

California Pollution Control  
Financing Authority




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# CALIFORNIA RECYCLE UNDERUTILIZED SITES PROGRAM

***2011-2012 Annual Report to  
the California State Legislature***

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***December 2012***



About the California Pollution Control Financing Authority:

The California Pollution Control Financing Authority (CPCFA or Authority) 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:

- For solid waste, recycling, water and wastewater projects through its 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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## EXECUTIVE SUMMARY

This report of activities for the California Recycle Underutilized Sites Program, for the fiscal year ending June 30, 2012, 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/](http://www.treasurer.ca.gov/cpcf/).

The CALReUSE Program (the “Program”) is designed to encourage and assist in the rejuvenation and development of brownfield sites. The most risk for any development project occurs at the pre-development phase. For brownfield-based projects (as opposed to “greenfield” projects on previously undeveloped land), many developers are hesitant to invest funds because the ultimate costs of remediation—and subsequent development—are unknown, unclear, or cost-prohibitive. CALReUSE consists of two programs – the Assessment Program, which provides low cost loans to finance professional site assessments, and the Remediation Program, which provides loans and grants to finance brownfield cleanup activities. CALReUSE helps accomplish a range of important public policy goals – from the protection of public health and safety to fostering redevelopment and the amelioration of urban blight.

Overall, 73 projects have been awarded brownfield financial assistance totaling over \$59 million. The Assessment Program has provided loans for 43 projects, and the Remediation Program has provided 29 grants and 1 loan for its 30 projects. The CALReUSE Program has provided brownfield financial assistance throughout the State of California, helping to finance projects throughout the length of California from Humboldt County to San Diego County.

## ASSESSMENT PROGRAM SUMMARY

### Program Overview

The CALReUSE Assessment Program was initially established as a pilot program with up to \$10 million available to fund loans for assessment activities and remediation planning. Originally, under the Assessment Program, CPCFA provided forgivable loans of up to \$125,000 to help finance the cost of brownfield site assessment and characterization, technical assistance, and remedial action planning. Due to the complexity of brownfield issues, in 2007 CPCFA increased the maximum loan amount to \$500,000.

The Authority works in collaboration with certain public and private sector entities to administer the Program. These Strategic Partners have a broad understanding of the complexity of brownfield redevelopment. Currently, the Authority contracts with three Strategic Partners to administer the Assessment Program.

## **ASSESSMENT PROGRAM RESULTS**

Forty-three projects have received \$4,863,842 in loans from the Assessment Program; of that, \$3,341,314 or 68.69% has been disbursed to projects. Of the 43 projects, 42 have taken disbursements of loan funds; and the one project that has not drawn down loan funds is in the process of creating its first disbursement request. Seventeen of these loans, totaling \$1,842,258, have been repaid. Ten loans are currently active and carry an outstanding balance of \$782,003.

Due to uncertain outcomes associated with site assessments and the difficulty in redeveloping contaminated sites, staff realized repayment of the loans may not be possible in many circumstances and built a forgiveness provision into the Program. The forgiveness ratio benchmark for the Program was established at 60%. In fiscal year 2011-2012, Authority staff approved nine forgiveness requests – bringing the overall forgiveness ratio for the Program to 40%.

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

## **REMEDIATION PROGRAM SUMMARY**

The CALReUSE Remediation Program is a grant and loan program 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.<sup>1</sup> Administered by the Authority in consultation with the California Department of Housing and Community Development, the Remediation Program finances brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans.

Of the \$60 million allocated to the Program, the Authority made \$55 million available to projects. With 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 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, all of the Authority's

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

initial allocation was awarded. Of the 34 projects receiving awards, 30 projects executed agreements with the Authority. Four projects returned their awards, and the funds were redirected to another project that was underfunded. The \$55 million that was awarded will assist in the creation of 6,139 housing units – a program investment of \$8,959 per unit. As of June 30, 2012, \$28,790,538 has been disbursed.

## **REMEDIATION PROGRAM RESULTS**

All 30 projects that executed grant or loan agreements are moving forward with their projects. Twelve projects have completed not only the remediation of the brownfield, but have also completed the housing development project, resulting in over 1,000 housing units. Nine projects have completed remediation of the brownfield site, and nine projects are currently in the remediation phase or are conducting pre-remediation activities.

Of the \$55 million awarded to projects, \$30 million (54%) has been expended for brownfield cleanup.

