



CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY

Physical Address:

801 Capitol Mall, 2nd Floor
Sacramento, CA 95814

Mailing Address:

P.O. Box 942809
Sacramento, CA 94209
p (916) 654-5610
cpcfa@treasurer.ca.gov

MEMBERS

FIONA MA, CPA, CHAIR
State Treasurer

BETTY T. YEE
State Controller

KEELY MARTIN BOSLER
Director of Finance

EXECUTIVE DIRECTOR
Reneé Webster-Hawkins

March 31, 2019

Erika Contreras
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
2017-18 Fiscal Year (FY)**

Dear Ms. Contreras and Mr. Wilson:

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, 2018.

The attached report details the activity for the CALReUSE Assessment and Remediation Programs. CALReUSE projects leverage Assessment and Remediation Program funding to successfully transform contaminated sites into affordable housing. Most of these contaminated sites are ideal for the housing development projects necessary for reversing the State's critical housing shortage.

Upon completion of all CALReUSE Assessment and Remediation Program projects, CPCFA anticipates a total investment of over \$3.7 billion of public and private funds will result in the creation of 8,340 new housing units of which 3,824 will be affordable. Additionally, the CALReUSE Assessment and Remediation Programs have far exceeded the California Climate Investment's target of investing 25% of funds in disadvantaged communities, with 51% of the CALReUSE Program's projects serving SB 535 and AB 1550 disadvantaged communities.

California Pollution Control Financing Authority, California Recycle Underutilized Sites
(CALReUSE) Program Annual Report of Activities for 2017-18 Fiscal Year (FY)

Sincerely,



Renee Webster-Hawkins
Executive Director

Attachment: CALReUSE Assessment and Remediation 2017-18 Fiscal Year Annual
Report

cc: Fiona Ma, CPA, State Treasurer
Hon. Betty T. Yee, State Controller
Keely Martin Bosler, Director, Department of Finance
Diane F. Boyer-Vine, Legislative Counsel
Gabriel Petek, Legislative Analyst



**California Pollution Control
Financing Authority**

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

**REVITALIZING
CALIFORNIA
COMMUNITIES**

Fiona Ma, CPA, Chair
State Treasurer

Betty T. Yee
State Controller

Keely Martin Bosler
Director of Finance

**Annual Report to the California State
Legislature 2017-18 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 in 1972, administers programs serving a variety of goals, including:

- Helping businesses construct solid waste, recycling, water and wastewater projects as a conduit issuer of tax-exempt bonds.
- Assisting small businesses in obtaining loans for business start-up and expansion and working capital through the California Capital Access 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 infill 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:

Fiona Ma, CPA, Chair
State Treasurer

Betty T. Yee
State Controller

Keely Martin Bosler, Director
Department of Finance

Table of Contents

Executive Summary	Page 1
Statement of Need: Communities Blighted by 90,000 Contaminated Sites	Page 2
CALReUSE Solutions: Assessment Program & Remediation Program	Page 3
CALReUSE Assessment Program History & Overview	Page 4
CALReUSE Assessment Program Accomplishments	Page 5
CALReUSE Remediation Program History & Overview	Page 6
CALReUSE Remediation Program Accomplishments	Page 7-8
Success Story: Former Flower Nursery Becomes New Housing	Page 9-10
Index of Photographs	Page 11
CALReUSE Assessment Program Portfolio	Att. A
CALReUSE Remediation Program Portfolio	Att. B

Executive Summary

This report of activities for the California Recycle Underutilized Sites Program (“CALReUSE” or “Program”), for the fiscal year ending June 30, 2018, 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/cpcfafa/.

The Program replaces blight with housing and infill 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 environmental site assessments, and the Remediation Program, which provides grants and loans to finance the clean up of contaminated sites. The Program aligns three public policy goals: 1) cleaning contaminated sites; 2) replacing blight with residential and infill developments; and 3) investing in disadvantaged and low-income communities.¹ In addition, reversing the State’s critical housing shortage is an important benefit of the CALReUSE Program.

