



CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY

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State Treasurer

BETTY T. YEE
State Controller

MICHAEL COHEN
Director of Finance

EXECUTIVE DIRECTOR
Reneé Webster-Hawkins

May 11, 2018

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

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

Re: California Pollution Control Financing Authority, California Recycle Underutilized Sites (CALReUSE) Program Annual Report of Activities for 2016-17 Fiscal Year (FY)

Gentlemen:

Attached is the report of activities required pursuant to Health and Safety Code sections 44525.7 and 53545.14(b) for the fiscal year ending June 30, 2017.

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

During FY 2016-17, the CALReUSE Assessment Program had zero outstanding loans. To date, eighteen (18) Assessment Program projects have completed development, including commercial and retail space, as well as 1,018 housing units, of which 794 are income-restricted. Since FY 2001-02, the Assessment Program has fostered further development investment at the rate of \$125 for each dollar loaned, which is over seven times greater than the U.S. EPA's ratio of \$16 of investment per dollar distributed in similar programs.

California Pollution Control Financing Authority, California Recycle Underutilized Sites
(CALReUSE) Program Annual Report of Activities for 2016-17 Fiscal Year (FY)

In FY 2016-17, \$8,341,026 was disbursed to CALReUSE Remediation Program projects. To date, a total of twenty-one (21) projects have produced 2,219 housing units, of which 1,777, or 80%, are affordable. The CALReUSE Remediation Program has made a significant investment in California's most vulnerable population as 57% of the Program's projects are in disadvantaged communities and 73% of the Program's projects are in low-income communities. These CALReUSE Remediation Program projects also include other community improvements such as parks, retail space and parking.

Sincerely,



Renee Webster-Hawkins
Executive Director

Attachment: CALReUSE Assessment and Remediation 2016-17 Fiscal Year Annual Report

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



**California Pollution Control
Financing Authority**

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

**REVITALIZING
CALIFORNIA
COMMUNITIES**

John Chlang, Chair
State Treasurer

Betty T. Yee
State Controller

Michael Cohen
Director of Finance

**Annual Report to the California State
Legislature 2016-17 Fiscal Year**

About the California Pollution Control Financing Authority:

Mission Statement: As public servants, we are committed to promoting access to capital through the delivery of diverse financing options to California business and environmental industries by being a:

- **Driving force of public and private partnerships.**
- **Leader in offering customized risk mitigation tools.**
- **Facilitator of projects that protect and restore the environment.**

The California Pollution Control Financing Authority (“CPCFA” or “Authority”) provides California businesses with financing options for pollution control facilities and small businesses. CPCFA, founded 45 years ago, administers programs serving a variety of goals, including:

- Helping businesses construct solid waste, recycling, water and wastewater projects as a conduit issuer of tax-exempt bonds.
- Assisting small businesses in obtaining loans for business start-up and expansion and working capital through the California Capital Access Program (“CalCAP”) and Collateral Support Program.
- Collaborating with the Air Resources Board (“ARB”) to provide lenders with loan loss reserve accounts to finance new, cleaner-burning heavy duty diesel trucks and buses.
- Transforming contaminated sites into vibrant housing and retail developments that enhance communities in the California Recycle Underutilized Sites Program (“CALReUSE”).

This annual report to the Legislature describing the CALReUSE Program is prepared pursuant to California Pollution Control Financing Authority’s statute, Health and Safety Code section 44525.7, and the Housing and Emergency Shelter Trust Fund of 2006 (Proposition 1C) statute, Health and Safety Code section 53545.14(b).

CPCFA consists of:

John Chiang, Chair
State Treasurer

Betty T. Yee
State Controller

Michael Cohen, Director
Department of Finance

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Executive Summary

This report of activities for the California Recycle Underutilized Sites Program (“CALReUSE” or “Program”), for the fiscal year ending June 30, 2017, is submitted pursuant to Health and Safety Code sections 44525.7 and 53545.14(b). Additional information can be found at www.treasurer.ca.gov/cpcfca/.

The Program replaces blight with housing and retail developments by providing grants and loans to clean up contaminated sites. Developers are often hesitant to invest funds in contaminated sites because the costs to clean up the contamination 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 grants and loans to finance the clean up of contaminated sites. The Program aligns multiple public policy goals: 1) cleaning contaminated sites; 2) replacing blight with infill development; and 3) investing in disadvantaged and low-income communities.¹ In addition, expanding the supply of affordable housing in California communities is an important benefit of the CALReUSE Program.

Since the inception of both programs, 82 projects received financial assistance to assess or clean up contaminated sites. Of those, 74 projects entered into grant and loan agreements totaling more than \$59 million. The California Pollution Control Financing Authority (“CPCFA” or “Authority”) works directly with each awardee, and consults with the California Department of Toxic Substances Control for technical assistance through an interagency agreement. The CALReUSE Program has financed projects throughout the State of California, from Humboldt to San Diego Counties.

¹California Air Resources Board, *Disadvantaged and Low-income Communities Investments*, 4/12/18, <https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm>.

Statement of Need

LIMITED FUNDING FOR THE CLEAN UP OF 90,000 EMPTY LOTS & ABANDONED BUILDINGS

California has over 90,000² underused sites due to the presence or perception of contamination. CPCFA estimates that as many as 40,500 of these blighted sites are located in disadvantaged communities, and 56,700 are in low-income communities.

Previous industrial and manufacturing operations, petroleum production facilities, military bases, landfills, and rail-yards remain as prominent blighted landmarks in California communities. Less obvious but underused are the boarded-up buildings and fenced-off properties that were once occupied by small businesses such as car repair shops, dry cleaners and chrome platers, as well as agricultural and transportation operations such as greenhouses and fleet facilities. While enforcement agencies protect communities from the health hazards these sites can pose, blight remains on these sites until they are assessed, cleaned up, and revitalized.

State and federal resources for contaminated site assessment and clean up have historically been very limited. For example, California's Department of Toxic Substances Control completes about 125³ clean ups each year. The impact of limited public resources means that property owners and developers are faced with taking on the financial, regulatory and liability risks associated with contaminated sites, which limits the marketability of the sites and leaves communities blighted.



²Department of Toxic Substances Control, *Overseeing Site Cleanup*, 4/10/18, <https://www.dtsc.ca.gov/SiteCleanup/>.

³Id.

The CALReUSE Solution

INCREASING AFFORDABLE HOUSING BY CLEANING CONTAMINATED SITES, REPLACING BLIGHT WITH INFILL DEVELOPMENTS, AND INVESTING IN DISADVANTAGED AND LOW-INCOME COMMUNITIES



Many California communities that lack enough safe, secure, and healthy housing also have contaminated, blighted sites; therefore, increasing affordable housing to address California's affordable housing crisis is a co-benefit to CALReUSE's core ability to align multiple public policy goals.

The CALReUSE Program restores contaminated resources⁴

by funding the assessment and clean up of contaminated sites. The Program also promotes infill development and reduces sprawl⁵ by supporting the revitalization of formerly blighted sites into new developments. Additionally, CALReUSE invests in disadvantaged and low-income



communities⁶ by financing projects within California's disadvantaged and low-income communities.

The CALReUSE Program is the State of California's solution to replacing the blight that haunts California communities with safe, secure, and healthy affordable housing.

⁴Department of Toxic Substances Control, *DTSC's Mission Statement and Strategic Plan*, 4/9/18, http://www.dtsc.ca.gov/InformationResources/DTSC_Overview.cfm#mission_strategic_plan.

⁵Governor's Office of Planning and Research, *Infill Development*, 4/9/18, <http://www.opr.ca.gov/planning/land-use/infill-development/>.

⁶California Environmental Protection Agency, *California Climate Investments to Benefit Disadvantaged Communities*, 4/9/18, <https://calepa.ca.gov/envjustice/ghginvest/>.

CALReUSE Assessment Program History & Overview

In Fiscal Year (FY) 2001-02, the CALReUSE Assessment Program was established using funds derived from the California Pollution Control Financing Authority’s bond issuance fees.⁷ The Assessment Program provided low-interest loans up to \$125,000 (increased to \$500,000 in FY 2008-09) to help finance the cost of contaminated site assessment, technical assistance, and remedial action planning.

The Assessment Program was designed to mitigate financial risks associated with site assessment and redevelopment of blighted contaminated sites. When a borrower completed the environmental site assessment but then determined that a development project was infeasible, the borrower could receive loan forgiveness; however if the borrower moved forward with development activities or transferred the property within 25 years, a forgiven loan would be repaid to the CALReUSE Assessment Program.

Between FY 2001-02 and FY 2011-12, 48 projects were awarded CALReUSE Assessment Program loans. Of these projects, 47 projects were located in economically distressed communities.⁸ CPCFA entered into loan agreements with 44 borrowers totaling \$3,576,439, 43 of which were in economically distressed communities as shown in the chart below.

