



**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 Fiscal Year 2018-2019**

June 2020

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About the California Pollution Control Financing Authority:

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

- A driving force of public and private partnerships that create jobs and support vibrant economic development especially in disadvantaged and underserved communities.
- A leader in offering innovative and prudent financial risk mitigation tools, embracing new financing technologies.
- At the forefront of community-driven projects that restore the environment, protect public health, and promote economic independence and climate resilience.
- A statewide flag bearer in the issuance of green bonds and new technologies for solid waste, waste water, recycling, and water furnishing infrastructure.

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 California Air Resources Board (“CARB”) 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 through 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

Executive Summary

Legislation enacted in 2000 (SB 1986 (Costa), Chapter 915, of Statutes of 2000) first authorized the California Pollution Control Financing Authority (CPCFA) to administer the California Recycle Underutilized Sites (CALReUSE) Program what we now call the CALReUSE Assessment Program to provide forgivable loans to finance the cost of brownfield site assessments, technical assistance, and other specified activities to assist in the reuse and redevelopment of underutilized properties with real or perceived contamination. Based on the demand for the CALReUSE Assessment Program, CPCFA partnered with the California Department of Housing and Community Development (HCD) to administer CALReUSE's Remediation Program which allowed CPCFA to expand the scope of CALReUSE to include financing brownfield remediation. Funding for the remediation financing program came from Proposition 1C, the Housing and Energy Shelter Trust Fund Act of 2006 and was aimed at financing brownfield cleanup projects that promote infill residential and mixed-use development.

Together the CALReUSE Assessment and Remediation programs align three public policy goals: 1) cleaning up California's 90,000 contaminated sites statewide—40% of which are located in disadvantaged communities and 57% of which are in low-income communities; 2) replacing blight with new housing developments; and 3) investing in disadvantaged and low-income communities.¹ The program's ability to reverse the State's critical housing shortage is a particularly important benefit.

In combination the CALReUSE Assessment and Remediation programs awarded 82 projects with financial assistance to assess or clean up contaminated sites and 74 of those projects entered into grant or loan agreements totaling more than \$61 million with CPCFA. Of the 74, 44 projects had loan agreements under the purview of the Assessment Program and 30 projects have received funding through the Remediation Program. CPCFA anticipates that upon completion of all projects financed with CALReUSE Assessment and Remediation funding at least 8,500 new housing units will be produced and, of those, at least 3,800 units will be affordable. CALReUSE financed projects are located throughout California, from Humboldt to San Diego counties. CPCFA works directly with each awardee through project completion and consults with the California Department of Toxic Substances Control for technical assistance through an interagency agreement.

This report of activities for the CALReUSE Assessment and Remediation program, for the fiscal year ending June 30, 2019, 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/cpcfaca/calreuse.asp.

¹California Air Resources Board, *Disadvantaged and Low-income Communities Investments*, 10/18/19, <https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm>.

Statement of Need

CALIFORNIA'S PRIORITIES NECESSITATE BROWNFIELD CLEANUP

The cleanup of brownfield properties is critical to California's climate resiliency, economic development, housing, and environmental justice priorities. The Department of Toxic and Substances Control (DTSC) estimates that there are 90,000² brownfield sites in California, contaminating our soil, air, and groundwater. The clean up and development of brownfield properties presents an opportunity to expand California's housing inventory and create economic development on infill properties and in California's disadvantaged communities. Brownfield redevelopment is a catalyst for transforming disadvantaged and low income communities into thriving communities. Using data from the DTSC and the Water Board's databases, CPCFA estimates that 40% of brownfields in California are located in disadvantaged communities and 57% of brownfields are located in low-income communities as defined by the California Climate Investment targets set forth in SB 535 (De León, Chapter 830, Statutes of 2012) and AB 1550 (Gomez, Chapter 369, Statutes of 2016).

The number of brownfields will continue to grow, especially those that pose a threat to safe drinking water, as state agencies are increasingly required to quantify the number of brownfields. For instance, the State Water Resources Control Board (Water Board) has identified over 8,000 brownfield sites that are within approximately 5 kilometers of the San Francisco Bay shoreline; contaminated soils at these sites if left unremediated could cause further environmental harm to the groundwater and the San Francisco Bay triggered by sea level rise. Changes in climate conditions such as soil and shoreline erosion from sea-level rise, drought, wildfires, and flooding are causing California's most disadvantaged residents living adjacent to brownfield properties to be the most vulnerable to the harmful health impacts from exposure to soil, water, and air toxins.

Funding for the cleanup of brownfields in California is scarce, for example the United States Environmental Protection Agency (U.S. EPA) offers brownfield cleanup funding through competitive grant and loan programs targeted at local governments. On average only six California brownfields projects receive assessment and remediation awards of U.S. EPA funds each year. Given that there are an estimated 90,000 brownfields in California, the federal funding is simply not enough to make a meaningful impact on the health and safety of California communities. Consequently, the State of California has a critical role to play in the assessment and remediation of brownfield properties, therefore CPCFA is working closely with the State Treasurer to identify opportunities to recapitalize the CALReUSE Program.

²Department of Toxic Substances Control, *Overseeing Site Cleanup*, 10/4/19, <https://www.dtsc.ca.gov/SiteCleanup/>.

The CALReUSE Solution

CALReUSE MITIGATES RISKS TO PUBLIC HEALTH FROM BROWNFIELD SITES BY PROMOTING NEW HOUSING PRODUCTION IN CALIFORNIA COMMUNITIES, INCLUDING THOSE IN DISADVANTAGED COMMUNITIES

Cedar Gateway, San Diego, CA, recipient of \$94k CALReUSE Remediation Grant.



create new housing for nearly 623,000 Los Angeles County residents. The CALReUSE Program is uniquely positioned to promote development which mitigates risks to public health from contaminated sites and transforms underutilized sites into much needed mixed use new

Mercado del Barrio, San Diego, CA, recipient of \$70k CALReUSE Assessment Loan.



Many California communities that lack enough safe, secure, and healthy housing also have contaminated and underutilized sites. The development of contaminated sites for new housing could yield a considerable increase in the number of available housing units. The University of Southern California³ estimated that 209,000 additional housing units could be developed on contaminated sites located in Los Angeles County, and

housing projects, while accelerating local economic development, particularly in disadvantaged communities.

Redevelopment of contaminated sites results in economic benefits beyond the initial private and public dollars invested. For example, each dollar of public investment yields a \$5 to \$20⁴ property value increase, and one job is created for every \$10,000 to \$13,000⁵ spent on brownfield remediation.

³University of Southern California Center for Economic Development, *A Brownfields-based Solution for Los Angeles County's Housing Crisis*, 10/4/19, <https://ced.usc.edu/files/2014/07/BrownfieldsHousing.pdf>.

⁴University of Wisconsin-Milwaukee, *Benefits of Public Investment in Brownfield Cleanup and Redevelopment*, 11/13/2019, https://c.ymcdn.com/sites/www.weda.org/resource/resmgr/rfp/brownfields_funding_lit_revi.pdf.

