

Staff Recommendations: AHSC Round 7

Date of publication: 08/30/2023 | Updated 9/26/23

Table 1. Projects Recommended for Award

Project Name	Applicants	Project Area Type	Project Location	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Award	Total AHSC GHG Emission Reductions (MTCO2e)	Disadvantaged Community (DAC)	Final Score	Reason selected								
Crenshaw Crossing	La Cienega LOMOD, Inc.; City of Los Angeles	Transit Oriented Development (TOD)	Los Angeles	176	162	\$33,925,855	\$1,076,400	\$14,986,981	\$49,989,236	33,823	Y	88.66	Score								
Mulberry Garden Family Apartments	Eden Housing, Inc.; City of Riverside	Integrated Connectivity Project (ICP)	Riverside	150	149	\$14,000,000	\$1,109,580	\$12,864,640	\$27,974,220	42,785	Y	88.33	Score								
440 Arden Way	BRIDGE Housing Corporation	Transit Oriented Development (TOD)	Sacramento	124	122	\$29,269,970	\$655,424	\$13,045,335	\$42,970,729	83,768	Y	88	Score								
Downtown Women's Center	Downtown Womens Center; City of Los Angeles	Transit Oriented Development (TOD)	Los Angeles	98	97	\$26,500,000	\$799,200	\$13,839,568	\$41,138,768	28,071	Y	85	Score								
Campus Expansion Dakota	UP Holdings California, LLC	Integrated Connectivity Project (ICP)	Fresno	114	113	\$33,184,957	\$741,631	\$14,839,418	\$48,766,006	37,328	N	84.33	Score								
306 E. Washington (Peak Plaza Apartments)	Hollywood Community Housing Corporation (HCHC); City of Los Angeles	Transit Oriented Development (TOD)	Los Angeles	104	103	\$20,000,000	\$817,200	\$13,745,445	\$34,562,645	29,958	Y	84	Score								
3900 Thornton	Resources for Community Development	Integrated Connectivity Project (ICP)	Fremont	128	124	\$35,000,000	\$541,721	\$10,300,000	\$45,841,721	157,057	N	83.16	Score								
Meridian at Corona Station	Danco Communities, For Profit Corporation; City of Petaluma	Integrated Connectivity Project (ICP)	Petaluma	131	130	\$20,000,000	\$744,840	\$9,484,000	\$30,228,840	42,794	N	82.5	Score								
HHH New Hampshire	BRIDGE Housing Corporation; City of Los Angeles	Transit Oriented Development (TOD)	Los Angeles	95	93	\$18,855,428	\$634,800	\$11,557,759	\$31,047,987	34,691	Y	82	Score								
Transbay 2	Mercy Housing California; Mayors Office of Housing and Community Development (City & County of San Francisco)	Transit Oriented Development (TOD)	San Francisco	184	182	\$28,000,000	\$1,095,624	\$11,915,753	\$41,011,377	24,419	N	81	Score								
