



CALREUSE PROGRAM

CALIFORNIA RECYCLE UNDERUTILIZED SITES

**2009-10 ANNUAL REPORT TO THE
CALIFORNIA STATE LEGISLATURE**

September 2010

About the California Pollution Control Financing Authority:

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

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

CPCFA consists of:

Bill Lockyer, Chair
State Treasurer

John Chiang
State Controller

Ana J. Matosantos, Director
Department of Finance

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CALReUSE

2009-10 Fiscal Year Annual Report

This report of activities for the California Recycle Underutilized Sites Program, for the fiscal year ending June 30, 2010, is submitted pursuant to Health and Safety Code Sections 44525.7 and 53545.14(b). Additional program information can be found at www.treasurer.ca.gov/cpcf/.

EXECUTIVE SUMMARY

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

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

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

Assessment Program. The Housing and Emergency Shelter Act of 2006 (Proposition 1C)¹ provided funds for CALReUSE to use for a loan and grant program to finance brownfield cleanup, the Remediation Program.

This report illustrates the activities of the CALReUSE Assessment Program and the CALReUSE Remediation Program for the fiscal year ending on June 30, 2010.

CALREUSE ASSESSMENT PROGRAM SUMMARY

The CALReUSE Assessment Program may utilize Strategic Partners² to provide forgivable loans up to \$500,000 to finance the costs of site assessments, technical assistance, and other specified activities, to assist in the reuse and redevelopment of brownfields. The number of sites actually developed is a measure of the Program's success. Additionally, program performance is measured by the amount of the Authority dollars leveraged to total costs of the projects assisted.

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

Assessment Program Performance. As of June 30, 2010, of the \$5 million in program funds, \$4,863,842 has been distributed through 43 loans, of which \$1,147,498 has been paid back in full with interest and is being revolved and reused; \$3,173,354 is currently encumbered in 25 existing loans; and \$448,728 (9.2%) has been forgiven to date.

LOAN CRITERIA

CALReUSE loans made by a Strategic Partner must meet the following minimum loan terms:

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

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

² Strategic Partner: A public or private entity selected by the Authority to provide technical assistance, funding, and administrative services to Borrowers pursuant to a contract with the Authority.

In addition, CPCFA staff began to undertake an evaluation of the Program's effectiveness during the 09-10 fiscal year. Staff anticipates completing the Program evaluation and presenting findings and recommendations to the CPCFA Board during the 10-11 fiscal year.

A summary of Program loans through June 30, 2010, by Strategic Partner, can be found in Attachment A of this report.

CALREUSE REMEDIATION PROGRAM SUMMARY

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

The CALReUSE Remediation Program's goal is to spur the cleanup and redevelopment of brownfields for residential and mixed-use development within California's infill areas. Both the priority and competitive criteria favor projects with the highest level of public benefit, and the deepest depth and duration of affordability.

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

The Authority determined that of the \$60 million allocated to the Program, \$55 million would initially be made available to projects.⁴ With

PROGRAM HIGHLIGHTS

- Awards from \$50,000 to \$5 million for brownfield cleanup
- Grants and Loans
- 6 Years to Clean up Site and Finish Construction of Housing
- Geographical Targets
- Priority Sites
- Scoring Criteria
- Project must promote residential or mixed-use development

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

⁴ The remaining funds will be utilized to cover the Authority's administrative costs as well as HCD's administration costs associated with the general obligation bonds.

oversubscription for the funds, the Authority capped the funding award at \$5 million per project to ensure that more projects would receive the necessary funds to kick-start their cleanup activities. Projects were evaluated and awarded according to the Remediation Program's regulations, including factors such as project eligibility, the creation of housing units, project readiness, public benefits, and geographical targets. By May 2009, the Authority's initial allocation had been depleted. CPCFA has awarded 34 projects a total of \$55 million to assist in the creation of 8,065 housing units – a program investment of \$6,820 per unit – and an additional 24,000 housing units indirectly.

The development projects vary from mixed-use, transit-oriented developments, and market rate for-sale and rental units, to affordable for-sale, senior, and family rental units.⁵ The projects are located in 13 cities across the state, ranging from the largest metropolitan areas – Los Angeles, Oakland, San Diego, San Francisco, and Sacramento – to cities such as Stockton, Yuba City, Truckee and Santa Cruz.

Preliminary data shows that the Program's initial funding round (November 2008) of nearly \$54 million to 32 projects will help leverage over \$7.6 billion in private investment and over \$2.4 billion in public investment.⁶ Across the state, the Remediation Program will assist in the creation of approximately 80,000 cleanup and construction jobs and 35,000 permanent jobs directly and at least 3,000 additional jobs indirectly. The Remediation Program's economic impact is projected to be well over \$33 billion.

While the recent economic crisis and its effect on the housing market, coupled with the constraints of the State's general obligation bond market (the Remediation Program's funding source), have created some challenges in awarded funds being disbursed, several projects are well on their way to completion.⁷ As of June 30, 2010, 50% of the grant and loan documents were executed for the projects that are moving forward. Of the \$55 million awarded to projects, over \$12.5 million (22%) has been expended for brownfield cleanup.

It is expected that grant or loan documents for most, if not all of the remaining projects will be executed in the coming year; however, the development portion of many of the projects may

⁵ "Affordable" means: 1) rental units restricted to incomes equal to or less than 60% of the Area Median Income (AMI) for 55 years, or 2) ownership units restricted to incomes equal to or less than 120% AMI for 30 years (Health and Safety Code Section 53545.13(c)(2)(C).

⁶ Public sources of funding range from local city and redevelopment funds to other state programs, tax credits, and federal programs.

⁷ To date, only two projects have returned their awards and are not moving forward.

need to be scaled back in keeping with the current market conditions and shrinking funding sources. CPCFA anticipates that some projects may reduce the number of housing units ultimately constructed to enable the projects to move forward successfully.