Through FY 2016-17, 24 loans totaling \$1,576,237 have been repaid, and 20 loans totaling \$2,000,202 have been forgiven. During FY 2016-17, one forgiven loan was repaid because the borrower was able to develop the site into a new charter school.

The Assessment Program has no loans outstanding and zero funding is available for new loans. CPCFA staff continues to monitor the compliance of all projects which received loan forgiveness.

See Attachment A for a complete Assessment Program award portfolio of projects.

| CALReUSE Assessment Program Projects in Economically Distressed Communities by County | | | |
|--|----|---------------|-----------|
| Alameda | 11 | San Diego | 5 |
| Contra Costa | 2 | San Francisco | 2 |
| Humboldt | 1 | San Joaquin | 1 |
| Kern | 1 | San Mateo | 1 |
| Los Angeles | 11 | Santa Clara | 2 |
| Sacramento | 1 | Sonoma | 4 |
| San Bernardino | 1 | TOTAL | 43 |

⁷Established per CCR Title 4, Division 11, Article 9, Subarticle 1, 8090-8101.

⁸Economically distressed as defined by CCR Title 4, Division 11, Article 9, Subarticle 1, 8090, (j).

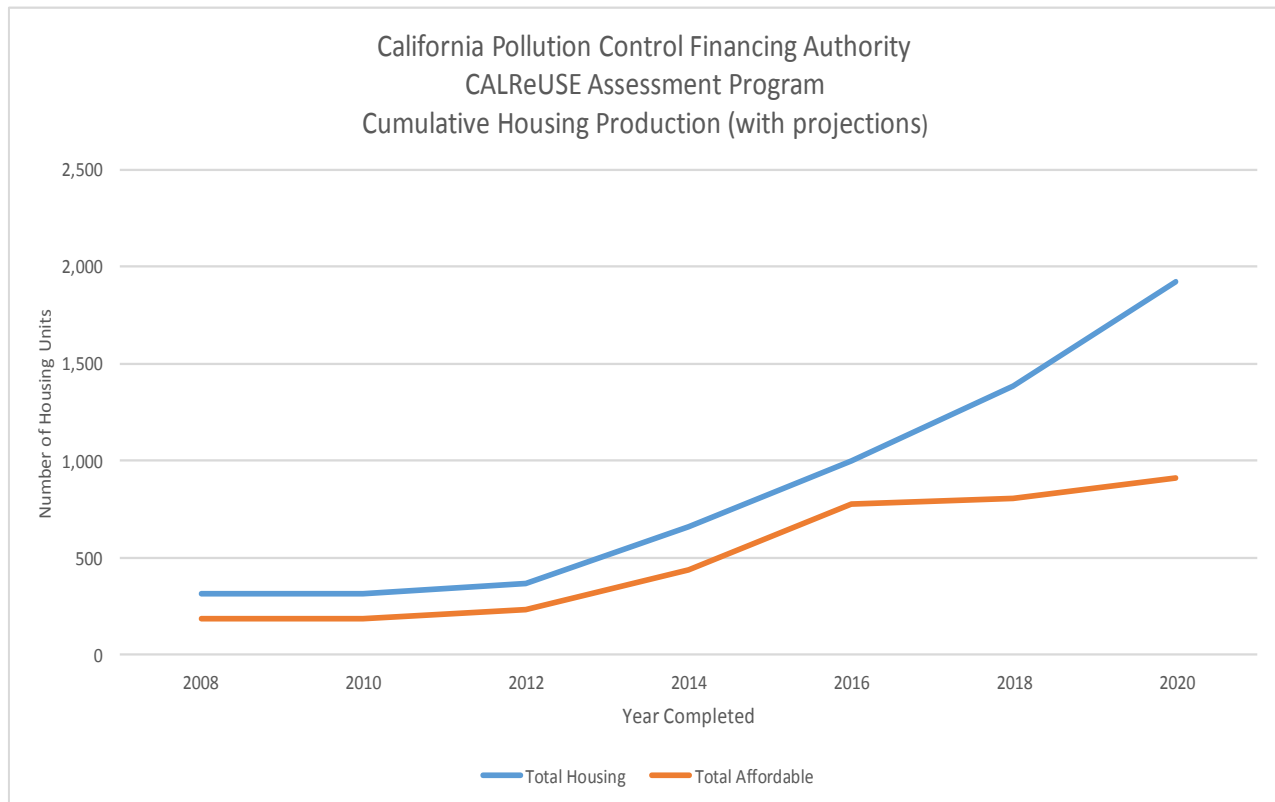
CALReUSE Assessment Program Accomplishments

CALReUSE ASSESSMENT RATIO OF ADDITIONAL REVITALIZATION INVESTMENT EXCEEDS NATIONAL AVERAGE BY 7X

Each Assessment dollar loaned through the Program has utilized \$125 of additional capital investment, which is more than seven times the United States Environmental Protection Agency’s ratio of \$16 of additional investment per dollar spent for its brownfield programs.⁹

Through FY 2016-17, 18 development projects have been completed on Assessment Program loan sites, resulting in 1,018 housing units (794 affordable), commercial, and retail space.

The Assessment Program provides valuable information about the conditions of contaminated sites to community decision makers. The increased knowledge gained through environmental assessments enables private developers and local economic development entities to evaluate the best use of each site. In addition to the eighteen projects already completed, five Assessment Program sites are currently under development, with 904 new housing units anticipated (117 affordable) anticipated upon completion.



⁹United States Environmental Protection Agency, *Overview of the Brownfields Program*, 3/29/18, <https://www.epa.gov/brownfields/overview-brownfields-program>.

CALReUSE Remediation Program History & Overview

The CALReUSE Remediation Program was funded with \$60 million from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, further defined by the Legislature in the 2007-08 Budget Act and trailer bill.¹⁰ The Remediation Program is administered by CPCFA in consultation with the California Department of Housing and Community Development (HCD). The Remediation Program is a grant and loan program that finances clean up activities of contaminated sites, so that necessary infrastructure can be developed and construction can commence. After the passage of Proposition 1C in 2006, CPCFA expanded the Remediation Program’s housing requirements to require grant-funded projects to be at least 15% affordable. Of the \$60 million allocated to the Program through Proposition 1C, \$55 million was awarded to projects and \$5 million was allocated for CPCFA’s and HCD’s administrative costs.

Thirty-four project awards were made in FY 2008-09 based on factors such as costs of contamination clean up, development of housing units, project readiness, and public benefits.¹¹ Four projects returned their awards, and the funds were redirected to an underfunded project on a waiting list.

In FY 2016-17, \$8,341,026 was disbursed. Since FY 2008-09, \$53,708,518 has been disbursed to 30 projects, and 21 projects have completed both remediation of the contaminated site and development. The remaining nine projects are large projects with longer development phases. Four projects are currently conducting remediation; and five projects have completed remediation and are in the development process. In FY 2016-17, one project received \$1.1 million to conduct additional clean up activities with funds that were returned from completed projects. See Attachment B for the Remediation Program Portfolio of projects.

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

| CALReUSE Remediation Outcomes | FY 2008-09 to FY 2016-17 | Additional upon Project Completion |
|--|---------------------------------|---|
| Acres of Brownfield Remediated | 397 acres | 398 acres |
| Number of Housing Units Completed | 2,219 | 3,783 |
| Additional Housing Investment ¹² | \$703,825,359 | \$2,372,665,000 |
| Number of Temporary Jobs Created ¹³ | 480 | 33,932 |
| Number of Permanent Jobs Created ¹⁴ | 4,375 | 75,120 |

¹⁰Senate Bills 77 and 86 of 2007.

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

¹²Additional Housing Investment costs were self-reported by each awardee in a December 2012 Program Participant Survey.

¹³The number of jobs created were self-reported by each awardee in the CALReUSE Remediation Program Grant Application.

¹⁴Id.