⁵Id.

CALReUSE Assessment Program History & Overview

In Fiscal Year (FY) 2001-2002, the CALReUSE Assessment Program was established using funds derived from the California Pollution Control Financing Authority’s bond issuance fees.⁶ CPCFA allocated \$10 million for the program and made available a total of \$6.4 million for borrowers. The Assessment Program provided low-interest loans up to \$125,000 (increased to \$500,000 in FY 2008-2009) 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 assessments and redevelopment on contaminated sites. In those instances, when a borrower completed the environmental site assessment but then determined that a development project was unfeasible, the borrower could receive loan forgiveness. Should the borrower later move forward with development activities or transfers the property within 25 years, the forgiven loan must be repaid. In FY 2018-2019, one loan in the amount of \$208,106 was repaid, as the borrower moved forward with the development of 348 housing units.

Between FYs 2001-2002 and 2011-2012, CPCFA entered into loan agreements for 44 projects totaling more than \$3.5 million. As demonstrated in the table below, all but one of these loan agreements were for projects that were located in economically distressed communities⁷. Of the 44 loan agreements CPCFA entered into, 25 loans totaling \$1.78 million have been repaid, and 19 loans totaling \$1.79 million remain forgiven. CPCFA staff continues to monitor the compliance of all projects which received loan forgiveness.

The Assessment Program has no outstanding loans and no current funding is available for new loans. For a complete listing of awards please see the CALReUSE Assessment Program Portfolio, Attachment A.

CALReUSE Assessment Program Projects in Economically Distressed Communities by County			
County	Number of	County	Number of Pro-
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 Projects in Economically Distressed Communities (Of the 44 total projects, one project was not in an economically distressed community)	43

⁶Established per CCR Title 4, Division 11, Article 9, Subarticle 1, 8090-8101.

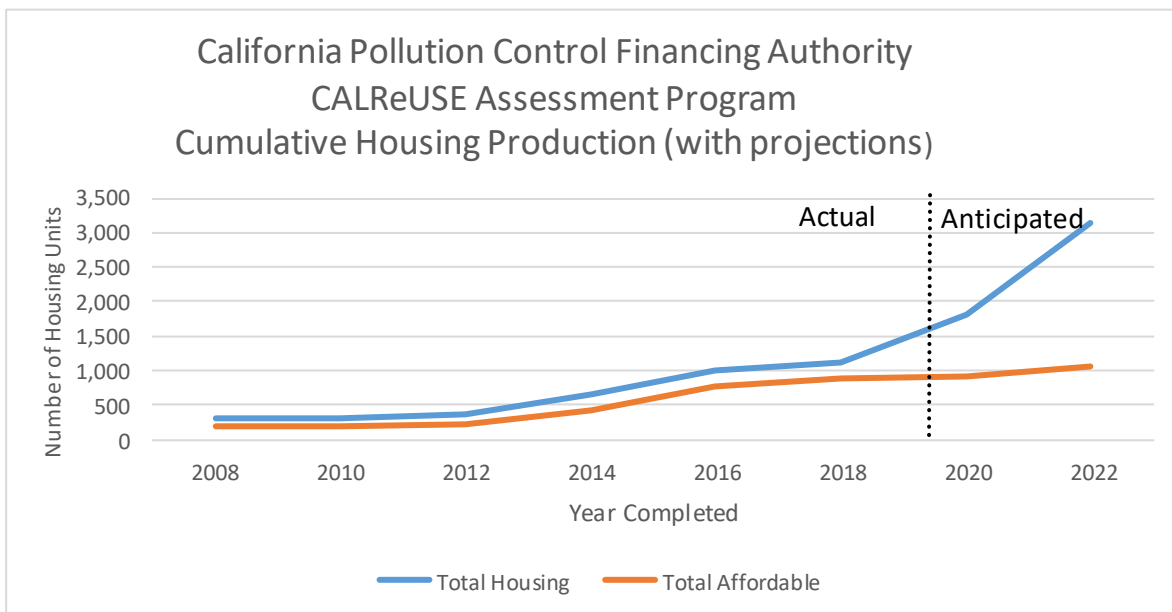
CALReUSE Assessment Program Accomplishments

CALReUSE ASSESSMENT DOLLARS LEVERAGES THE CAPITAL INVESTMENT OF MORE THAN 8 TIMES THE U.S. EPA AVERAGE

Each Assessment Program dollar loaned through CALReUSE utilizes \$138 of additional capital investment, which is more than eight times the U.S. EPA ratio of \$17 of additional investment per dollar spent for its brownfield programs.⁸

Through FY 2018-2019, 19 development projects have been completed on Assessment Program loan sites. These projects have resulted in 1,125 new housing units, of which 901 are affordable, as well as new commercial and retail space.

Funding from the Assessment Program has resulted in valuable information about the conditions of contaminated sites for community decision makers. This 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 2018-2019 the developer for the 3000 Imperial Plaza Mexico II project in Los Angeles County used the information obtained from its assessment to determine that it was financially feasible to move forward with a 348 unit housing development. Once all projects are complete, the Assessment Program will contribute to the production of more than 3,100 new housing units. Below is a chart of the CALReUSE Assessment Program’s current and anticipated housing production.



⁸United States Environmental Protection Agency, *Overview of the Brownfields Program*, 10/14/19, <https://www.epa.gov/brownfields/overview-epas-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.⁹ The Remediation Program is administered by CPCFA in consultation with the California Department of Housing and Community Development (HCD). The Remediation Program offers grants and loans to finance clean up activities on contaminated sites so that necessary infrastructure can be developed and construction of housing developments can commence. After the passage of Proposition 1C in 2006, CPCFA expanded the Remediation Program's housing requirements to require that all grant-funded projects provide California communities with housing developments that are at least 15% affordable. **As of June 30, 2019, CPCFA has \$660,000 available for administrative costs, and \$1.98 million remaining available to awardees for project costs.**

In FY 2008-09, CPCFA awarded 34 projects totaling \$55 million in grants and loans based on factors such as cost of contamination clean up, development of housing units, project readiness, and other public benefits.¹⁰ Since that time four projects have returned their awards and the funds were redirected to the Miramar Village project in Los Angeles County. In FY 2018-2019, the Sacramento Railyards project was allocated an additional \$1 million from loans that were repaid, bringing the Remediation Program's total project contribution to \$56 million.

Since FY 2008-2009, \$53.9 million has been disbursed to 30 projects. Of these projects, 21 completed both site remediation and development; four projects are still in the remediation phase; four projects have completed remediation, and are now in the development phase; and one project completed remediation but returned the grant funds when the housing component became infeasible. For a complete listing of awards please see the CALReUSE Remediation Program Portfolio, Attachment B.

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

CALReUSE Remediation Outcomes	FY 2008-2009 to 2018-2019	Additional Upon Project Completion	Total
Acres of Brownfields Remediated	397	398	795
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 ¹¹	\$711 Million	\$2.4 Billion	\$3.1 Billion
Number of Permanent Jobs Created ¹²	480	33,917	34,397
Number of Temporary Jobs Created ¹³	4,375	74,790	79,165

⁹Senate Bill 77 (Ducheny, Chapter 171, Statutes of 2007) and Senate Bill 86 (Committee on Budget and Fiscal Review, Statutes of 2007).