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

ATTACHMENT A
CALReUSE ASSESSMENT PROGRAM LOAN PORTFOLIO
AS OF JUNE 30, 2010¹

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

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AS OF JUNE 30, 2010¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
COMM22 LLC	Center for Creative Land Recycling	San Diego	\$125,000	6/16/2006	3/31/2011	\$125,000	\$125,000	Loan for Phase II assessment. The Borrower proposed the redevelopment of a former city school district maintenance yard into a multi-generational affordable housing and service-minded retail space. The Borrower was granted a loan term extension to secure additional funds to successfully redevelop the site.	Active
Mercy Housing California	Center for Creative Land Recycling	Los Angeles	\$62,000	3/5/2007	3/5/2010	\$35,021	\$0	Loan to conduct Phase II assessment to redevelop a former lumber yard, a hand car wash, and an auto repair facility into affordable housing. The property owner ceased negotiations with the Borrower, preventing the project from moving forward, and the Borrower was granted forgiveness in December 2008.	Forgiven
Bridge Housing Ventures, Inc.	Center for Creative Land Recycling	Oakland	\$125,000	6/18/2007	1/30/2011	\$125,000	\$125,000	Loan for assessment to assist redeveloping a site formerly used as a junkyard and brewery into workforce, market rate, live/work lofts. The Borrower was granted a loan extension for sufficient time to identify alternate funding. The scope of work funded by this loan is complete. The Final Report was received in May 2009.	Active
Sky Terrace Investors LLC	Center for Creative Land Recycling	Sylmar	\$125,000	10/31/2007	10/31/2010	\$113,059	\$0	Loan for Phase II site assessment to redevelop a former landfill and a mobile home park into industrial space. The loan was repaid in May 2008.	Repaid
Burbank Housing Development Corporation	Center for Creative Land Recycling	Guerneville	\$81,800	10/31/2007	10/31/2010	\$69,535	\$69,535	Loan for Phase II assessment to redevelop a former auto body site into affordable housing, including units reserved for special needs households. The scope of work funded with this loan is complete. The Final Report was submitted in June 2010.	Active
Resources for Community Development	Center for Creative Land Recycling	Martinez	\$100,000	3/21/2008	4/15/2011	\$64,587	\$64,587	Loan for Phase II site assessment of a former tank cleaning site which the Borrower proposes redeveloping into 49 affordable, senior housing units. The assessment activities have been completed, and the Borrower is awaiting a "no further action" letter from the oversight agency.	Active
Resources for Community Development	Center for Creative Land Recycling	Santa Rosa	\$30,000	2/5/2009	2/5/2012	\$28,576	\$28,576	Loan for site assessment to redevelop a former laundromat and a residential complex into affordable housing. The scope of work funded by this loan has been completed, and the Final Report has been received. The Borrower couldn't secure acquisition funding and the property owner did not agree to extend escrow. The Borrower's forgiveness request is currently under review.	Active
Environmental Investments, LLC	Center for Creative Land Recycling	Bell Gardens	\$174,237	6/13/2008	6/15/2011	\$4,292	\$4,292	Loan for site assessment and characterization of a former oil facility and a metals fabrication plant. The Borrower proposes to redevelop the site into retail/commercial space. Phase I work has been initiated.	Active
Revita WDI, LLC	Center for Creative Land Recycling	Santa Fe Springs	\$227,000	8/20/2008	8/20/2011	\$186,369	\$186,369	Loan for site assessment on a former landfill and an oil barrel reservoir for redevelopment into commercial/office space. The Borrower is exploring potential uses and users of land to finalize a plan for site design.	Active
Eklof, Inc.	Center for Creative Land Recycling	Santa Cruz	\$300,000	8/28/2008	8/28/2011	\$275,596	\$275,596	Loan for site assessment of groundwater contamination on a former heavy industrial site, which included manufacturing and plating shops. The Borrower's redevelopment plan includes cleanup of existing industrial site and conversion of vacant adjacent property into light industrial and mixed-use space. Full remediation is expected to be completed within three years.	Active
New Railroad Square LLC	Center for Creative Land Recycling	Santa Rosa	\$160,000	10/22/2008	10/22/2011	\$135,249	\$135,249	Loan for site assessment and groundwater and soil characterization of a former railroad station to be redeveloped for mixed use. The assessment activities are nearing completion.	Active