CALReUSE Remediation Program Accomplishments

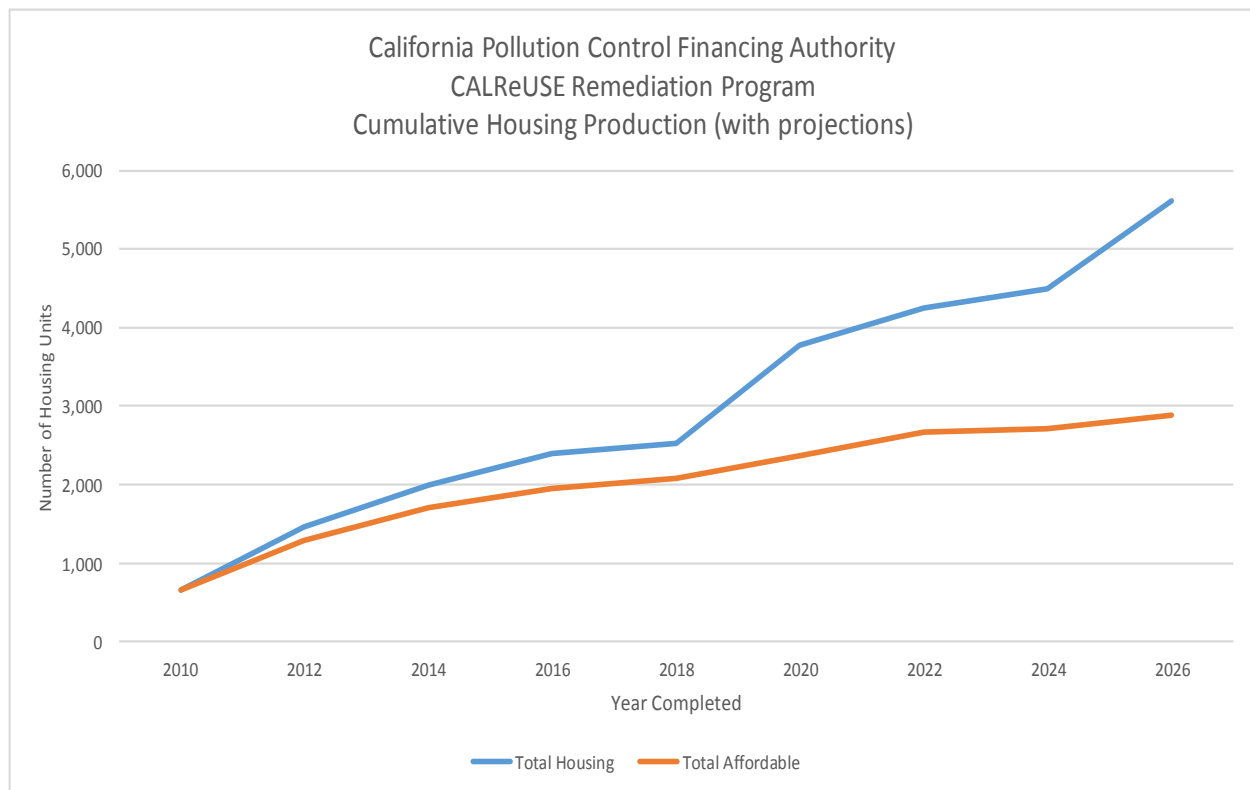
CALReUSE REMEDIATION STRUCTURED TO PROMOTE AFFORDABLE HOUSING; 80% OF HOUSING PRODUCED TO DATE IS AFFORDABLE

“The Golden State is short 1.5 million safe, healthy and affordable homes; but only 7,000 new units are produced annually.”¹⁵

The CALReUSE Remediation Program reduces contamination in disadvantaged and low-income communities by transforming brownfields and adding affordable housing. From FY 2008-09 to FY 2016-17, CALReUSE Remediation Program funding has resulted in the completion of 2,219 housing units amongst 21 projects, with 80% (1,777) of the units being affordable for-sale or rental units.¹⁶

For the 21 completed projects, each CALReUSE Remediation dollar has been accompanied by \$32.35 in other funds toward total development costs. The Program anticipates producing a total of 5,618 housing units, including 2,878 for-sale or rental affordable units, once all projects are completed.

(continued on next page)



¹⁵California State Treasurer John Chiang, *Building California’s Future Begins Today – Modernizing Public Finance and the Treasurer’s Office*, <http://www.treasurer.ca.gov/publications/biennial/2016.pdf> (updated 3/3/17), page 21.

¹⁶Affordable as defined by Health and Safety Code section 53545.13.

CALReUSE Remediation Program Accomplishments (continued)

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

| Characteristics of Completed CALReUSE Remediation Projects | Housing Units | Affordable Housing Units | Support Services ¹⁷ | Mixed-Use ¹⁸ | Transit-Served ¹⁹ |
|--|---------------|--------------------------|--------------------------------|-------------------------|------------------------------|
| 1345 Turk St. Affordable Condominiums | 32 | 32 | | | Y |
| 15th and Commercial | 140 | 139 | Y | | |
| 2235 Third Street | 196 | 39 | | | |
| 3rd Street Residential Development | 37 | 36 | | | |
| 64th and Christie Site | 190 | 29 | | | Y |
| Bay Avenue Senior Apartments | 109 | 102 | Y | | |
| Carson City Center Senior Housing | 86 | 85 | | Y | |
| Cedar Gateway | 65 | 63 | | | Y |
| COMM22 | 206 | 197 | Y | | Y |
| Fourth Street Apartments | 100 | 99 | Y | | Y |
| Lampwork Lofts | 92 | 0 | | | |
| La Valentina | 81 | 80 | | Y | Y |
| Lillie Mae Jones Plaza | 26 | 25 | Y | | Y |
| Lorena Apartments | 112 | 111 | | | |
| Miramar Village | 114 | 113 | | | |
| Octavia Court | 15 | 14 | Y | | Y |
| PWC Family Housing | 45 | 44 | Y | | Y |
| St. Joseph's Senior Apartments | 84 | 83 | Y | Y | Y |
| Studio 15 | 275 | 273 | | | Y |
| The Crossings on 29th Street | 34 | 33 | Y | | Y |
| Township 9 | 180 | 180 | | Y | Y |
| | 2,219 | 1,777 | 9 | 4 | 13 |

¹⁷The support services provided were self-reported by each awardee in the Completed Infill Development Report.

¹⁸Defined as the specific building associated with the CALReUSE grant being mixed-use, as self-reported by each awardee. Single-purpose buildings that are part of a larger mixed-use development were not counted.

¹⁹Defined as located within 1/2 mile of a transit stop, as self-reported by each awardee in the Completed Infill Development Report.

Success Story: Old Transportation Sites Become New Housing

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

The CALReUSE Programs assist in revitalizing the blighted former transportation sites often found in California communities; for example, the unused railroad tracks and maintenance buildings at the Sacramento Railyards (photo E). A sampling of CALReUSE projects is shown below, with more information about these projects in the photo index on the next page.

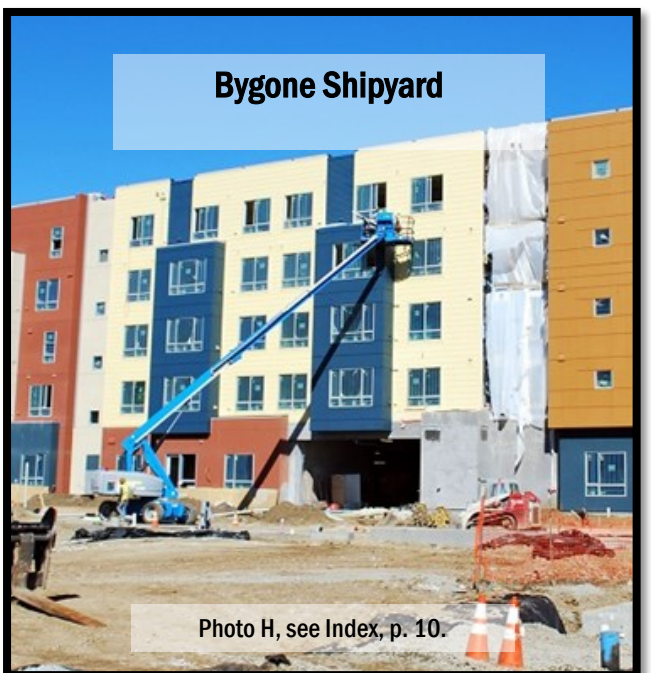
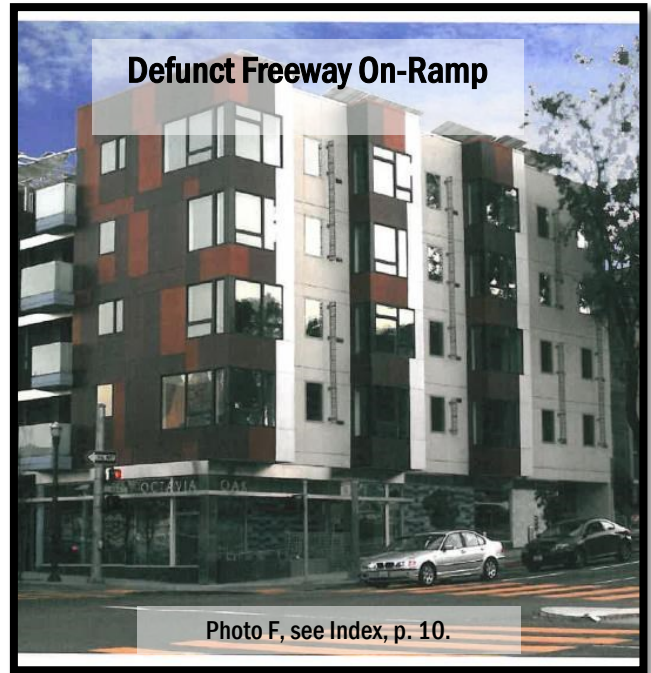
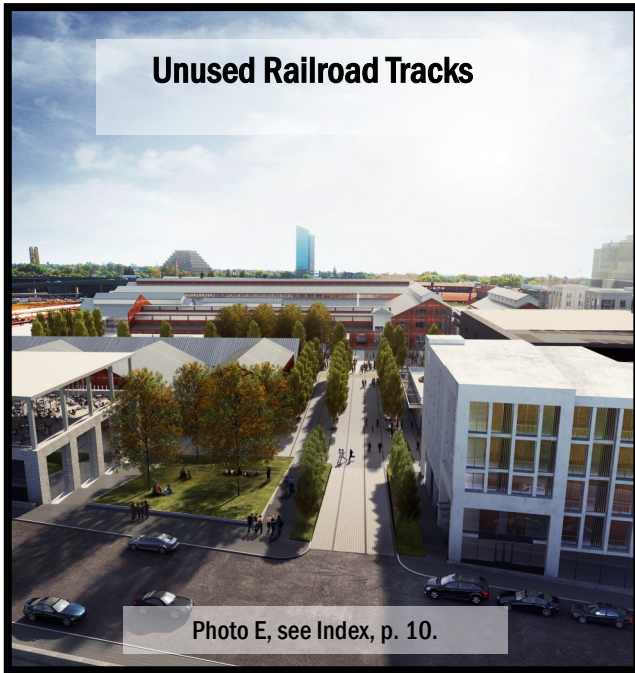