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

**ATTACHMENT A  
CALReUSE ASSESSMENT PROGRAM AWARD PORTFOLIO  
AS OF JUNE 30, 2012**

Borrower	Strategic Partner	City	County	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	Oakland	Oakland	Oakland	\$125,000	06/05/02	09/30/06	\$85,928	\$0	Loan approved for assessment of a site formerly used as a gas station. The development project included a mix-use development at the MacArthur BART station including 540 new housing units and 30,000 square feet of retail space. The loan was repaid in August 2006 and the project was completed in 2008.	Repaid
Thomas McCoy & Morris Wright	Oakland	Oakland	Oakland	\$200,000	05/19/03	12/19/10	\$200,000	\$0	Loan approved for assessment of a site formerly used as a plating shop. The proposed development project included up to 406 condominiums and commercial space. The borrower was granted forgiveness in May 2012, as the borrower was unable to secure adequate funding to move forward with the development project.	Forgiven
Oliver & Company	Emeryville	Emeryville	Alameda	\$42,000	07/03/03	02/01/05	\$31,254	\$0	Loan approved for assessment of a site formerly used as a maintenance warehouse. The development project included the redevelopment for rehabilitation and a seismic retrofit of the site's building. The loan was repaid in February 2004 and the project was completed in 2008.	Repaid
Resources for Community Development	Emeryville	Emeryville	Alameda	\$22,793	07/30/03	07/30/06	\$17,095	\$0	Loan approved for assessment of a site formerly used as a laundry facility. The development project included 70 affordable housing units. The loan was repaid in July 2006 and the project will be completed in 2013.	Repaid
Thomas & Barbara Brenkwitz	Center for Creative Land Recycling (CCLR)	Tracy	San Joaquin	\$82,705	09/10/03	08/01/06	\$81,885	\$0	Loan approved for assessment of a site formerly used as a tire store. The development project included redevelopment of 20,000 square feet of commercial space. The loan was repaid in June 2007 and the project was completed in 2009.	Repaid
World of Good Taste, Inc.	CCLR	Sacramento	Sacramento	\$85,000	09/29/03	10/01/08	\$76,404	\$0	Loan approved for assessment of a site formerly used as a junkyard and hardware wholesale facility. The proposed development included a bakery, café, and central distribution facility. The borrower was granted forgiveness in October 2008, as the borrower was unable successfully navigate the regulatory issues associated with the site.	Forgiven
Urban Pacific Builders, LLC	CCLR	Signal Hill	Los Angeles	\$125,000	03/01/04	03/01/07	\$44,684	\$0	Loan approved for assessment of a site formerly used as an auto sales and repair facility. The development project includes 15 units of high density and attached for-sale housing. The loan was repaid in July 2006, and the project will be completed in 2014.	Repaid
Alabama Street Housing Association	CCLR	San Francisco	San Francisco	\$125,000	03/01/04	03/01/07	\$14,151	\$0	Loan approved for assessment of a site formerly used as a rental truck parking and refueling facility. The development project included a variety of family for-sale and rental units and light retail space. The loan was repaid in March 2007 and the project was completed in 2008.	Repaid
South County Housing	CCLR	Gilroy	Santa Clara	\$125,000	04/12/04	04/12/06	\$54,890	\$0	Loan approved for assessment of a site formerly used as a cannery/industrial site. The development project included mix-use residential and light retail. The loan was repaid in September 2005 and the project was completed in 2008.	Repaid
Mid-Peninsula Housing Coalition	CCLR	South San Francisco	San Mateo	\$34,000	03/08/04	03/08/06	\$13,603	\$0	Loan approved for assessment of a site formerly used by a furniture manufacturing facility. The proposed development included affordable housing and community space. The borrower was granted forgiveness in December 2005, as the borrower could not secure an adequate purchase agreement with site owner.	Forgiven
San Pablo Auto Body	Oakland	Oakland	Oakland	\$125,000	07/26/04	10/31/08	\$124,303	\$0	Loan approved for assessment of a site formerly used as an auto body shop. The proposed development included a car wash facility. The borrower was granted forgiveness in October 2008, as the borrower was unable successfully navigate the regulatory issues associated with the site.	Forgiven
First Community Housing, Inc.	CCLR	San Jose	Santa Clara	\$125,000	11/08/04	11/08/07	\$57,774	\$0	Loan approved for assessment of a site formerly used as a service station. The development project included affordable multi-family housing and light retail space. The loan was repaid in January 2006 and the project was completed in 2008.	Repaid
Tomorrow Development Co., Inc.	Oakland	Oakland	Oakland	\$85,000	12/23/04	06/30/10	\$81,530	\$0	Loan approved for assessment of a site formerly used as a gas station. The proposed development includes workplace studio units and industrial loft space. The borrower was granted forgiveness in April 2012, as the site contamination was too extensive to make this project feasible.	Forgiven