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AS OF JUNE 30, 2010¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Golden Pacific Partners	Center for Creative Land Recycling	Huntington Park	\$100,000	10/24/2008	10/24/2011	\$56,242	\$56,242	Loan to assist with preparation of environmental assessment and Phase I review of municipal surface parking lots. The proposed redevelopment plan is for construction of medium density housing with parking garages. The work funded by this loan is complete and the Final Report is under review.	Active
CIC Arvin Family Apartments, LP	Center for Creative Land Recycling	Arvin	\$29,144	6/11/2009	5/11/2012	\$24,144	\$24,144	Loan for Phase II assessment. The proposed plan includes redevelopment of a vacant infill property into 60 affordable apartments. Phase II is nearly complete. The project's completion is estimated for December 2010.	Active
Legacy Partners Residential, LLC	Center for Creative Land Recycling	San Carlos	\$181,300	4/2/2009	4/2/2012	\$28,996	\$28,996	Loan for site assessment and hazards impact studies. The proposed redevelopment is the conversion of a former commercial/light industrial property into a transit village of 280 housing units and 35,000 square feet of retail space. The assessment activities are in process.	Active
3000 E. Imperial, LLC	Center for Creative Land Recycling	Lynwood	\$400,000	7/29/2009	7/28/2012	\$0	\$0	Loan for data collection and site characterization as part of Phase I, risk assessments, and further analysis on this vacant infill property. The proposed redevelopment will expand the Plaza Mexico center with an additional 120,000 square feet of retail space, 300 housing units, and 1,150 parking spaces. The assessment activities are in process.	Active
Community Development Commission of City of National City	Center for Creative Land Recycling	National City	\$32,694	9/30/2009	9/30/2012	\$0	\$0	Loan for site assessment and characterization on a former machine shops and storage facilities site. The proposed redevelopment includes retail space, with two restaurants. The assessment activities are nearing completion.	Active
Bayrock Residential, LLC	City of Emeryville Redevelopment Agency	Emeryville	\$125,000	2/19/2005	7/1/2007	\$93,750	\$0	Loan for site characterization to redevelop former commercial/industrial/single and multi-family parcels into 5,000 square feet of retail space and 68 condominiums. The loan was repaid in July 2007.	Repaid
Oliver & Company	City of Emeryville Redevelopment Agency	Emeryville	\$42,000	7/3/2003	2/1/2005	\$31,254	\$0	Loan for environmental study of site's contamination levels and sources. The proposed redevelopment included plans for rehabilitation and a seismic retrofit of the site's building. The loan was repaid in February 2004.	Repaid
Resources for Community Development	City of Emeryville Redevelopment Agency	Emeryville	\$22,793	7/30/2003	7/30/2006	\$17,095	\$0	Loan for site assessment to redevelop a former laundry facility into 70 affordable housing units. The loan was repaid in July 2006.	Repaid
Emery Station Triangle II, LLC	City of Emeryville Redevelopment Agency	Emeryville	\$125,000	12/26/2007	1/1/2011	\$125,000	\$125,000	Loan for Phase II Assessment. The proposed redevelopment of the site will provide a 60,000 square-foot research and development office complex. The assessment activities have been completed and the Borrower is working on obtaining permits for remediation and construction.	Active
San Pablo Auto Body	City of Oakland	Oakland	\$125,000	7/26/2004	10/31/2008	\$124,303	\$0	Loan for site characterization to ultimately develop a new car wash. The extent of contamination discovered rendered the project too costly, and the Borrower was granted forgiveness in October 2008.	Forgiven
Thomas McCoy & Morris Wright	City of Oakland	Oakland	\$200,000	5/19/2003	12/19/2010	\$180,886	\$180,886	Loan for site assessment and environmental study of soil and groundwater contamination on a former plating site. The proposed redevelopment includes up to 406 commercial condominiums and commercial space. The assessment activities are in process.	Active
Tomorrow Development Co., Inc.	City of Oakland	Oakland	\$85,000	12/23/2004	6/30/2010	\$81,530	\$81,530	Loan for site characterization of a former gas station located in a residential neighborhood. The site has a history of underground storage tanks, and upon removal of another in 2008, the oversight agency required additional monitoring tests and reports. The complexity of the site has prevented the project from moving forward. The Borrower's forgiveness request is under review.	Active

ATTACHMENT A
CALReUSE ASSESSMENT PROGRAM LOAN PORTFOLIO
AS OF JUNE 30, 2010¹

Borrower	Strategic Partner	City	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
City of Oakland Redevelopment Agency	City of Oakland	Oakland	\$125,000	6/5/2002	9/30/2006	\$85,928	\$0	Loan for environmental study to develop (along with a consortium of builders and other redevelopment agencies) a mixed-use development at the MacArthur BART station, including 540 new housing units, 30,000 square feet of retail space, and improved access for bikes, shuttles and vehicles. The loan was repaid in August 2006.	Repaid
Debra Esposito Petro/Estate of John Esposito/Esposito Plating and Polishing Company	City of Oakland	Oakland	\$125,000	7/15/2008	7/15/2011	\$87,648	\$87,648	Loan for preparation of a Remedial Investigation Plan on a former plating site. The proposed redevelopment includes plans for a 4-story, 12-unit condominium project. The assessment activities are in process.	Active
Dogtown Development Company, LLC	City of Oakland	Oakland	\$50,000	4/30/2010	4/30/2013	\$0	\$0	Loan for environmental site assessment and monitoring. The proposal includes redevelopment of the former industrial property into 18 single-family home dwelling units. The assessment activities are in process.	Active
Community Housing Works	City of San Diego's Redevelopment Agency	San Diego	\$45,156	1/8/2009	1/8/2012	\$43,148	\$43,148	Loan for Phase II site assessment report. The proposed redevelopment includes an affordable housing project. The assessment activities are nearing completion.	Active
SHEA Mercado, LLC	City of San Diego's Redevelopment Agency	San Diego	\$90,000	12/11/2008	12/11/2011	\$70,780	\$70,780	Loan for site assessment of soil and groundwater contamination. The Borrower has secured permits for the proposed redevelopment, which will include 95 multi-family affordable housing units, and retail/commercial space which will include a supermarket and neighborhood retail shops and restaurants. The assessment activities are in process.	Active
Jacobs Center for Neighborhood Innovation	City of San Diego's Redevelopment Agency	San Diego	\$57,000	7/16/2009	7/16/2012	\$32,170	\$32,170	Loan for Phase II site assessment report. The proposed mixed-use redevelopment includes retail office space and housing, a portion of which will be affordable. The assessment activities are nearing completion.	Active
Rawson Blum & Leon, Inc.	City of Berkeley	Berkeley	\$125,000	6/1/2007	6/1/2010	\$106,250	\$0	Loan for site assessment to redevelop a former ink manufacturing facility into an auto dealership. The significant level of contamination discovered rendered the project too costly. The Borrower was granted forgiveness in June 2008.	Forgiven
BJB Associates, LLC	California Pollution Control Financing Authority	Arcata	\$58,600	1/22/2010	1/22/2013	\$51,727	\$51,727	Loan for site assessment and characterization of a former lumber mill site. The proposed redevelopment includes residential construction and affordable housing units. The assessment activities are in process.	Active
City of Lynwood Redevelopment Agency	California Pollution Control Financing Authority	Lynwood	\$172,700	2/24/2010	2/24/2013	\$0	\$0	Loan for site assessment and characterization of a site formerly used for auto repair, transformer repair, and chemical manufacturing. The proposed redevelopment includes 120 single-family residences. The assessment activities are in process.	Active
Total Amount Loaned:			<u>\$4,863,842</u>						

Endnotes:

¹ Capitalized terms are defined in the Program Regulations.