Photo Index

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

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

Page 3

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

Page 9

Photo E: Sacramento Railyards (former railyard, Sacramento, CA), recipient of \$6.1M CALReUSE Remediation grant, artist's rendering.

Other former railyards:

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

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

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

Other former fleet facilities:

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

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

Attachment B, Page 1, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. |
|--|------------------------------|-----------------------|--------------------------------|--|----------------|
| | | | | | Expended Funds |
| Project Status: Remediation & Development Complete (Alphabetical by Project Name) | | | | | |
| 1345 Turk St. Affordable Condominiums | San Francisco, San Francisco | Senate 11 | 32 | The site was used for MUNI maintenance and other transportation related services from 1886 to 2004. Cleanup was completed in December 2009, resulting in the April 2012 completion of the 32 unit for-sale affordable Fillmore Park Condominiums. The location is in the historic Fillmore Jazz District; within a 4-block radius are food shopping, restaurants, schools, and two transit lines. | \$625,000 |
| | | Assembly 17 | 32 | | \$625,000 |
| 15th and Commercial | San Diego, San Diego | Senate 39 | 140 | The site was used as a concrete manufacturing facility and a railyard. Cleanup was completed in October 2010, resulting in the November 2011 completion of a 12-story multi-use development consisting of 139 affordable rental and rent-free housing units. The development includes a three-level child development center; four levels of transitional housing; four levels of permanent supportive and permanent affordable housing; roof top space; and one level of underground parking. | \$582,500 |
| | | Assembly 78 | 139 | | \$582,500 |
| 2235 Third Street | San Francisco, San Francisco | Senate 11 | 196 | The site was used as a scrap metal yard. Cleanup was completed in December 2010, resulting in the December 2012 completion of 39 affordable and 157 market-rate rental units. The housing units are part of a 50,000-square-foot development that restored two historic buildings, created 17,000 square feet of retail space, maintained 1,000 square feet of open space, and provided 157 below-ground parking spaces. | \$2,148,471 |
| | | Assembly 17 | 39 | | \$2,148,471 |
| 3rd Street Residential Development | Santa Clara, San Jose | Senate 15 | 37 | The site was used as a brick manufacturing facility, dry cleaner, and an auto body shop. Cleanup was completed in January 2014 and the 37-unit apartment community named Willow Pointe Apartments was completed in July 2015. The project consists of one elevator-served three-story building, with 36 affordable units and a recreational center designed to support families. ¹ | \$545,866 |
| | | Assembly 27 | 36 | | \$545,866 |
| 64th and Christie Site | Alameda, Emeryville | Senate 9 | 190 | The site was used as a parking lot and an auto transmission operation. Cleanup was completed in December 2013, leading to the completion of 190 units of rental housing, including 29 affordable units, in March 2015. The project is part of the Marketplace Redevelopment Plan which received LEED Platinum certification. The development is near amenities such as parks, cafes and retail shopping; employment and transit centers are also located nearby. | \$5,000,000 |
| | | Assembly 15 | 29 | | \$5,000,000 |

Attachment B, Page 2, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. |
|-----------------------------------|-----------------------|-----------------------|--------------------------------|--|----------------|
| | | | | | Expended Funds |
| Bay Avenue Senior Apartments | Santa Cruz, Capitola | Senate 17 | 109 | The site was used for agricultural purposes in the 1970's and had existing buildings in need of remediation. Cleanup was completed in April 2011, resulting in the completion of the senior housing project in June 2011. The project consists of a six-building campus serving 109 senior households, with 39 units and supportive services dedicated to seniors with disabilities. | \$957,730 |
| | | Assembly 29 | 102 | | \$957,730 |
| Carson City Center Senior Housing | Los Angeles, Carson | Senate 35 | 86 | The site was used as an auto service center. Cleanup was completed in October 2009 and 86 apartments were completed in April 2011. The project consists of a building with three stories of affordable senior apartments over one level of commercial/retail space and two levels of subterranean parking. | \$622,750 |
| | | Assembly 64 | 85 | | \$622,750 |
| Cedar Gateway | San Diego, San Diego | Senate 39 | 65 | The site was used as a service station and automobile repair facility. Cleanup was completed in October 2010 resulting in the completion of the LEED-H Platinum certified project in February 2012. The project consists of 63 affordable rental apartment units with access to transit and downtown job centers, as well as neighborhood stores and schools. | \$94,330 |
| | | Assembly 78 | 63 | | \$94,330 |
| COMM22 | San Diego, San Diego | Senate 40 | 206 | The site was used as a maintenance and operation center in the 1960's. Cleanup was in two phases with the main phase remediation completing in December 2014 and the second phase remediation completing in December 2016. The overall development consists of a mixed-use, transit-oriented development which combines housing, child care facilities, office space, and community-serving commercial and retail space. The 130-unit family rental housing, 70-unit senior rental housing and 6-unit for-sale housing is also phased. The first housing phase of 200 units (197 units affordable housing) completed in December 2014. | \$1,500,000 |
| | | Assembly 80 | 197 | | \$1,500,000 |
| Fourth Street Apartments | Santa Clara, San Jose | Senate 10 | 100 | The site was used for agricultural proposes from the 1930's to the 1970's. Cleanup was completed in October 2010 after which 99 energy-efficient, affordable rental apartments were completed in June 2012. The project is within two blocks of light rail and all residents receive a free transit pass. Thirty-five of the units, and supportive services, are allocated to residents with developmental disabilities. ¹ | \$49,782 |
| | | Assembly 25 | 99 | | \$49,782 |

Attachment B, Page 3, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable | | Project Scope & Status | Grant Amt. |
|------------------------|--------------------------|-----------------------|------------------|--|------------------------|------------|
| | | | Housing Units | | | Expended |
| | | | | | | Funds |
| Lampwork Lofts | Alameda, Oakland | Senate 9 | 92 | The site was used for lamp and upholstery manufacturing; an underground storage tank was also located on site. Cleanup was completed in December 2010, followed by the creation of 92 residential for-lease market rate units in July 2014. The housing units are in close proximity to job centers and retail shops. ² | \$338,970 | |
| | | Assembly 18 | 0 | | \$338,970 | |
| La Valentina | Sacramento, Sacramento | Senate 6 | 81 | The site was used as a car repair facility. Cleanup was completed in December 2010, and the infill development was completed in September 2012. The transit-oriented, mixed-use development consists of 80 affordable housing units; a cafe; and additional 4,888 square feet of commercial space. | \$631,000 | |
| | | Assembly 7 | 80 | | \$631,000 | |
| Lillie Mae Jones Plaza | Contra Costa, Richmond | Senate 9 | 26 | The site had past uses as a hardware store, harness business and a carpentry shop. Cleanup was completed in March 2010 resulting in the completion of affordable housing in April 2011. The project consists of 25 units of affordable rental housing and includes supportive units for homeless and special health needs populations. The project is located near two transit lines and within one-half mile are a grocery store, retail, health care, and recreation resources. ¹ | \$23,890 | |
| | | Assembly 15 | 25 | | \$23,890 | |
| Lorena Apartments | Los Angeles, Los Angeles | Senate 24 | 112 | The site is a large hillside that had become blighted after a medical facility ceased operation. The cleanup was completed in March 2011 and the new affordable housing units were completed in December 2011. The project consists of a 112-unit multi-family housing apartment complex, with 111 affordable units, over below-grade parking, and includes a recreation center available to the community and its residents. | \$5,000,000 | |
| | | Assembly 53 | 111 | | \$5,000,000 | |
| Miramar Village | Los Angeles, Los Angeles | Senate 24 | 114 | The site was used as an oil field. The cleanup was completed in February 2010 and the 113-unit affordable family housing apartment complex was completed in March 2010. The structure consists of three levels over one level of parking, and includes a community computer lab and other community space. ³ | \$2,072,268 | |
| | | Assembly 51 | 113 | | \$2,072,268 | |

