



**California Pollution Control
Financing Authority**

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

**REVITALIZING
CALIFORNIA
COMMUNITIES**

Fiona Ma, CPA, Chair

State Treasurer

Malia M. Cohen

State Controller

Joe Stephenshaw

Director of Finance

Annual Report to the

California State Legislature

Fiscal Year 2024-2025

June 2026

Table of Contents

Organizational Description and Mission Statement	3
CALReUSE Program Summary	4
Assessment Program History & Overview	5
Assessment Program Accomplishments	6
CALReUSE Assessment Program Projects Economically Distressed Communities by County	7
Remediation Program History & Overview	8
Remediation Program Accomplishments	9-11
Attachment A: Assessment Program Portfolio	12-37
Attachment B: Remediation Program Portfolio	38-69

About the California Pollution Control Financing Authority

Mission Statement

As public servants, we are committed to implementing the tools and funding entrusted to us to fulfill the goals of fostering economic prosperity and promoting climate-friendly projects in California with an array of programs and diverse participants and stakeholders.

Since its creation as California Pollution Control Financing Authority in 1972, CPCFA has been dedicated to helping businesses access capital for projects that support state and federal environmental and economic objectives. Our new name, Capital Programs & Climate Financing Authority, effective January 1, 2026, represents the breadth of our work supporting California's transition to a cleaner, more resilient economy. CPCFA has evolved to include a broad range of programs that foster sustainable development, support small businesses, and revitalize communities, specifically:

- The Tax-Exempt Private Activity Bond program helps small and large private business borrowers, non-profits, and public/private partnerships access public finance markets by issuing tax-exempt bonds for qualified projects;
- Established in 1994, the California Capital Access Program (CalCAP) provides credit enhancement to encourage financial institutions to lend to small businesses; and
- The California Investment & Innovation Program (Cal IIP) provides grants to federally certified Community Development Financial Institutions to enhance their capacity in offering services such as technical assistance and capital access to economically disadvantaged communities across California.

This annual report to the Legislature describing the California Recycle Underutilized Sites Program is prepared pursuant to the California Pollution Control Financing Authority Act, Health and Safety Code Section 44538 and Government Code Section 6588.7(b)(8), respectively.

CPCFA Board consists of:

Fiona Ma, CPA, Chairperson
State Treasurer

Malia M. Cohen
State Controller

Joe Stephenshaw, Director
Department of Finance

Program Summary

The initial legislation enacted in 2000, Senate Bill 1986 (Chapter 915, Statutes of 2000), authorized the CPCFA to administer 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.

In response to the demand for the CALReUSE Assessment Program, the legislature directed bond proceeds from Proposition 1C, the Housing and Energy Shelter Trust Fund Act of 2006 approved by the voters at the November 7, 2006, election, be used for brownfield cleanup projects that promote infill residential and mixed-use development. Through an interagency agreement with the Department of Housing and Community Development (HCD), CPCFA used the funds to expand the scope of CALReUSE to include the CALReUSE Remediation Program, which administered grants and/or loans for the financing of brownfield remediation.

Projects financed by CALReUSE are located throughout California, from Humboldt to San Diego counties. CPCFA worked directly with each awardee through assessment, remediation, and as-needed monitoring, and consulted with the California Department of Toxic Substances Control (DTSC) for technical assistance through an interagency agreement.

The CALReUSE Assessment and Remediation Programs piloted the alignment of three public policy goals: 1) increase housing production, 2) improve the environment, and 3) improve quality of life in California communities. Identifying and cleaning up contamination improves the environment and increases the number of sites available for housing production. In turn, new development of brownfield sites improves quality of life in California communities by replacing underutilized or blighted sites with purposeful projects. The Assessment Program has no outstanding loans or funding available, and all Remediation Program funds have been disbursed. Although funding for the assessment and remediation programs has been exhausted CPCFA believes the CALReUSE program could provide a benefit by supporting these public policy goals by assisting local governments in identifying and addressing contamination as part of the housing element sites inventory process.