¹⁰Selection criteria per CCR Title 4, Division 11, Article 9, Subarticle 2, 8012.14.

¹¹Additional Housing Investment costs were self-reported by each awardee in a December 2012 Program Participant Survey.

¹²The number of jobs created were self-reported by each awardee in the CALReUSE Remediation Program Grant Application.

¹³Id.

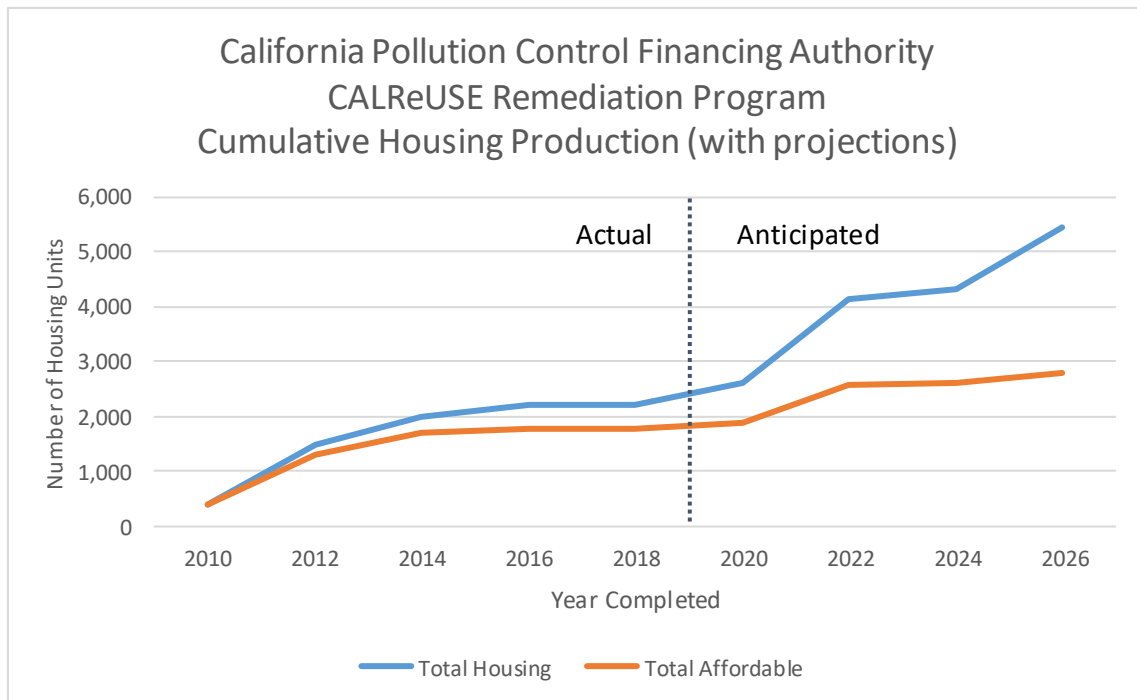
CALReUSE Remediation Program Accomplishments

CALReUSE REMEDIATION STRUCTURED TO PROMOTE AFFORDABLE HOUSING

The CALReUSE Remediation Program reduces contamination in disadvantaged and low-income communities by transforming brownfields and adding new affordable housing. Between FYs 2008-2009 to 2018-2019, CALReUSE Remediation Program funding has resulted in the production of 2,219 new housing units amongst 21 projects, of which 1,777 or 80%, are available as affordable for-sale or rental units.¹⁴

For the 21 completed projects, each CALReUSE Remediation dollar has leveraged \$30.23 in public and private funds toward total development costs. CPCFA anticipates that a total of 5,439 housing units, including 2,793 affordable for-sale or rental units will be produced once all Remediation Program projects are completed. The chart below shows the CALReUSE Remediation Program’s actual and anticipated housing production.

(continued on next page)



¹⁴Affordable as defined by Health and Safety Code section 53545.13.

CALReUSE Remediation Program Accomplishments

The completed CALReUSE Remediation projects revitalize their communities by replacing blight with new housing. The chart below summarizes the characteristics of the Remediation Program projects completed to date.

Characteristics of Completed CALReUSE					
Project Name and City (In alphanumeric order)	Number of Units	Number of Affordable Units	Provided Support Services¹⁵	Mixed-Use¹⁶	Transit-Served¹⁷
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

¹⁵The support services provided were self-reported by each awardee in the Completed Infill Development Report.

¹⁶Defined 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.

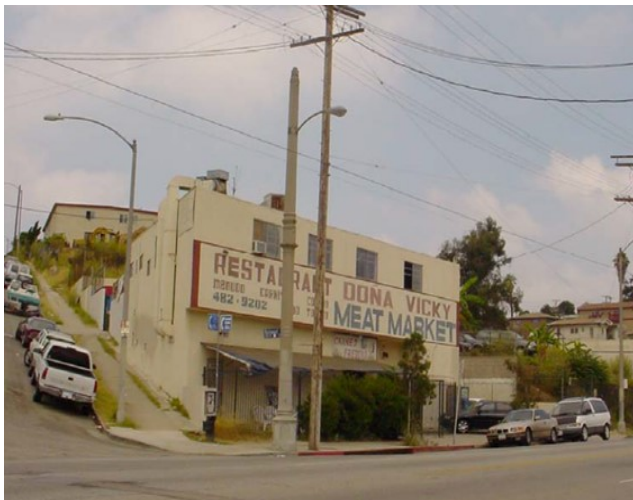
¹⁷Defined as located within 1/2 mile of a transit stop, as self-reported by each awardee in the Completed Infill Development Report.

Success Stories

REMEDIATION AND REDEVELOPMENT OF A FORMER OILFIELD LED TO THE FIRST AFFORDABLE HOUSING PROJECT BUILT IN LA'S HISTORIC FILIPINOTOWN IN A DECADE

CALReUSE's \$957k grant supported the cleanup of a former oilfield along Glendale Boulevard. The site cleanup facilitated construction of Larry Itliong Village, the first affordable housing project built in at least a decade in LA's Historic Filipinotown. The 45 unit affordable housing project also houses the Pilipino Workers Center (PWC) headquarters, community rooms, office spaces, and conference halls which enable the PWC to provide services to the community.

Before: Commercial building on underutilized site



After: Harry Itliong Village mixed-use development



Grantee: LTSC Community Development Corporation & the Pilipino Worker's Center

Project Location: 153 Glendale Blvd, Los Angeles, 90026

Legislative Districts: Assembly 51, Senate 24

CALReUSE Remediation Grant \$957,750

Use of Funds: Plugging and abandonment of oil wells, and disposal of 11,000 tons of contaminated soil

Prior Use: The site was operated as an oilfield between the 1930's and 1960's. In 1965 a two story commercial building was erected and operated as a market, restaurant, and office space

Environmental Concerns: Oil wells and petroleum hydrocarbons

Mixed Use Project:

- 44 affordable rental housing units, 22 for families and 22 for homeless individuals, including 9 set aside for emancipated foster youth
- Housing affordability restricted to 30-50% of Area Median Income for a period of 55 years
- Amenities include: onsite secured parking, a convenience store, community space which can be used as venues for recreational activities as well as social services programs
- Available social services include: assistance in accessing affordable healthcare, job skills workshops, résumé building, immigration case work for both residents and the broader community, weekly food distribution, free tax preparation, labor case assistance, and peer lending circles.

