



**California Pollution Control  
Financing Authority**

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

**REVITALIZING  
CALIFORNIA  
COMMUNITIES**

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**Annual Report to the California State  
Legislature Fiscal Year 2019-2020**

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**Fiona Ma, CPA, Chair**  
*State Treasurer*

**Betty T. Yee**  
*State Controller*

**Keely Martin Bosler**  
*Director of Finance*

**June 2021**

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## About the California Pollution Control Financing Authority:

**Mission Statement:** As public servants, we are committed to promoting broad and equitable access to private capital through the delivery of diverse financing options to California businesses and environmental industries by being:

- **A driving force of public and private partnerships that create jobs and support vibrant economic development especially in disadvantaged and underserved communities.**
- **A leader in offering innovative and prudent financial risk mitigation tools, embracing new financing technologies.**
- **At the forefront of community-driven projects that restore the environment, protect public health, and promote economic independence and climate resilience.**
- **A statewide flag bearer in the issuance of green bonds and new technologies for solid waste, wastewater, recycling, and water furnishing infrastructure.**

The California Pollution Control Financing Authority (CPCFA) provides California businesses with financing options for pollution control facilities and small businesses. CPCFA, founded in 1972, 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 Loan Program and Collateral Support Program.
- Collaborating with the California Air Resources Board and the California Energy Commission to provide lenders with loan loss reserve accounts to finance new, cleaner-burning, heavy-duty diesel trucks and buses and the acquisition of electric vehicle charging station equipment.
- Transforming contaminated sites into vibrant housing and infill developments that enhance communities through the California Recycle Underutilized Sites Program.

This annual report to the Legislature describing the CALReUSE Program is prepared pursuant to CPCFA's statute, Health and Safety Code Section 44525.7, and the Proposition 1C Housing and Emergency Shelter Trust Fund Act of 2006 statute, Health and Safety Code Section 53545.14(b).

CPCFA consists of:

Fiona Ma, CPA, Chair  
*State Treasurer*

Betty T. Yee  
*State Controller*

Keely Martin Bosler, Director  
*Department of Finance*

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## Program Summary

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Legislation enacted in 2000, Senate Bill 1986 (Chapter 915, Statutes of 2000), first authorized the CPCFA to administer the CALReUSE Program, what is now called the CALReUSE Assessment Program, to provide forgivable loans to finance the cost of brownfield site assessments, technical assistance, and other specified activities to assist in the reuse and redevelopment of underutilized properties with real or perceived contamination.

Based on the demand for the CALReUSE Assessment Program, CPCFA partnered with the Department of Housing and Community Development (HCD) to administer CALReUSE's Remediation Program, which allowed CPCFA to expand the scope of CALReUSE to include the financing of brownfield remediation. Funding for the remediation financing program came from Proposition 1C, the Housing and Energy Shelter Trust Fund Act of 2006 approved by the voters at the November 7, 2006, election, and was aimed at financing brownfield cleanup projects that promote infill residential and mixed-use development.

The CALReUSE Assessment and Remediation programs align three public policy goals: 1) cleaning up California's approximately 90,000 contaminated sites statewide — 40% of which are located in disadvantaged communities and 57% of which are in low-income communities; 2) replacing blight with new housing developments; and 3) investing in disadvantaged and low-income communities.<sup>1</sup> The programs' ability to assist in the state's critical housing shortage is a particularly important benefit.

Since inception, the CALReUSE Assessment and Remediation programs have awarded 82 projects with financial assistance to assess or clean up contaminated sites and 74 of those projects entered into grant or loan agreements with CPCFA totaling more than \$61 million. Of the 74 projects, 44 had loan agreements under the purview of the Assessment Program and 30 have received funding through the Remediation Program. CPCFA anticipates that upon completion of all projects financed with CALReUSE Assessment and Remediation funding, at least 8,500 new housing units will be produced. Of those, at least 3,800 units will be affordable. Projects financed by CALReUSE are located throughout California, from Humboldt to San Diego counties. CPCFA works directly with each awardee through project completion and consults with the California Department of Toxic Substances Control (DTSC) for technical assistance through an interagency agreement.

<sup>1</sup>California Air Resources Board, *Disadvantaged and Low-income Communities Investments*, 10/18/19, <https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm>.

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## Statement of Need

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### CALIFORNIA'S PRIORITIES NECCESITATE BROWNFIELD CLEANUP

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The cleanup of brownfield properties is critical to California's climate resiliency, economic development, housing, and environmental justice priorities. DTSC estimates that there are 90,000 brownfield sites in California, contaminating our soil, air, and groundwater.<sup>2</sup>

The cleanup and development of brownfield properties presents an opportunity to expand California's housing inventory and create economic development on infill properties and in disadvantaged communities. Brownfield redevelopment is a catalyst for transforming disadvantaged and low income-communities into thriving communities.

The number of brownfields will continue to grow – especially those that pose a threat to safe drinking water – as state agencies are increasingly required to quantify the number of brownfields. For instance, the State Water Resources Control Board has identified more than 8,000 brownfield sites within approximately five kilometers of the San Francisco Bay shoreline.

Unremediated, contaminated soils at these sites could cause further environmental harm to the groundwater and the San Francisco Bay. Changes in climate conditions, such as soil and shoreline erosion from sea-level rise, drought, wildfires, and flooding, are causing California's most disadvantaged residents living adjacent to brownfield properties to be the most vulnerable to the harmful health impacts from exposure to soil, water, and air toxins.

Funding for the cleanup of brownfields in California is scarce. For example, the United States Environmental Protection Agency (EPA) offers brownfield cleanup funding through competitive grant and loan programs targeted at local governments. On average, only six California brownfield projects receive EPA assessment and remediation awards each year. Consequently, the State of California has a critical role to play in the assessment and remediation of brownfield properties.

The Assessment Program has no outstanding loans or funding available, and all Remediation Program funds are expected to be exhausted in Fiscal Year 20-21. Due to the lack of program funding, CPCFA is working closely with the State Treasurer's Office to identify opportunities to recapitalize the CALReUSE Program.