Since the inception of both programs, 82 projects received awards for financial assistance to assess or clean up contaminated sites. Of those, 74 projects entered into grant and loan agreements totaling more than \$61 million. Upon completion of all CALReUSE Program projects the California Pollution Control Financing Authority (CPCFA) anticipates a total investment of over \$3.7 billion of public and private funds will result in the creation of 8,340 new housing units of which 3,824 will be affordable. CPCFA 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*, 2/27/19, <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, until they are assessed, cleaned up, and revitalized the exposure to the communities will be reduced but the contaminated property will remain.

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.



²Department of Toxic Substances Control, *Overseeing Site Cleanup*, 2/27/19, <https://www.dtsc.ca.gov/SiteCleanup/>.

³Id.

The CALReUSE Solutions

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

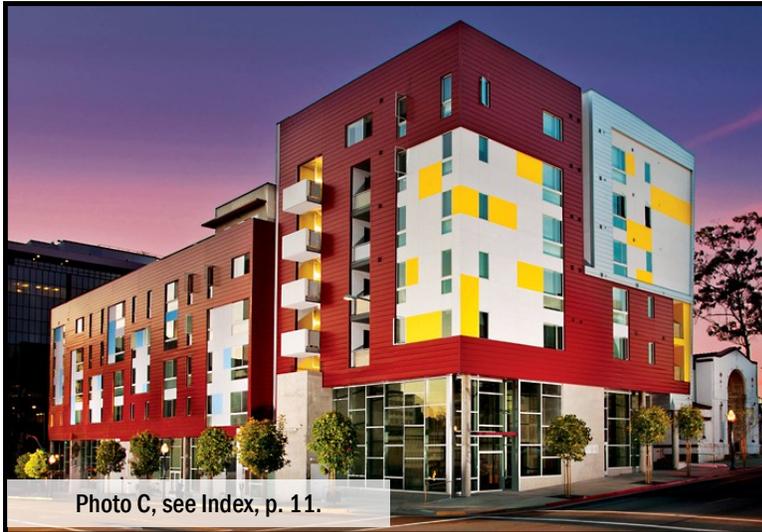


Photo C, see Index, p. 11.

Many California communities that lack enough safe, secure, and healthy housing also have contaminated, blighted sites; therefore, increasing affordable housing to reverse California's affordable housing shortage is a 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



Photo D, see Index, p. 11.

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*, 2/27/19, http://www.dtsc.ca.gov/InformationResources/DTSC_Overview.cfm#mission_strategic_plan.

⁵Governor's Office of Planning and Research, *Infill Development*, 2/27/19, <http://www.opr.ca.gov/planning/land-use/infill-development/>.

⁶California Environmental Protection Agency, *California Climate Investments to Benefit Disadvantaged Communities*, 2/27/19, <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 contaminated sites. When a borrower completed the environmental site assessment but then determined that a development project was unfeasible, the borrower could receive loan forgiveness; however, if the borrower moves forward with development activities or transfers the property within 25 years, a forgiven loan must be repaid to the CALReUSE Assessment Program.

Between FY 2001-02 and FY 2011-12, 48 projects were awarded CALReUSE Assessment Program loans, but four projects were later withdrawn. CPCFA entered into loan agreements with 44 borrowers totaling \$3,576,439, 43 of which were in economically distressed communities⁸ as shown in the chart below. Through FY 2017-18, 24 loans totaling \$1,576,237 have been repaid, and 20 loans totaling \$2,000,202 have been forgiven.

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).