Success Stories

LONG VACANT MUNI MAINTENANCE YARD RESTORED INTO VIBRANT AFFORDABLE CONDO COMMUNITY FOR FIRST-TIME HOMEOWNERS IN THE HEART OF SAN FRANCISCO'S WESTERN ADDITION

CPCFA's \$625k CALReUSE grant for the 1345 Turk Street Project or Fillmore Park Condominiums resulted in the cleanup and restoration of a long vacant MUNI maintenance yard into 32 affordable for-sale one, two, and three-bedroom flats and townhomes in San Francisco's historic Fillmore Jazz District. Projects like 1345 Turk Street are essential to increasing affordable first-time homeownership opportunities for local families by providing a chance to build wealth through home ownership.

Before: Vacant former railway maintenance yard



After: Fillmore Park Affordable for-sale condo complex



Grantee: MSPDI Turk LLC

Project Location: 1345 Turk Street, San Francisco, 94115

Legislative Districts: Assembly 17, Senate 11

CALReUSE Remediation Grant: \$625,000

Use of Funds: Disposal of 3,600 tons of contaminated soil

Prior Use: Between 1886 and 2004, the property served as a railway maintenance yard and provided for other transportation-related services

Environmental Concerns: Petroleum hydrocarbons and metals in soil

Housing Project:

- 32 units of for-sale condominiums for first-time homeowners
- Affordability restricted to 70-100% of Area Median Income for 45 years
- Amenities include: patios, landscaped courtyard, underground parking, in walking distance to public transportation, shopping, entertainment, schools, a library, and fire station
- Located within a half mile of major employers including Kaiser and the UCSF hospital

Attachment A, Page 1, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Number of Housing Units:					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
3,130	1,125	2,005	Loan Amount TOTAL: \$ 3,576,439		
Number of Affordable Units:					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
1,054	901	153			
Repaid Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Alameda, Emeryville	Senate 9 Assembly 15	Bayrock Residential, LLC	Yes	A CALReUSE loan funded the environmental assessment of a site used for commercial and industrial purposes. Repayment of the loan occurred in July 2007 and was followed by completion of the development project in 2008. The project included development of 5,000 square feet of retail space and 60 condominiums.	\$ 93,750
Alameda, Emeryville	Senate 9 Assembly 15	Emery Station Triangle II, LLC	Yes	Environmental assessment of the former Miller Warehouse was funded by a pre-development loan from the CALReUSE Program. The loan was repaid in June 2011 and the development, including a 60,000 square foot research and development office complex, was completed in 2012.	\$ 125,000
Alameda, Emeryville	Senate 9 Assembly 15	Oliver & Company	Yes	The borrower carried out rehabilitation and seismic retrofit of a maintenance warehouse after receiving a pre-development loan for environmental assessment from the CALReUSE Program. The loan was repaid in February 2004 and the project was completed in 2008.	\$ 31,254
Alameda, Emeryville	Senate 9 Assembly 18	Resources for Community Development	Yes	The borrower repaid the CALReUSE loan used for environmental assessment in July 2006, and moved forward with re-development of the former Ambassador laundry facility. The project included 69 housing units (68 affordable) and was completed in 2013.	\$ 17,095
Alameda, Oakland	Senate 9 Assembly 18	Bridge Housing Ventures, Inc.	Yes	Utilizing a CALReUSE pre-development loan, a site used as a junk yard and a brewery underwent environmental assessment for development of market rate housing units and live/work lofts. The borrower was unable to secure adequate funding to move forward with the development project, and was granted loan forgiveness in August 2011. In 2014 the borrower initiated plans for a new project, a charter school, and repaid the loan in April 2017.	\$ 125,000

Attachment A, Page 2, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Alameda, Oakland	Senate 9 Assembly 15	City of Oakland Redevelopment Agency	Yes	The CALReUSE Program funded the environmental assessment of a site used as a gas station. Repayment of the loan occurred in August 2006. The CALReUSE Remediation grant program then provided additional funding to support the development of a mixed-use project at the MacArthur BART station including over 40,000 square feet of retail space. Ninety housing units (89 affordable) were completed in 2016, and 287 more housing units are scheduled to be completed in the 3rd quarter of 2019.	\$ 85,928
Alameda, Oakland	Senate 9 Assembly 18	East Bay Asian Local Development Corporation	Yes	Pre-development funding from the CALReUSE Program enabled the environmental assessment of the site used for commercial industrial uses including a trucking service, motor freight storage, sign painting, and hat company. The loan was repaid in 2014. The borrower plans to build 146 apartment units in the future.	\$ 18,363
Contra Costa, Martinez	Senate 3 Assembly 14	Resources for Community Development	Yes	The environmental assessment of a site used as a tank cleaning facility was funded by a CALReUSE loan. When unable to secure adequate funding to move forward with the development project, the borrower was granted forgiveness in December 2011. In December 2012, the borrower was able to move the project forward and repaid the loan balance as agreed. The development included 50 senior housing units (49 affordable) and was completed in 2014.	\$ 64,587
Humboldt, Arcata	Senate 13 Assembly 2	Arcata 14th Street, LLC (Formerly BJB Associates, LLC)	Yes	The borrower accessed pre-development funding from the CALReUSE Program to perform an environmental assessment of a lumber mill. There were delays in implementing a remedial action plan but the loan was repaid in January 2015. A development of 18 housing units (17 affordable) was completed in 2017.	\$ 58,552
Los Angeles, Bell Gardens	Senate 33 Assembly 58	Environmental Investments, LLC	Yes	The CALReUSE Program provided pre-development dollars for environmental assessment of a site used as an oil facility and metal fabrication plant. The proposed development project includes retail and commercial space. The loan was repaid in June 2011. The project has not yet moved forward due to the site's regulatory issues.	\$ 4,292