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

ATTACHMENT B
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO¹
AS OF JUNE 30, 2010

Awardee	Strategic Partner	Type ²	Funds Used		Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No.		Project Status ⁴
			Awarded	to Date					Units	ACD ³	
First Community Housing	Center for Creative Land Recycling	G	\$957,730	\$0	Bay Avenue Senior Apartments	Capitola	<p>Prior to the 1970s, the site was cultivated for agricultural use. Current constituents of concern include elevated levels of both Chordane and dieldrin. In addition, asbestos and lead-based paint are present in existing buildings on the property.</p> <p>Lead-based paint and asbestos abatement of two of the six buildings is complete. Remediation is on-going.</p>	<p>The project consists of a six-building campus serving 109 senior households. Construction of the new building is complete and tenants have moved in. The first building rehabilitation has been completed and is now occupied. Rehabilitation of three more buildings is in progress and completion is expected by the fourth quarter of 2010. Construction of the sixth building will commence at that time.</p> <p>Due to excessive rain in early 2010, the timeframe and effective completion of the Infill Development Project was pushed out a few months with completion now expected in March 2011.</p>	109	2011 Q1	In Progress
Studio 15 Housing Partners, LP	Center for Creative Land Recycling	G	\$244,560	\$0	Studio 15	San Diego	<p>Chemical releases may have occurred during the two-decade period that the site was occupied by chemical companies in the mid-twentieth century. Releases of hazardous substances, including petroleum hydrocarbons, were identified as contaminants impacting the property. Soil and groundwater testing identified concentrations of chloroform, tetrachloroethylene, trichloroethylene, lead, and copper.</p> <p>Ongoing groundwater and garage air sampling continues as required by Department of Toxic Substances Control (DTSC).</p>	<p>The project will provide affordable rental housing targeted primarily to service workers. The project is completed and the residential building certificate of occupancy was issued in April 2009.</p>	275	2009 Q1	Awarded
First Community Housing	Center for Creative Land Recycling	G	\$175,376	\$0	Fourth Street Apartments	San Jose	<p>The site currently includes one vacant light industrial structure, utility transmission lines, and a 120-year old brick sewer running along the eastern border of the property. From the 1930s to the 1970s the site was used for agricultural purposes. In the 1970s the light industrial building housed various businesses including printing, missile research, electronic and fiber optic cable manufacturing, and metallic coating manufacturing. The contaminants of concern are asbestos, lead paint, and mercury lights and ballasts.</p> <p>Remedial activities began in June 2010 and completion is anticipated by November.</p>	<p>The project will provide energy-efficient, affordable rental apartments. Construction began late June 2010. Completion is expected in March 2012.</p>	100	2012 Q1	In Progress
Comm 22, LLC	Center for Creative Land Recycling	G	\$1,500,000	\$0	Commercial and 22nd Street Mixed-Use Development (COMM22)	San Diego	<p>Based on a variety of historic uses, several environmental conditions have been identified on the site that will require mitigation and remediation efforts. Preliminary soil and groundwater investigations have identified petroleum hydrocarbon impacted soils and groundwater beneath a former underground storage tank area.</p> <p>Remedial activities are expected to begin in the third quarter of 2010 and conclude by the end of 2012.</p>	<p>The project consists of a larger mixed-use, transit-oriented development which combines affordable family and senior rental housing with child care facilities, office space, live/work lofts, for-sale row homes, and community-serving commercial and retail space.</p> <p>Pre-construction activities are in process.</p>	252	2012 Q4	Awarded
Housing Corporation of America	Center for Creative Land Recycling	G	\$622,750	\$505,708	Carson City Center Senior Housing	Carson	<p>The site previously contained several neighborhood commercial businesses, including an auto service center at the northwest portion of the property. The sole constituent of concern is gasoline petroleum hydrocarbons (TPHg).</p> <p>Remediation of the Brownfield Infill Project is complete and ground water monitoring is on-going. The final soil excavation report was submitted to the RWQCB in October 2009.</p>	<p>The Project will consist of one building with three stories of affordable senior apartments over one level of commercial retail and two levels of subterranean parking. Construction began in September 2009. Framing is complete and stucco is in progress. Completion is expected in February 2011.</p>	86	2011 Q1	In Progress