Attachment B, Page 4, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. |
|--------------------------------|------------------------------|-----------------------|--------------------------------|---|----------------|
| | | | | | Expended Funds |
| Octavia Court | San Francisco, San Francisco | Senate 11 | 15 | The site was used as a freeway on-ramp and for residential purposes. Cleanup was completed in December 2009 resulting in the completion of supportive housing in April 2011. The project consists of a five-story, 15-unit apartment building for people with developmental disabilities. The project is within walking distance of shopping, dining and transit; it was the first project to be completed on parcels vacated by the 1989 earthquake-caused collapse of the 101 freeway. ¹ | \$99,849 |
| | | Assembly 17 | 14 | | \$99,849 |
| PWC Family Housing | Los Angeles, Los Angeles | Senate 24 | 45 | The site was used as an oil field from the 1930's to the 1960's. Cleanup was completed in September 2013 followed by the completion of a 45-unit complex in December 2013. Forty-four of the units are permanent affordable housing for the under-served, low-income community in the Historic Filipinotown neighborhood of Los Angeles. The building offers employment training support; easy transit access; outdoor play space for children; secured parking; and is within a mile of stores, parks, medical services and childcare centers. | \$957,750 |
| | | Assembly 51 | 44 | | \$957,750 |
| St. Joseph's Senior Apartments | Alameda, Oakland | Senate 9 | 84 | The site was built as a convalescent home for low-income elderly but had become commercial space. Cleanup was completed in August 2010 and the housing project was completed in January 2012. The project is mixed-use with transit and many community services located nearby. The 83-unit affordable rental community offers an emergency call system, with 30 units set aside for seniors with long-term chronic health conditions. | \$999,110 |
| | | Assembly 18 | 83 | | \$999,110 |
| Studio 15 | San Diego, San Diego | Senate 39 | 275 | The site was used by chemical companies in the 1900's. The grant-funded work consists of ongoing groundwater and air sampling of the site which completed remediation in April 2009, and the housing project was completed in April 2009. The project consists of a 275-unit housing community located one-quarter mile from a major transit transfer station. All of the units are fully furnished studio apartments targeted to service workers and seniors; 273 are affordable. | \$244,560 |
| | | Assembly 77 | 273 | | \$189,750 |

Attachment B, Page 5, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. |
|---|--------------------------|-----------------------|--------------------------------|--|------------------------------|
| | | | | | Expended Funds |
| The Crossings on 29th Street | Los Angeles, Los Angeles | Senate 30 | 34 | The site was used as a car repair shop and a battery recycling facility. Cleanup was completed in November 2011, and the 34-unit housing development (of which 33 are affordable), consisting of town homes, flats, and garden apartments, was completed in November 2012. The community room serves the families living there with after school programs, flu shot clinics and other health activities. Several transit lines and freeway access are located nearby. ^{1,4} | \$569,057 |
| | | Assembly 59 | 33 | | \$569,057 |
| Township 9 | Sacramento, Sacramento | Senate 6 | 180 | The site was a cannery from the 1930's to the 1990's. Cleanup was completed in December 2010. The infill project was intended to provided 90 affordable rental apartment units but was expanded to 180 units and completed in October 2014. The housing units are part of a larger 65-acre, urban scale, mixed-use, transit-oriented, master-planned neighborhood. ¹ | \$500,156 |
| | | Assembly 7 | 180 | | \$500,156 |
| Sub-Total for Development & Remediation Complete | | | | | |
| Housing Units Completed: 2,219 | | | | Grant Amount: | \$23,563,039 |
| Affordable Housing Units 1,777 | | | | Amount Pending Re-distribution: ¹ | \$4,019 |
| | | | | | Funds Expended: \$23,508,228 |
| Project Status: Remediation Completed (Alphabetical by Project Name) | | | | | |
| Curtis Park Village | Sacramento, Sacramento | Senate 6 | 91 | The site was used as a railroad maintenance yard. Cleanup of soil contamination was completed in January 2012 and construction of 91 senior rental units (90 affordable) was completed in July 2016. On-going groundwater monitoring continues in the overall development which will include roughly 475 residential units throughout six acres of park and open space, multiple transit connections, and three commercial/retail areas once complete. | \$4,018,066 |
| | | Assembly 7 | 90 | | \$4,018,066 |
| MacArthur Transit Village | Alameda, Oakland | Senate 9 | 377 | The site was used as an automotive repair garage and a dry-cleaning operation. Cleanup was completed in the third quarter of 2015. Construction of a 312-unit (89 affordable) phase was completed in July 2016. Another 65 units will be part of the 8-acre development project comprising 624 total housing units; 42,500 square feet of neighborhood-serving retail space; a 5,000-square-foot child care facility; and a 400-space parking garage for BART patrons. | \$2,981,000 |
| | | Assembly 15 | 89 | | \$2,973,463 |

Attachment B, Page 6, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable | | Project Scope & Status | Grant Amt. |
|---|------------------------|-----------------------|-----------------------------------|--|------------------------|---------------------|
| | | | Housing Units | | | Expended |
| | | | | | | Funds |
| Miraflores | Contra Costa, Richmond | Senate 9 | 270 | The site was used as an agricultural nursery for more than 80 years. Cleanup was completed in June 2015. Previously delayed due to poor market conditions and slow economic recovery, 280 housing units are scheduled to begin construction in the first quarter of 2016. 109 will be affordable, including 99 supportive housing units for the elderly. | \$2,604,490 | |
| | | Assembly 15 | 109 | | \$2,604,490 | |
| Red Star Apartments | Alameda, Oakland | Senate 9 | 119 | The site was used as a yeast manufacturing facility. Cleanup was completed in October 2011. The 119-unit affordable senior apartment community, consisting of one four-story building over an on-grade parking garage, was under construction when it was the victim of an arson fire in June 2012. Since then the Grantee has explored options to rebuild the project and is currently seeking a buyer. | \$1,028,500 | |
| | | Assembly 18 | 118 | | \$722,058 | |
| Truckee Railyard | Nevada, Truckee | Senate 1 | 250 | The site was used to support railroad operations through the mid-1950's. Cleanup was completed in November 2014. After delays due to a CEQA challenge and the elimination of the redevelopment agencies, a mix of 250 residential rental and for-sale units is moving ahead. The project will provide public amenities including 20,000 square feet for grocery, 65,000 square feet for retail, a 1,000-seat theater, a 60-room hotel, and a 25,000 square-foot civic building. | \$1,585,724 | |
| | | Assembly 1 | 38 | | \$1,585,724 | |
| Sub-Total for Remediation Complete | | | | | | |
| | | | Housing Units Anticipated: | 1,107 | Grant Amount: | \$12,217,780 |
| | | | Affordable Housing Units | 444 | Funds Expended: | \$11,903,801 |
| Project Status: Remediation in Progress (Alphabetical by Project Name) | | | | | | |
| Carson (The Boulevards) | Los Angeles, Carson | Senate 35 | 86 | The site was used as a landfill until 1968. The cleanup function of supplying and installing a permanent liner for the site has begun and will be completed in conjunction with construction of building foundations. The total cost of cleanup exceeds the amount of the funding awarded. After a failed attempt to build a NFL stadium on the site, the project was revised to focus on the first phase of the redevelopment at the landfill and to promote housing in the vicinity of the brownfield. The revised project will provide housing at two locations totaling 86 units (84 affordable) while the brownfield remediation site provides retail and commercial space. | \$5,000,000 | |
| | | Assembly 64 | 84 | | \$5,000,000 | |