<sup>2</sup>Department of Toxic Substances Control, *Overseeing Site Cleanup*, 10/4/19, <https://www.dtsc.ca.gov/SiteCleanup/>.

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## CALReUSE Solution

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CALReUSE mitigates risks to public health from brownfield sites by promoting new housing production in California communities, including those in disadvantaged communities.

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Cedar Gateway, San Diego, CA, recipient of \$94k CALReUSE Remediation Grant (before).

Many California communities that lack enough safe, secure, and healthy housing also have contaminated and underutilized sites. The development of contaminated sites for new housing could yield a considerable increase in the number of available housing units. The University of Southern California estimated that 209,000 additional housing units could be developed on contaminated sites located in Los Angeles County, creating new housing for more than 600,000 residents.<sup>3</sup>



Cedar Gateway, San Diego, CA, (after).

The CALReUSE Program is uniquely positioned to promote development that mitigates risks to public health from contaminated sites and transforms underutilized sites into much needed new mixed-use housing projects while accelerating local economic development, particularly in disadvantaged communities.

The redevelopment of contaminated sites results in economic benefits beyond the initial private and public dollars invested. For example, each dollar of public investment yields a \$5-\$20 property value increase, and one job is created for every \$10,000- \$13,000 spent on brownfield remediation.<sup>4</sup>

<sup>3</sup>University of Southern California Center for Economic Development, *A Brownfields-based Solution for Los Angeles County's Housing Crisis*, 10/4/19, <https://ced.usc.edu/files/2014/07/BrownfieldsHousing.pdf>.

<sup>4</sup>University of Wisconsin-Milwaukee, *Benefits of Public Investment in Brownfield Cleanup and Redevelopment*, 11/13/2019, [https://c.y.mcdn.com/sites/www.weda.org/resource/resmgr/rfp/brownfields\\_funding\\_lit\\_revi.pdf](https://c.y.mcdn.com/sites/www.weda.org/resource/resmgr/rfp/brownfields_funding_lit_revi.pdf).

## CALReUSE Assessment Program History & Overview

In Fiscal Year (FY) 01-02, the CALReUSE Assessment Program was established using funds derived from the CPCFA's bond issuance fees.<sup>5</sup> CPCFA allocated \$10 million for the program and made available a total of \$6.4 million for borrowers. The Assessment Program provided low-interest loans of up to \$125,000 (increased to \$500,000 in FY 08-09) to help finance the cost of contaminated site assessment, technical assistance, and remedial action planning.

The Assessment Program was designed to mitigate financial risks associated with site assessments and redevelopment on contaminated sites. In those instances, when a borrower completed the environmental site assessment but then determined that a development project was unfeasible, the borrower could receive loan forgiveness. Should the borrower later move forward with development activities or transfer the property within 25 years, the forgiven loan must be repaid.

Between FY 01-02 and FY 11-12, CPCFA entered into loan agreements for 44 projects totaling more than \$3.5 million. As demonstrated in the table below, all but one of these loan agreements were for projects that were located in economically distressed communities.<sup>6</sup> Of the 44 loan agreements, 25 loans totaling \$1.78 million have been repaid and 19 loans totaling \$1.79 million remain forgiven. CPCFA staff continues to monitor the compliance of all projects that received loan forgiveness.

**The Assessment Program has zero outstanding loans and zero current funding available for new loans.** For a complete listing of awards, please see the CALReUSE Assessment Program Portfolio (Attachment A).

<b>CALReUSE Assessment Program Projects in Economically Distressed Communities by County</b>			
<b>County</b>	<b>Number of Projects</b>	<b>County</b>	<b>Number of Projects</b>
Alameda	13	San Diego	5
Contra Costa	1	San Francisco	1
Humboldt	1	San Mateo	2
Kern	1	Santa Clara	2
Los Angeles	11	Santa Cruz	1
Sacramento	1	Sonoma	3
San Bernardino	1	<b>Total Projects in Economically Distressed Communities (Of the 44 total projects, one project was not in an economically distressed community)</b>	<b>43</b>

<sup>5</sup>Established pursuant to Subarticle 1 (commencing with Section 8090) of Article 9 of Division 11 of Title 4 of the California Code of Regulations.

<sup>6</sup>Economically distressed as defined in Section 8090 (i) of Article 9 of Division 11 of Title 4 of the California Code of Regulations.

# CALReUSE Assessment Program Accomplishments

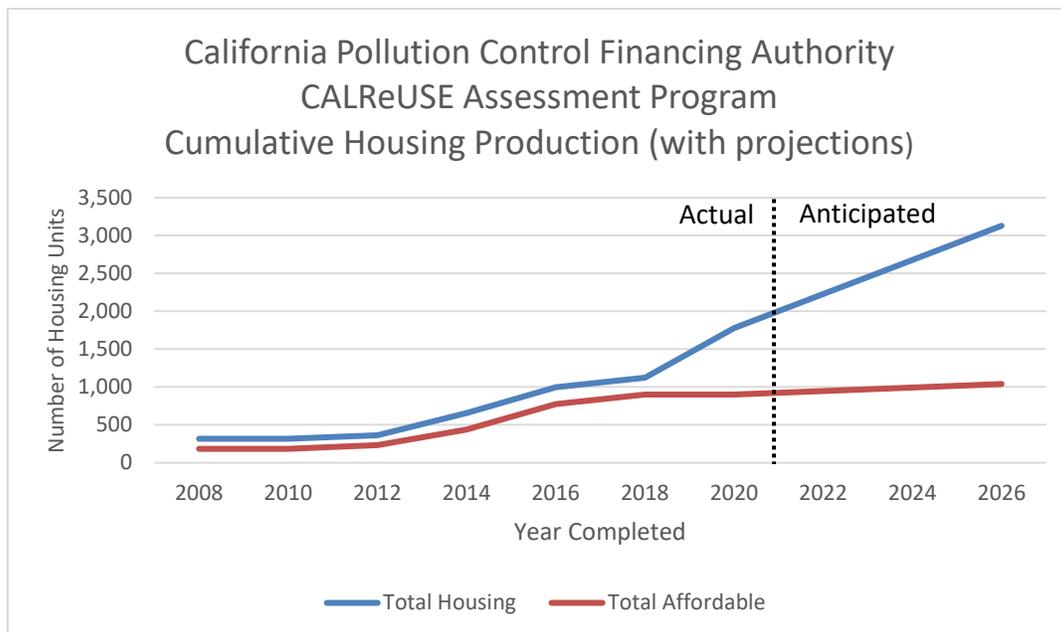
The CALReUSE Assessment Program's leverage ratio is more than nine times the EPA's national average.