ATTACHMENT B
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO¹
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Awardee	Strategic Partner	Type ²	Funds Used		Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No.		Project Status ⁴
			Awarded	to Date					Units	ACD ³	
Cedar Gateway, LP	Center for Creative Land Recycling	G	\$94,330	\$0	Cedar Gateway	San Diego	<p>Portions of the site were previously used as a service station and automobile repair facility. The identified contaminant of concern at the site is lead.</p> <p>The majority of soil excavation and cleanup took place in April 2010. Remediation is expected to be complete in the third quarter of 2010.</p>	The Project will provide 65 affordable rental apartment units. The project is currently under construction with completion anticipated in the third quarter of 2012.	65	2012 Q3	Awarded
Capitol Station 65 LLC	Center for Creative Land Recycling	G	\$550,000	\$50,971	Township 9	Sacramento	<p>In the 1990s, underground storage tanks were removed from the property. Contaminants of concern are gasoline and benzene.</p> <p>Additional site assessment activities were completed in the first quarter of 2010. Remediation is expected to be complete in the third quarter of 2010.</p>	<p>The Project will include 89 income-restricted housing units as part of a larger 65-acre, urban scale, mixed-use, transit-oriented, master-planned neighborhood. The community will consist of 2,350 dwelling units, office and retail space, and more than 20 acres of open space north of Downtown Sacramento.</p> <p>Pre-construction activities are underway. Construction is anticipated to begin in the first quarter of 2011 and conclude in the fourth quarter of 2012.</p>	90	2012 Q4	In Progress
LTSC Community Development Corporation and Pilipino Worker's Center	Center for Creative Land Recycling	G	\$957,750	\$0	PWC Family Housing	Los Angeles	<p>The site is part of the old oil fields in the City of Los Angeles and contains up to seven improperly abandoned oil wells that were operated from the 1930s through the 1960s. Due to surface spills from former oil well operations, the site is contaminated with petroleum hydrocarbons.</p> <p>Additional site assessment activities were completed in the second quarter of 2010. Remediation is expected to begin in the fourth quarter of 2010 and conclude in the second quarter of 2011.</p>	<p>The Project will create 44 units of permanent affordable housing for the underserved, low-income community in the Historic Filipinotown neighborhood of Los Angeles, including emancipated foster youth that are homeless or at risk of homelessness.</p> <p>Pre-construction activities are in process. Construction is anticipated to begin in the second quarter of 2011 and conclude in the second quarter of 2012.</p>	45	2012 Q2	In Progress
MSPDI Turk LLC	Center for Creative Land Recycling	G	\$625,000	\$537,254	1345 Turk Street Affordable Condominiums	San Francisco	<p>The environmental concerns that exist today are a potential underground storage tank and residual petroleum hydrocarbons and metals.</p> <p>Site clean-up was completed in December 2009.</p>	The Project will create 32 units of for-sale affordable condominium housing. The Infill Development Project is expected to be complete in the first quarter of 2012.	32	2012 Q1	In Progress
TMG Partners	Center for Creative Land Recycling	G	\$5,000,000	\$0	64th and Christie Site	Emeryville	<p>Different historical uses have left contaminants including total petroleum hydrocarbons (TPH), toluene, ethylbenzene, benzene, and xylene (BTEX). These contaminants have been variously detected in surface soil, groundwater, and soil gas.</p> <p>Remediation is anticipated to commence in the second quarter of 2011 and conclude by the end of 2011.</p>	<p>The Project will create 217 units of rental housing, including 34 affordable units. The Project is part of the larger, overall Marketplace Redevelopment Plan which recently received LEED Platinum certification under the Neighborhood Development program. This larger phased, mixed-use development will ultimately include nine buildings over 15 acres accommodating 674 multi-family residential units, 180,000 square feet of retail, 120,000 square feet of office, plus parking garages to serve these and other existing uses.</p> <p>Pre-construction work is underway with construction of buildings estimated to begin in the second quarter of 2011. The project is anticipated to be completed sometime in the fourth quarter of 2012.</p>	217	2012 Q4	Awarded
5110 Telegraph, LLC	City of Oakland	L	\$151,500	\$0	CIVIQ	Oakland	<p>The site was used for nursery greenhouses and plant storage for nearly 70 years. The contaminants of concern include organic pesticides and arsenic.</p> <p>No remediation activity has occurred to date.</p>	The Project will create 67 units of rental housing (priced below existing housing costs in the immediate vicinity) and 2,990 square feet of commercial space. The CIVIQ Project is in the heart of a revitalized commercial district, increasingly being known as a hub of new restaurants and unique retail stores, with a neighborhood feel.	67	2010 Q2 ²	Awarded

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Awardee	Strategic Partner	Type ²	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units	ACD ³	Project Status ⁴
Richmond Community Redevelopment Agency	Center for Creative Land Recycling	G	\$2,604,490	\$0	Miraflores	Richmond	Remediation activities are underway, and cleanup is anticipated to be completed by the third quarter of 2011.	The Project will create 280 affordable and market-rate housing units. Half will be affordable, including 99 supportive housing units for the elderly. The Project has applied for a State of California Urban Greening Grant to help support construction and implementation of a four-acre green zone within the development and has received LEED-ND (Leadership in Energy and Environmental Design for Neighborhood Development) Gold status. Development construction is expected to begin in the fourth quarter of 2011 and conclude in the first quarter of 2013.	280	2013 Q1	Awarded
Octavia Court, Inc.	Center for Creative Land Recycling	G	\$315,000	\$0	Octavia Court	San Francisco	The east-bound on-ramp for the Central Freeway, constructed in the 1950s, was formerly located on the site. Drilling and testing at the site has revealed excess amounts of metals including lead in the upper portions of the soil. Remediation was completed in December 2009.	The Project will create a five-story, 15-unit apartment building for people with developmental disabilities. The Project will serve low income (less than or equal to 40% AMI) and developmentally disabled heads of household – some of whom are at risk of homelessness – capable of living independently with appropriate supportive services. The Project is expected to be complete by October 2010.	15	2010 Q4	In Progress
S. Thomas Enterprises of Sacramento, LLC	Center for Creative Land Recycling	G	\$5,000,000 ⁵	\$3,981,758	Sacramento Railyards	Sacramento	The site housed Southern Pacific Railroad's principal locomotive and maintenance rebuilding facility since 1863. Operations at the site included assembly and building of locomotives and railroad cars, and repairing or refurbishing of the cars and locomotives. The site also produced rails, steam and ferry parts, and cable cars. Lead, asbestos and heavy metals are the primary constituents of concern. Cleanup of the Brownfield Infill Project is anticipated to be completed mid-summer 2010.	The Project will create 197 units of rental housing for families and seniors. The development will provide seniors with an affordable place to live amidst the vibrant downtown setting and housing for families that will be employed in the many retail, entertainment, dining, and commercial businesses in the Sacramento Railyards area. The Project is part of a larger redevelopment of the Sacramento Railyards area that will include 12,000 housing units, of which 1,800 will be affordable. Phases 1 and 2 of the Infill Development Project are estimated to be complete by the second quarter of 2015.	197	2015 Q2	In Progress
Visitacion Development, LLC	Center for Creative Land Recycling	G	\$3,459,794	\$0	Visitacion Valley Transit-Oriented Development (VVTOD)	San Francisco	The property is the former site of both hardware manufacturing, including plating and machining operations, and rail yard operations. Contaminants of concern include trichloroethylene, dichloroethylene, perloroethylene, vinyl chloride, lead, and arsenic. Remediation is in process and is expected to be complete by the fourth quarter of 2011.	The Project will create 1,250 units of condominium housing in 13 buildings. To meet the needs of the local community, 105,000 square feet of grocery store and retail space will also be developed on the first floors of the residential buildings. Pre-construction work continues. Phase 1 is expected to be complete by the first quarter of 2013 and Phase 2 by the fourth quarter of 2013.	1,250	2013 Q4	Awarded
1614 Campbell Street, LLC	City of Oakland	L	\$338,970	\$338,970	Lampwork Lofts	Oakland	Contaminants of concern originate from a former underground storage tank, as well as above ground asbestos and lead in the structure which must be removed prior to rehabilitation as a residential use. Lead and asbestos abatement is complete; the balance of remediation is expected to be complete by the fourth quarter of 2010.	The Project will create 92 live/work and residential for-lease units. The area suffers from a lack of retail and service amenities, and lacks a single grocery store, bank, hardware store, and many other services. The infusion of new market rate units is necessary as a complement to the many units of subsidized, low-income units in the area, in order to provide a consumer market to attract retailers to the area to serve the entire population. Development is expected to be complete by the second quarter of 2011.	92	2011 Q2	In Progress