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CALReUSE ASSESSMENT PROGRAM AWARD PORTFOLIO  
AS OF JUNE 30, 2012**

Borrower	Strategic Partner	City	County	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Bayrock Residential, LLC	Emeryville	Emeryville	Alameda	\$125,000	02/19/05	07/01/07	\$93,750	\$0	Loan approved for assessment of a site formerly used as commercial, industrial, single and multi-family parcels. The development project included redevelopment of 5,000 square feet of retail space and 68 condominiums. The loan was repaid in July 2007 and the project was completed in 2008.	Repaid
Castlewell Properties, Inc.	CCLR	Los Angeles	Los Angeles	\$5,740	10/03/05	10/03/08	\$5,740	\$0	Loan approved for assessment of a site formerly used by a dry cleaning facility. The proposed development included the construction of seven for-sale townhouse units. The borrower was granted forgiveness in December 2005, as the site contamination was too extensive to make this project feasible.	Forgiven
Transition Properties, LP	CCLR	Colton	San Bernardino	\$98,723	04/05/06	04/05/11	\$97,685	\$0	Loan approved for assessment of a site formerly used as an auto dismantling facility. The development project includes a light-industrial park. The loan was repaid in July 2011 and the project will be completed in 2013.	Repaid
General Environmental Management, Inc.	CCLR	Signal Hill	Los Angeles	\$106,250	05/05/06	05/05/09	\$87,407	\$0	Loan approved for assessment of a site formerly used as an oil refinery. The proposed development included the construction of for-sale housing units. The borrower was granted forgiveness in December 2006, as the site contamination was too extensive to make this project feasible.	Forgiven
Dewey-KOAR, LLC	CCLR	Sylmar	Los Angeles	\$125,000	05/18/06	05/18/09	\$125,000	\$0	Loan approved for assessment of a site formerly used as a landscaping facility. The development project includes single family homes, which includes common green space and guest parking. The loan was repaid in November 2007 and the project was completed in 2009.	Repaid
COMM22 LLC	CCLR	San Diego	San Diego	\$125,000	06/16/06	03/31/11	\$125,000	\$0	Loan approved for assessment of a site formerly used as a maintenance yard. The development project includes multi-generational affordable housing and office and commercial space. The loan was repaid in September 2011 and the project scheduled to be completed in 2014.	Repaid
Mercy Housing California	CCLR	Los Angeles	Los Angeles	\$62,000	03/05/07	03/05/10	\$35,021	\$0	Loan approved for assessment of a site formerly used as a lumber yard, car wash and auto repair facility. The proposed development included affordable housing units. The borrower was granted forgiveness in December 2008, as the borrower could not secure an adequate purchase agreement with site owner.	Forgiven
Rawson Blum & Leon, Inc.	Berkeley	Berkeley	Alameda	\$125,000	06/01/07	06/01/10	\$106,250	\$0	Loan approved for assessment of a site formerly used as an ink manufacturing facility. The proposed development included the construction of an auto dealership. The borrower was granted forgiveness in June 2008, as the site contamination was too extensive to make this project feasible.	Forgiven
Bridge Housing Ventures, Inc.	CCLR	Oakland	Oakland	\$125,000	06/18/07	01/30/11	\$125,000	\$0	Loan approved for assessment of a site formerly used as a junk yard and a brewery. The proposed development included market rate housing units and live/work lofts. The borrower was granted forgiveness in August 2011, as the borrower was unable to secure adequate funding to move forward with the development project.	Forgiven
Sky Terrace Investors, LLC	CCLR	Sylmar	Los Angeles	\$125,000	10/31/07	10/31/10	\$113,059	\$0	Loan approved for assessment of a site formerly used as a landfill and mobile home park. The development project included industrial space. The loan was repaid in May 2008 and the project was completed in 2011.	Repaid
Burbank Housing Development Corporation	CCLR	Guerneville	Sonoma	\$81,800	10/31/07	10/31/10	\$69,535	\$0	Loan approved for assessment of a site formerly used as an auto body shop. The development project included housing for special needs households. The loan was repaid in September 2010 and the project is scheduled to be completed in fiscal year 2012/2013.	Repaid
Emery Station Triangle II, LLC	Emeryville	Emeryville	Alameda	\$125,000	12/26/07	01/01/11	\$125,000	\$0	Loan approved for assessment of a site formerly used as the Miller Warehouse. The development project included a 60,000 square foot research and development office complex. The loan was repaid in June 2011 and the project is scheduled to be completed in fiscal year 2012/2013.	Repaid



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AS OF JUNE 30, 2012**

Borrower	Strategic Partner	City	County	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
Resources for Community Development	CCLR	Martinez	Contra Costa	\$100,000	03/21/08	04/15/11	\$64,587	\$0	Loan approved for assessment of a site formerly used as a tank cleaning facility. The proposed development included 49 affordable, senior housing units. The borrower was granted forgiveness in December 2011, as the borrower was unable to secure adequate funding to move forward with the development project.	Forgiven
Environmental Investments, LLC	CCLR	Bell Gardens	Los Angeles	\$174,237	06/13/08	06/15/11	\$4,292	\$0	Loan approved for assessment of a site formerly used as an oil facility and metal fabrication plant. The development project included a retail/commercial space. The loan was repaid in June 2011 but the project did not move forward as the borrower was unable successfully navigate the regulatory issues associated with the site.	Repaid
Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company	Oakland	Oakland	Oakland	\$125,000	07/15/08	07/15/13	\$87,648	\$87,648	Loan approved for preparation of a Remedial Investigation Plan for a site formerly used as a plating shop. The proposed development includes construction of 12-unit condominium complex. The assessment activities are completed and the borrower was granted a loan term extension in July 2011 to secure additional funds to successfully redevelop the site.	Active
Eklof, Inc.	CCLR	Santa Cruz	Santa Cruz	\$300,000	08/28/08	08/28/11	\$275,596	\$0	Loan approved for assessment of a site formerly used as a manufacturing facility and plating shop. The proposed development included clean up of the existing industrial site and conversion of vacant adjacent property into light industrial and mixed use space. The borrower was granted forgiveness in April 2012, as the borrower was unable to secure adequate funding to move forward with the development project.	Forgiven
Revita WDI, LLC	CCLR	Santa Fe Springs	Los Angeles	\$227,000	08/30/08	06/30/12	\$186,369	\$186,369	Loan approved for assessment of a site formerly used as a landfill. The development includes commercial and office space. The borrower submitted a request for forgiveness to the Authority, as the site contamination was too extensive to make this project feasible. Authority staff is currently evaluating the borrower's forgiveness request.	Active
New Railroad Square LLC	CCLR	Santa Rosa	Sonoma	\$160,000	10/22/08	10/22/12	\$135,249	\$135,249	Loan approved for assessment of a site formerly used as a railroad station. The proposed development includes a mixed use complex. The borrower was granted a loan term extension in October 2011 to secure additional funds to successfully redevelop the site.	Active
Golden Pacific Partners	CCLR	Huntington Park	Los Angeles	\$100,000	10/24/08	10/24/11	\$56,242	\$0	Loan approved for site assessment of a municipal parking lot. The proposed development included medium density housing with parking garages. The Borrower was granted forgiveness in June 2012, as the Borrower was unable to secure adequate funding to move forward with the development project.	Forgiven
SHEA Mercado, LLC	San Diego	San Diego	San Diego	\$90,000	12/11/08	12/11/11	\$70,780	\$0	Loan approved for assessment of a site formerly used as a storage facility. The development project included 95 multi-family affordable housing units and commercial/retail space. The loan was repaid in March 2011 and the project is scheduled to be completed in fiscal year 2012/2013.	Repaid
Community Housing Works	San Diego	San Diego	San Diego	\$45,156	01/08/09	01/08/12	\$43,148	\$0	Loan approved for assessment of a site formerly used as an auto dealership. The proposed development included affordable housing units. The borrower was granted forgiveness in June 2012, as the site contamination was too extensive to make this project feasible.	Forgiven
Resources for Community Development	CCLR	Santa Rosa	Sonoma	\$30,000	02/05/09	02/05/12	\$28,576	\$0	Loan approved for assessment of a site formerly used as a laundromat to build a development of affordable housing units. The borrower was granted forgiveness in November 2011, as the borrower was unable to secure adequate funding to move forward with the development project.	Forgiven
Legacy Partners Residential, LLC	CCLR	San Carlos	San Mateo	\$181,300	04/02/09	04/02/13	\$33,331	\$33,331	Loan approved for assessment of a site formerly used as a commercial and light industrial facility. The proposed development includes a transit village consisting of housing units and retail space. The borrower was granted a loan term extension in March 2011 to secure additional funds to successfully redevelop the site.	Active