For completed projects, the CALReUSE Assessment Program has leveraged \$167 of additional capital investment per CALReUSE dollar, which is more than nine times EPA's national leverage ratio of \$17 of additional investment per dollar spent for its brownfield programs.<sup>7</sup>

Throughout FY 19-20, 21 development projects were completed on Assessment Program loan sites. These projects have resulted in 1,781 new housing units, of which 903 or 50% are affordable, as well as new commercial and retail space.

Funding from the Assessment Program has resulted in valuable information about the conditions of contaminated sites for community decision makers. This increased knowledge gained through environmental assessments enables private developers and local economic development entities to evaluate the best use of each site. For example, in FY 18-19 the developer for the 3000 Imperial Plaza Mexico II project in Los Angeles County used the information obtained from its assessment to determine that it was financially feasible to move forward with a 348-unit housing development that they hope to complete in the near future.

Once all current projects are complete, the Assessment Program will contribute to the production of more than 3,100 new housing units. The chart below shows the CALReUSE Assessment Program's actual and anticipated housing production.



<sup>7</sup>United States Environmental Protection Agency, *Overview of the Brownfields Program*, 10/14/19, <https://www.epa.gov/brownfields/overview-epas-brownfields-program>.

## 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 approved by the voters at the November 7, 2006, election, further defined by the Legislature in the 2007-08 Budget Act and trailer bill.<sup>8</sup> The Remediation Program is administered by CPCFA in consultation with HCD. The Remediation Program offers grants and loans to finance cleanup activities on contaminated sites so that the necessary infrastructure can be developed and construction of housing developments can commence.

After the passage of Proposition 1C in 2006, CPCFA expanded the Remediation Program's housing requirements to require that all grant-funded projects provide California communities with housing developments that are at least 15% affordable.<sup>9</sup> As of June 30, 2020, CPCFA has \$321,000 available for administrative costs and \$981,000 remaining available to awardees for project costs. **These funds are expected to be exhausted in FY 20-21.**

In FY 08-09, CPCFA awarded 34 projects totaling \$55 million in grants and loans based on factors such as the cost of contamination clean up, the development of housing units, project readiness, and other public benefits.<sup>10</sup> Since that time, four projects have returned their awards and the funds were redirected to the Miramar Village project in Los Angeles County. In FY 18-19, the Sacramento Railyards project was allocated an additional \$1 million from loans that were repaid, bringing the Remediation Program's total project contribution to \$56 million.

Since FY 08-09, \$55.75 million has been disbursed to 30 projects. Of these projects, 21 completed both site remediation and development; four projects are still in the remediation phase; four projects have completed remediation and are now in the development phase; and one project completed remediation but returned the grant funds when the housing component became infeasible. For a complete listing of awards, please see the CALReUSE Remediation Program Portfolio (Attachment B). The following chart outlines the impacts of the CALReUSE Remediation Program.

CALReUSE Remediation Outcomes	Completed Projects as of 6/30/20	Projects in Progress	Total
Acres of Brownfields Remediated	397	398	795
Number of Housing Units Completed	2,219	3,368	5,587
Number of Affordable Units Completed	1,777	890	2,667
Additional Housing Investment <sup>11</sup>	\$711 million	\$2.4 billion	\$3.1 billion
Number of Permanent Jobs Created <sup>12</sup>	480	33,917	34,397
Number of Temporary Jobs Created <sup>13</sup>	4,375	74,790	79,165

<sup>8</sup>Senate Bill 77 (Chapter 171, Statutes of 2007) and Senate Bill 86 (Chapter 179, Statutes of 2007)

<sup>9</sup>Affordable unit as defined by Health and Safety Code section 53545.13.

<sup>10</sup>Selection criteria pursuant to Section 8102.14 of Subarticle 2 of Article 9 of Division 11 of Title 4 of the California Code of Regulations.

<sup>11</sup>Additional housing investment costs were self-reported by each awardee in a December 2012 program participant survey

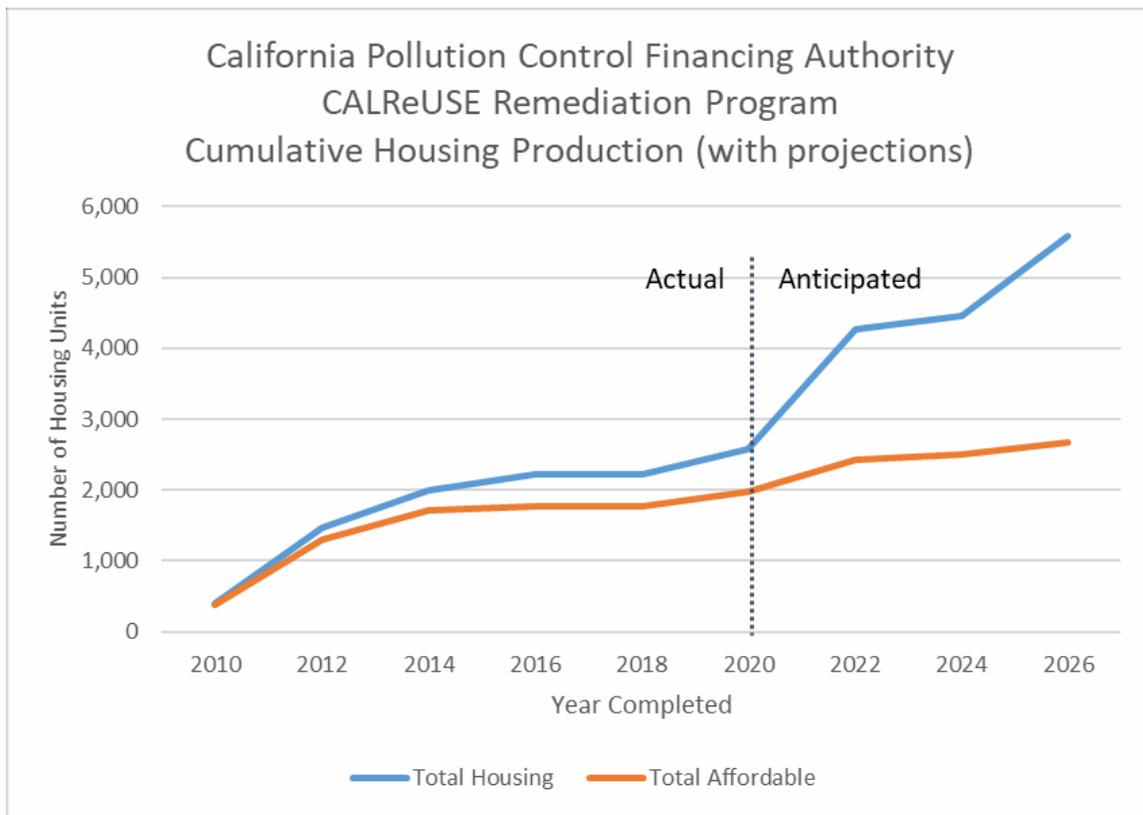
<sup>12&13</sup>The number of jobs created were self-reported by each awardee in the CALReUSE Remediation Program Grant Application