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			Awarded	to Date					Units	ACD ³	
Truckee Development Associates, LLC	Center for Creative Land Recycling	G	\$1,585,724	\$0	Truckee Railyard	Truckee	<p>The site supported railroad operations through the mid-1950s, with most of the site leased to sawmill operators. Contaminants of concern include tarry (tar-like) petroleum hydrocarbons and associated polynuclear aromatic hydrocarbons, PCBs, and lead.</p> <p>Pre-development work has begun on the first phase of the project. Remediation work is expected to begin in the spring of 2011, as weather conditions in the Sierra Nevada region will prohibit remediation activity during the winter months.</p>	<p>The Project includes a mix of 483 residential rental and for-sale units, of which 30 percent will be affordable. The Project will provide public amenities including 20,000 square feet of grocery, 65,000 square feet of retail, a 1,000-seat theater, a 60-room hotel, a 25,000 square-foot civic building, along with numerous parks and open space accessible to pedestrians, bicyclists, and vehicles.</p> <p>Construction of the Infill Development Project is anticipated to begin in the fall of 2011 with completion in the spring of 2014.</p>	483	2014 Q2	Awarded
Sacramento Housing and Redevelopment Agency/City of Sacramento Redevelopment Agency	Center for Creative Land Recycling	G	\$631,000	\$0	La Valentina	Sacramento	<p>There is reason to believe a car repair business may have been located on site. Environmental investigation revealed heavy metals in the soil including: arsenic, lead, and mercury.</p> <p>Pre-remediation activities are in progress. Remedial work is expected to begin in the third quarter of 2010, with completion anticipated in the fourth quarter of 2010.</p>	<p>The Project will expand the Agency's previously approved project to include a total of 81 units of affordable housing. It will consist of three- and four-story buildings and will include 1,320 square feet for a cafe, and an additional 5,327 square feet of commercial space.</p> <p>Pre-development activities are in process. Construction of the Infill Development Project is anticipated to begin in the first quarter of 2011, with completion expected by the fourth quarter of 2012.</p>	81	2012 Q4	Awarded
Carson Marketplace, LLC	Center for Creative Land Recycling	G	\$5,000,000 ⁶	\$5,000,000	Brownfield Remediation of the Boulevards at South Bay	Carson	<p>The site formerly supported a Class II landfill. Hazardous substances associated with the landfill have been detected in subsurface soil and groundwater on the property. The contaminants of concern include volatile organic compounds, heavy metals, methane, and petroleum hydrocarbons.</p> <p>Remediation work continues, with completion expected by the fourth quarter of 2012 or early in 2013, depending on the regulatory sampling requirements of DTSC.</p>	<p>The Project will create a 400-unit apartment complex on seven acres. Fifteen percent of the units will be designated as affordable. The Project is part of a larger overall development which will include a central entertainment complex, public art, up to 400 for-rent residential units, 1,150 for-sale residential units, 300 hotel rooms, and total retail space of approximately 1.25 million square feet.</p> <p>Construction activities will commence upon completion of the Brownfield remediation. Apartment construction is anticipated in the third quarter of 2013, with completion of construction and beginning of occupancy in the third quarter of 2015.</p>	400	2015 Q3	Complete
Bridge Housing Ventures, Inc.	Center for Creative Land Recycling	G	\$275,000	\$0	Linden Lofts	Oakland	<p>The site has supported a variety of uses over the years. Most recently it was a maintenance and storage yard and an automobile junkyard and repair facility. Soil and groundwater sampling at the site indicated the presence of petroleum hydrocarbon constituents including heavy metals at certain boring locations. Soil vapor analysis detected benzene and hydrocarbons.</p> <p>Soil remediation activities continue with lead remediation expected to begin in 2011.</p>	<p>The development will create 50 work/live townhouse-style condominium units. Phase I will consist of 25 affordable for-sale units, and Phase II will consist of 25 market rate for-sale units. The Project will provide ownership opportunities to a range of household types and incomes.</p> <p>The developer continues to pursue opportunities to make development feasible, but market conditions and lack of funding have delayed the start of development activities.</p>	50	2015 Q4	Awarded
Calvine and Elk Grove - Florin, LLC	Center for Creative Land Recycling	G	\$4,018,066	\$662,137	Curtis Park Village	Sacramento	<p>Formerly a rail yard, contaminants of concern include metals, petroleum, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs).</p> <p>Remediation activities continue. Completion is anticipated by the fourth quarter of 2010.</p>	<p>The Project will create 59 affordable and 21 market-rate senior rental units as part of a larger, 70-acre Curtis Park Village mixed-use development master plan. The larger development will include roughly 475 residential units, over six acres of park and open space, multiple transit connections, and three commercial/retail areas.</p> <p>Construction of the 80 affordable units will begin in 2011, with occupancy anticipated in 2012.</p>	80	2012 Q4	In Progress