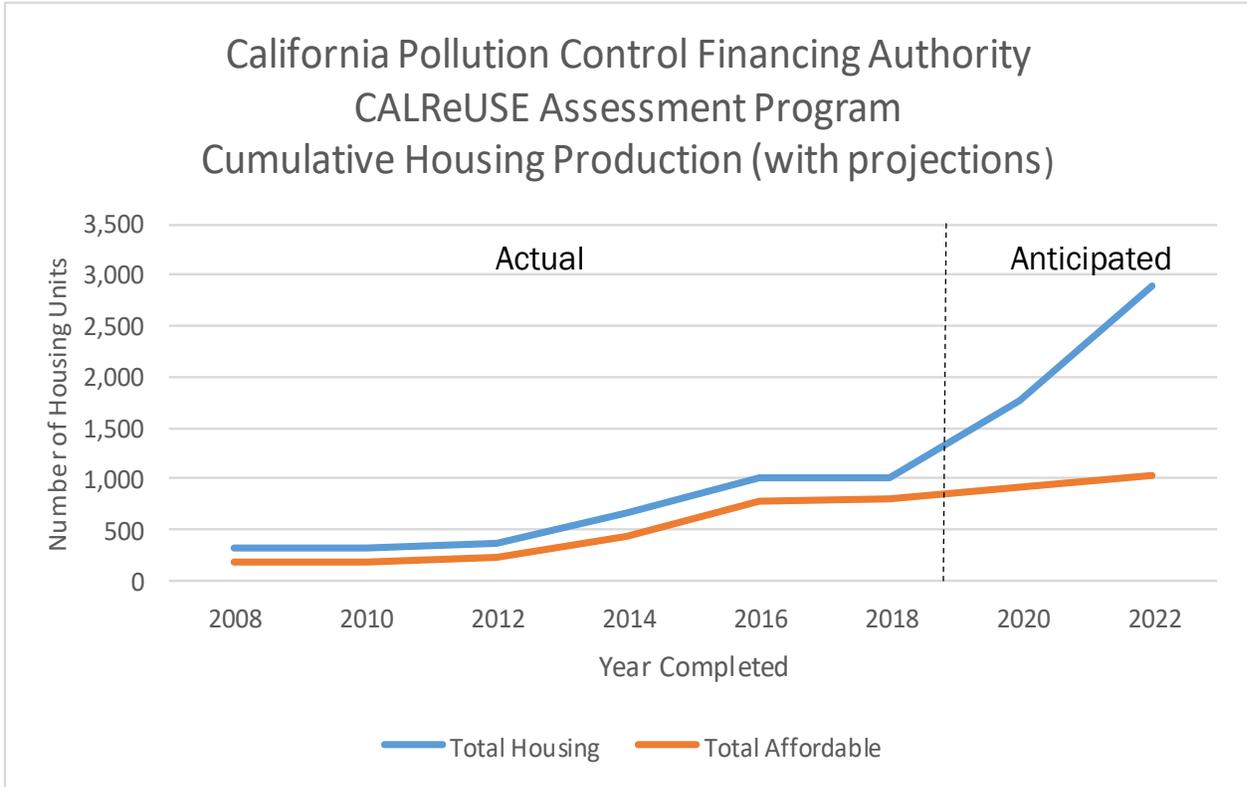
CALReUSE Assessment Program Accomplishments

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

Each Assessment dollar loaned through the Program utilizes \$126 of additional capital investment, which is more than seven times the United States Environmental Protection Agency’s ratio of \$17 of additional investment per dollar spent for its brownfield programs.⁹

Through FY 2017-18, 19 development projects have been completed on Assessment Program loan sites, resulting in 1,017 new housing units of which 794 are affordable units, 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. For example, in FY 2017-2018 two projects funded by the Assessment Program moved forward with housing developments, increasing the Assessment Program’s anticipated housing production to 2,901 housing units, including 1,031 for-sale or rental affordable units, once all projects are completed. Below is a chart of the CALReUSE Assessment Program’s current and anticipated housing production.



⁹United States Environmental Protection Agency, *Overview of the Brownfields Program*, 2/27/19, <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 of housing units 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.

In FY 2008-09, CPCFA made 34 project awards totaling \$55 million 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.