# CALReUSE Remediation Program Accomplishments

The CALReUSE Remediation Program is structured to promote affordable housing.

The CALReUSE Remediation Program reduces contamination in disadvantaged and low-income communities by transforming brownfields and adding new affordable housing. Between FY 08-09 and FY 19-20, CALReUSE Remediation Program funding has resulted in the production of 2,219 new housing units among 21 projects, of which 1,777 or 80%, are available as affordable for sale or rental housing units.

For the 21 completed projects, each CALReUSE Remediation dollar has leveraged \$31.56 in public and private funds toward total development costs. CPCFA anticipates that a total of 5,587 housing units. Of those, 2,667 affordable for-sale or rental units will be produced once all Remediation Program projects are completed. The chart below shows the CALReUSE Remediation Program's actual and anticipated housing production.



## CALReUSE Remediation Program Accomplishments

The completed CALReUSE Remediation projects revitalize their communities by replacing blight with new housing. The chart below summarizes the characteristics of the Remediation Program projects completed to date.

<b>Characteristics of Completed CALReUSE Remediation Projects</b>					
<b>Project Name and City (In alphanumeric order)</b>	<b>Number of Units</b>	<b>Number of Affordable Units</b>	<b>Support Services<sup>14</sup></b>	<b>Mixed-Use<sup>15</sup></b>	<b>Transit Served<sup>16</sup></b>
1345 Turk St., San Francisco	32	32			Y
15th and Commercial, San Diego	140	139	Y		
2235 Third Street, San Francisco	196	39			
3rd Street, San Jose	37	36			
64th and Christie Site, Emeryville	190	29			Y
Bay Avenue, Capitola	109	102	Y		
Carson City Senior Housing, Carson	86	85		Y	
Cedar Gateway, San Diego	65	63			Y
COMM22, San Diego	206	197	Y		Y
Fourth Street Apartments, San Jose	100	99	Y		Y
Lampwork Lofts, Oakland	92	0			
La Valentina, Sacramento	81	80		Y	Y
Lillie Mae Jones Plaza, Richmond	26	25	Y		Y
Lorena Apartments, Los Angeles	112	111			
Miramar Village, Los Angeles	114	113			
Octavia Court, San Francisco	15	14	Y		Y
PWC Family Housing, Los Angeles	45	44	Y		Y
St. Joseph's, Oakland	84	83	Y	Y	Y
Studio 15, San Diego	275	273			Y
The Crossings on 29th, Los Angeles	34	33	Y		Y
Township 9, Sacramento	180	180		Y	Y
<b>Totals</b>	<b>2,219</b>	<b>1,777</b>	<b>9</b>	<b>4</b>	<b>13</b>

<sup>14</sup>The support services provided were self-reported by each awardee in the completed Infill Development Report

<sup>15</sup>Defined as the specific building associated with the CALReUSE grant being mixed-use, as self-reported by each awardee. Single-purpose buildings that are part of a larger mixed-use development were not counted

<sup>16</sup>Defined as located within a half-mile of a transit stop, as self-reported by each awardee

## Program Highlights

CALReUSE funding assisted in first new development of an economically distressed community in San Diego in 30 years.

CPCFA provided \$1,625,000 in funding to the COMM 22, LLC, project for the assessment and cleanup of a former San Diego Unified School District maintenance and operations center. The completed project includes 69 affordable senior rental units, 128 affordable family rental units, three manager units, and six for-sale townhomes. The development also includes a childcare facility, a county school facility, and a community medical clinic.

Before: Abandoned site



After: An affordable senior and family rental development



**Grantee:** COMM 22, LLC

**Project Location:** 1803 Irving Ave, San Diego, CA 92113

**Legislative Districts:** Assembly 80, Senate 40

**Assessment Loan:** \$125,000

**Remediation Grant:** \$1,500,000

**Use of Funds:** Export and disposal of hazardous soils

**Prior Use:** The site operated as a maintenance and operations center for the San Diego Unified School District

**Environmental Concerns:** Petroleum hydrocarbon from the fueling station on previously on the site

**Mixed-Use Project:**

- 206 total rental housing units, including 197 affordable units
- Housing affordability restricted to 30%-60% of Area Median Income for a period of 55 years
- Amenities include: an onsite childcare center, a community medical clinic, and a county school facility

**Completion Dates:** Cleanup of the family and senior rental development site was completed in 2014, with the first 200 housing units completed in 2015. Cleanup of the for-sale site was completed in 2017, with the remaining six for-sale townhomes completed in 2019.

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## Program Highlights

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CALReUSE funds transformed a surface lot and former gas station site into an affordable mixed-use transit-oriented development.