Attachment A, Page 3, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Los Angeles, Lynwood	Senate 33 Assembly 63	3000 E. Imperial, LLC	Yes	Environmental assessment was funded by a CALReUSE loan on a site used as a manufacturing facility. The proposed development included the expansion of the Plaza Mexico Center and the addition of retail space, but the site contamination was found to be too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in August 2012, however they repaid the loan in May 2019, opting to move forward with a mixed-use development including 348 housing units.	\$ 208,106
Los Angeles, Signal Hill	Senate 33 Assembly 70	Urban Pacific Builders, LLC	Yes	Environmental assessment of an auto sales and repair facility was funded by a pre-development CALReUSE loan. The loan was repaid in July 2006 and the borrower moved forward to complete a new development including 81 housing units in 2014.	\$ 44,684
Los Angeles, Sylmar	Senate 25 Assembly 39	Dewey-KOAR, LLC	Yes	The CALReUSE Program made funding available for the assessment of a landscaping facility. The loan was repaid in November 2007. The borrower intends a future development project with single family homes and common green space.	\$ 125,000
Los Angeles, Sylmar	Senate 25 Assembly 39	Sky Terrace Investors, LLC	Yes	The borrower received a CALReUSE loan for environmental assessment of a site used as a landfill and mobile home park. The loan was repaid in May 2008. The intended development project includes improved industrial space but has yet to move forward.	\$ 113,059
San Bernardino, Colton	Senate 20 Assembly 47	Transition Properties, LP	Yes	The environmental assessment of an auto dismantling facility was funded by a CALReUSE loan. The loan was repaid in July 2011. The intended light-industrial development has yet to move forward as the borrower seeks to successfully navigate the site's regulatory issues.	\$ 97,685
San Diego, National City	Senate 40 Assembly 80	Community Devel. Commission/City of National City	Yes	A CALReUSE loan provided pre-development funds for the assessment of a site used as a machine shop and storage facility. The loan was repaid in September 2012. The intended development project will include retail space and two restaurants.	\$ 31,861

Attachment A, Page 4, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
San Diego, San Diego	Senate 40 Assembly 80	COMM 22, LLC	Yes	Pre-development funding for environmental assessment of a maintenance yard was made available through the CALReUSE Assessment Program. The loan was repaid in September 2011. A CALReUSE Remediation grant then provided funding to support the construction of a mixed-use, mixed-generation, transit-oriented development. 130 units of family rental housing and 70 units of senior rental housing (197 affordable in total) were completed in 2015. Four additional for-sale housing units were completed in late 2018 and early 2019 with two remaining units to be completed in 4Q 2019; child care facilities, office space and commercial/retail space are following.	\$ 125,000
San Diego, San Diego	Senate 40 Assembly 80	Jacobs Center for Neighborhood Innovation	Yes	A CALReUSE loan funded assessment of a cab and bus fleet parking facility. The loan was repaid in July 2011. The borrower completed a 52 unit (51 affordable) LEED-Gold certified housing complex in 2016.	\$ 32,170
San Diego, San Diego	Senate 39 Assembly 78	SHEA Mercado, LLC	Yes	The borrower accessed the CALReUSE Program to conduct the environmental assessment of a storage facility and repaid the loan in March 2011. The pre-development funds allowed the borrower to move forward with the Mercado del Barrio development project, including extensive commercial/retail space and 92 multi-family housing units (91 affordable), which was completed in 2013.	\$ 70,780
San Francisco, San Francisco	Senate 11 Assembly 17	Alabama Street Housing Association	Yes	A rental truck parking and refueling facility received environmental assessment through funding from the CALReUSE Program. The loan was repaid in March 2007 and led to the development project completion in 2008. The development included 151 family for-sale and rental units (117 affordable), and retail space.	\$ 14,151
San Joaquin, Tracy	Senate 5 Assembly 13	Thomas & Barbara Brenkwitz	No	A tire store underwent an environmental assessment funded by the CALReUSE Program. The loan was repaid in June 2007 and the borrower proceeded with redevelopment of 20,000 square feet of commercial space. The development was completed in 2009.	\$ 81,885

Attachment A, Page 5, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Repaid Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
San Mateo, San Carlos	Senate 13 Assembly 22	Legacy Partners Residential, LLC	Yes	A loan from the CALReUSE Program provided pre-development funding for the environmental assessment of a site used for commercial and industrial purposes. Although there were delays due to entitlement, the borrower repaid the loan in March 2015 and broke ground on the development in 2016, including 202 housing units and over 25,000 sf of retail space scheduled to be completed in Fall 2019.	\$ 33,942
Santa Clara, Gilroy	Senate 17 Assembly 30	South County Housing	Yes	A former cannery/industrial site became a mixed-use residential and retail development after the borrower accessed pre-development dollars through the CALReUSE Program for an environmental assessment. The loan was repaid in September 2005. 71 units (32 affordable) were completed between 2007 and 2013 and an additional 104 units (103 affordable) were completed in April of 2019.	\$ 54,890
Santa Clara, San Jose	Senate 10 Assembly 25	First Community Housing, Inc.	Yes	The CALReUSE Program provided pre-development funding for the environmental assessment of a service station. The borrower repaid the loan in January 2006 and in 2008 completed a development project featuring 35 multi-family housing units (35 affordable) and retail space.	\$ 57,774
Sonoma, Guerneville	Senate 2 Assembly 2	Burbank Housing Development Corporation	Yes	Housing for 48 special needs households (48 affordable) was completed after the CALReUSE Program provided pre-development funding. The Assessment loan funded environmental assessment of an auto body shop. The loan was repaid in September 2010 and 48 special needs housing units, all of which are affordable, were completed in 2012.	\$ 69,535

Attachment A, Page 6, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Alameda, Berkeley	Senate 9 Assembly 15	Rawson Blum & Leon, Inc.	Yes	A CALReUSE loan funded the environmental assessment of an ink manufacturing facility. The borrower's proposed development included the construction of an auto dealership, but the levels of site contamination made the intended project financially unfeasible at that time. The borrower was granted forgiveness in June 2008. Another party was able to utilize the information made available by the original assessment to develop a new plan for the site, including repairing and renovating the landmarked Flint Ink Factory in 2016 for use as the headquarters of a construction firm relocating from San Francisco.	\$ 125,000
Alameda, Oakland	Senate 9 Assembly 18	San Pablo Auto Body	Yes	The borrower accessed pre-development funding for the environmental assessment of an auto body shop and former plating shop. The proposed development included a car wash facility. The borrower was granted a loan term extension to move the project forward but ultimately was unable to successfully navigate the regulatory issues associated with the site and was granted forgiveness of the CALReUSE loan in October 2008.	\$ 124,303
Alameda, Oakland	Senate 9 Assembly 18	Tomorrow Development Co., Inc.	Yes	The environmental assessment of a gas station was funded by the CALReUSE Program. The borrower sought to develop workplace studio units and industrial loft space. However, the site contamination was too extensive to make this project feasible under existing conditions; therefore the borrower was granted loan forgiveness in April 2011.	\$ 81,530
Alameda, Oakland	Senate 9 Assembly 18	Thomas McCoy & Morris Wright	Yes	The borrower sought to develop up to 406 condominiums and commercial space at a former metal plating shop, and accessed pre-development funding through a CALReUSE loan for the environmental assessment. The CALReUSE Program granted a loan term extension to facilitate the borrower's efforts to obtain additional funding, but ultimately granted loan forgiveness in May 2012 when the costs of further assessment activities were too high for the intended project to be financially feasible.	\$ 200,000