**ATTACHMENT A  
CALReUSE ASSESSMENT PROGRAM AWARD PORTFOLIO  
AS OF JUNE 30, 2012**

Borrower	Strategic Partner	City	County	Loan Amount	Loan Issuance Date	Loan Expiration Date	Total Amount Borrowed to Date	Outstanding Principal Balance	Information Regarding the Project	Loan Status
CIC Arvin Family Apartments, LP	CCLR	Arvin	Kern	\$29,144	06/11/09	05/11/12	\$24,144	\$0	Loan approved for assessment of a site formerly used for agricultural purposes. The proposed development project included a affordable housing complex. The borrower was granted forgiveness in August 2011, as the site contamination was too extensive to make this project feasible.	Forgiven
Jacobs Center for Neighborhood Innovation	San Diego	San Diego	San Diego	\$57,000	07/16/09	07/16/12	\$32,170	\$32,170	Loan approved for assessment of a site formerly used as a cab and bus fleet parking facility. The proposed development includes single and multi family housing units. The assessment activities are complete and the borrower is currently identifying financing to complete the 200 housing unit development project.	Active
3000 E. Imperial, LLC	CCLR	Lynwood	Los Angeles	\$400,000	07/29/09	07/28/12	\$208,106	\$208,106	Loan approved for assessment of a site formerly used as a manufacturing facility. The proposed development includes the expansion of the Plaza Mexico Center and the addition of retail space. The borrower submitted a request for forgiveness to the Authority, as the site contamination was too extensive to make this project feasible. Authority staff is currently evaluating the borrower's forgiveness request.	Active
Community Development Commission of City of National City	CCLR	National City	San Diego	\$32,694	09/30/09	09/30/12	\$31,861	\$31,861	Loan approved for assessment of a site formally used as a machine shop and storage facility. The development included retail space and two restaurants. The project was complete in March 2011.	Active
BJB Associates, LLC	CCLR	Arcata	Humboldt	\$58,600	01/22/10	01/22/13	\$58,552	\$58,552	Loan approved for assessment of a site formally used as a lumber mill. The proposed development includes residential and affordable housing units. The assessment activities are complete and the borrower is attempting to secure additional funds to successfully redevelop the site.	Active
City of Lynwood, Successor Agency to the Lynwood Redevelopment Agency (Formerly City of Lynwood Redevelopment Agency)	CCLR	Lynwood	Los Angeles	\$172,700	02/24/10	02/24/13	\$0	\$0	Loan approved for assessment of a site formerly used for auto repair and chemical manufacturing. The proposed development includes single-family residences. The assessment activities are complete and Authority staff is currently evaluating the borrower's disbursement request.	Active
Dogtown Development Company, LLC	Oakland	Oakland	Oakland	\$50,000	04/30/10	04/30/13	\$8,718	\$8,718	Loan approved for assessment of a site formerly used for industrial purposes. The proposed development includes the construction of single family homes. Assessment activities are completed and the borrower is attempting to secure additional funds to successfully redevelop the site.	Active