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CPCFA provided more than \$3 million in assessment and remediation funding for the cleanup and redevelopment of a surface parking lot and former gas station site. The development includes 89 affordable rental units, 288 market-rate units, a new parking garage servicing Bay Area Rapid Transit (BART) riders and more than 40,000 square feet of retail space.

Before: Excavation work at the brownfield site



After: 89-unit affordable housing project



**Grantee:** MacArthur Transit Community Partners, LLC

**Project Location:** 515 and 516 Apgar St., and 532 39th St., Oakland, CA 94609

**Legislative Districts:** Assembly 15, Senate 9

**Assessment Loan:** \$125,000

**Remediation Grant:** \$2,981,000

**Use of Funds:** Excavation and disposal of contaminated soil, and installation of water treatment systems

**Prior Use:** The site formerly held an automotive repair garage. Two former gas stations nearby further contributed to contamination on the property.

**Environmental Concerns:** Petroleum hydrocarbons and volatile organic compounds

**Mixed-Use Project:**

- 377 total housing units, including 89 affordable rental units
- Amenities include: 40,000 square feet of retail space, two new streets, improved bicycle lanes and construction of a 400-space garage serving BART riders

**Completion Dates:** The 89-unit affordable project was completed in 2016 and the 287 market-rate units were completed in 2018 and 2019.

Remediation is complete; however, ongoing soil vapor monitoring is expected to take place until December 2022.

**Attachment A, Page 1, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Number of Housing Units:</b>					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
3,130	1,781	1,349			
<b>Number of Affordable Units:</b>					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
1,040	903	137			
<b>Loan Amount TOTAL: \$ 3,576,439</b>					
<b>Repaid Loans (Alphabetical by County)</b>					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Alameda, Emeryville	Senate 9 Assembly 15	Bayrock Residential, LLC	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 project included development of 5,000 square feet of retail space and 60 condominiums.	\$ 93,750
Alameda, Emeryville	Senate 9 Assembly 15	Emery Station Triangle II, LLC	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, was completed in 2012.	\$ 125,000
Alameda, Emeryville	Senate 9 Assembly 15	Oliver & Company	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
Alameda, Emeryville	Senate 9 Assembly 18	Resources for Community Development	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
Alameda, Oakland	Senate 9 Assembly 18	Bridge Housing Ventures, Inc.	Yes	Utilizing a CALReUSE pre-development loan, a site used as a junk yard and a brewery underwent environmental assessment for development of 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 a new project, a charter school, and repaid the loan in April 2017.	\$ 125,000

**Attachment A, Page 2, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Repaid Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Alameda, Oakland	Senate 9 Assembly 15	City of Oakland Redevelopment Agency	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 over 40,000 square feet of retail space. Ninety housing units (89 affordable) were completed in 2016, and 287 additional market rate housing units were completed in the 3rd quarter of 2019.	\$ 85,928
Alameda, Oakland	Senate 9 Assembly 18	East Bay Asian Local Development Corporation	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 plans to build 146 apartment units in the future.	\$ 18,363
Contra Costa, Martinez	Senate 3 Assembly 14	Resources for Community Development	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
Humboldt, Arcata	Senate 13 Assembly 2	Arcata 14th Street, LLC (Formerly BJB Associates, LLC)	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. A development of 18 housing units (17 affordable) was completed in 2017.	\$ 58,552
Los Angeles, Bell Gardens	Senate 33 Assembly 58	Environmental Investments, LLC	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 retail and commercial space. The loan was repaid in June 2011. The project has not yet moved forward due to the site's regulatory issues.	\$ 4,292

**Attachment A, Page 3, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Repaid Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Los Angeles, Lynwood	Senate 33 Assembly 63	3000 E. Imperial, LLC	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, however they repaid the loan in May 2019, opting to move forward with a mixed-use development including 348 housing units.	\$ 208,106
Los Angeles, Signal Hill	Senate 33 Assembly 70	Urban Pacific Builders, LLC	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
Los Angeles, Sylmar	Senate 25 Assembly 39	Dewey-KOAR, LLC	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
Los Angeles, Sylmar	Senate 25 Assembly 39	Sky Terrace Investors, LLC	Yes	The borrower received a CALReUSE loan for environmental assessment of a site used as a landfill and mobile home park. The loan was repaid in May 2008. The intended development project includes improved industrial space but has yet to move forward.	\$ 113,059
San Bernardino, Colton	Senate 20 Assembly 47	Transition Properties, LP	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 yet to move forward as the borrower seeks to successfully navigate the site's regulatory issues.	\$ 97,685
San Diego, National City	Senate 40 Assembly 80	Community Devel. Commission/City of National City	Yes	A CALReUSE loan provided pre-development funds for the assessment of a site used as a machine shop and storage facility. The loan was repaid in September 2012. The intended development project will include retail space and two restaurants.	\$ 31,861

**Attachment A, Page 4, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Repaid Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
San Diego, San Diego	Senate 40 Assembly 80	COMM 22, LLC	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. A 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. Four additional for-sale housing units were completed in late 2018 and early 2019 with the final two remaining units completed in December 2019; child care facilities, office space and commercial/retail space are following.	\$ 125,000
San Diego, San Diego	Senate 40 Assembly 80	Jacobs Center for Neighborhood Innovation	Yes	A CALReUSE loan funded assessment of a cab and bus fleet parking facility. The loan was repaid in July 2011. The borrower completed a 52 unit (51 affordable) LEED-Gold certified housing complex in 2016.	\$ 32,170
San Diego, San Diego	Senate 39 Assembly 78	SHEA Mercado, LLC	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
San Francisco, San Francisco	Senate 11 Assembly 17	Alabama Street Housing Association	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
San Joaquin, Tracy	Senate 5 Assembly 13	Thomas & Barbara Brenkwitz	No	A tire store underwent an environmental assessment funded by the CALReUSE Program. The loan was repaid in June 2007 and the borrower proceeded with redevelopment of 20,000 square feet of commercial space. The development was completed in 2009.	\$ 81,885