Attachment B, Page 7, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. |
|--|------------------------|-----------------------|--------------------------------|--|----------------|
| | | | | | Expended Funds |
| Hunters Point Shipyard | San Francisco, | Senate 11 | 884 | The overall site was formerly used as a naval shipyard and for the dismantling of commercial vessels while the housing is being built on the site of an existing housing development. Cleanup is scheduled to continue through 2018. The project was delayed due to the elimination of the redevelopment agencies and the inability to secure the transfer of brownfield parcels currently owned by the United States Navy, but is scheduled to be completed in 2018. The project is part of the larger 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development project which will provide retail space, artist studios and 243 acres of parks and open space. | \$5,000,000 |
| | San Francisco | Assembly 17 | 209 | | \$4,959,065 |
| Sacramento Railyards | Sacramento, Sacramento | Senate 6 | 197 | The site was used as a locomotive and maintenance rebuilding facility from 1863 into the 1990's. The initial phase of grant-funded cleanup was completed in September 2010 and \$1.1 M more funding for a second phase was added in FY 2016-17. 197 units of rental housing for families and seniors are part of a larger redevelopment of the Sacramento Railyards area. The housing completion is planned for the second quarter of 2018, while the larger development process will extend into 2021. ⁵ | \$6,111,772 |
| | | Assembly 7 | 195 | | \$4,998,856 |
| Visitacion Valley Transit-Oriented Development | San Francisco, | Senate 11 | 1,125 | The site was a manufacturing facility. Cleanup of one section completed in 2014 while the second section is on-going. The project was delayed due to the elimination of the redevelopment agencies and associated tax increment financing but is now scheduled to be completed in 2026. The project will include 1,225 units of condominium housing in 13 buildings, and 105,000 square feet of grocery and retail space to be developed on the first floors of the residential buildings. | \$3,459,794 |
| | San Francisco | Assembly 17 | 169 | | \$3,338,567 |
| Sub-Total for Remediation in Progress | | | | | |
| Housing Units Anticipated: | | | 2,292 | Grant Amount: | \$19,571,566 |
| Affordable Housing Units | | | 657 | Funds Expended: | \$18,296,489 |

Attachment B, Page 8, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. |
|---|-----------------------|-----------------------|---|---|--|
| | | | | | Expended Funds |
| Total of Development & Remediation Complete; Remediation Complete; Remediation in Progress | | | | | |
| Housing Units TOTAL: 5,618 | | | Grant Amount TOTAL: \$55,352,384 | | |
| Affordable Housing Units TOTAL: 2,878 | | | Amount Pending Re-distribution: \$4,019 | | |
| | | | | | \$55,356,404 |
| | | | | | Funds Expended TOTAL: \$53,708,518 |
| Project Status: Award Declined by Borrower (Alphabetical by Project Name) | | | | | |
| CIVIQ | Alameda, Oakland | Senate 9 | 67 | The site was used for nursery greenhouses and plant storage for nearly 70 years. The awardee withdrew after determining that the program funds were not necessary to move forward with 67 units of rental housing and 2,990 square feet of commercial space. ⁶ | \$151,500 |
| | | Assembly 15 | | | \$0 |
| Dorado Court | San Joaquin, Stockton | Senate 5 | 47 | The site was formerly used as a gas station from 1941 to 1963. The awardee choose to not move forward with the 47-unit multi-family affordable housing apartment complex. ⁶ | \$797,000 |
| | | Assembly 13 | | | \$0 |
| Linden Lofts | Alameda, Oakland | Senate 9 | 50 | The site was formerly used as a maintenance and storage yard and a repair facility. The project would have created 50 work/live condominium units, but was withdrawn. ⁶ | \$275,000 |
| | | Assembly 18 | | | \$0 |
| Plumas Family Apartments | Sutter, Yuba City | Senate 4 | 39 | The site was previously used as an orchard and for farm equipment storage. The awardee chose to not move forward with the 39-unit affordable family apartment community. ⁶ | \$191,400 |
| | | Assembly 3 | | | \$0 |
| Sub-Total for Award Declined by Borrower | | | | | |
| Housing Units Planned: 203 | | | Funds Initially Awarded: \$1,414,900 | | |
| | | | | | Funds Declined & Redirected: <u>-\$1,414,900</u> |
| | | | | | Funds Awarded: \$0 |
| | | | | | Funds Expended: \$0 |

Attachment B, Page 9, CALReUSE REMEDIATION PROGRAM PORTFOLIO

| Project Name | County, City | Legislative Districts | Total Affordable Housing Units | Project Scope & Status | Grant Amt. Expended Funds |
|--|--------------|-----------------------|--------------------------------|------------------------|---------------------------|
| <p>Endnotes:</p> <p>¹The grant amount listed includes a deduction of re-captured funds, \$1,111,771,84 have been re-distributed to Sacramento Railyards. \$4,019 await re-distribution.</p> <p>²Lampworks Lofts is the only project awarded as a loan. The amount listed does not include interest earned in the amount of \$17,433.71. The funds from the re-paid loan and interest earned were re-distributed to Miramar Village.</p> <p>³Miramar Village was an under-funded project. The grant amount listed includes additional funding which was re-distributed to Miramar Village.</p> <p>⁴The grant amount listed includes a deduction of re-captured funds which have been re-distributed to Miramar Village.</p> <p>⁵Sacramento Railyards was an under-funded project. The grant amount listed includes re-captured funds which were re-distributed to Sacramento Railyards.</p> <p>⁶The award was returned to CPCFA and funds were re-distributed to Miramar Village.</p> | | | | | |

Attachment A, Page 1, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|---------------------|------------------------------|---------------------------------|---|----------------------|
| Re-Paid Loans (Alphabetical by County/City/Borrower) | | | | | |
| Bayrock Residential, LLC | Alameda, Emeryville | Senate 9 Assembly 15 | Yes | A CALReUSE loan funded the environmental assessment of a site used for commercial and industrial purposes. Repayment of the loan occurred in July 2007 and was followed by completion of the development project in 2008. The project included development of 5,000 square feet of retail space and 60 condominiums. | \$ 93,750 |
| Emery Station Triangle II, LLC | Alameda, Emeryville | Senate 9 Assembly 15 | Yes | Environmental assessment of the former Miller Warehouse was funded by a pre-development loan from the CALReUSE Program. The loan was repaid in June 2011 and the development, including a 60,000 square foot research and development office complex was completed in 2012. | \$ 125,000 |
| Oliver & Company | Alameda, Emeryville | Senate 9 Assembly 15 | Yes | The borrower carried out rehabilitation and seismic retrofit of a maintenance warehouse after receiving a pre-development loan for environmental assessment from the CALReUSE Program. The loan was repaid in February 2004 and the project was completed in 2008. | \$ 31,254 |
| Resources for Community Development | Alameda, Emeryville | Senate 9 Assembly 18 | Yes | The borrower repaid the CALReUSE loan used for environmental assessment in July 2006, and moved forward with re-development of the former Ambassador laundry facility. The project included 69 housing units (68 affordable) and was completed in 2013. | \$ 17,095 |
| Bridge Housing Ventures, Inc. | Alameda, Oakland | Senate 9 Assembly 18 | Yes | Utilizing a CALReUSE pre-development loan, a site used as a junk yard and a brewery underwent environmental assessment for development as market rate housing units and live/work lofts. The borrower was unable to secure adequate funding to move forward with the development project, and was granted loan forgiveness in August 2011. In 2014 the borrower initiated plans for new project, a charter school, and repaid the loan in April 2017. | \$ 125,000 |

Attachment A, Page 2, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|--|---------------------------|------------------------------|---------------------------------|--|----------------------|
| City of Oakland Redevelopment Agency | Alameda, Oakland | Senate 9 Assembly 15 | Yes | The CALReUSE Program funded the environmental assessment of a site used as a gas station. Repayment of the loan occurred in August 2006. The CALReUSE Remediation grant program then provided additional funding to support the development of a mixed-use project at the MacArthur BART station including over 40,000 square feet of retail space. Ninety housing units (89 affordable) were completed in 2008, and 287 more housing units are scheduled to be completed in 2019. | \$ 85,928 |
| East Bay Asian Local Development Corporation | Alameda, Oakland | Senate 9 Assembly 18 | Yes | Pre-development funding from the CALReUSE Program enabled the environmental assessment of the site used for commercial industrial uses including a trucking service, motor freight storage, sign painting, and hat company. The loan was repaid in 2014. The borrower plans to build 146 apartment units in 2018. | \$ 18,363 |
| Resources for Community Development | Contra Costa, Martinez | Senate 3 Assembly 14 | Yes | The environmental assessment of a site used as a tank cleaning facility was funded by a CALReUSE loan. When unable to secure adequate funding to move forward with the development project, the borrower was granted forgiveness in December 2011. In December 2012, the borrower was able to move the project forward and repaid the loan balance as agreed. The development included 50 senior housing units (49 affordable) and was completed in 2014. | \$ 64,587 |
| Arcata 14th Street, LLC (Formerly BJB Associates, LLC) | Humboldt, Arcata | Senate 13 Assembly 2 | Yes | The borrower accessed pre-development funding from the CALReUSE Program to perform an environmental assessment of a lumber mill. There were delays in implementing a remedial action plan but the loan was repaid in January 2015. A development of 18 housing units (17 affordable) was completed in 2017. | \$ 58,552 |
| Environmental Investments, LLC | Los Angeles, Bell Gardens | Senate 33 Assembly 58 | Yes | The CALReUSE Program provided pre-development dollars for environmental assessment of a site used as an oil facility and metal fabrication plant. The proposed development project includes a retail/commercial space. The loan was repaid in June 2011. The project has not yet moved forward as the borrower seeks to successfully navigate the site's regulatory issues. | \$ 4,292 |