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Awardee	Strategic Partner	Type ²	Funds Used		Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No.		Project Status ⁴
			Awarded	to Date					Units	ACD ³	
Urban Preservation Foundation (formerly Martin Building Company)	Center for Creative Land Recycling	G	\$2,148,471	\$2,147,307	2235 Third Street	San Francisco	The property was previously occupied by a scrap iron and metal yard. The main contaminant of concern is lead in the soil. The majority of the lead-containing soil was removed by the end of December 2009. The balance of the remediation work is expected to be completed in the third quarter of 2010.	The Project will create 39 affordable and 157 market-rate rental units as part of a 50,000-square-foot project that will revitalize vacant land and two existing historic buildings, create 17,000 square feet of retail space, maintain 1,000 square feet of open space, and provide 157 below-ground parking spaces. Development construction will begin upon completion of remediation. The Infill Development Project is anticipated to be complete by the third quarter of 2011.	196	2011 Q3	In Progress
BRIDGE Economic Development Corporation	Center for Creative Land Recycling	G	\$999,110	\$0	St. Joseph's Senior Apartments	Oakland	The original St. Joseph's site was constructed as a convalescent home for the elderly and was most recently operated as commercial office space. Contaminants of concern are asbestos and lead-based paint. Remedial work is in progress with completion anticipated in the fourth quarter of 2010.	The Project will create 83 affordable rental units by rehabilitating a local historic landmark. A third of the units will be set aside for seniors with long-term chronic health conditions eligible to receive services under the Multipurpose Senior Services Program. The development will create affordable infill housing, while also preserving and preventing the loss of a significant historic landmark. Construction activities have begun and completion of the Infill Development Project is anticipated by the third quarter of 2011.	84	2011 Q3	In Progress
MacArthur Transit Community Partners LLC	Center for Creative Land Recycling	G	\$2,981,000	\$0	MacArthur Transit Village	Oakland	Currently a below grade, surface parking lot for BART patrons using the MacArthur BART Station, the site was the former location of an automotive repair garage, and an on-site dry-cleaning operation. Two gas stations were formerly located on adjacent properties. Contaminants of concern are volatile organic compounds, as well as petroleum hydrocarbons and related compounds. Pre-remediation activities continue with remediation work scheduled for the fourth quarter of 2010. Completion is anticipated by the fourth quarter of 2012.	The Project will create 312 for-sale and rental units. Four of the 222 for-sale units will be affordable. All 90 rental units will be affordable. The Project is part of a larger 8-acre development project. The larger project will include 624 residential units, 42,500 square feet of neighborhood-serving retail space, a 5,000-square-foot child care facility, and a 400-space parking garage for BART patrons. Pre-construction activities are underway. Completion of the Infill Development Project is anticipated by the end of 2015.	312	2015 Q4	Awarded
Lille Mae Jones Plaza (formerly Community Housing Development of North Richmond)	Center for Creative Land Recycling	G	\$284,589	\$0	Lillie Mae Jones Plaza	Richmond	The two contaminated parcels previously involved commercial uses. The primary constituent of concern is high concentrations of lead in the shallow soil. Brownfield remediation activities were completed in the first quarter of 2010.	The Project will create a 26-unit development, of which 25 units will be affordable, including supportive housing for homeless and special needs populations. An array of supportive services will be available to residents to support a variety of needs including mental health and substance abuse, vocational training, and life skills training. Additionally, a community health facility is being built adjacent to the residential portion which will provide a range of health services to residents and the community. Development construction activities have begun. Completion is anticipated in the second quarter of 2011.	26	2011 Q2	In Progress
San Francisco Redevelopment Agency	Center for Creative Land Recycling	G	\$5,000,000 ⁷	\$0	Hunters Point Shipyard	San Francisco	The northeast quadrant of the current Shipyard housed a dry dock facility from the 1880s until 1939 when the Navy took ownership of the area. In 1974 the Navy leased the Shipyard to large scrap steel companies to dismantle commercial vessels and sell the steel for scrap. Contaminants of concern for which CALReUSE funds will be used are asbestos and lead-based paint. Hazardous materials abatement work is expected to begin in the third quarter of 2010, with completion anticipated in the fourth quarter of 2013.	The Project will create 2,625 residential units, nearly a quarter of which will be affordable. Additionally, 80 supportive housing rental units for the elderly will be created. Pre-construction activities are progressing. The first new homes are expected to be completed in early 2014, and the majority of housing-related infrastructure is expected to be complete in 2015.	2,625	2015 Q4	Awarded