Since FY 2008-09, \$53,724,796 has been disbursed to 30 projects, and 21 projects have completed both remediation of the contaminated site and development. Of the remaining nine projects; four projects are currently conducting remediation; four projects have completed remediation and are in the development process; and one project completed remediation but returned funds that were disbursed because the housing development became infeasible. 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 2017-18	Additional Upon Project Completion	Total
Acres of Brownfield Remediated	397 acres	398 acres	795 acres
Number of Housing Units Completed	2,219	3,220	5,439
Number of Affordable Units Completed	1,777	1,016	2,793
Additional Housing Investment ¹²	\$711,525,099	\$2,409,357,877	\$3,120,882,976
Number of Permanent Jobs Created ¹³	480	33,917	34,397
Number of Temporary Jobs Created ¹⁴	4,375	74,790	79,165

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.

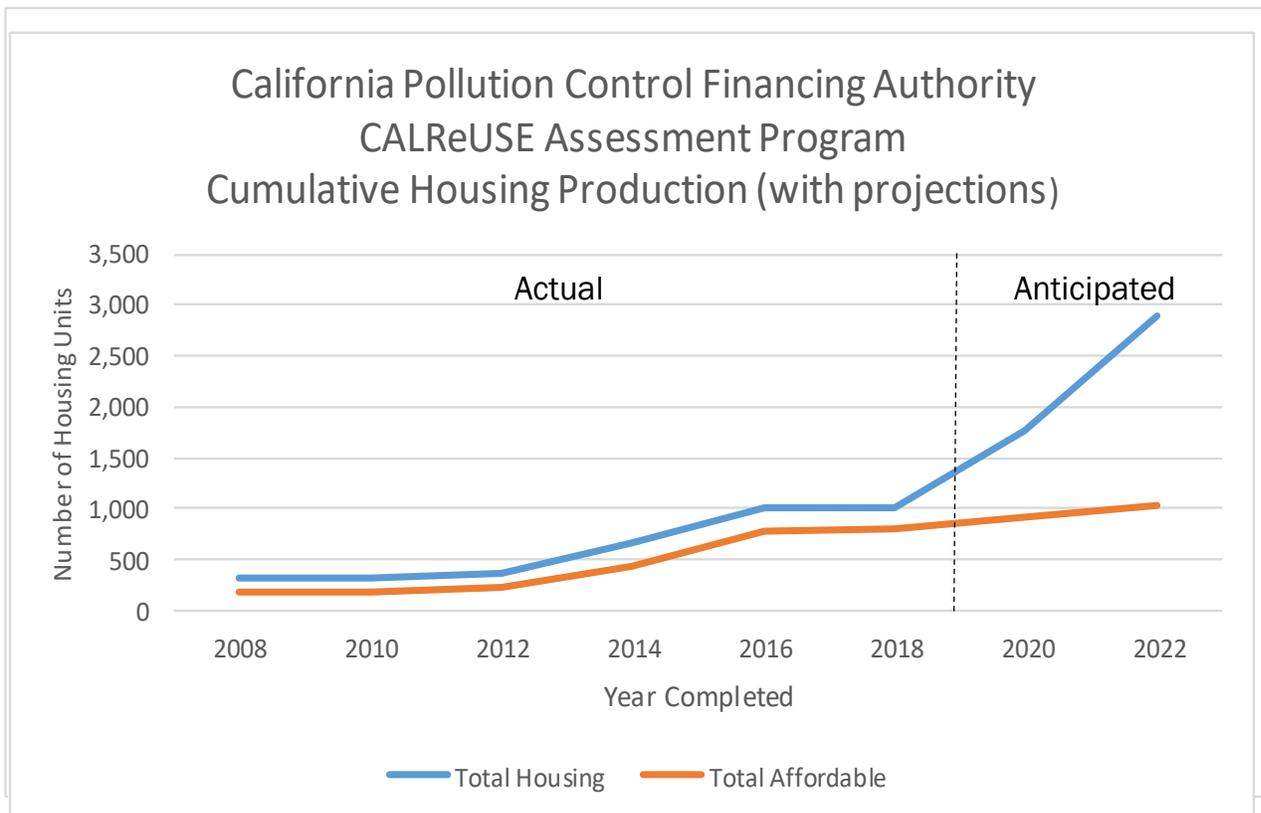
CALReUSE Remediation Program Accomplishments

CALReUSE REMEDIATION STRUCTURED TO PROMOTE AFFORDABLE HOUSING

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 2017-18, 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.¹⁵

For the 21 completed projects, each CALReUSE Remediation dollar has been accompanied by \$31.58 in other funds toward total development costs. The Program anticipates producing a total of 5,439 housing units, including 2,793 for-sale or rental affordable units, once all projects are completed. Below is a chart of the CALReUSE Remediation Program’s current and anticipated housing production.