Attachment A, Page 3, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|--------------------------|------------------------------|---------------------------------|--|----------------------|
| Urban Pacific Builders, LLC | Los Angeles, Signal Hill | Senate 33 Assembly 70 | Yes | Environmental assessment of an auto sales and repair facility was funded by a pre-development CALReUSE loan. The loan was repaid in July 2006 and the borrower moved forward to complete a new development, including 81 housing units, in 2014. | \$ 44,684 |
| Dewey-KOAR, LLC | Los Angeles, Sylmar | Senate 25 Assembly 39 | Yes | The CALReUSE Program made funding available for the assessment of a landscaping facility. The loan was repaid in November 2007. The borrower intends a future development project with single family homes and common green space. | \$ 125,000 |
| Sky Terrace Investors, LLC | Los Angeles, Sylmar | Senate 25 Assembly 39 | Yes | The borrower received a CALReUSE loan for environmental assessment of a site used as a landfill and mobile home park, and repaid the loan in May 2008. The intended development project includes improved industrial space but has yet to move forward. | \$ 113,059 |
| Transition Properties, LP | San Bernardino, Colton | Senate 20 Assembly 47 | Yes | The environmental assessment of an auto dismantling facility was funded by a CALReUSE loan. The loan was repaid in July 2011. The intended light-industrial development has not yet moved forward as the borrower seeks to successfully navigate the site's regulatory issues. | \$ 97,685 |
| Community Devel. Commission/City of National City | San Diego, National City | Senate 40 Assembly 80 | Yes | A CALReUSE loan provided pre-development funds for assessment of a site used as a machine shop and storage facility. The loan was repaid September 2012. The intended development project will include retail space and two restaurants. | \$ 31,861 |
| COMM 22, LLC | San Diego, San Diego | Senate 40 Assembly 80 | Yes | Pre-development funding for environmental assessment of a maintenance yard was made available through the CALReUSE Assessment Program. The loan was repaid in September 2011. A CALReUSE Remediation grant then provided funding to support the construction of a mixed-use, mixed-generation, transit-oriented development. 130 units of family rental housing and 70 units of senior rental housing (197 affordable in total) were completed in 2015; for-sale housing, child care facilities, office space and commercial/retail space are following. | \$ 125,000 |

Attachment A, Page 4, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|------------------------------|------------------------------|---------------------------------|--|----------------------|
| Jacobs Center for Neighborhood Innovation | San Diego, San Diego | Senate 40 Assembly 80 | Yes | A CALReUSE loan funded assessment of a cab and bus fleet parking facility. The loan was repaid in July 2011. The borrower completed a 52 unit (51 affordable) LEED-Gold certified housing complex in 2016. | \$ 32,170 |
| SHEA Mercado, LLC | San Diego, San Diego | Senate 39 Assembly 78 | Yes | The borrower accessed the CALReUSE Program to conduct the environmental assessment of a storage facility and repaid the loan in March 2011. The pre-development funds allowed the borrower to move forward with the Mercado del Barrio development project, including extensive commercial/retail space and 92 multi-family housing units (91 affordable), which was completed in 2013. | \$ 70,780 |
| Alabama Street Housing Association | San Francisco, San Francisco | Senate 11 Assembly 17 | Yes | A rental truck parking and refueling facility received environmental assessment through funding from the CALReUSE Program. The loan was repaid in March 2007 and led to the development project completion in 2008. The development included 151 family for-sale and rental units (117 affordable), and retail space. | \$ 14,151 |
| Thomas & Barbara Brenkwitz | San Joaquin, Tracy | Senate 5 Assembly 13 | No | A tire store underwent environmental assessment when funded by the CALReUSE Program. The loan was re-paid and the borrower proceeded with redevelopment of 20,000 square feet of commercial space. The loan was repaid in June 2007 and the development was completed in 2009. | \$ 81,885 |
| Legacy Partners Residential, LLC | San Mateo, San Carlos | Senate 13 Assembly 22 | Yes | A loan from the CALReUSE Program provided pre-development funding for the environmental assessment of a site used for commercial and industrial purposes. Although there were delays due to entitlement, the borrower repaid the loan in March 2015 and broke ground on the development in 2016, including 202 housing units and over 25,000 sf of retail space scheduled to be completed in 2018. | \$ 33,942 |

Attachment A, Page 5, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|-----------------------|------------------------------|--|--|----------------------|
| South County Housing | Santa Clara, Gilroy | Senate 17 Assembly 30 | Yes | A former cannery/industrial site became a mixed-use residential and retail development after the borrower accessed pre-development dollars through the CALReUSE Program for an environmental assessment. The loan was repaid in September 2005. Seventy-two units (32 affordable) were completed between 2007 and 2013 and an additional 104 units (103 affordable) are planned to break ground in 2018. | \$ 54,890 |
| First Community Housing, Inc. | Santa Clara, San Jose | Senate 10 Assembly 25 | Yes | The CALReUSE Program provided pre-development funding for the environmental assessment of a service station. The borrower repaid the loan in January 2006 and in 2008 completed a development project featuring 35 multi-family housing units (35 affordable) and retail space. | \$ 57,774 |
| Burbank Housing Development Corporation | Sonoma, Guerneville | Senate 2 Assembly 2 | Yes | Housing for 48 special needs households (48 affordable) was completed after the CALReUSE Program provided pre-development funding. The Assessment loan funded environmental assessment of an auto body shop. The loan was repaid in September 2010 and 48 special needs housing units, all of which | \$ 69,535 |
| Total for Re-Paid Loans | | | | | \$1,576,237 |
| Housing Units Completed | | | 1,018 | | |
| Affordable Housing Units Completed | | | 794 | | |
| | | | 739 Additional Housing Units (anticipated) | | |
| | | | 103 Additional Affordable Housing Units (anticipated) | | |
| | | | 1,757 Total Housing Units (projected) | | |
| | | | 897 Total Affordable Housing Units (projected) | | |

Attachment A, Page 6, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|--|---------------------|------------------------------|---------------------------------|---|----------------------|
| Forgiven Loans (Alphabetical by County/City/Borrower) | | | | | |
| Rawson Blum & Leon, Inc. | Alameda, Berkeley | Senate 9 Assembly 15 | Yes | A CALReUSE loan funded the environmental assessment of an ink manufacturing facility. The borrower's proposed development included the construction of an auto dealership, but the levels of site contamination made the intended project financially unfeasible at that time. The borrower did not exercise its option to purchase and was granted forgiveness in June 2008. Another party was able to utilize the information made available by the original assessment to develop a new plan for the site, including repairing and renovating the landmarked Flint Ink Factory in 2016 for use as the headquarters of a construction firm relocating from San Francisco. | \$ 125,000 |
| San Pablo Auto Body | Alameda, Oakland | Senate 9 Assembly 18 | Yes | The borrower accessed pre-development funding for the environmental assessment of an auto body shop and former plating shop. The proposed development included a car wash facility. The borrower was granted a loan term extension to move the project forward but ultimately was unable to successfully navigate the regulatory issues associated with the site and was granted forgiveness of the CALReUSE loan in October 2008. | \$ 124,303 |
| Tomorrow Development Co., Inc. | Alameda, Oakland | Senate 9 Assembly 18 | Yes | The environmental assessment of a gas station was funded by the CALReUSE Program. The borrower sought to develop workplace studio units and industrial loft space. However, the site contamination was too extensive to make this project feasible under existing conditions; therefore the borrower was granted loan forgiveness in April 2011. | \$ 81,530 |
| Thomas McCoy & Morris Wright | Alameda, Oakland | Senate 9 Assembly 18 | Yes | The borrower sought to develop up to 406 condominiums and commercial space at a former metal plating shop, and accessed pre-development funding through a CALReUSE loan for the environmental assessment. The CALReUSE Program granted loan term extension to further the borrower's efforts to obtain further funding, but ultimately granted loan forgiveness in May 2012 when the costs of further assessment activities were too high for the intended project to be financially feasible. | \$ 200,000 |

