



State Water Resources Control Board

Villa Montgomery Apartments • Redwood City, CA

July 2016

Project Description

| | |
|-------------------------|---|
| <i>Address:</i> | 1500 El Camino Real Redwood City, CA |
| <i>Property Size:</i> | 0.62 acres |
| <i>Former Uses:</i> | Gas station |
| <i>Contaminants:</i> | Petroleum hydrocarbons |
| <i>Redeveloped Use:</i> | Mixed-use affordable housing development |
| <i>Funding:</i> | \$601,032 |



View of Villa Montgomery Apartments and outdoor children's play area.

Property History

The Villa Montgomery Apartments are located on the central corner of El Camino Real and Vera Avenue in Redwood City. Prior to the redevelopment, the project site was a vacant dirt lot that had not been redeveloped since it had operated as a gasoline service station. The site had been cleaned up and had received regulatory site closure in 1999, based on the commercial land use at the time. In order to build residential housing at the site, the regulatory agency required additional environmental cleanup to remove petroleum-impacted soils.

State Water Resources Control Board Actions

The California State Water Resources Control Board (State Water Board) supports revitalization of unused or underutilized properties with known or potential contamination. First Housing Community applied to the State Water Board's Orphan Site Cleanup Fund (OSCF) Program, which provided \$601,032 for the removal of petroleum-contaminated soil. The soil removal allowed First Housing Community to construct a below-grade parking structure, as requested by the community.

Redeveloped Site Use

Villa Montgomery is a 100% affordable multi-family housing development, which includes 1,250 square feet of retail space, as well as 58 apartment units. The property was acquired in 2007 for \$1,350,000. The total redevelopment cost was \$25 million, which added nearly \$23 million of improvements to the site. Construction of the LEED® Gold-Certified building was completed in 2007, which features energy- and water-efficient fixtures, as well as solar panels, saving the tenants money on their energy bills. The development includes an outdoor children's play area, computer center, community space, and outdoor podium space for events. Building services are tailored to support low-income family needs, such as financial literacy training, computer literacy and after-school programs. Approximately 120 jobs were created as a result of the housing development. The transit-oriented development is located walking distance from CalTrain, reducing traffic congestion and bringing low-earning workers closer to their job, which also reduces commute costs and positively impacts surrounding businesses.

For additional information, please contact:

*Lola Barba • State Water Resources Control Board • Orphan Site Cleanup Fund Program • (916) 341-5009 •
Lola.barba@waterboards.ca.gov*