(continued on next page)



¹⁵Affordable 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 public or private mass transportation, 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 by Project Name and City	Housing Units	Affordable Housing Units	Support Services ¹⁶	Mixed-Use ¹⁷	Transit-Served ¹⁸
1345 Turk St. Affordable Condominiums, San Francisco	32	32			Y
15th and Commercial, San Diego	140	139	Y		
2235 Third Street, San Francisco	196	39			
3rd Street Residential Development, San Jose	37	36			
64th and Christie Site, Emeryville	190	29			Y
Bay Avenue Senior Apartments, Capitola	109	102	Y		
Carson City Center Senior Housing, Carson	86	85		Y	
Cedar Gateway, San Diego	65	63			Y
COMM22, San Diego	206	197	Y		Y
Fourth Street Apartments, San Jose	100	99	Y		Y
Lampwork Lofts, Oakland	92	0			
La Valentina, Sacramento	81	80		Y	Y
Lillie Mae Jones Plaza, Richmond	26	25	Y		Y
Lorena Apartments, Los Angeles	112	111			
Miramar Village, Los Angeles	114	113			
Octavia Court, San Francisco	15	14	Y		Y
PWC Family Housing, Los Angeles	45	44	Y		Y
St. Joseph's Senior Apartments, Oakland	84	83	Y	Y	Y
Studio 15, San Diego	275	273			Y
The Crossings on 29th Street, Los Angeles	34	33	Y		Y
Township 9, Sacramento	180	180		Y	Y
Totals	2,219	1,777	9	4	13

¹⁶The support services provided were self-reported by each awardee in the Completed Infill Development Report.

¹⁷Defined 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.

¹⁸Defined as located within 1/2 mile of a transit stop, as self-reported by each awardee in the Completed Infill Development Report.

Success Story: Former Flower Nursery Becomes New Housing

A DERELICT AND CONTAMINATED FORMER NURSERY BECOMES A KEY COMMUNITY ASSET, PROVIDING NEW AFFORDABLE HOUSING TO SENIORS

Location: Richmond, CA Property Size: 14 acres Former Use: Flower nursery	Total Housing Units: 270 Affordable Housing Units: 109 Market Rate Housing Units: 161
CALReUSE Grant Recipient: The City of Richmond, as successor to the Richmond Community Redevelopment Agency, received a \$2,604,490 CALReUSE Brownfield cleanup grant in 2008.	Project Partners: Senior Rental Housing Project (80 units of which 79 are affordable): Eden Housing, Inc., Community Housing Development Corporation of North Richmond, and Wells Fargo For-Sale Housing Project (190 units of which 30 are affordable): Miraflores Community Devco, LLC

Accomplishments:

- Received \$2.6m in CALReUSE funding for the environmental cleanup of contaminated soils; removal of underground storage tanks; abatement of lead and asbestos; and the preservation of historic greenhouses.
- Creation of 120 permanent and 230 temporary jobs.
- Completion of a senior rental housing project, providing 79 affordable apartments for residents between 30-45% of Area Median Income.



Miraflores Project Background:

Located in Richmond, California the approximately 14-acre site was home to three flower nurseries which had been in operation from the early 1900's to 2006. The flower nurseries were owned and operated by the Sakai, Oishi and Maida-Endo families who were interned with many other Japanese-Americans during World War II, and afterward returned to Richmond to continue their

(continued on next page)

Success Story: Former Flower Nursery Becomes New Housing (continued)**MIRAFLORES PROVIDES NEW AFFORDABLE HOUSING
FOR SENIORS IN RICHMOND**

nursery businesses. The contaminated site consisted of greenhouses, residences, well-pump houses, boiler houses, warehouses, and storage sheds. The site was deemed a brownfield because it was contaminated by pesticides and lead. Additionally, petroleum hydrocarbons such as diesel and motor oil were found in the soil and the groundwater. The site also required the removal of two underground storage tanks, and abatement of lead and asbestos in structures.