Attachment A, Page 7, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|------------------------------|------------------------------|---------------------------------|--|----------------------|
| Dogtown Development Company, LLC | Alameda, Oakland | Senate 9 Assembly 18 | Yes | The CALReUSE Program issued a loan for environmental assessment of a site used for industrial purposes. The borrower proposed the development of single family homes, but the levels of soil contamination were too high for the intended project to be financially feasible. Therefore the borrower was granted loan forgiveness in September 2013. | \$ 8,718 |
| Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company | Alameda, Oakland | Senate 9 Assembly 18 | Yes | A CALReUSE loan funded preparation of a Remedial Investigation Plan for a metal plating shop. The proposed development included construction of a 12-unit condominium complex. The assessment activities were completed and the borrower was granted a loan term extension to continue discussions with potential buyers for the site. However, the borrower was unable to move forward with the development project and the loan was forgiven in June 2014. | \$ 93,335 |
| CIC Arvin Family Apartments, LP | Kern, Arvin | Senate 14 Assembly 32 | Yes | An affordable housing complex was proposed for a site used for agricultural purposes. The CALReUSE Program issued a pre-development loan for the environmental assessment. The borrower found that the site contamination was too extensive to make the project feasible under existing conditions, therefore the borrower requested and received loan forgiveness in August | \$ 24,144 |
| Golden Pacific Partners | Los Angeles, Huntington Park | Senate 33 Assembly 53 | Yes | The borrower wished to transform a municipal parking lot into medium density housing with parking garages, and obtained pre-development financing from the CALReUSE Program for the environmental assessment. The Borrower was unable to secure adequate funding to move forward with the development project and was granted forgiveness in June 2012. | \$ 56,242 |
| Castlewell Properties, Inc. | Los Angeles, Los Angeles | Senate 24 Assembly 51 | Yes | Environmental assessment of a dry cleaning facility was funded through a CALReUSE Program loan. The proposed development included the construction of seven for-sale townhouse units, but site contamination was too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in December 2005. | \$ 5,740 |

Attachment A, Page 8, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|-------------------------------|------------------------------|---------------------------------|--|----------------------|
| Mercy Housing California | Los Angeles, Los Angeles | Senate 24 Assembly 51 | Yes | A site used as a lumber yard, car wash and auto repair facility was proposed for an affordable housing development. The borrower accessed CALReUSE Program pre-development funding to conduct the environmental assessment. However, the borrower could not secure an adequate purchase agreement with the site owner and the loan was forgiven in December 2008. | \$ 35,021 |
| 3000 E. Imperial, LLC | Los Angeles, Lynwood | Senate 33 Assembly 63 | Yes | Environmental assessment was funded by a CALReUSE loan on a site used as a manufacturing facility. The proposed development included the expansion of the Plaza Mexico Center and the addition of retail space, but the site contamination was found to be too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in August 2012. | \$ 208,106 |
| City of Lynwood (Formerly City of Lynwood Redevelopment Agency) | Los Angeles, Lynwood | Senate 33 Assembly 63 | Yes | A CALReUSE loan was made for environmental assessment of a site used for auto repair and chemical manufacturing. The borrower proposed a development including single-family residences, but the dissolution of the redevelopment agencies resulted in the loss of redevelopment funds for this project. The City became the successor to the loan and was unable to secure adequate funding to move forward and received loan forgiveness in February 2013. | \$ 172,700 |
| Revita WDI, LLC | Los Angeles, Santa Fe Springs | Senate 32 Assembly 57 | Yes | A CALReUSE pre-development loan funded environmental assessment of a landfill. The proposed development included commercial and office space but the extent of site contamination made the project infeasible under existing conditions. The borrower was granted loan forgiveness December 2012. | \$ 205,380 |
| General Environmental Management, Inc. | Los Angeles, Signal Hill | Senate 33 Assembly 70 | Yes | The CALReUSE Program funded the environmental assessment of an oil refinery proposed for the location of new for-sale housing units. It was found that site contamination was too extensive to make this project feasible under existing conditions, and the borrower received loan forgiveness in December 2006. | \$ 87,407 |

Attachment A, Page 9, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---------------------------------|--------------------------------|------------------------------|---------------------------------|--|----------------------|
| World of Good Taste, Inc. | Sacramento, Sacramento | Senate 6 Assembly 7 | Yes | The borrower used pre-development financing from CALReUSE to environmentally assess a site used as a junkyard and hardware wholesale facility, with the intention of developing a bakery, café, and central distribution facility. The borrower was granted a loan term extension to move the project forward, but was unable to successfully navigate the regulatory issues associated with the site and was granted loan forgiveness in October 2008. Another party was able to utilize the information made available by the assessment to complete a commercial development in 2016. | \$ 76,404 |
| Community Housing Works | San Diego, San Diego | Senate 39 Assembly 78 | Yes | Environmental assessment of an auto dealership was funded by the CALReUSE Program. The proposed development included affordable housing units but the site contamination was too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in June 2012. Another party was able to utilize the information made available by the assessment to develop a new plan for the site, including 165 units (14 affordable) to be completed in 2018. | \$ 43,148 |
| Mid-Peninsula Housing Coalition | San Mateo, South San Francisco | Senate 13 Assembly 22 | Yes | A CALReUSE loan was used for the environmental assessment of a furniture manufacturing facility. The proposed development included affordable housing and community space, but the borrower could not secure an adequate purchase agreement with the site owner and received loan forgiveness in December 2005. | \$ 13,603 |
| Eklof, Inc. | Santa Cruz, Santa Cruz | Senate 17 Assembly 29 | Yes | A site used as a manufacturing facility and plating shop received an environmental assessment funded by the CALReUSE Program. The proposed development included clean up of the existing industrial site and conversion of vacant adjacent property into light industrial and mixed use space. After assessing the site the borrower found that the site contamination was too extensive for financial feasibility of the intended development. Loan forgiveness was granted in April 2012. | \$ 275,596 |

Attachment A, Page 10, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|---|---------------------|------------------------------|---|--|----------------------|
| Resources for Community Development | Sonoma, Santa Rosa | Senate 2 Assembly 10 | Yes | A CALReUSE loan was used for the environmental assessment of a laundromat. The development was to include affordable housing units. After assessing the site, the borrower found the level of site contamination was too extensive for the intended development to be financially feasible. The borrower was granted loan forgiveness in November 2011. | \$ 28,576 |
| New Railroad Square LLC | Sonoma, Santa Rosa | Senate 2 Assembly 10 | Yes | An environmental assessment of a railroad station, with a mixed use complex proposed as the new use, was funded by a CALReUSE loan. After the assessment, the borrower was granted a loan term extension to secure funds to successfully redevelop the site, but the project became infeasible when the dissolution of the redevelopment agencies resulted in the loss of development funds for the project. The borrower was granted forgiveness of the loan in September 2013. | \$ 135,249 |
| Total for Forgiven Loans | | | | | \$2,000,202 |
| Housing Units Completed | | | 0 | | |
| Affordable Housing Units Completed | | | 0 | | |
| | | | 165 Additional Housing Units (anticipated) | | |
| | | | 14 Additional Affordable Housing Units (anticipated) | | |
| | | | 165 Total Housing Units (projected) | | |
| | | | 14 Total Affordable Housing Units (projected) | | |

Attachment A, Page 11, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

| Borrower | County, City | Legislative Districts | Economically Distressed? | Project Scope & Status | Amount Funded |
|--|--------------------------|------------------------------|---------------------------------|---|----------------------|
| Loans Declined by Awardees (Alphabetical by County/City/Borrower) | | | | | |
| Rivertown Developers Inc. | Contra Costa, Antioch | Senate 7 Assembly 11 | Yes | The awardee received approval for a CALReUSE loan to perform environmental assessment of a large tract of land with many former and current uses including cannery, shipyard, paperboard facility, glass plant, boat launch, and marina, but the awardee chose to not take the funding. | \$ - |
| Taylor Yard | Los Angeles, Los Angeles | Senate 24 Assembly 51 | Yes | The awardee received approval for a CALReUSE loan to perform environmental assessment of a rail facility but chose not to move forward with the loan. | \$ - |
| Walnut Hill Partners/ Dewey Group | Los Angeles, Signal Hill | Senate 33 Assembly 70 | Yes | The awardee received approval for a CALReUSE loan to perform environmental assessment of an oil refinery but chose not to move forward with the loan. | \$ - |
| City of Garden Grove | Orange, Garden Grove | Senate 34 Assembly 69 | Yes | The awardee received approval for a CALReUSE loan to perform environmental assessment of a brownfield, but the awardee chose to not take the funding. | \$ - |
| Total for All Approved Loans | | | | | |
| Projects in Economically Distressed Communities | | | | | |
| | | | 47 | | |
| | | | 98% | Percentage of Loans to Projects in Economically Distressed Communities | |