Attachment A, Page 7, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Alameda, Oakland	Senate 9 Assembly 18	Dogtown Development Company, LLC	Yes	The CALReUSE Program issued a loan for environmental assessment of a site used for industrial purposes. The borrower proposed the development of single family homes, but the levels of soil contamination were too high for the intended project to be financially feasible, therefore the borrower was granted loan forgiveness in September 2013. Another party was able to utilize the information made available by the original assessment and began construction of 19 housing units 2 of which will be affordable.	\$ 8,718
Alameda, Oakland	Senate 9 Assembly 18	Debra Esposito Petro/ Estate of John Esposito/ Esposito Plating and Polishing Company	Yes	A CALReUSE loan funded preparation of a Remedial Investigation Plan for a metal plating shop. The proposed development included construction of a 12-unit condominium complex. The assessment activities were completed and the borrower was granted a loan term extension to continue discussions with potential buyers for the site. However, the borrower was unable to move forward with the development project and the loan was forgiven in June 2014.	\$ 93,335
Kern, Arvin	Senate 14 Assembly 32	CIC Arvin Family Apartments, LP	Yes	An affordable housing complex was proposed for a site used for agricultural purposes. The CALReUSE Program issued a pre-development loan for the environmental assessment. The borrower found that the site contamination was too extensive to make the project feasible under existing conditions, therefore the borrower requested and received loan forgiveness in August 2011.	\$ 24,144
Los Angeles, Huntington Park	Senate 33 Assembly 53	Golden Pacific Partners	Yes	The borrower wished to transform a municipal parking lot into medium density housing with parking garages, and obtained pre-development financing from the CALReUSE Program for the environmental assessment. The Borrower was unable to secure adequate funding to move forward with the development project and was granted forgiveness in June 2012.	\$ 56,242
Los Angeles, Los Angeles	Senate 24 Assembly 51	Castlewell Properties, Inc.	Yes	Environmental assessment of a dry cleaning facility was funded through a CALReUSE Program loan. The proposed development included the construction of seven for-sale townhouse units, but site contamination was too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in December 2005.	\$ 5,740

Attachment A, Page 8, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Los Angeles, Los Angeles	Senate 24 Assembly 51	Mercy Housing California	Yes	A site used as a lumber yard, car wash, and auto repair facility was proposed for an affordable housing development. The borrower accessed CALReUSE Program pre-development funding to conduct the environmental assessment, however the borrower could not secure an adequate purchase agreement with the site owner and the loan was forgiven in December 2008. Aragon Properties Corporation currently has a 204 unit mixed use project proposed for the site that include 15 units of affordable housing. Completion date is currently unknown.	\$ 35,021
Los Angeles, Lynwood	Senate 33 Assembly 63	City of Lynwood (Formerly City of Lynwood Redevelopment Agency)	Yes	A CALReUSE loan was made for environmental assessment of a site used for auto repair and chemical manufacturing. The borrower proposed a development including single-family residences, but the dissolution of the redevelopment agencies resulted in the loss of redevelopment funds for this project. The City became the successor to the loan and was unable to secure adequate funding to move forward and received loan forgiveness in February 2013. The City is considering repaying the loan and moving forward with a 632 unit (120 affordable) housing development for veterans.	\$ 172,700
Los Angeles, Santa Fe Springs	Senate 32 Assembly 57	Revita WDI, LLC	Yes	A CALReUSE pre-development loan funded an environmental assessment of a landfill. The proposed development included commercial and office space but the extent of site contamination made the project infeasible under existing conditions. The borrower was granted loan forgiveness December 2012.	\$ 205,380
Los Angeles, Signal Hill	Senate 33 Assembly 70	General Environmental Management, Inc.	Yes	The CALReUSE Program funded the environmental assessment of an oil refinery proposed for the location of new for-sale housing units. It was found that site contamination was too extensive to make this project feasible under existing conditions, and the borrower received loan forgiveness in December 2006.	\$ 87,407

Attachment A, Page 9, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Sacramento, Sacramento	Senate 6 Assembly 7	World of Good Taste, Inc.	Yes	The borrower used pre-development financing from CALReUSE to environmentally assess a site used as a junkyard and hardware wholesale facility, with the intention of developing a bakery, café, and central distribution facility. The borrower was granted a loan term extension to move the project forward, but was unable to successfully navigate the regulatory issues associated with the site and was granted loan forgiveness in October 2008. Another party was able to utilize the information made available by the assessment to complete a commercial development in 2016.	\$ 76,404
San Diego, San Diego	Senate 39 Assembly 78	Community Housing Works	Yes	Environmental assessment of an auto dealership was funded by the CALReUSE Program. The proposed development included affordable housing units but the site contamination was too extensive to make the project feasible under existing conditions. The borrower was granted loan forgiveness in June 2012. Another party was able to utilize the information made available by the assessment to develop a new plan for the site, including 165 units (14 affordable) to be completed in 2019.	\$ 43,148
San Mateo, South San Francisco	Senate 13 Assembly 22	Mid-Peninsula Housing Coalition	Yes	A CALReUSE loan was used for the environmental assessment of a furniture manufacturing facility. The proposed development included affordable housing and community space, but the borrower could not secure an adequate purchase agreement with the site owner and received loan forgiveness in December 2005.	\$ 13,603
Santa Cruz, Santa Cruz	Senate 17 Assembly 29	Eklof, Inc.	Yes	A site used as a manufacturing facility and plating shop received an environmental assessment funded by the CALReUSE Program. The proposed development included 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
Sonoma, Santa Rosa	Senate 2 Assembly 10	Resources for Community Development	Yes	A CALReUSE loan was used for the environmental assessment of a laundromat. The development was to include affordable housing units. After assessing the site, the borrower found the level of site contamination was too extensive for the intended development to be financially feasible. The borrower was granted loan forgiveness in November 2011.	\$ 28,576

Attachment A, Page 10, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Forgiven Loans (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Sonoma, Santa Rosa	Senate 2 Assembly 10	New Railroad Square LLC	Yes	An environmental assessment of a railroad station, with a mixed use complex proposed as the new use, was funded by a CALReUSE loan. After the assessment, the borrower was granted a loan term extension to secure funds to successfully redevelop the site, but the project became infeasible when the dissolution of the redevelopment agencies resulted in the loss of development funds for the project. The borrower was granted forgiveness of the loan in September 2013.	\$ 135,249

Attachment A, Page 11, CALReUSE ASSESSMENT PROGRAM PORTFOLIO

Loans Declined by Awardees (Alphabetical by County)					
County, City	Legislative Districts	Borrower	Economically Distressed?	Project Scope & Status	Amount Funded
Contra Costa, Antioch	Senate 7 Assembly 11	Rivertown Developers Inc.	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of land with former and current uses including cannery, shipyard, paperboard and glass handling, boat launch, and marina, but the awardee chose to not take the funding.	
Los Angeles, Los Angeles	Senate 24 Assembly 51	Taylor Yard	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of a rail facility but chose not to move forward with the loan.	
Los Angeles, Signal Hill	Senate 33 Assembly 70	Walnut Hill Partners/ Dewey Group	Yes	The awardee received approval for a CALReUSE loan to perform environmental assessment of an oil refinery but chose not to move forward with the loan.	
Orange, Garden Grove	Senate 34 Assembly 69	City of Garden Grove	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:			3,130	Loan Amount TOTAL:	\$ 3,576,439
Affordable Housing Units TOTAL:			1,054	Amount Repaid:	\$ 1,784,343
				Amount Forgiven:	\$ 1,792,096

