

## CCLR Launches New Program: Grants and Loans for Brownfield Cleanup



Rendering of MacArthur BART Transit Village, a CCLR cleanup grantee in Oakland

In summer 2008 CCLR was chosen as a State-wide Strategic Partner to the CALReUSE Remediation Program. The program is funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act, which set aside \$2.85 billion for housing in California, including \$60 million for brownfield cleanups. The program offers grants and loans up to \$5 million for remediation that produces residential and mixed use development in California's infill areas. To be eligible for a grant, projects must create at least 15% affordable housing and be consistent with regional and local land use plans.

CCLR is pleased to report that in November 2008, all twenty-four projects that we recommended for CALReUSE grants were approved for funding. In total, the program awarded more than \$53 million in grants and loans to projects across the state that will produce 7,800 housing units for Californians. An additional \$25 million were approved for three large CCLR-recommended projects, including Bayview Hunter's Point and the Sacramento Railyards, contingent upon the program receiving additional funds. Our grantees include a number of affordable housing developers, city redevelopment agencies, and community development corporations such as BRIDGE Housing, the San Francisco Redevelopment Agency, and Richmond Community Housing Development Corporation.

All of the projects will provide at least 15% affordable housing that includes senior com-

munities, housing for the disabled and homeless, and transit-oriented development. In support of this much-needed housing, plans include a range of amenities including office and retail space, community rooms, education and employment centers, parks and recreational pathways.

The majority of developments will employ green building standards, such as LEED certification and access existing transportation; all projects are located in economically distressed communities and have received local government and community support.

>> **Grants**

### Remediation Program

#### Project Criteria:

- Creates residential or mixed use development
- Located in an Infill Area
- Consistent with regional and local land use plans
- Cleanup Plan approved by an Oversight Agency prior to receiving funding
- Phase I assessment complete

#### Loan and Grant Terms:

- Grants & Loans available from \$50,000 to \$5 million
- Grant Eligibility: Must create at least 15% affordable housing. Applicant cannot be a responsible party.
- Loans: Interest Rate of Six Month LIBOR
- 6 years to cleanup the site and complete the Development Project

For more information on both our cleanup and assessment funding, please contact us at 415.398.1080 or visit our website at [www.cclr.org](http://www.cclr.org).

### Letter from the Executive Director



Stephanie Shakofsky

In our work we witness the devastating effects brownfield sites can have on community spirit every day. These sites are abandoned because of liability risks, cleanup cost uncertainty, complicated and confusing regulatory requirements, financing availability difficulties, and the lure of agricultural and open land for new development. These legal, regulatory and financial roadblocks are bad for everyone, but they are particularly hurtful to low-income communities where these sites are often found in abundance. The failure to redevelop brownfields translates into potentially more exposure to toxics and the loss of economic and housing benefits that can come from appropriate redevelopment. CCLR's programs assist communities redeveloping brownfields by providing funding, technical support, and training at critical junctures in the project's development. In this special report we highlight our new cleanup grant and loan program and the ground breaking of one of CCLR's Project Learning Program awardees.

#### Center for Creative Land Recycling

(CCLR or "see clear") repairs fractured communities and discourages urban sprawl through creative public, private, and nonprofit partnerships. We help those who have the biggest stake in revitalizing their neighborhoods, including community development corporations, affordable housing developers, redevelopment agencies, and local governments. Our work is accomplished through training, technical assistance, and small grants and loans for communities attempting to turn around vacant or environmentally distressed properties.

## UPDATE: CCLR Grantee Welcomes New Families



Before



After

There is little that is more rewarding or hopeful than watching a community work together to create new homes, businesses, and parks in formerly blighted areas. The achievements and the hope they create do not end at the neighborhood boundary but affect all Californians, whose quality of life they help improve and protect.

Through our Project Learning Program (PLP), CCLR assists nonprofits, municipalities, and community organizations in tackling brown-field redevelopment projects. Each year, CCLR awards several communities and organizations with the financial and technical assistance necessary to address brownfield-related issues such as: contamination and remediation, economic feasibility, regulatory facilitation, financing, and community-based decision making. Once awarded PLP assistance, recipients often retain outside consultants to assist with community-consensus building, economic feasibility studies, site reuse planning, and site design.

In our May 2008 CCLR reported that Project Learning Program (PLP) awardee East Bay Habitat for Humanity broke ground with six units at 10800 Edes Avenue in Oakland. We are pleased to report that in December 2008, Habitat hosted a dedication celebration and welcomed nine new families to Edes Avenue. Habitat is halfway to its goal of revitalizing this former auto salvage yard into a community of 54 affordable, sustainable homes.

In 2001, CCLR provided Habitat with funds for site assessment and with technical assistance for the property acquisition and cleanup phase of the project. CCLR's support gave them the confidence necessary to take on redevelopment, and in 2002 they purchased the land.

With additional funds from contributions and loans by individuals, foundations, and financial institutions, Habitat successfully completed their cleanup plan, which included the removal of 3,000 tons of soil contaminated by lead, hydrocarbons, and petroleum. •

### - Grants continued

In addition to the direct benefits of funding clean-ups of contaminated brownfields, the CALReUSE Remediation Program enables the creation of vital affordable housing and developments that will stimulate and revitalize the economies and communities that need it most.

CCLR is thrilled to be a part of this invaluable program, and we look forward to continued work with our grantees to see these developments through to completion.

CCLR is already the Statewide Strategic Partner for the CALReUSE Assessment forgivable loan program (highlighted in our May 2008 issue), which we have been running with great success since 2003. We aim to streamline these programs into a comprehensive funding program for brownfield redevelopment in California.

### Board of Directors

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## Spotlight on CCLR's New Board Officials



**William A. Witte, Board Chair.** President of Related Companies of California. Bill oversees all of Related's multifamily development activity in California. Bill has served as the Director of the Mayor's Office of Housing Economic Development, the Deputy Mayor for Housing and Neighborhoods, and acting Director of the Housing Authority, City of San Francisco. Mr. Witte graduated from the University of Pennsylvania with a Bachelor of Arts degree and a Masters degree in City Planning.



**Deborah Schmall, Board Secretary and Treasurer.** Partner, Paul Hastings. Deborah is a partner in the firm's environmental law department and has practiced environmental law exclusively for 23 years. While a Trial Attorney for the U.S. Justice Department's Environmental Enforcement Section, she was the lead Justice Department lawyer on CERCLA, RCRA, Clean Water Act and air enforcement actions initiated by the U.S. EPA. Deborah was recognized as one of the leading environmental attorneys in California in the *The Best Lawyers in America* (2007).