CALReUSE Assessment Program

History & Overview

The Legislature approved the CALReUSE Assessment Program in Fiscal Year (FY) 2001-2002, using funds derived from the CPCFA's bond issuance fees.¹ 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, initially up to \$125,000, however that was increased to \$500,000 in FY 2008-2009, to help finance the cost of contaminated site assessment, technical assistance, and remedial action planning.

CPCFA designed the Assessment Program to mitigate the 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 2001-2002 and FY 2011-2012, CPCFA entered into loan agreements for 44 projects totaling more than \$3.5 million, resulting in the assessment of 221 brownfield acres. Of the 44 loan agreements, 25 loans totaling \$1.78 million have been repaid and 19 loans totaling \$1.79 million remain forgiven. Funding available for loans was expended in 2016. The Assessment Program has zero outstanding loans and zero current funding available for new loans.

CPCFA staff continues to monitor the compliance of the 19 projects that received loan forgiveness. For a complete listing of awards, please see the CALReUSE Assessment Program Portfolio (Attachment A).

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

CALReUSE Assessment Program Accomplishments

CALReUSE Assessment Brings Valuable Information to Communities.

Throughout FY 2024-2025, 21 development projects were completed on Assessment Program loan sites. These projects 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 brought about valuable information regarding the conditions of contaminated sites for community decision makers. This increased knowledge gained through assessments enables private developers and local entities to evaluate the best use of each site.

Illustrating that point, Sacramento's World of Good Taste site, which was initially intended to be developed as mixed-use (commercial and residential). However, using funding from the Assessment Program, the site was assessed and DTSC subsequently placed land use restrictions on the site. The land use restrictions resulted in the site being developed as commercial only.