**ATTACHMENT B**  
**CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>**  
**AS OF JUNE 30, 2012**

Awardee	Type <sup>2</sup>	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units Originally Proposed	Current No. of Units	ACD <sup>3</sup>	Project Status <sup>4</sup>
First Community Housing	G	\$957,730	\$957,730	Bay Avenue Senior Apartments	Capitola	The site was formerly used for agricultural purposes in the 1970's. The contaminants of concern included elevated levels of chlordane and dihedron.  The Brownfield Infill Project was completed in April 2011. Remediation activities primarily consisted of the abatement of existing buildings and excavation and disposal of contaminated soils.	The Infill Development Project was completed in June 2011. The project consists of a six-building campus serving 109 senior households.	109	109	2011 Q2	Remediation and Development Complete
Studio 15 Housing Partners, LP	G	\$244,560	\$52,183	Studio 15	San Diego	The site was formerly used by chemical companies in the 1900's. The contaminants of concern included petroleum hydrocarbons, chloroform, tetrachloroethylene, trichloroethylene, lead, and copper.  The Brownfield Infill Project consists of ongoing groundwater and garage air sampling on the previously remediated site.	The Infill Development Project was completed in April 2009. The project consists of a 275-unit affordable housing community targeted primarily to service workers. All of the units are fully furnished studio apartments.	275	275	2009 Q2	Remediation and Development Complete
First Community Housing	G	\$175,376	\$49,782	Fourth Street Apartments	San Jose	The site was formerly used for agricultural purposes from the 1930's to the 1970's. The contaminants of concern included asbestos, lead paint, and mercury.  The Brownfield Infill Project was completed in October 2010. Remediation activities primarily consisted of demolition of an existing building and lead and asbestos abatement.	The Infill Development Project was completed in June 2012. The project consists of 100 energy-efficient, affordable rental apartments. Thirty-five of the units are allocated to residents with developmental disabilities.	100	100	2012 Q2	Remediation and Development Complete
Comm 22, LLC	G	\$1,500,000	\$3,782	Commercial and 22nd Street Mixed-Use Development	San Diego	The site was formerly used as the San Diego Unified School District's maintenance and operation center in the 1960's. The contaminant of concern included hydrocarbon impacted soils and groundwater.  The Brownfield Infill Project is scheduled to be completed in June 2013. Remediation activities primarily consist of excavation and disposal of contaminated soils.	The Infill Development Project will consist 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.  The Infill Development Project is scheduled to be complete in the second quarter of 2014.	252	200	2014 Q2	Remediation in Progress
Housing Corporation of America (formerly Thomas Safran and Associates)	G	\$622,750	\$618,642	Carson City Center Senior Housing	Carson	The site was formerly used as an auto service center. The sole contaminant of concern was gasoline petroleum hydrocarbons.  The Brownfield Infill Project was completed in October 2009. Remediation activities primarily consisted of removal and disposal of contaminated soils and ongoing operation and maintenance activities.	The Infill Development Project was completed in April 2011. The project consists of one building with three stories of affordable senior apartments over one level of commercial retail and two levels of subterranean parking.	86	86	2011 Q2	Remediation and Development Complete
Cedar Gateway, LP	G	\$94,330	\$94,330	Cedar Gateway	San Diego	The site was formerly used as a service station and automobile repair facility. The sole contaminant of concern was lead.  The Brownfield Infill Project was completed in October 2010. Remediation activities primarily consisted of removal and disposal of contaminated soils.	The Infill Development Project was completed in February 2012. The project consists of 65 affordable rental apartment units with access to transit and downtown job centers.	65	65	2012 Q1	Remediation and Development Complete
Capitol Station 65 LLC	G	\$550,000	\$419,027	Township 9	Sacramento	The site was formerly used as a cannery in the 1930's. The contaminants of concern were the levels of gasoline and benzene on the site.  The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of removal and disposal of contaminated soils.	The Infill Development Project will consist of a 90-unit project including 89 affordable rental apartment units as part of a larger 65-acre, urban scale, mixed-use, transit-oriented, master-planned neighborhood.  The Infill Development Project is scheduled to be completed in the third quarter of 2014.	90	90	2014 Q3	Remediation Complete