Future Development:

Planning approval and infrastructure work has been completed to support the 190 (30 affordable) units of the for-sale housing project. Construction will be in four phases, with the first phase anticipated to commence in 2019. The developer anticipates the final phase will be completed by mid-2021. The development will include creek restoration and reuse of preserved historic structures, including greenhouses and homes dating back to the 1900's.



Photo F, see Index, p. 11.

Photo Index

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

Page 2

Photos A & B: 2235 Third Street (former scrap iron and metal yard, San Francisco, CA), recipient of \$2.1M CALReUSE Remediation grant.

Page 3

Photo C: Cedar Gateway (former service station and automobile repair facility, San Diego, CA), recipient of \$94k CALReUSE Remediation grant.

Photo D: Mercado del Barrio (former storage facility, San Diego, CA), recipient of \$70k CALReUSE Assessment Loan.

Page 9

Photo E: Miraflores Senior Housing Project (former flower nursery, Richmond, CA), recipient of \$2.6M CALReUSE Remediation grant.

Page 10

Photo F: Miraflores Senior Housing Project (former flower nursery, Richmond, CA), recipient of \$2.6M CALReUSE Remediation grant.

Attachment A, Page 1, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Housing Units TOTAL: 2,901		Loan Amount TOTAL: \$3,576,439			
Affordable Housing Units TOTAL: 1,031					
Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
Repaid 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 of market rate housing units and live/work lofts. The borrower was unable to secure adequate funding to move forward with the development project, and was granted loan forgiveness in August 2011. In 2014 the borrower initiated plans for a new project, a charter school, and repaid the loan in April 2017.	\$ 125,000

Attachment A, Page 2, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

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 2016, 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 the future.	\$ 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 retail and 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 yet to move 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 in 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 an environmental assessment funded by the CALReUSE Program. The loan was repaid in June 2007 and the borrower proceeded with redevelopment of 20,000 square feet of commercial space. The development was completed in 2009.	\$ 81,885
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 2019.	\$ 33,942
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. 71 units (32 affordable) were completed between 2007 and 2013 and an additional 104 units (103 affordable) are under construction.	\$ 54,890

Attachment A, Page 5, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
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 are affordable, were completed in 2012.	\$ 69,535
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

Attachment A, Page 6, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
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 a loan term extension to facilitate the borrower's efforts to obtain additional funding, but ultimately granted loan forgiveness in May 2012 when the costs of further assessment activities were too high for the intended project to be financially feasible.	\$ 200,000
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 2011.	\$ 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

Attachment A, Page 7, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
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
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 but is considering repaying the loan and moving forward with a mixed-use development including 348 housing units.	\$ 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. The City is considering repaying the loan and moving forward with a 632 unit (120 affordable) housing development for veterans.	\$ 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

Attachment A, Page 8, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
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
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 2019.	\$ 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

Attachment A, Page 9, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
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
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
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 land with former and current uses including cannery, shipyard, paperboard and glass handling, boat launch, and marina, but the awardee chose to not take the funding.	
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.	

Attachment A, Page 10, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Borrower	County, City	Legislative Districts	Economically Distressed?	Project Scope & Status	Amount Funded
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.	
Housing Units TOTAL:			2,901	Loan Amount TOTAL: \$3,576,439	
Affordable Housing Units TOTAL:			1,031		

Attachment B, Page 1, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Housing Units TOTAL:		5,439	Grant Amount TOTAL:		\$55,045,942
Affordable Housing Units TOTAL:		2,793	Funds Expended TOTAL:		\$53,724,796
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 Condo-miniums	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.	\$545,866
		Assembly 27	36		\$545,866

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
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
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