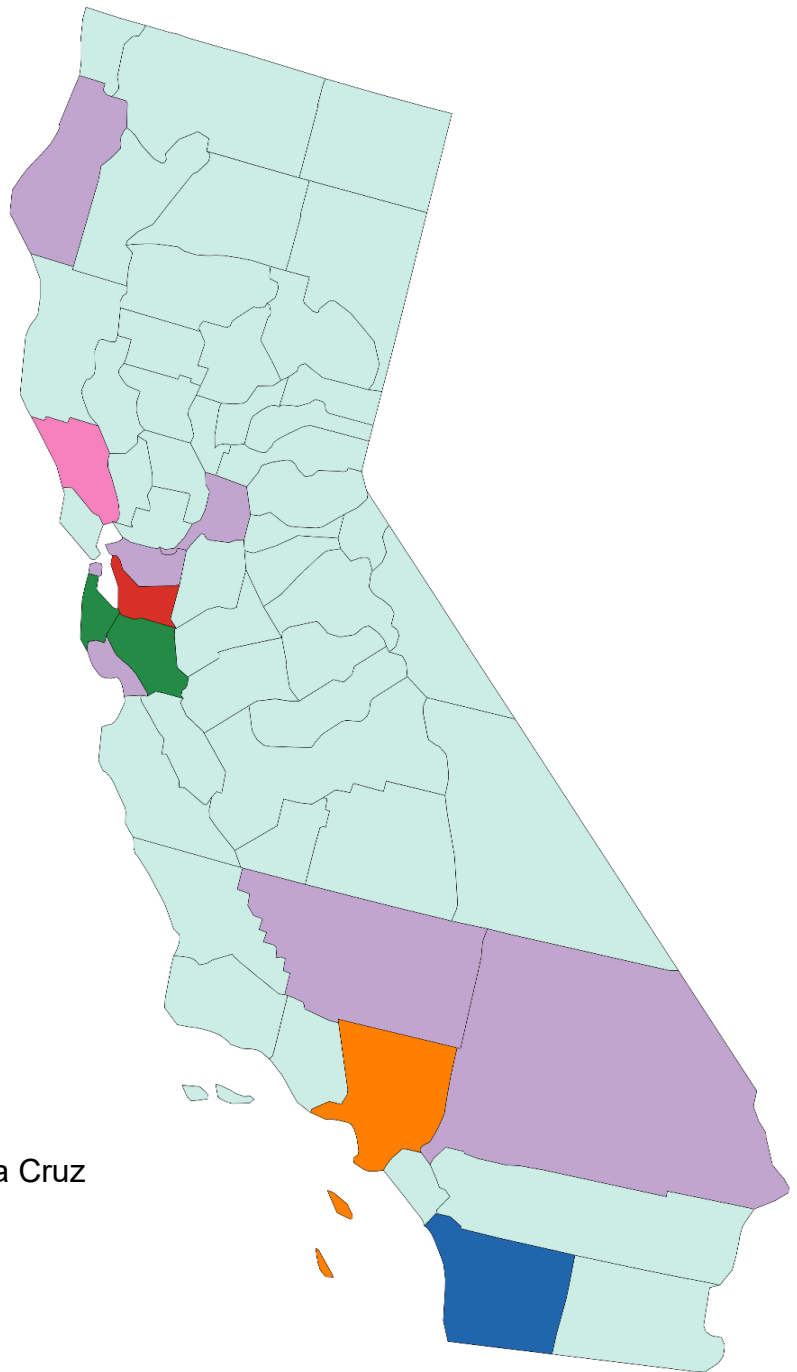
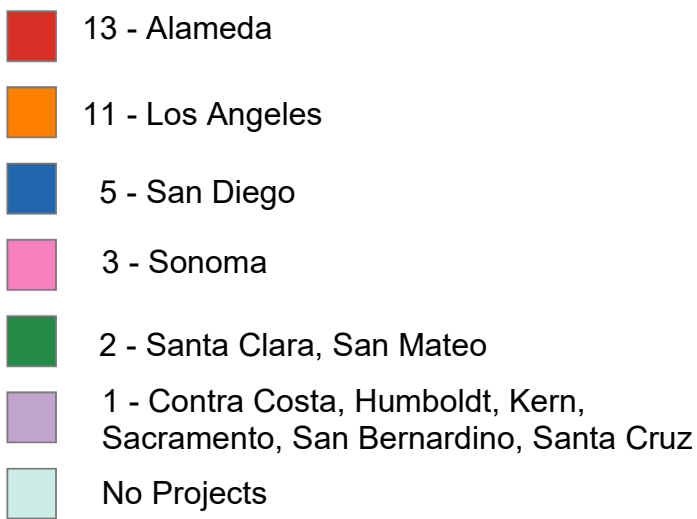
As demonstrated in the map on the next page, all but one of the CALReUSE Assessment loans were for projects located in economically distressed communities². This reflects how lack of investment to revitalize brownfields can result in communities living beside underutilized and blighted sites.

² 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 Projects

Economically Distressed Communities by County

Number of Projects



CALReUSE Remediation Program

History & Overview

As described above in the Program Summary, the Legislature funded the CALReUSE Remediation Program with \$60 million in general obligation bond proceeds allocated from the 2006 Proposition 1C and further defined by the Legislature in the 2007-2008 Budget Act and trailer bill.³

The Remediation Program awarded grants and loans to finance cleanup activities on contaminated sites while also meeting government regulations to allow for infrastructure development and construction of housing.

During the rulemaking process, CPCFA designed the Remediation Program's housing guidelines to require that grant-funded projects provide California communities with housing developments that include at least 15% affordable units,⁴ with loans available to those projects that did not meet the minimum percentage of affordable housing.

The bulk of awards were approved during FY 2008-2009. After the original awards, four projects returned their awards, and the funds were redirected to the Miramar Village project in Los Angeles County. In addition, the Sacramento Railyards project was allocated additional funds from loans that were repaid and grants that were not fully expended, increasing the Remediation Program's total contribution to projects to \$56 million. The Remediation program awarded 30 grants totaling \$56,061,028.