**Attachment A, Page 5, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Repaid Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
San Mateo, San Carlos	Senate 13 Assembly 22	Legacy Partners Residential, LLC	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. The project was completed in the fall of 2019 and included 202 housing units and over 25,000 sf of retail space.	\$ 33,942
Santa Clara, Gilroy	Senate 17 Assembly 30	South County Housing	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. 71 units (32 affordable) were completed between 2007 and 2013 and an additional 104 units (103 affordable) were completed in April of 2019.	\$ 54,890
Santa Clara, San Jose	Senate 10 Assembly 25	First Community Housing, Inc.	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 multi-family housing units (35 affordable) and retail space.	\$ 57,774
Sonoma, Guerneville	Senate 2 Assembly 2	Burbank Housing Development Corporation	Yes	Housing for 48 special needs households (48 affordable) 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 48 special needs housing units, all of which are affordable, were completed in 2012.	\$ 69,535

**Attachment A, Page 6, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Forgiven Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Alameda, Berkeley	Senate 9 Assembly 15	Rawson Blum & Leon, Inc.	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 was granted forgiveness in June 2008. 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 landmarked Flint Ink Factory in 2016 for use as the headquarters of a construction firm relocating from San Francisco.	\$ 125,000
Alameda, Oakland	Senate 9 Assembly 18	San Pablo Auto Body	Yes	The borrower accessed pre-development funding for the environmental assessment of an auto body shop and former plating 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
Alameda, Oakland	Senate 9 Assembly 18	Tomorrow Development Co., Inc.	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
Alameda, Oakland	Senate 9 Assembly 18	Thomas McCoy & Morris Wright	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 a loan term extension to facilitate the borrower's efforts to obtain additional 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 7, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Forgiven Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Alameda, Oakland	Senate 9 Assembly 18	Dogtown Development Company, LLC	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. Another party was able to utilize the information made available by the original assessment and began construction of 19 housing units 2 of which will be affordable.	\$ 8,718
Alameda, Oakland	Senate 9 Assembly 18	Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company	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
Kern, Arvin	Senate 14 Assembly 32	CIC Arvin Family Apartments, LP	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, therefore the borrower requested and received loan forgiveness in August 2011.	\$ 24,144
Los Angeles, Huntington Park	Senate 33 Assembly 53	Golden Pacific Partners	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 8, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Forgiven Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Los Angeles, Los Angeles	Senate 24 Assembly 51	Castlewell Properties, Inc.	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
Los Angeles, Los Angeles	Senate 24 Assembly 51	Mercy Housing California	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. Aragon Properties Corporation currently has a 204 unit mixed use project proposed for the site that include 15 units of affordable housing. Completion date is currently unknown.	\$ 35,021
Los Angeles, Lynwood	Senate 33 Assembly 63	City of Lynwood (Formerly City of Lynwood Redevelopment Agency)	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. The City is considering repaying the loan and moving forward with a 632 unit (120 affordable) housing development for veterans.	\$ 172,700
Los Angeles, Santa Fe Springs	Senate 32 Assembly 57	Revita WDI, LLC	Yes	A CALReUSE pre-development loan funded an 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 9, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Forgiven Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Los Angeles, Signal Hill	Senate 33 Assembly 70	General Environmental Management, Inc.	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
Sacramento, Sacramento	Senate 6 Assembly 7	World of Good Taste, Inc.	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 granted loan forgiveness in October 2008. Another party was able to utilize the information made available by the assessment to complete a commercial development in 2016.	\$ 76,404
San Diego, San Diego	Senate 39 Assembly 78	Community Housing Works	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. Another party was able to utilize the information made available by the assessment to develop a new plan for the site. The new developer completed 165 units market rate units in spring of 2020.	\$ 43,148
San Mateo, South San Francisco	Senate 13 Assembly 22	Mid-Peninsula Housing Coalition	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

**Attachment A, Page 10, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Forgiven Loans (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Santa Cruz, Santa Cruz	Senate 17 Assembly 29	Eklof, Inc.	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
Sonoma, Santa Rosa	Senate 2 Assembly 10	Resources for Community Development	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
Sonoma, Santa Rosa	Senate 2 Assembly 10	New Railroad Square LLC	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

**Attachment A, Page 11, CALReUSE ASSESSMENT PROGRAM PORTFOLIO**

<b>Loans Declined by Awardees (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Borrower</b>	<b>Economically Distressed?</b>	<b>Project Scope &amp; Status</b>	<b>Amount Funded</b>
Contra Costa, Antioch	Senate 7 Assembly 11	Rivertown Developers Inc.	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of land with former and current uses including cannery, shipyard, paperboard and glass handling, boat launch, and marina, but the awardee chose to not take the funding.	
Los Angeles, Los Angeles	Senate 24 Assembly 51	Taylor Yard	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.	
Los Angeles, Signal Hill	Senate 33 Assembly 70	Walnut Hill Partners/ Dewey Group	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.	
Orange, Garden Grove	Senate 34 Assembly 69	City of Garden Grove	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.	
<b>Housing Units TOTAL:</b>			<b>3,130</b>	<b>Loan Amount TOTAL:</b>	<b>\$ 3,576,439</b>
<b>Affordable Housing Units TOTAL:</b>			<b>1,040</b>	<b>Amount Repaid:</b>	<b>\$ 1,784,343</b>
				<b>Amount Forgiven:</b>	<b>\$ 1,792,096</b>

**Attachment B, Page 1, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Number of Housing Units:</b>					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
5,587	2,219	3,368			
<b>Number of Affordable Units:</b>					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
2,667	1,777	890			
			<b>Grant Amount TOTAL:</b>	<b>\$56,061,028</b>	
			<b>Funds Expended TOTAL:</b>	<b>\$55,757,262</b>	
<b>Project Status: Remediation &amp; Development Complete (Alphabetical by County)</b>					
			<u>Total Affordable</u>	<u>Grant Amt. Expended</u>	
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Housing Units</b>	<b>Project Scope &amp; Status</b>	<b>Funds</b>
Alameda, Emeryville	Senate 9	64th and Christie Site	190	The site was used as a parking lot and an auto transmission operation. Cleanup was completed in December 2013, leading to the completion of 190 units of rental housing, including 29 affordable units, in March 2015. The housing 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
Alameda, Oakland	Senate 9	St. Joseph's Senior Apartments	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 project consists of 84 rental units, 83 of which are affordable with 30 units set aside for seniors with long-term chronic health conditions.	\$999,110
	Assembly 18		83		\$999,110
Alameda, Oakland	Senate 9	Lampwork Lofts	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.	\$338,970
	Assembly 18		0		\$338,970