850 Turk Street	MidPen Housing Corporation; Mayors Office of Housing and Community Development (City & County of San Francisco)	Transit Oriented Development (TOD)	San Francisco	92	91	\$22,000,000	\$771,048	\$9,200,000	\$31,971,048	19,994	N	81	Score								
Metrowalk Phase 2	Pacific West Communities, Inc.; City of Richmond	Transit Oriented Development (TOD)	Richmond	150	149	\$27,813,000	\$1,398,802	\$13,696,726	\$42,908,528	23,506	Y	80.66	Score								
797 S. Almaden Ave.	Resources for Community Development	Transit Oriented Development (TOD)	San Jose	99	98	\$20,000,000	\$428,636	\$9,000,000	\$29,428,636	32,189	N	80.5	Score								
Riverwalk Phase I	Wakeland Housing and Development Corporation	Integrated Connectivity Project (ICP)	San Diego	190	188	\$29,945,162	\$937,296	\$10,239,221	\$41,121,679	37,058	N	80.16	Score								
Metro at Florence*	Meta Housing Corporation; County of Los Angeles	Transit Oriented Development (TOD)	Los Angeles County	160	158	\$17,738,733	\$1,018,800	\$12,132,093	\$30,889,626	21,020	Y	80	Score								
Seventh Street Village	Visionary Home Builders of California, Inc.	Integrated Connectivity Project (ICP)	Modesto	79	66	\$17,300,000	\$710,880	\$15,000,000	\$33,010,880	83,453	Y	79.33	Score								
Balboa Building A (Balboa Gateway)	BRIDGE Housing Corporation ; Mayors Office of Housing and Community Development (City & County of San Francisco)	Transit Oriented Development (TOD)	San Francisco	159	157	\$33,000,000	\$1,003,896	\$11,717,503	\$45,721,399	29,576	N	77	Score								
Smith Avenue Apts	Pacific West Communities, Inc.; City of Lemoore	Rural Innovation Project Area (RIPA)	Lemoore	108	107	\$16,000,000	\$642,600	\$8,609,993	\$25,252,593	24,297	Y	76.5	PAT (RIPA)								
Eureka Scattered Site Project	Linc Housing Corporation; The City of Eureka	Rural Innovation Project Area (RIPA)	Eureka	90	87	\$20,154,639	\$756,600	\$9,255,202	\$30,166,441	10,762	N	72	PAT (RIPA)								
119 Lincoln Street	Eden Housing, Inc.; For The Future Housing, Inc.; Santa Cruz	Integrated Connectivity Project (ICP)	Santa Cruz	124	123	\$22,500,000	\$737,820	\$10,265,000	\$33,502,820	8,814	N	68.5	Geographic								
Windsor Apartments	Pomo Indians of the Stewarts Point Rancheria; Sonoma-Marín Area Rail Transit District	Integrated Connectivity Project (ICP)	Windsor	54	53	\$10,246,932	\$569,250	\$9,150,000	\$19,966,182	2,041	Y	64.83	Tribal Entity								
TOTAL											16 jurisdictions	2,609	2,552	\$495,434,676	\$17,192,048	\$244,844,637	\$757,471,361	807,404	50% of funds awarded	-	-