As of June 30, 2021, all available funds were awarded and expended. A list of all Remediation Program grants is attached (Attachment B). CPCFA staff continues to monitor seven outstanding grant awards (see Attachment B, pgs. 59-67)

³ Senate Bill 77 (Chapter 171, Statutes of 2007) and Senate Bill 86 (Chapter 179, Statutes of 2007).

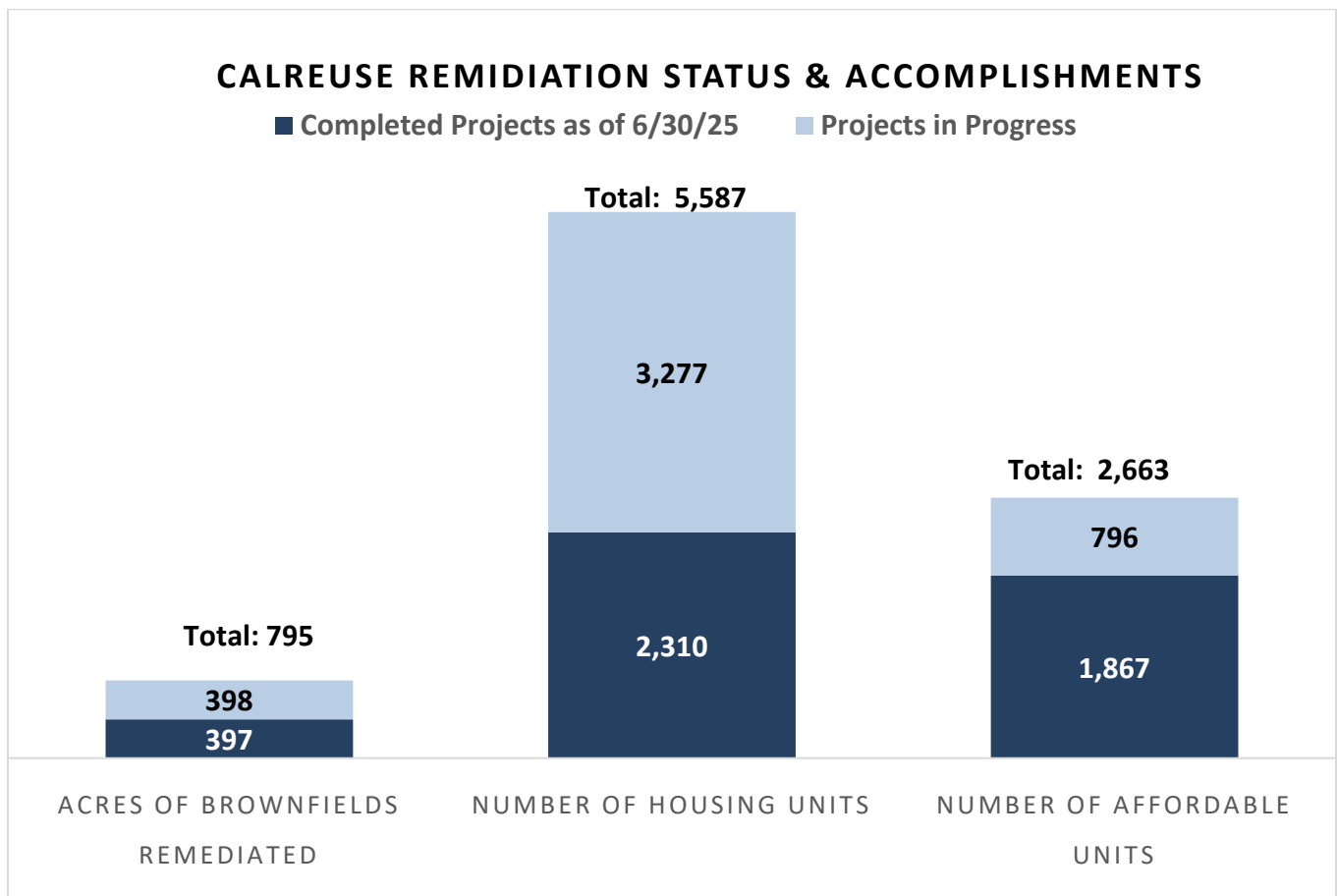
⁴ Affordable unit as defined by Health and Safety Code section 53545.13.