**Attachment B, Page 2, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation &amp; Development Complete (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
Contra Costa, Richmond	Senate 9	Lillie Mae Jones Plaza	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 26 units rental housing, 25 of which are affordable, 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.	\$23,890
	Assembly 15		25		\$23,890
Los Angeles, Los Angeles	Senate 24	Miramar Village	114	The site was used as an oil field. The cleanup was completed in February 2010 and the housing project was completed in March 2010. The project consists of 114 units of family rental housing, 113 of which are affordable. The structure consists of three levels over one level of parking, and includes a community computer lab and community space for residents.	\$2,072,268
	Assembly 51		113		\$2,072,268
Los Angeles, Los Angeles	Senate 24	PWC Family Housing	45	The site was used as an oil field from the 1930's to the 1960's. Cleanup was completed in September 2013 followed by the completion of a 45-unit rental housing complex in December 2013. Forty-four of the units are affordable, 22 for families and 22 for homeless individuals, including 9 set aside for emancipated foster youth. The building offers employment training support; easy transit access; secured parking; an onsite convenience store; and community space for recreational activities and social services programs.	\$957,750
	Assembly 51		44		\$957,750

**Attachment B, Page 3, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation &amp; Development Complete (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
Los Angeles, Los Angeles	Senate 24	Lorena Apartments	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 rental 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
Los Angeles, Los Angeles	Senate 30	The Crossings on 29th Street	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 rental housing development (of which 33 are affordable) consists of town homes, flats, and garden apartments which were 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.	\$569,057
	Assembly 59		33		\$569,057
Los Angeles, Carson	Senate 35	Carson City Center Senior Housing	86	The site was used as an auto service center. Cleanup was completed in October 2009 and 86 rental apartments (of which 85 are affordable) 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
Sacramento, Sacramento	Senate 6	La Valentina	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 81 rental housing units, 80 of which are affordable; a cafe; and 4,888 square feet of commercial space.	\$631,000
	Assembly 7		80		\$631,000

**Attachment B, Page 4, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation &amp; Development Complete (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
Sacramento, Sacramento	Senate 6	Township 9	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 rental units, of which 180 are affordable. The housing was completed in October 2014. The housing units are part of a larger 65-acre urban scale, mixed-use, transit-oriented, master-planned neighborhood.	\$500,156
	Assembly 7		180		\$500,156
Santa Clara, San Jose	Senate 10	Fourth Street Apartments	100	The site was used for agricultural purposes from the 1930's to the 1970's. Cleanup was completed in October 2010 after which 100 energy-efficient rental apartments (of which 99 are affordable) 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 are allocated to residents with developmental disabilities.	\$49,782
	Assembly 25		99		\$49,782
Santa Clara, San Jose	Senate 15	3rd Street Residential Development	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 rental 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.	\$545,866
	Assembly 27		36		\$545,866
Santa Cruz, Capitola	Senate 17	Bay Avenue Senior Apartments	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 providing 109 senior rental housing units, with 102 of the units designated as affordable, including 39 units dedicated to seniors with disabilities.	\$957,730
	Assembly 29		102		\$957,730

**Attachment B, Page 5, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation &amp; Development Complete (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
San Diego, San Diego	Senate 39	Studio 15	275	The site was used by chemical companies in the 1900's. The grant funded work consists of ongoing groundwater and air sampling of the site which completed remediation in April 2009, and the housing project was completed in April 2009. The project consists of a 275-unit rental 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		\$219,860
San Diego, San Diego	Senate 39	15th and Commercial	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 140 rental units, 139 of which are affordable or 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
San Diego, San Diego	Senate 39	Cedar Gateway	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 65 rental housing units, 63 of which are affordable. The project provides access to transit and downtown job centers, as well as neighborhood stores and schools.	\$94,330
	Assembly 78		63		\$94,330

**Attachment B, Page 6, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation &amp; Development Complete (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
San Diego, San Diego	Senate 40	COMM22	206	The site was used as a maintenance and operation center in the 1960's. Cleanup was in two phases with the main phase remediation completing in December 2014 and the second phase remediation completing in December 2016. The overall development consists of a mixed-use, transit-oriented development which combines housing, child care facilities, office space, community-serving commercial and retail space, and includes a total of 206 housing units, 197 of which are affordable. The 130-unit family rental housing, 70-unit senior rental housing and 6-unit for-sale housing is being phased. The family and senior housing was completed in December 2014.	\$1,500,000
	Assembly 80		197		\$1,500,000
San Francisco, San Francisco	Senate 11	1345 Turk St. Affordable Housing	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 walking distance is, public transportation, shopping, entertainment, schools, library, and fire station. Amentities onsite include patios, a landscaped courtyard, and underground parking.	\$625,000
	Assembly 17		32		\$625,000
San Francisco, San Francisco	Senate 11	2235 Third Street	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

Attachment B, Page 7, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)						
						Grant Amt. Expended
						Total Affordable
County, City	Legislative Districts	Project Name	Housing Units	Project Scope & Status		Funds
San Francisco, San Francisco	Senate 11	Octavia Court	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 rental 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.		\$99,849
	Assembly 17		14			\$99,849