**ATTACHMENT B  
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>  
AS OF JUNE 30, 2012**

Awardee	Type <sup>2</sup>	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units Originally Proposed	Current No. of Units	ACD <sup>3</sup>	Project Status <sup>4</sup>
LTSC Community Development Corporation and Pilipino Worker's Center	G	\$957,750	\$30,250	PWC Family Housing	Los Angeles	The site was formerly used as an oil field from the 1930's to the 1960's. The contaminant of concern included petroleum hydrocarbons.  The Brownfield Infill Project is scheduled to be completed July 2012. Remediation activities primarily consists of removal and disposal of contaminated material.	The Infill Development Project will create a 45 unit complex. Forty-Four of the units will be permanent affordable housing for the under-served, low-income community in the Historic Filipinotown neighborhood of Los Angeles.  The Infill Development Project is scheduled to be completed in the third quarter of 2013.	47	45	2013 Q3	Remediation in Progress
MSPDI Turk, LLC	G	\$625,000	\$625,000	1345 Turk Street Affordable Condominiums	San Francisco	The site was formerly used for transportation related services from 1886 to 2004. The contaminants of concern were petroleum hydrocarbons and metals.  The Brownfield Infill Project was completed in December 2009. Remediation activities consisted of removal and disposal of contaminated materials.	The Infill Development Project was completed in April 2012. The project created 32 units of for-sale affordable condominium housing.	32	32	2012 Q2	Remediation and Development Complete
Rockwood Christie, LLC (formerly TMG Partners, LLC)	G	\$5,000,000	\$276,008	64th and Christie Site	Emeryville	The site was formerly used as a parking lot and an auto transmission operation. The contaminants of concern include petroleum hydrocarbons, toluene, benzene, and xylene.  The Brownfield Infill Project is scheduled to be completed in December 2012. Remediation activities consist of removal and disposal of contaminated soil.	The Infill Development Project will create 189 units of rental housing, including 34 affordable units. The project is part of the larger, overall Marketplace Redevelopment Plan which recently received LEED Platinum certification.  The Infill Development Project is scheduled to be completed in the third quarter of 2014.	217	190	2014 Q3	Remediation in Progress
5110 Telegraph, LLC	L	\$151,500	\$0	CIVIQ	Oakland	The site was used for nursery greenhouses and plant storage for nearly 70 years. The contaminants of concern included organic pesticides and arsenic.	The project, which would have created 67 units of rental housing and 2,990 square feet of commercial space was withdrawn, as the awardee determined that program funds were not necessary to move forward with the project. The award was returned to CPCFA and funds were redirected to the Miramar Village project which had received only partial funding.			N/A	Award Returned by Borrower
City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency	G	\$2,604,490	\$248,917	Miraflores	Richmond	The site was formerly used as a nursery for more than 80 years. The contaminants of concern included pesticides, lead, and petroleum.  The Brownfield Infill Project was completed in December 2011. Remediation activities primarily consisted of removal and disposal of contaminated soil.	The Infill Development Project will consist of 280 affordable and market-rate housing units. Half will be affordable, including 99 supportive housing units for the elderly.  The Infill Development Project is scheduled to be completed in the third quarter of 2015.	280	280	2015 Q3	Remediation Complete
Octavia Court, Inc.	G	\$315,000	\$99,849	Octavia Court	San Francisco	The site was formerly used as a freeway on-ramp and for residential purposes. The contaminants of concern included excess amounts of lead on the site.  The Brownfield Infill Project was completed in December 2009. Remediation activities primarily consisted of excavation and disposal of contaminated soils.	The Infill Development Project was completed in April 2011. The project consists of a five-story, 15-unit apartment building for people with developmental disabilities.	15	15	2011 Q2	Remediation and Development Complete
IA Sacramento Holdings, LLC (formerly S. Thomas Enterprises of Sacramento, LLC)	G	\$5,000,000	\$4,998,856	Sacramento Railyards	Sacramento	The site was formerly used as a locomotive and maintenance rebuilding facility since 1863. The contaminants of concern included lead, asbestos and heavy metals.  The Brownfield Infill Project was completed in September 2010. Remediation activities primarily consisted of lead and asbestos abatement.	The project will consist of 197 units of rental housing for families and seniors in two phases. Phase I will consist of 96 affordable large family units and Phase II will consist of 101 affordable senior units. The project is part of a larger redevelopment of the Sacramento Railyards area.  The Infill Development Project is scheduled to be completed in the second quarter of 2015.	197	197	2015 Q2	Remediation Complete

**ATTACHMENT B  
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>  
AS OF JUNE 30, 2012**

Awardee	Type <sup>2</sup>	Awarded	Funds Used to Date	Project Name	City	Information Regarding the Brownfield	Information Regarding the Development	No. Units Originally Proposed	Current No. of Units	ACD <sup>3</sup>	Project Status <sup>4</sup>
Visitation Development, LLC	G	\$3,459,794	\$1,141,169	Visitation Valley Transit-Oriented Development	San Francisco	The site was formerly used as a manufacturing facility. The contaminants of concern include trichloroethylene, perchloroethylene, vinyl chloride, lead, and arsenic.  Remediation is scheduled to be completed in January 2013. Remediation activities primarily consist of removal and disposal of contaminated materials.	The project will create 1,250 units of condominium housing in 13 buildings. The project will include 105,000 square feet of grocery and retail space to be developed on the first floors of the residential buildings.	1,250	1,250	2016 Q4	Remediation in Progress
1614 Campbell Street, LLC	L	\$338,970	\$338,970	Lampwork Lofts	Oakland	The site was formerly used as a lamp and upholstery manufacturing facility. The contaminants of concern were pollutants from a former underground storage tank, and asbestos and lead in the structure.  The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of removal and disposal of lead, asbestos, and contaminated soils.	The project will create 92 live/work and residential for-lease market rate units. The project is in both a Redevelopment District and an Enterprise Zone, within the Prescott Neighborhood of West Oakland.  The Infill Development Project is scheduled to be completed in the fourth quarter of 2013.	92	92	2013 Q4	Remediation Complete
Truckee Development Associates, LLC	G	\$1,585,724	\$5,243	Truckee Railway	Truckee	The site was formerly used to support railroad operations through the mid-1950's. The contaminants of concern include petroleum hydrocarbons and associated polynuclear aromatic hydrocarbons, polychlorinated biphenyls, and lead. The Brownfield Infill Project is scheduled to be completed in August 2013. Remediation activities primarily consist of removal and disposal of contaminated materials.	The Infill Development Project will create a mix of 250 residential rental and for-sale units. The project will provide public amenities including 20,000 square feet for grocery, 65,000 square feet for retail, a 1,000-seat theater, a 60-room hotel, and a 25,000 square-foot civic building.  The Infill Development Project is scheduled to be completed in the third quarter of 2015.	483	250	2015 Q3	Remediation in Progress
Housing Authority of the City of Sacramento as Successor Agency to the Redevelopment Agency of the City of Sacramento	G	\$631,000	\$631,000	La Valentina	Sacramento	The site was formerly used as a car repair facility. The contaminants of concern included arsenic, lead and mercury.  The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of soil sampling and analysis, and excavation and disposal of contaminated soils.	The project will consist of 81 affordable housing units in three- and four-story buildings and includes 1,320 square feet for a cafe, and an additional 5,327 square feet of commercial space.  The Infill Development Project is scheduled to be completed in the third quarter of 2012.	70	81	2012 Q3	Remediation Complete
Carson Marketplace, LLC	G	\$5,000,000	\$5,000,000	Brownfield Remediation of the Boulevards at South Bay	Carson	The site was formerly used as a landfill until 1968. The contaminants of concern include volatile organic compounds, heavy metals, methane, and petroleum hydrocarbons.  The Brownfield Infill Project is scheduled to be completed in January 2014. Remediation activities primarily consist of the installation of a groundwater treatment system. Total cost of the Brownfield Infill Project exceeds the amount of the of the Program funding.	The project will create a 400-unit apartment complex on seven acres. Fifteen percent of the units will be designated as affordable housing. The project is part of a larger overall development which will include a central entertainment complex, public art, up to 400 for-rent residential units, 1,150 for-sale residential units, 300 hotel rooms, and total retail space of approximately 1.25 million square feet.  The Infill Development Project is scheduled to be completed in the third quarter of 2015	400	400	2015 Q3	Remediation in Progress
Bridge Housing Ventures, Inc.	G	\$275,000	\$0	Linden Lofts	Oakland	The site was formerly used as a maintenance and storage yard and a repair facility. The contaminants of concern included benzene and hydrocarbons.	The project, which would have created 50 work/live townhouse-style condominium units, was withdrawn and the award returned to CPCFA. Funds were redirected to the Miramar Village project which had only received partial funding.			N/A	Award Returned by Grantee
Calvine and Elk Grove - Florin, LLC (formerly Petrovich Development Company, LLC)	G	\$4,018,066	\$2,529,975	Curtis Park Village	Sacramento	The site was formerly used as a railroad maintenance yard. The contaminants of concern included metals, petroleum, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, and volatile organic compounds.  The Brownfield Infill Project was completed in January 2012. Remediation activities primarily consisted of excavation and disposal of contaminated soils.	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.  The Infill Development Project is scheduled to be completed in the fourth quarter of 2012.	80	80	2014 Q4	Remediation Complete