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			Awarded	to Date					Units	ACD ³	
National Affordable Communities, Inc. and LINC Housing Corporation	National Brownfields Association CALReUSE Project Team	G	\$1,028,500	\$0	Red Star Apartments	Oakland	The subject property was formerly the home of a yeast manufacturing company. The contaminants of concern include elevated levels of lead and possibly mercury in fill soil across the site as well as low levels of petroleum hydrocarbons in the diesel and oil ranges. In addition, the shallow groundwater appears to be impacted by dissolved phase hydrocarbons in the diesel and oil range. Remediation activities have not begun, but are anticipated to be complete in the third quarter of 2012.	The Project will create a 118-unit affordable senior apartment community consisting of one four-story building over an on-grade parking garage on less than one acre of land and will include a recreation center. Financing for the project is expected to be finalized in early 2011, and construction activities are anticipated to begin in the third quarter of 2011. Completion is anticipated in the second quarter of 2012.	118	2012 Q2	Awarded
WCH Affordable I, LLC (formerly UHC LA 29 LP)	National Brownfields Association CALReUSE Project Team	G	\$1,183,475	\$0	The Crossings on 29th Street	Los Angeles	The site was occupied by single family residences, non-conforming use car repair and battery recycling facilities, a garment manufacturing warehouse, and a Mexican restaurant. Contaminants of concern are volatile organic compounds. Remediation contracts have been awarded. Remedial work is anticipated to commence in the third quarter of 2010 and conclude in the third quarter of 2011.	The Project will create a 34-unit affordable housing development consisting of affordable town homes, flats, and garden apartments. The development is the first phase of a five-phase project that will potentially result in the redevelopment of the entire city block. Pre-construction activities are progressing, with construction to begin in the third quarter of 2010. Completion of the Infill Development Project is expected in the third quarter of 2011.	34	2011 Q3	In Progress
Global Premier Development, Inc. and LINC Housing Corporation	National Brownfields Association CALReUSE Project Team	G	\$5,000,000	\$0	Lorena Apartments	Los Angeles	The property was formerly used as a residence, a medical office/clinic and a church. The contaminants of concern include total petroleum hydrocarbons, organochlorine pesticides, lead, and other metals. Pre-remediation and permit activities are progressing. Work is expected to begin in the third quarter of 2010. The Brownfield Infill Project is expected to be complete by the first quarter of 2011.	The Project will consist of a 112-unit multi-family affordable housing apartment complex. The Lorena Apartments will be housed in two separate buildings over one to two levels of below-grade parking, and will include a recreation center. Development pre-construction activities are progressing. Construction is expected to begin in the first quarter of 2011 and conclude in the fourth quarter of 2011.	112	2011 Q4	Awarded
National Affordable Communities, Inc.	National Brownfields Association	L	\$191,400	\$0	Plumas Family Apartments	Yuba City	The property was previously used as an orchard and for farm equipment storage. The contaminants of concern include pesticides, arsenic, volatile organic compounds, semi-volatile organic compounds, and total petroleum hydrocarbons.	The Project, which would have created a 39-unit affordable family apartment community, was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar project which had only received partial funding.		N/A	Returned
Global Premier Development, Inc. and Foundation for Affordable Housing V, Inc.	National Brownfields Association CALReUSE Project Team	L	\$797,000	\$0	Dorado Court	Stockton	The site was formerly used as a gas station from 1941 to 1963. The contaminants of concern include semi-volatile organic compounds, total petroleum hydrocarbons as diesel, total petroleum hydrocarbons as motor oil, and leaking underground fuel tank regulated metals, which include cadmium, chromium, nickel, lead, and zinc.	The project, which would have created a 47-unit multi-family affordable housing apartment complex, was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar project which had only received partial funding.		N/A	Returned
Global Premier Development, Inc.	National Brownfields Association CALReUSE Project Team	G	\$546,500	\$0	3rd Street Residential Development	San Jose	Various historical uses have left contaminants including metals (lead, hexavalent chromium, and vanadium), chlorinated solvents, total petroleum hydrocarbons, and asbestos. The cleanup plan was approved in the first quarter of 2010. Remedial activities are anticipated to begin early in 2011 and be completed within the year.	The Project will create a 37-unit affordable family housing apartment community. The Project will consist of one three-story building, including a recreational center designed to support families by offering educational programs. California Tax Credit Allocation Committee (CTCAC) funds will be requested in July 2010. Development construction is expected to begin in 2011 and be complete by the first quarter of 2012.	37	2012 Q1	Awarded

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			Awarded	to Date					Units	ACD ³	
Miramar Village Partners, LP	National Brownfields Association CALReUSE Project Team	G	\$1,138,815 ⁸	\$0	Miramar Village	Los Angeles	The site was formerly part of a Los Angeles oil field. The contaminants of concern include: hydrocarbons, volatile organic compounds (VOCs), and toxic heavy metals. As a result of the former oil field operations, soil contaminated with petroleum and natural gas produced residual methane contamination. The Brownfield Infill Project was completed in the spring of 2010.	The Project has created a 114-unit affordable family housing apartment complex. The Infill Development Project was completed in the spring of 2010. The City of Los Angeles issued a Certificate of Occupancy in June 2010.	114	2010 Q1	Awarded
S.V.D.P. Management, Inc.	National Brownfields Association CALReUSE Project Team	G	\$582,500	\$0	15th and Commercial	San Diego	Various historical uses of the property have left many possible contaminants including petroleum hydrocarbons and metals (primarily lead, arsenic, and mercury). Concentrations of various volatile organic compounds were also reported in soil and groundwater. Remedial work has begun on the Brownfield site and is expected to be complete in the fourth quarter of 2010.	The Project will create 140 affordable and rent-free rental housing units, including transitional housing for homeless populations. Pre-construction activities have begun. The Infill Development Project is anticipated to be complete in the fourth quarter of 2011.	140	2011 Q4	Awarded
Total Amount Awarded:			<u>\$55,000,000</u>	<u>\$13,224,105</u>				Total Number of Housing Units:	<u>8,064</u>		

Endnotes:

¹ Capitalized terms are defined in the Program regulations

² G=Grant; L=Loan

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

⁴ Project Status: A awarded=Project was awarded a Grant or Loan by the CPCFA Board; In Progress=Grant or Loan decumets signed and funds can be drawn down.

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

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⁷ Additional funding recommended contingent on the Authority receiving additional Program funds.

⁸ The Project was awarded a grant for \$2,075,673; \$1,138,815 is currently available, and the remaining \$936,858 will be made available if additional funds including unused and returned awards become available.