Attachment B, Page 1, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Number of Housing Units:					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
5,439	2,219	3,220			
Number of Affordable Units:					
<u>Total</u>	<u>Completed</u>	<u>Anticipated</u>			
2,793	1,777	1,016			
Grant Amount TOTAL: \$56,061,028 Funds Expended TOTAL: \$53,888,393					
Project Status: Remediation & Development Complete (Alphabetical by County)					
					<u>Grant Amt.</u>
					<u>Expended</u>
<u>County, City</u>	<u>Legislative Districts</u>	<u>Project Name</u>	<u>Housing Units</u>	<u>Project Scope & Status</u>	<u>Funds</u>
Alameda, Emeryville	Senate 9	64th and Christie Site	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 housing project is part of the Marketplace Redevelopment Plan which received LEED Platinum certification. The development is near amenities such as parks, cafes, and retail shopping; employment and transit centers are also located nearby.	\$5,000,000
	Assembly 15		29		\$5,000,000
Alameda, Oakland	Senate 9	St. Joseph's Senior Apartments	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 project consists of 84 rental units, 83 of which are affordable with 30 units set aside for seniors with long-term chronic health conditions.	\$999,110
	Assembly 18		83		\$999,110
Alameda, Oakland	Senate 9	Lampwork Lofts	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
Contra Costa, Richmond	Senate 9	Lillie Mae Jones Plaza	26	The site had past uses as a hardware store, harness business and a carpentry shop. Cleanup was completed in March 2010 resulting in the completion of affordable housing in April 2011. The project consists of 26 units rental housing, 25 of which are affordable, and includes supportive units for homeless and special health needs populations. The project is located near two transit lines and within one-half mile are a grocery store, retail, health care, and recreation resources.	\$23,890
	Assembly 15		25		\$23,890

Attachment B, Page 2, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Housing Units	Project Scope & Status	Funds
			Total Affordable	Grant Amt. Expended	
Los Angeles, Los Angeles	Senate 24	Miramar Village	114	The site was used as an oil field. The cleanup was completed in February 2010 and the housing project was completed in March 2010. The project consists of 114 units of family rental housing, 113 of which are affordable. The structure consists of three levels over one level of parking, and includes a community computer lab and community space for residents.	\$2,072,268
	Assembly 51		113		\$2,072,268
Los Angeles, Los Angeles	Senate 24	PWC Family Housing	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 rental housing complex in December 2013. Forty-four of the units are affordable, 22 for families and 22 for homeless individuals, including 9 set aside for emancipated foster youth. The building offers employment training support; easy transit access; secured parking; an onsite convenience store; and community space for recreational activities and social services programs.	\$957,750
	Assembly 51		44		\$957,750
Los Angeles, Los Angeles	Senate 24	Lorena Apartments	112	The site is a large hillside that had become blighted after a medical facility ceased operation. The cleanup was completed in March 2011 and the new affordable housing units were completed in December 2011. The project consists of a 112-unit multi-family rental housing apartment complex, with 111 affordable units over below-grade parking, and includes a recreation center available to the community and its residents.	\$5,000,000
	Assembly 53		111		\$5,000,000
Los Angeles, Los Angeles	Senate 30	The Crossings on 29th Street	34	The site was used as a car repair shop and a battery recycling facility. Cleanup was completed in November 2011, and the 34-unit rental housing development (of which 33 are affordable) consists of town homes, flats, and garden apartments which were completed in November 2012. The community room serves the families living there with after school programs, flu shot clinics, and other health activities. Several transit lines and freeway access are located nearby.	\$569,057
	Assembly 59		33		\$569,057
Los Angeles, Carson	Senate 35	Carson City Center Senior Housing	86	The site was used as an auto service center. Cleanup was completed in October 2009 and 86 rental apartments (of which 85 are affordable) were completed in April 2011. The project consists of a building with three stories of affordable senior apartments over one level of commercial/retail space and two levels of subterranean parking.	\$622,750
	Assembly 64		85		\$622,750

Attachment B, Page 3, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Housing Units	Project Scope & Status	Funds
Sacramento, Sacramento	Senate 6	La Valentina	81	The site was used as a car repair facility. Cleanup was completed in December 2010, and the infill development was completed in September 2012. The transit-oriented, mixed-use development consists of 81 rental housing units, 80 of which are affordables; a cafe; and 4,888 square feet of commercial space.	\$631,000
	Assembly 7		80		\$631,000
Sacramento, Sacramento	Senate 6	Township 9	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 rental units, of which 180 are affordable. The housing was completed in October 2014. The housing units are part of a larger 65-acre urban scale, mixed-use, transit-oriented, master-planned neighborhood.	\$500,156
	Assembly 7		180		\$500,156
Santa Clara, San Jose	Senate 10	Fourth Street Apartments	100	The site was used for agricultural purposes from the 1930's to the 1970's. Cleanup was completed in October 2010 after which 100 energy-efficient rental apartments (of which 99 are affordable) were completed in June 2012. The project is within two blocks of light rail and all residents receive a free transit pass. Thirty-five of the units are allocated to residents with developmental disabilities.	\$49,782
	Assembly 25		99		\$49,782
Santa Clara, San Jose	Senate 15	3rd Street Residential Development	37	The site was used as a brick manufacturing facility, dry cleaner, and an auto body shop. Cleanup was completed in January 2014 and the 37-unit rental apartment community named Willow Pointe Apartments was completed in July 2015. The project consists of one elevator-served three-story building, with 36 affordable units and a recreational center designed to support families.	\$545,866
	Assembly 27		36		\$545,866
Santa Cruz, Capitola	Senate 17	Bay Avenue Senior Apartments	109	The site was used for agricultural purposes in the 1970's and had existing buildings in need of remediation. Cleanup was completed in April 2011, resulting in the completion of the senior housing project in June 2011. The project consists of a six-building campus providing 109 senior rental housing units, with 102 of the units designated as affordable, including 39 units dedicated to seniors with disabilities.	\$957,730
	Assembly 29		102		\$957,730

