7	180		\$500,156	
Sub-Total for Development & Remediation Complete						
Housing Units Completed:			2,213	Grant Amount:	\$23,567,058	
Affordable Housing Units			1,777	Amount Pending Re-distribution: ¹	\$1,111,772	
					Funds Expended:	\$22,080,332
Project Status: Remediation Completed (Alphabetical by Project Name)						
Curtis Park Village	Sacramento, Sacramento	Senate 6	91	The site was used as a railroad maintenance yard. Cleanup of soil contamination was completed in January 2012 with on-going groundwater monitoring. Scheduled to be completed in the fourth quarter of 2016 are 91 affordable 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 throughout six acres of park and open space, multiple transit connections, and three commercial/retail areas.	\$4,018,066	
		Assembly 7	90		\$4,016,979	
MacArthur Transit Village	Alameda, Oakland	Senate 9	312	The site was used as an automotive repair garage and a dry-cleaning operation. Cleanup was completed in the third quarter of 2015. Construction is underway on a 312-unit project, to be completed second quarter of 2016. These units are part of a 8-acre development project comprising 624 total housing 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.	\$2,981,000	
		Assembly 15	94		\$2,973,463	
Miraflores	Contra Costa, Richmond	Senate 9	280	The site was used as an agricultural nursery for more than 80 years. Cleanup was completed in June 2015. Previously delayed due to poor market conditions and slow economic recovery, 280 housing units are scheduled to begin construction in the first quarter of 2016. 109 will be affordable, including 99 supportive housing units for the elderly.	\$2,604,490	
		Assembly 15	109		\$2,604,490	

Attachment B, Page 6, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.
					Expended Funds
Red Star Apartments	Alameda, Oakland	Senate 9	119	The site was used as a yeast manufacturing facility. Cleanup was completed in October 2011. The 119-unit affordable senior apartment community, consisting of one four-story building over an on-grade parking garage, was under construction when it was the victim of an arson fire in June 2012. Since then the Grantee has explored options to rebuild the project and is currently seeking a buyer.	\$1,028,500
		Assembly 18	118		\$722,058
Sacramento Railyards	Sacramento, Sacramento	Senate 6	197	The site was used as a locomotive and maintenance rebuilding facility from 1863 into the 1990's. Cleanup was completed in September 2010. 197 units of rental housing for families and seniors are part of a larger redevelopment of the Sacramento Railyards area. The housing completion is planned for the second quarter of 2018, while the larger development process will extend into 2021.	\$5,000,000
		Assembly 7	195		\$4,998,856
Truckee Railyard	Nevada, Truckee	Senate 1	250	The site was used to support railroad operations through the mid-1950's. Cleanup was completed in November 2014. After delays due to a CEQA challenge and the elimination of the redevelopment agencies, a mix of 250 residential rental and for-sale units is scheduled to be completed in the first quarter of 2017. 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.	\$1,585,724
		Assembly 1	38		\$1,585,724
Sub-Total for Remediation Complete					
			Housing Units Anticipated: 1,249		Grant Amount: \$17,217,780
			Affordable Housing Units 644		Funds Expended: \$16,901,571
Project Status: Remediation in Progress (Alphabetical by Project Name)					
Carson (The Boulevards)	Los Angeles, Carson	Senate 35	400	The site was used as a landfill until 1968. The cleanup function of supplying and installing a permanent liner for the site has begun and will be completed in conjunction with construction of building foundations. The total cost of cleanup exceeds the amount of the funding awarded. The intended project will create a 400-unit apartment complex on seven acres with fifteen percent of the units designated as affordable housing. The project is part of a larger overall development which will include a central entertainment complex; public art; 1,150 for-sale residential units; 300 hotel rooms; and total retail space of approximately 1.25 million square feet.	\$5,000,000
		Assembly 64	61		\$5,000,000

Attachment B, Page 7, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.
					Expended Funds
Hunters Point Shipyard	San Francisco,	Senate 11	884	The site was formerly used as a naval shipyard and for the dismantling of commercial vessels. Cleanup is scheduled to be completed in the fourth quarter of 2017. The project of 1,128 residential units, 20% of which will be affordable, was 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, but is scheduled to be completed in the fourth quarter of 2017. The project is part of the larger 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development project which will provide retail space, artist studios and 243 acres of parks and open space.	\$5,000,000
	San Francisco	Assembly 17	209		\$6,000
Visitacion Valley Transit-Oriented Development	San Francisco,	Senate 11	1,250	The site was a manufacturing facility. Cleanup is scheduled to be completed in the third quarter of 2015. The project was delayed due to the elimination of the redevelopment agencies and associated tax increment financing but is now scheduled to be completed in the second quarter of 2019. The project will include 1,250 units of condominium housing in 13 buildings, and 105,000 square feet of grocery and retail space to be developed on the first floors of the residential buildings.	\$3,459,794
	San Francisco	Assembly 17	313		\$1,379,589
Sub-Total for Remediation in Progress					
Housing Units Anticipated:			2,534	Grant Amount:	\$13,459,794
Affordable Housing Units			583	Funds Expended:	\$6,385,589
Total of Development & Remediation Complete; Remediation Complete; Remediation in Progress					
Housing Units TOTAL:			5,996	Grant Amount TOTAL:	\$54,244,632
Affordable Housing Units TOTAL:			3,004	Amount Pending Re-distribution:	\$1,111,772
					\$55,356,404
					Funds Expended TOTAL: \$45,367,493
Project Status: Award Declined by Borrower (Alphabetical by Project Name)					
CIVIQ	Alameda, Oakland	Senate 9	67	The site was used for nursery greenhouses and plant storage for nearly 70 years. The awardee withdrew after determining that the program funds were not necessary to move forward with 67 units of rental housing and 2,990 square feet of commercial space. ⁵	\$151,500
		Assembly 15			\$0

Attachment B, Page 8, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt.
					Expended Funds
Dorado Court	San Joaquin, Stockton	Senate 5	47	The site was formerly used as a gas station from 1941 to 1963. The awardee choose to not move forward with the 47-unit multi-family affordable housing apartment complex. ⁵	\$797,000
		Assembly 13			\$0
Linden Lofts	Alameda, Oakland	Senate 9	50	The site was formerly used as a maintenance and storage yard and a repair facility. The project would have created 50 work/live condominium units, but was withdrawn. ⁵	\$275,000
		Assembly 18			\$0
Plumas Family Apartments	Sutter, Yuba City	Senate 4	39	The site was previously used as an orchard and for farm equipment storage. The awardee chose to not move forward with the 39-unit affordable family apartment community. ⁵	\$191,400
		Assembly 3			\$0
Sub-Total for Award Declined by Borrower					
Housing Units Planned: 203					
					Funds Initially Awarded: \$1,414,900
					Funds Declined & Redirected: <u>-\$1,414,900</u>
					Funds Awarded: \$0
					Funds Expended: \$0
Endnotes:					
¹ The grant amount listed includes a deduction of re-captured funds which will be re-distributed to under-funded project(s) in the future.					
² Lampworks Lofts is the only project awarded as a loan. The amount listed does not include interest earned in the amount of \$17,433.71. The funds from the re-paid loan and interest earned were re-distributed to Miramar Village.					
³ Miramar Village was an under-funded project. The grant amount listed includes additional funding which was re-distributed to Miramar Village.					
⁴ The grant amount listed includes a deduction of re-captured funds which have been re-distributed to Miramar Village.					
⁵ The award was returned to CPCFA and funds were re-distributed to Miramar Village.					