CALReUSE Remediation Program

Accomplishments – Structured to promote housing production.

The CALReUSE Remediation Program reduced contamination in disadvantaged and low-income communities by revitalizing brownfields and adding new housing with features such as support services and access to transit. To date, CALReUSE Remediation Program funding has resulted in the production of 2,310 new housing units among 22 projects, of which 1,867 or 80%, are available as affordable for sale or rental housing units.

The following charts outlines the impacts of the CALReUSE Remediation Program.



Completed CALReUSE Remediation Project Characteristics

Project Name and City (In alphanumeric order)	Number of Units	Affordable Units	Support Services ⁱ	Mixed-Use ⁱⁱ	Transit Served ⁱⁱⁱ
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
Curtis Park Village	91	90			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

Completed CALReUSE Remediation Project Characteristics (cont'd)

Project Name and City (In alphanumeric order)	Number of Units	Affordable Units	Support Services	Mixed- Use	Transit Served
Studio 15, San Diego	275	273			Y
The Crossings on 29th, Los Angeles	34	33	Y		Y
Township 9, Sacramento	180	180		Y	Y
Totals	2,310	1,867	9	4	14

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

ⁱⁱ 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.

ⁱⁱⁱ Defined as located within a half-mile of a transit stop, as self-reported by each awardee.

Attachment A, Page 12, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Emeryville	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	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

Attachment A, Page 13, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Emeryville	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	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

Attachment A, Page 14, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Oakland	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
Alameda, Oakland	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

CALReUSE FY 2024 - 2025 Annual Report to the California State Legislature (data as of June 30, 2025)

*All funds disbursed as of FY 2015-2016

Attachment A, Page 15, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Oakland	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	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

Attachment A, Page 16, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Humboldt, Arcata	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	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 17, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Los Angeles, Lynwood	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	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

Attachment A, Page 18, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Los Angeles, Sylmar	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 to construct a future development project with single family homes and common green space.	\$ 125,000
Los Angeles, Sylmar	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	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

Attachment A, Page 19, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
San Diego, National City	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
San Diego, San Diego	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; childcare facilities, office space and commercial/retail space will follow.	\$ 125,000

CALReUSE FY 2024 - 2025 Annual Report to the California State Legislature (data as of June 30, 2025)

*All funds disbursed as of FY 2015-2016

Attachment A, Page 20, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
San Diego, San Diego	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	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

Attachment A, Page 21, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
San Francisco, San Francisco	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	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 22, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
San Mateo, San Carlos	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	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

Attachment A, Page 23, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Santa Clara, San Jose	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	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 24, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Berkeley	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

Attachment A, Page 25, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Oakland	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	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

Attachment A, Page 26, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Oakland	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 27, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Oakland	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, two of which will be affordable.	\$ 8,718

Attachment A, Page 28, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Alameda, Oakland	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	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

Attachment A, Page 29, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Los Angeles, Huntington Park	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
Los Angeles, Los Angeles	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

Attachment A, Page 30, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Los Angeles, Los Angeles	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 includes 15 units of affordable housing. Completion date is currently unknown.	\$ 35,021

Attachment A, Page 31, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Los Angeles, Lynwood	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	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 32, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Los Angeles, Signal Hill	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	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 commercial development in 2016.	\$ 76,404

Attachment A, Page 33, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
San Diego, San Diego	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	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 34, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Santa Cruz, Santa Cruz	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 cleanup 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	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

Attachment A, Page 35, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Sonoma, Santa Rosa	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 36, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Assessment Totals

Number of Housing Units:

Total	Completed	Anticipated
3,130	1,781	1,349

Number of Affordable Units:

Total	Completed	Anticipated
1,040	903	137

Loan Amount Total:	\$ 3,576,439
Amount Repaid:	\$ 1,784,343
Amount Forgiven:	\$ 1,792,096

Attachment A, Page 37, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Loans Declined by Awardees (Alphabetical by County)

County, City	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded*
Contra Costa, Antioch	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 not to accept.	N/A
Los Angeles, Los Angeles	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.	N/A
Los Angeles, Signal Hill	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.	N/A
Orange, Garden Grove	City of Garden Grove	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of a brownfield, but the awardee chose not to accept.	N/A

Attachment B, Page 38, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Alameda, Emeryville	Bayrock Residential, LLC	29 / 190	<p>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.</p> <p>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.</p>	\$5,000,000	\$5,000,000

Attachment B, Page 39, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Alameda, Oakland	St. Joseph's Senior Apartments	83 / 84	The site was built as a convalescent home for low-income elderly but had become a 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	\$999,110

Attachment B, Page 40, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Alameda, Oakland	Lampwork Lofts	0 / 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 near job centers and retail shops. This project was a loan and repaid in 2013.	\$338,970	\$338,970

Attachment B, Page 41, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Contra Costa, Richmond	Lillie Mae Jones Plaza	25 / 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 of 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	\$23,890

Attachment B, Page 42, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Los Angeles	Miramar Village	113 / 114	<p>The site was used as an oil field. The cleanup was completed in February 2010 and the housing project was completed in March 2010.</p> <p>The project consists of 114 units of family rental housing, 113 of which are affordable.</p> <p>The structure consists of three levels over one level of parking and includes a community computer lab and community space for residents.</p>	\$2,072,268	\$2,072,268

Attachment B, Page 43, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Los Angeles	PWC Family Housing	25 / 26	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 nine 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	\$957,750

Attachment B, Page 44, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Los Angeles	Lorena Apartments	111 / 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	\$5,000,000

Attachment B, Page 45, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Los Angeles	The Crossings on 29th Street	33 / 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	\$569,057

Attachment B, Page 46, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Carson	Carson City Center Senior Housing	85 / 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	\$622,750

Attachment B, Page 47, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Sacramento, Sacramento	Curtis Park Village	90 / 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 extended the regulatory process until the final documentation was completed in 2021. The overall development includes 131 multi-family market rate units and 281 single-family residences throughout six acres of park and open space, multiple transit connections, and three commercial/retail areas.	\$569,057	\$569,057

Attachment B, Page 48, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Sacramento, Sacramento	La Valentina	80 / 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.	\$622,750	\$622,750
Sacramento, Sacramento	Township 9	180 / 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 provide 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	\$500,156

Attachment B, Page 49, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Santa Clara, San Jose	Fourth Street Apartments	99 / 100	<p>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 units are allocated to residents with developmental disabilities.</p>	\$49,782	\$49,782

Attachment B, Page 50, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Santa Clara, San Jose	3rd Street Residential Development	36 / 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	\$545,866

Attachment B, Page 51, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Santa Cruz, Capitola	Bay Avenue Senior Apartments	102 / 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	\$957,730

Attachment B, Page 52, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Diego, San Diego	Studio 15	273 / 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 targeting service workers and seniors.	\$219,860	\$244,560

Attachment B, Page 53, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Diego, San Diego	15th and Commercial	139 / 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	\$582,500

Attachment B, Page 54, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Diego, San Diego	Cedar Gateway	63 / 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	\$94,330

Attachment B, Page 55, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Diego, San Diego	COMM22	197 / 206	<p>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.</p>	\$1,500,000	\$1,500,000

Attachment B, Page 56, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Francisco, San Francisco	1345 Turk St. Affordable Housing	32 / 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. Amenities onsite include patios, a landscaped courtyard, and underground parking.	\$625,000	\$625,000

Attachment B, Page 57, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Francisco, San Francisco	2235 Third Street	39 / 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	\$2,148,471