Attachment B, Page 4, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Housing Units	Project Scope & Status	Funds
San Diego, San Diego	Senate 39	Studio 15	275	The site was used by chemical companies in the 1900's. The grant-funded work consists of ongoing groundwater and air sampling of the site which completed remediation in April 2009, and the housing project was completed in April 2009. The project consists of a 275-unit rental housing community located one-quarter mile from a major transit transfer station. All of the units are fully furnished studio apartments targeted to service workers and seniors; 273 are affordable.	\$244,560
	Assembly 77		273		\$219,860
San Diego, San Diego	Senate 39	15th and Commercial	140	The site was used as a concrete manufacturing facility and a railyard. Cleanup was completed in October 2010, resulting in the November 2011 completion of a 12-story multi-use development consisting of 140 rental units, 139 of which are affordable or rent-free housing units. The development includes a three-level child development center; four levels of transitional housing; four levels of permanent supportive and permanent affordable housing; roof top space; and one level of underground parking.	\$582,500
	Assembly 78		139		\$582,500
San Diego, San Diego	Senate 39	Cedar Gateway	65	The site was used as a service station and automobile repair facility. Cleanup was completed in October 2010 resulting in the completion of the LEED-H Platinum certified project in February 2012. The project consists of 65 rental housing units, 63 of which are affordable. The project provides access to transit and downtown job centers, as well as neighborhood stores and schools.	\$94,330
	Assembly 78		63		\$94,330
San Diego, San Diego	Senate 40	COMM22	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, community-serving commercial and retail space, and includes a total of 206 housing units, 197 of which are affordable. The 130-unit family rental housing, 70-unit senior rental housing and 6-unit for-sale housing is being phased. The family and senior housing was completed in December 2014.	\$1,500,000
	Assembly 80		197		\$1,500,000

Attachment B, Page 5, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation & Development Complete (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Total Affordable Housing Units	Project Scope & Status	Grant Amt. Expended
San Francisco, San Francisco	Senate 11	1345 Turk St. Affordable Condominiums	32	The site was used for MUNI maintenance and other transportation related services from 1886 to 2004. Cleanup was completed in December 2009, resulting in the April 2012 completion of the 32 unit for-sale affordable Fillmore Park Condominiums. The location is in the historic Fillmore Jazz District; within walking distance is, public transportation, shopping, entertainment, schools, library, and fire station. Amentities onsite include patios, a landscaped courtyard, and underground parking.	\$625,000
	Assembly 17		32		\$625,000
San Francisco, San Francisco	Senate 11	2235 Third Street	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
San Francisco, San Francisco	Senate 11	Octavia Court	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 rental 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

Attachment B, Page 6, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Completed (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Housing Units	Project Scope & Status	Grant Amt.
					Expended
			Total Affordable		
Alameda, Oakland	Senate 9	MacArthur Transit Village	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) rental phase was completed in July 2016. Another 287 rental 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
Alameda, Oakland	Senate 9	Red Star Apartments	0	The site was used as a yeast manufacturing facility. Cleanup was completed in October 2011. The 119-unit affordable senior rental apartment community, consisting of one four-story building over an on-grade parking garage, was under construction when it was the victim of an arson fire in June 2012. The Grantee determined it could not complete the project and disbursed grant funds were repaid in 2018.	\$722,058
	Assembly 18		0		\$722,058
Contra Costa, Richmond	Senate 9	Miraflores	270	The site was used as an agricultural nursery for more than 80 years. Cleanup was completed in June 2015, with on-going groundwater monitoring. Previously delayed due to poor market conditions and slow economic recovery, the 80 senior (79 affordable) rental housing units were completed in September 2018. 190 (30 affordable) for-sale housing units are scheduled to begin construction in the third quarter of 2019 and be completed by July of 2021.	\$2,604,490
	Assembly 15		109		\$2,604,490
Nevada, Truckee	Senate 1	Truckee Railyard	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. Construction of the 90-unit (76 affordable) artist housing project is scheduled to begin in August of 2019 and be completed by April 2021. The remaining 100 market rate units will begin construction in 2020 with a completion date of December 2024.	\$1,585,724
	Assembly 1		71		\$1,585,724

Attachment B, Page 7, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation Completed (Alphabetical by County)					
Total ----- Affordable					Grant Amt. ----- Expended
County, City	Legislative Districts	Project Name	Housing Units	Project Scope & Status	Funds
Sacramento, Sacramento	Senate 6	Curtis Park Village	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

Attachment B, Page 8, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation in Progress (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Total	Project Scope & Status	Grant Amt.
			Affordable		Expended
			Housing Units		Funds
Los Angeles, Carson	Senate 35	Carson	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 project will provide housing at two locations totaling 86 units (84 affordable). Both housing locations are scheduled to complete in August of 2019. The former landfill will be used to provide over 400,000 sqft of retail space set to open in late 2021.	\$5,000,000
	Assembly 64		84		\$5,000,000
Sacramento, Sacramento	Senate 6	Sacramento Railyards	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. The project was awarded an additional \$9.7 M in funding for additional phases of remediation should program funding become available. CPCFA allocated an additional \$1.1 M in 2017, and \$1 M in 2018 to the project. 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.	\$7,126,858
	Assembly 7		195		\$5,006,356
San Francisco, San Francisco	Senate 11	Hunters Point Shipyard	884	The overall site was formerly used as a naval shipyard and for the dismantling of commercial vessels. The CALReUSE grant funded asbestos abatement of buildings that will be repurposed as part of the 700-acre Hunters Point Shipyard and Candlestick Point mixed-use development, which will provide retail space, artist studios and 243 acres of parks and open space. Out of the 884 rental units for this project, 745 units have been completed to date with 139 units remaining to be completed. Of the remaining 139 units, 66 are anticipated to be completed in March of 2020, and the remaining 73 units by December of 2022.	\$5,000,000
	Assembly 17		209		\$4,985,103

Attachment B, Page 9, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Remediation in Progress (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Total		Grant Amt.
			Housing Units	Project Scope & Status	Expended
San Francisco, San Francisco	Senate 11	Visitacion Valley Transit-Oriented Development	1,125	The site was a manufacturing facility. Cleanup of one section completed in 2014 while the second section is on-going. The project was delayed due to the elimination of the redevelopment agencies and associated tax increment financing, but is now scheduled to be completed in 2026. The project will include 1,125 units (169 affordable) of for-sale condominium housing in 13 buildings, and 105,000 square feet of grocery and retail space to be developed on the first floors of the residential buildings.	\$3,459,794
	Assembly 17		169		\$3,454,794

Attachment B, Page 10, CALReUSE REMEDIATION PROGRAM PORTFOLIO

Project Status: Award Declined by Borrower (Alphabetical by County)					
County, City	Legislative Districts	Project Name	Total	Project Scope & Status	Grant Amt.
			Affordable Housing Units		Expended
					Funds
Alameda, Oakland	Senate 9	CIVIQ		The site was used for nursery greenhouses and plant storage for nearly 70 years. The awardee withdrew after determining that the \$151,500 award was not necessary to move forward with the construction of 67 units of rental housing and 2,990 square feet of commercial space.	
	Assembly 15				
Alameda, Oakland	Senate 9	Linden Lofts		The site was formerly used as a maintenance and storage yard and a repair facility. The project would have created 50 work/live condominium units but the awardee chose to not forward and the \$275,000 award was declined.	
	Assembly 18				
San Joaquin, Stockton	Senate 5	Dorado Court		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				
Sutter, Yuba City	Senate 4	Plumas Family Apartments		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.	
	Assembly 3				
Housing Units TOTAL:			5,439		Grant Amount TOTAL: \$56,061,028
Affordable Housing Units TOTAL:			2,793		Funds Expended TOTAL: \$53,888,393