**ATTACHMENT B  
CALReUSE REMEDIATION PROGRAM AWARD PORTFOLIO<sup>1</sup>  
AS OF JUNE 30, 2012**

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Urban Preservation Foundation (formerly Martin Building Company)	G	\$2,148,471	\$2,148,471	2235 Third Street	San Francisco	The site was formerly used as a scrap iron and metal yard. The sole contaminant of concern included lead in the soil.  The Brownfield Infill Project was completed in December 2010. Remediation activities primarily consisted of excavation and disposal of contaminated soils, and installation of a concrete slab cap as a barrier against hazardous vapors.	The project will create 39 affordable and 157 market-rate rental units as part of a 50,000-square-foot project that will restore two 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.  The Infill Development Project is scheduled to be completed in the third quarter of 2012.	179	196	2012 Q3	Remediation Complete
Bridge Economic Development Corporation	G	\$999,110	\$999,110	St. Joseph's Senior Apartments	Oakland	The site was formerly used as a convalescent home and a commercial facility. The contaminants of concern were asbestos and lead-based paint.  The Brownfield Infill Project was completed in August 2010. Remediation activities included abatement and disposal of lead and asbestos containing materials.	The Infill Development Project was completed in January 2012. The project consists of an 84-unit affordable rental community. A third of the units are set aside for seniors with long-term chronic health conditions.	84	84	2012 Q1	Remediation and Development Complete
MacArthur Transit Community Partners, LLC	G	\$2,981,000	\$265,841	MacArthur Transit Village	Oakland	The site was formerly used as an automotive repair garage and a dry-cleaning operation. The contaminants of concern are volatile organic compounds, as well as petroleum hydrocarbons and related compounds.  The Brownfield Infill Project is scheduled to be completed in December 2013. Remediation activities primary consist of excavation and disposal of contaminated soils.	The project will create 312 for-sale and rental units. Four of the 222 for-sale units will be affordable. All 90 rental units will be affordable. The project is part of a larger 8-acre development project. The larger project will include 624 residential units, 42,500 square feet of neighborhood-serving retail space, a 5,000-square-foot child care facility, and a 400-space parking garage for BART patrons.  The Infill Development Project is scheduled to be completed in the fourth quarter of 2016.	312	312	2016 Q4	Remediation in Progress
Lillie Mae Jones Plaza, LP (formerly Community Housing Development of North Richmond)	G	\$284,589	\$23,890	Lillie Mae Jones Plaza	Richmond	The site was formerly used as a hardware store, harness business and a carpentry shop. The sole contaminate of concern was high concentrations of lead in the soil.  The Brownfield Infill Project was completed in March 2010. Remediation activities included excavation and disposal of contaminated soils and placement and compaction of clean backfill material.	The Infill Development Project was completed in April 2011. The project consists of a 26-unit affordable housing unit and includes supportive units for homeless and special needs populations.	26	26	2011 Q2	Remediation and Development Complete
San Francisco Redevelopment Agency	G	\$5,000,000	\$6,000	Hunters Point Shipyard	San Francisco	The site was formerly used as a naval shipyard and for the dismantling of commercial vessels. The contaminants of concern include volatile organic compounds, asbestos and lead-based paint.  The Brownfield Infill Project is scheduled to be completed in third quarter of 2015. Remediation activities primarily consist of lead and asbestos abatement.	The project will create 1,128 residential units, 20% of which will be affordable. The project is a part larger 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development project. The larger project will provide retail space, artist studios and 243 acres of parks and open space.  The Infill Development Project is scheduled to be completed in the fourth quarter of 2016.	2,625	1,128	2016 Q4	Remediation in Progress
National Affordable Communities, Inc. and LINC Housing Corporation	G	\$1,028,500	\$722,058	Red Star Apartments	Oakland	The site was formerly used as a yeast manufacturing facility. The contaminants of concern included lead, mercury and petroleum hydrocarbons.  The Brownfield Infill Project was completed in October 2011. Remediation activities primarily consisted of excavation and disposal of contaminated soils.	The project will create a 119-unit affordable senior apartment community consisting of one four-story building over an on-grade parking garage.  The Infill Development Project is scheduled to be completed in the third quarter of 2013.	119	119	2013 Q3	Remediation Complete