**Attachment B, Page 8, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation Completed (Alphabetical by County)</b>					
<b>Total Affordable</b>					<b>Grant Amt. Expended</b>
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Housing Units</b>	<b>Project Scope &amp; Status</b>	<b>Funds</b>
Alameda, Oakland	Senate 9	MacArthur Transit Village	377	The site was used as an automotive repair garage and a dry-cleaning operation. Cleanup was completed in the third quarter of 2015. Construction of a 90-unit (89 affordable) rental phase was completed in July 2016, and the remaining 287 market rate units were completed in 2019. Though the housing development and remediation has been completed, the oversight agency has required the Grantee to monitor soil gas vapor until 2022. The Grantee is working to obtain a no further actions letter with ongoing maintenance and monitoring from the oversight agency.	\$2,981,000
	Assembly 15		89		\$2,973,463
Alameda, Oakland	Senate 9	Red Star Apartments	0	The site was used as a yeast manufacturing facility. Cleanup was completed in October 2011. The 119-unit affordable senior rental 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. The Grantee determined it could not complete the project and disbursed grant funds were repaid in 2018.	\$722,058
	Assembly 18		0		\$722,058
Contra Costa, Richmond	Senate 9	Miraflores	270	The site was used as an agricultural nursery for more than 80 years. Cleanup was completed in June 2015, with on-going groundwater monitoring. Previously delayed due to poor market conditions and slow economic recovery, the 80 senior (79 affordable) rental housing units were completed in September 2018. 190 (30 affordable) for-sale housing units were scheduled to begin construction in July of 2020, but have been put on hold due to additional soil sample requests from the oversight agency. The Grantee anticipates the remaining units will be completed by December of 2021.	\$2,604,490
	Assembly 15		109		\$2,604,490

**Attachment B, Page 9, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation Completed (Alphabetical by County)</b>					
<b>Total Affordable</b>					<b>Grant Amt. Expended</b>
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Housing Units</b>	<b>Project Scope &amp; Status</b>	<b>Funds</b>
Nevada, Truckee	Senate 1	Truckee Railyard	190	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 190 residential rental and for-sale units is moving ahead. 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. Construction of the 77-unit mixed income artist housing project is began in August of 2019 and is scheduled to be completed by the end of 2020. The remaining 113 market rate units will begin after some additional infrastructure work and financing is obtained. The Grantee anticipates completing the remaining housing by December 2024.	\$1,585,724
	Assembly 1		71		\$1,585,724
Sacramento, Sacramento	Senate 6	Curtis Park Village	91	The site was used as a railroad maintenance yard. Cleanup of soil contamination was completed in January 2012 and construction of 91 senior rental units (90 affordable) was completed in July 2016. On-going groundwater monitoring continues in the overall development which will include roughly 475 residential units throughout six acres of park and open space, multiple transit connections, and three commercial/retail areas once complete.	\$4,018,066
	Assembly 7		90		\$4,018,066

**Attachment B, Page 10, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation in Progress (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
Los Angeles, Carson	Senate 35	Carson	86	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 Grantee completed two housing projects totaling 86 units (84 affordable) in December of 2019. Celanup of the browfield site stalled when the Grantee ran out of funds to complete the remediation. CPCFA held the Grantee in default on June 17, 2020 for missing performance milestones in the Grant Agreement. CPCFA has provided an opportunity to cure the default by providing CPCFA with a feasible plan to fund the remaining remediation and to propose alternative milestones for the project by October 2020.	\$5,000,000
	Assembly 64		84		\$5,000,000
Sacramento, Sacramento	Senate 6	Sacramento Railyards	345	The site was used as a locomotive and maintenance rebuilding facility from 1863 into the 1990's. The initial phase of grant-funded cleanup was completed in September 2010. The remaining remediation has been completed in the 1st quarter of 2020 and the final report is being drafted. The project was awarded an additional \$9.7 M in funding for additional phases of remediation should program funding become available. CPCFA allocated an additional \$1.1 M in 2017, and \$1 M in 2018 to the project. 345 units (69 affordable) of mixed-income mixed-use development is anticipated to begin construction in the 3rd quarter of 2020, and be completed by the 4th quarter 2022.	\$7,126,858
	Assembly 7		69		\$6,875,226

**Attachment B, Page 11, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Remediation in Progress (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt.</b>
			<b>Affordable</b>		<b>Expended</b>
			<b>Housing Units</b>		<b>Funds</b>
San Francisco, San Francisco	Senate 11	Hunters Point Shipyard	884	The overall site was formerly used as a naval shipyard and for the dismantling of commercial vessels. The CALReUSE grant funded asbestos abatement of buildings that will be repurposed as part of the 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development, which will provide retail space, artist studios and 243 acres of parks and open space. Out of the 884 rental units for this project, 805 units have been completed to date with 79 units remaining to be completed with an estimated completion of December 2022.	\$5,000,000
	Assembly 17		209		\$4,985,103
San Francisco, San Francisco	Senate 11	Visitacion Valley Transit-Oriented Development	1,125	The site was a manufacturing facility. Cleanup of one section completed in 2014 while the second section is on-going. 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 2026. The project will include 1,125 units (169 affordable) of for-sale 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
	Assembly 17		169		\$3,454,794

**Attachment B, Page 12, CALReUSE REMEDIATION PROGRAM PORTFOLIO**

<b>Project Status: Award Declined by Borrower (Alphabetical by County)</b>					
<b>County, City</b>	<b>Legislative Districts</b>	<b>Project Name</b>	<b>Total Affordable Housing Units</b>	<b>Project Scope &amp; Status</b>	<b>Grant Amt. Expended Funds</b>
Alameda, Oakland	Senate 9	CIVIQ		The site was used for nursery greenhouses and plant storage for nearly 70 years. The awardee withdrew after determining that the \$151,500 award was not necessary to move forward with the construction of 67 units of rental housing and 2,990 square feet of commercial space.	
	Assembly 15				
Alameda, Oakland	Senate 9	Linden Lofts		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 the awardee chose to not forward and the \$275,000 award was declined.	
	Assembly 18				
San Joaquin, Stockton	Senate 5	Dorado Court		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 and declined the \$797,000 award.	
	Assembly 13				
Sutter, Yuba City	Senate 4	Plumas Family Apartments		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 and declined the \$191,400 award.	
	Assembly 3				
<b>Housing Units TOTAL:</b>			<b>5,587</b>	<b>Grant Amount TOTAL:</b>	<b>\$56,061,028</b>
<b>Affordable Housing Units TOTAL:</b>			<b>2,667</b>	<b>Funds Expended TOTAL:</b>	<b>\$55,757,262</b>