*Funding request reduced by applicant after application submission

Note: Applicant names have been updated to match the eligible entity name

Table 2. Projects not recommended for Award

Project Name	Applicants	Project Area Type	Project Location	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Award	Total AHSC GHG Emission Reductions (MTCO2e)	Disadvantaged Community (DAC)	Final Score
El Cerrito Plaza	The Related Companies of California, LLC ; City of El Cerrito	Transit Oriented Development (TOD)	El Cerrito	70	69	\$17,468,127	\$837,711	\$14,064,827	\$32,370,665	25,533	N	76
160 Freelon	The Related Companies of California, LLC; San Francisco Housing Development Corporation	Transit Oriented Development (TOD)	San Francisco	85	78	\$23,600,000	\$694,944	\$10,325,000	\$34,619,944	17,663	N	75
699 YVR and Sustainable Transportation	Resources for Community Development	Integrated Connectivity Project (ICP)	Walnut Creek	93	92	\$18,927,516	\$1,144,435	\$9,190,069	\$29,262,020	18,700	N	73.5
Bayfair Apartments	Pacific West Communities, Inc; City of San Leandro	Transit Oriented Development (TOD)	San Leandro	497	493	\$30,000,000	\$3,405,838	\$13,664,995	\$47,070,833	36,893	N	72.83
The Crescent	Heritage Housing Partners; City of Napa	Integrated Connectivity Project (ICP)	Napa	162	112	\$35,000,000	\$792,720	\$9,000,352	\$44,793,072	11,355	N	71.83
20th Street Apartments	Venice Community Housing Corporation ; Community Corporation of Santa Monica	Transit Oriented Development (TOD)	Santa Monica	78	76	\$11,900,000	\$588,800	\$11,280,000	\$23,768,800	9,810	Y	68.66
946 Linden	AMCAL Multi-Housing, Inc. ; City of Long Beach	Transit Oriented Development (TOD)	Long Beach	100	99	\$15,000,000	\$681,660	\$8,035,900	\$23,717,560	8,400	Y	68.16
Amador Station Phase 1A	THE RELATED COMPANIES OF CALIFORNIA, LLC ; Affordable Housing Access, Inc.	Transit Oriented Development (TOD)	Dublin	86	85	\$22,632,000	\$1,153,800	\$12,764,736	\$36,550,536	24,453	N	67.33
Alvarado Creek	Pacific West Communities, Inc.	Transit Oriented Development (TOD)	San Diego	227	225	\$26,187,000	\$1,033,200	\$10,529,378	\$37,749,578	21,165	N	66.5
Jubilo Village Culver City	Community Corporation of Santa Monica; City of Culver City	Integrated Connectivity Project (ICP)	Culver City	95	93	\$20,000,000	\$585,360	\$12,500,000	\$33,085,360	8,670	N	63.5
1051 Mission Affordable^	BRIDGE Housing Corporation	Transit Oriented Development (TOD)	South San Francisco	158	156	\$34,773,893	\$1,515,262	\$9,122,570	\$45,411,725	23,823	N	65.5
Sankofa Place at Centinela/400 Centinela^	Venice Community Housing Corporation; City of Inglewood	Transit Oriented Development (TOD)	Inglewood	120	118	\$28,453,545	\$642,600	\$2,947,002	\$32,043,147	8,273	Y	60.66
Monarch Landing	Napa Valley Community Housing (nonprofit public benefit corporation)	Integrated Connectivity Project (ICP)	Napa	77	76	\$16,000,000	\$595,008	\$6,561,414	\$23,156,422	4,917	N	57.66
Washington Potomac Bakersfield	Vista Del Monte Affordable Housing, Inc.; Housing Authority of the County of Kern	Integrated Connectivity Project (ICP)	Bakersfield	118	116	\$18,432,668	\$669,564	\$7,200,000	\$26,302,232	1,288	Y	54.33
Eastmoor	Core Affordable Housing, LLC; Affordable Housing CDC	Transit Oriented Development (TOD)	Daly City	72	71	\$15,000,000	\$617,674	\$5,616,872	\$21,234,546	3,292	N	46.83

^ Funding request reduced due to ineligible costs identified during project review

Table 3. Applications that withdrew, failed threshold review, or were deemed ineligible

Project Name	Applicants	Project Location	Project Type	Issue(s)	AHSC Funds Requested
4-Plex Multifamily	Armando Salazar	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
92130 Connects	Cassandra Cotton	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Building the Foundation for More Housing	St. Francis Center of Redwood City	Redwood City	Rural Innovation Project Area (RIPA)	Failed Threshold (incomplete application)	\$52,000,000.00
Gilded Park Apartments	CRP Affordable Housing and Community Development LLC; PSCDC Gilded Park LLC	Manteca	Integrated Connectivity Pr	Withdrew application	\$34,714,988.00
India Basin	BUILD, Inc.	San Francisco	Integrated Connectivity Project (ICP)	Failed Threshold (incomplete application)	\$49,861,989.00
Livable Communities Initiative	Lindsay Sturman	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Mirka Tower 1	Mirka Investments, LLC	San Diego	Transit Oriented Development (TOD)	Based on project feasibility analysis, this project is ineligible for award.	\$50,000,000
Mission Street, Daly City	Fountain of Life Asian American Foundation	Daly City	Integrated Connectivity Project (ICP)	Failed Threshold (incomplete application)	\$12,703,137.00
Prowell Apartment	Fountain of Life Asian American Foundation	Oakland	Integrated Connectivity Project (ICP)	Failed Threshold (incomplete application)	\$20,400,093.00
River Road Park	Joshua Black	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Roof-Less Huts & Happy Families P.A.T.H	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Roof-Less Huts & Happy Families P.A.T.H	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Shapes	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Shapes	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
SLIM-HOMES	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
SLIM-HOMES	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>
Slim-Homes	Janai Meeks	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold (incomplete application). No application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>