Attachment B, Page 58, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Francisco, San Francisco	Octavia Court	14 / 15	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.	\$99,849	\$99,849

Attachment B, Page 59, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Alameda, Oakland	MacArthur Transit Village	89 / 377	The site was used as an automotive repair garage and a dry-cleaning operation. Cleanup was completed in the third quarter of 2015. The 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. The Grantee anticipates completion of the project by the 3rd quarter of 2025.	\$2,973,463	\$2,981,000

Attachment B, Page 60, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Alameda, Oakland	Red Star Apartments	0 / 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	\$722,058

Attachment B, Page 61, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Contra Costa, Richmond	Miraflores	109 / 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 2026.	\$2,604,490	\$2,604,490

Attachment B, Page 62, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Nevada, Truckee	Truckee Railyard	67 / 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. The Grantee anticipates completing all housing by March 2030.	\$1,585,724	\$1,585,724

Attachment B, Page 63, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Complete (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Francisco, San Francisco	Visitacion Valley Transit-Oriented Development	169 / 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. The Grantee anticipates the remaining units will be completed by December 2026.	\$3,454,794	\$3,459,794

Attachment B, Page 64, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation in Progress (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Carson	Carson	84 / 86	<p>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. Cleanup of the brownfield site stalled when the Grantee ran out of funds to complete the remediation. CPCFA Board held the Grantee in default for the missed January 2020 and March 2020 benchmarks. CONTINUED ON NEXT PAGE</p>	\$5,000,000	\$5,000,000

Attachment B, Page 65, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation in Progress (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Los Angeles, Carson	Carson	84 / 86	<p>CONTINUED FROM PREVIOUS PAGE The CPCFA Board provided the Grantee with an opportunity to cure the default by providing the CPCFA Board with a feasible plan to fund the Remediation by the October 2020 CPCFA Board meeting and presenting the CPCFA Board with alternative benchmarks to consider at the November 2020 CPCFA Board meeting. The Grantee provided a plan to fund the Remediation, identifying two potential funding sources: proceeds from the sale of Cells 3, 4, and 5 and proceeds from the sale of \$90 million in bonds because of an enforceable obligation, which requires DOF approval. The project is anticipated to be completed by the 2nd quarter of 2026.</p>	\$5,000,000	\$5,000,000

Attachment B, Page 66, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation in Progress (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
Sacramento, Sacramento	Sacramento Railyards	69 / 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 was completed in the 1st quarter of 2020. 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 began construction in the 3rd quarter of 2020, and was completed in 2025.	\$7,119,825	\$7,126,858

Attachment B, Page 67, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation in Progress (Alphabetical by County)

County, City	Project Name	Affordable Housing Units / Total Units	Project Scope & Status	Grant Amount Expended	Total Awarded
San Francisco, San Francisco	Hunters Point Shipyard	209 / 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, 811 units have been completed, with an estimated completion of December 2026 for the remaining 73 units.	\$4,985,103	\$5,000,000

Attachment B, Page 68, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Remediation and Development Totals

Number of Housing Units:

Total	Completed	Anticipated
5,587	2,310	3,277

Number of Affordable Units:

Total	Completed	Anticipated
2,663	1,867	796

Total Expended:	\$ 56,001,861
Total Awarded:	\$ 56,061,028

Attachment B, Page 69, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Award Declined by Borrower (Alphabetical by County)

County, City	Project Name	Project Scope & Status
Alameda, Oakland	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.
Alameda, Oakland	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 not to move forward, and the \$275,000 award was declined.
San Joaquin, Stockton	Dorado Court	The site was formerly used as a gas station from 1941 to 1963. The awardee chose not to move forward with the 47-unit multi-family affordable housing apartment complex and declined the \$797,000 award.
Sutter, Yuba City	Plumas Family Apartments	The site was previously used as an orchard and for farm equipment storage. The awardee chose not to move forward with the 39-unit affordable family apartment community and declined the \$191,400 award.