Attachment B, Page 3, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt. Expended
					Funds
Fourth Street Apartments	Santa Clara, San Jose	Senate 10	100	The site was used for agricultural purposes 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.	\$49,782
		Assembly 25	99		\$49,782
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.	\$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.	\$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.	\$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.	\$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		\$206,028

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) consists of town homes, flats, and garden apartments which were completed in November 2012. The community room serves the families living there with after school programs, flu shot clinics and other health activities. Several transit lines and freeway access are located nearby.	\$569,057
		Assembly 59	33		\$569,057
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.	\$500,156
		Assembly 7	180		\$500,156
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 90-unit (89 affordable) phase was completed in July 2016. Another 287 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
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, with on-going groundwater monitoring. Previously delayed due to poor market conditions and slow economic recovery, 80 senior (79 affordable) housing units will complete in late 2018. 190 (30 affordable) for-sale housing units are scheduled to begin construction in the first half of 2019.	\$2,604,490
		Assembly 15	109		\$2,604,490

Attachment B, Page 6, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Name	County, City	Legislative Districts	Total Affordable Housing Units	Project Scope & Status	Grant Amt. Expended
					Funds
Red Star Apartments	Alameda, Oakland	Senate 9	0	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. The Grantee determined it could not complete the project and disbursed grant funds were repaid in 2018.	\$722,058
		Assembly 18	0		\$722,058
Truckee Railyard	Nevada, Truckee	Senate 1	190	The site was used to support railroad operations through the mid-1950's. Cleanup was completed in November 2014. After delays due to a CEQA challenge and the elimination of the redevelopment agencies, a mix of 190 residential rental and for-sale units is moving ahead. The project will provide public amenities including 20,000 square feet for grocery, 65,000 square feet for retail, a 1,000-seat theater, a 60-room hotel, and a 25,000 square-foot civic building.	\$1,585,724
		Assembly 1	71		\$1,585,724
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. 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 will provide retail and commercial space. Both housing locations are scheduled to complete in 2019.	\$5,000,000
		Assembly 64	84		\$5,000,000
Hunters Point Shipyard	San Francisco, San Francisco	Senate 11	884	The overall site was formerly used as a naval shipyard and for the dismantling of commercial vessels. The CALReUSE grant funded asbestos abatement of buildings that will be repurposed as part of the 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development, which will provide retail space, artist studios and 243 acres of parks and open space. The housing being built under the terms of the grant is located on the site of existing housing developments. Housing construction was delayed due to the elimination of the redevelopment agencies and is now is scheduled to be completed in 2019.	\$5,000,000
		Assembly 17	209		\$4,959,065

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
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 development process is expected to complete in 2021.	\$6,111,772
		Assembly 7	195		\$4,998,856
Visitacion Valley Transit-Oriented Development	San Francisco, 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
		Assembly 17	169		\$3,338,567
Project Status: Award Declined by Borrower (Alphabetical by Project Name)					
CIVIQ	Alameda, Oakland	Senate 9		The site was used for nursery greenhouses and plant storage for nearly 70 years. The awardee withdrew after determining that the \$151,500 award was not necessary to move forward with 67 units of rental housing and 2,990 square feet of commercial space.	
		Assembly 15			
Dorado Court	San Joaquin, Stockton	Senate 5		The site was formerly used as a gas station from 1941 to 1963. The awardee choose to not move forward with the 47-unit multi-family affordable housing apartment complex and declined the \$797,000 award.	
		Assembly 13			
Linden Lofts	Alameda, Oakland	Senate 9		The site was formerly used as a maintenance and storage yard and a repair facility. The project would have created 50 work/live condominium units but the awardee chose to not forward and the \$275,000 award was declined.	
		Assembly 18			

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
Plumas Family Apartments	Sutter, Yuba City	Senate 4 Assembly 3		The site was previously used as an orchard and for farm equipment storage. The awardee chose to not move forward with the 39-unit affordable family apartment community and declined the \$191,400 award.	
Housing Units TOTAL:			5,439	Grant Amount TOTAL:	\$55,045,942
Affordable Housing Units TOTAL:			2,793	Funds Expended TOTAL:	\$53,724,796