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AS OF JUNE 30, 2012**

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WCH Affordable I, LLC (formerly UHC LA 29 LP)	G	\$1,183,475	\$284,002	The Crossings on 29th Street	Los Angeles	The site was formerly used as a car repair shop and a battery recycling facility. The contaminants of concern were volatile organic compounds.  The Brownfield Infill Project was completed in November 2011. Remediation activities primarily included excavation and disposal of contaminated soils.	The Infill Development Project was completed in November 2012. The project created a 34-unit affordable housing development consisting of town homes, flats, and garden apartments.	34	34	2011 Q4	Remediation and Development Complete
Global Premier Development, Inc. and LINC Housing Corporation	G	\$5,000,000	\$4,072,639	Lorena Apartments	Los Angeles	The site was formerly used as a medical office, and a church. The contaminants of concern included total petroleum hydrocarbons, chlorine pesticides, lead, and other metals.  The Brownfield Infill Project was completed in March 2011. Remediation activities primarily consisted of excavation and disposal of hazardous waste.	The Infill Development Project was completed in December 2011. The project consists of a 112-unit multi-family affordable housing apartment complex over below-grade parking, and includes a recreation center.	112	112	2011 Q4	Remediation and Development Complete
National Affordable Communities, Inc.	L	\$191,400	\$0	Plumas Family Apartments	Yuba City	The site was previously used as an orchard and for farm equipment storage. The contaminants of concern included pesticides, arsenic, volatile organic compounds, semi-volatile organic compounds, and total petroleum hydrocarbons.	The project, which would have created a 39-unit affordable family apartment community, was withdrawn because the awardee was no longer moving forward with the project. The award was returned to CPCFA and the funds were redirected to the Miramar Village project which had only received partial funding.			N/A	Award Returned by Borrower
Global Premier Development, Inc. and Foundation for Affordable Housing V, Inc.	L	\$797,000	\$0	Dorado Court	Stockton	The site was formerly used as a gas station from 1941 to 1963. The contaminants of concern included semi-volatile organic compounds, total petroleum hydrocarbons as diesel, total petroleum hydrocarbons as motor oil, and leaking underground fuel tank regulated metals, which include cadmium, chromium, nickel, lead, and zinc.	The project, which would have created a 47-unit multi-family affordable housing apartment complex, was withdrawn because the awardee was no longer moving forward with the project. The award was returned to CPCFA and the funds were redirected to the Miramar Village project which had only received partial funding.			N/A	Award Returned by Borrower
Global Premier Development, Inc. and Foundation for Affordable Housing V, Inc.	G	\$546,500	\$0	3rd Street Residential Development	San Jose	The site was formerly used as a brick manufacturing facility, dry cleaner, and an auto body shop. The contaminants of concern include chlorinated solvents, total petroleum hydrocarbons and asbestos.  Pre-remediation activities are being conducted. Remedial work is anticipated to begin in third quarter 2012 and conclude in first quarter 2013.	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.  Pre-development activities are underway. Construction is expected to begin in third quarter 2012 and conclude by second quarter 2014.	37	37	2014 Q2	Conducting Pre-Remediation Activities
Miramar Village Partners, LP	G	\$1,565,315	\$1,565,315	Miramar Village	Los Angeles	The site was formerly used as an oil field. The contaminants of concern included hydrocarbons, volatile organic compounds, and toxic heavy metals.  The Brownfield Infill Project was completed in February 2010. Remediation activities primarily consisted of locating, excavating, and abandoning old oil wells and disposing of contaminated soils.	The Infill Development Project was completed in March 2010. The project created a 114-unit affordable family housing apartment complex. The structure consists of three levels over one level of semi subterranean parking.	114	114	2010 Q1	Remediation and Development Complete
S.V.D.P. Management, Inc.	G	\$582,500	\$582,500	15th and Commercial	San Diego	The site was formerly used as a concrete manufacturing facility and a railyard. The contaminants of concern included petroleum hydrocarbons and metals.  The Brownfield Infill Project was completed in October 2010. Remediation activities consisted primarily of excavation and disposal of contaminated soils.	The Infill Development Project was completed in November 2011. The project is a 12-story multi-use development consisting of 140 affordable and rent-free rental housing units. The development includes a three-level child development center, four levels of transitional housing, four levels of permanent supportive and permanent affordable housing, roof top space, and one level of underground parking.	140	140	2011 Q4	Remediation and Development Complete
<b>Total Amount Awarded:</b>		<b>\$55,000,000</b>	<b>\$28,790,538</b>				<b>Total Number of Housing Units:</b>	<b>7,922</b>	<b>6,139</b>		

**Endnotes:**

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

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

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

<sup>4</sup> Project Status: Conducting Pre-Remediation Activities = Conducting required activities prior to beginning remediation activities on the brownfield; Remediation Complete = Brownfield Infill Project is complete; Development Complete = Infill Development Project is complete.