

Staff Recommendations: AHSC Round 6 Fiscal Year 2019-2020 and 2020-2021 Awards  
Transit Oriented Developments (TOD)

Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Award	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
Umeya Apartments	LTSC Community Development Corporation; City of Los Angeles, Housing & Community Investment Department	Los Angeles	92	175	173	\$ 20,000,000	\$ 511,400	\$ 9,488,600	\$ 30,000,000	Y	0.001880
Grandview Apartments TOD	Abode Communities; City of Los Angeles, Housing & Community Investment Department	Los Angeles	88.5	100	94	\$ 9,054,838	\$ 319,200	\$ 4,630,800	\$ 14,004,838	Y	0.003169
Locke Lofts	Flexible PSH Solutions, Inc.; City of Los Angeles	Los Angeles	88	150	148	\$ 20,000,000	\$ 470,000	\$ 9,530,000	\$ 30,000,000	Y	0.001726
The Kelsey Civic Center	Mercy Housing California; City of San Francisco; County of San Francisco	San Francisco	87	112	98	\$ 20,000,000	\$ 269,952	\$ 9,000,000	\$ 29,269,952	N	0.001943
DuPont Apartments	First Community Housing	San Jose	86.16	141	107	\$ 7,979,600	\$ 208,000	\$ 4,628,993	\$ 12,816,593	N	0.002304
On Broadway Apartments	EAH Inc.	Sacramento	83.66	140	138	\$ 18,446,000	\$ 554,000	\$ 10,000,000	\$ 29,000,000	Y	0.002977
Tamien Station	Core Affordable Housing, LLC; Central Valley Coalition for Affordable Housing	San Jose	81.66	135	134	\$ 18,500,000	\$ 249,949	\$ 10,000,000	\$ 28,749,949	Y	0.001585
Balboa Reservoir	BRIDGE Housing Corporation; City of San Francisco; County of San Francisco	San Francisco	81.5	124	87	\$ 19,610,404	\$ 253,741	\$ 9,721,341	\$ 29,585,486	N	0.001213
1880 Walnut Street Housing	Heritage Housing Partners; City of Pasadena	Pasadena	78.66	58	25	\$ 4,375,000	\$ 30,000	\$ 4,345,000	\$ 8,750,000	N	0.004580
501 601 E. Compton	Keith B. Key Enterprises, LLC.; City of Compton	Compton	78.5	290	58	\$ 12,255,662	\$ 568,800	\$ 8,073,490	\$ 20,897,952	Y	0.002198
Longfellow Corner and Transit Improvements	Resources for Community Development; City of Oakland	Oakland	78	77	76	\$ 12,319,140	\$ 233,240	\$ 7,034,634	\$ 19,587,014	Y	0.001571
Lake Merritt BART Senior Affordable Housing	East Bay Asian Local Development Corporation; City of Oakland	Oakland	78	97	96	\$ 16,500,000	\$ 369,812	\$ 7,543,164	\$ 24,412,976	Y	0.001272
Mayfair El Cerrito	BRIDGE Housing Corporation; City of El Cerrito	El Cerrito	77.16	69	68	\$ 17,222,372	\$ 403,159	\$ 9,285,313	\$ 26,910,844	N	0.001174
<b>Subtotal TOD Projects:</b>				<b>1668</b>	<b>1302</b>	<b>\$ 196,263,016</b>	<b>\$ 4,441,253</b>	<b>\$ 103,281,335</b>	<b>\$ 303,985,604</b>		

Integrated Connectivity Projects (ICP)

Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Requested	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
Middlefield Junction	Mercy Housing California	Redwood City	95	179	155	\$ 14,860,000	\$ 637,500	\$ 10,000,000	\$ 25,497,500	N	0.001957
Richland Village	Sutter Community Affordable Housing; Sage Housing Group LLC	Yuba City	92	176	175	\$ 20,425,000	\$ 375,000	\$ 9,200,000	\$ 30,000,000	Y	0.001740
The Hunter House	Service First of Northern California	Stockton	89.33	120	119	\$ 17,240,556	\$ 293,460	\$ 9,473,054	\$ 27,007,070	Y	0.001652
965 Weeks Street	Mid-Peninsula The Farm, Inc.; East Palo Alto Community Alliance Neighborhood Dev. Organization; City of East Palo Alto	East Palo Alto	89	136	135	\$ 11,700,000	\$ 337,125	\$ 7,750,000	\$ 19,787,125	Y	0.001661
Renaissance at Baker	Vista Del Monte Affordable Housing Inc.; Housing Authority of the County of Kern; City of Bakersfield	Bakersfield	88.66	85	84	\$ 10,000,000	\$ 208,040	\$ 4,469,110	\$ 14,677,150	Y	0.001978
Lancaster	BRIDGE Housing Corporation; City of Lancaster	Lancaster	88	114	113	\$ 14,291,374	\$ 310,340	\$ 10,000,000	\$ 24,601,714	N	0.002726
West Valley Connector and Pomona East End Village	Vista Del Monte Affordable Housing Inc.; City of Pomona; San Bernardino County Transportation Authority	Pomona	87.66	125	123	\$ 18,432,668	\$ 332,840	\$ 8,822,321	\$ 27,587,829	Y	0.003416
West LA VA- Building 156 & 157 and Big Blue Bus Westside Expansion	Century Affordable Development, Inc. ("CADI"); City of Santa Monica - Big Blue Bus	Unincorporated Los Angeles County	87.33	112	110	\$ 10,157,108	\$ 232,500	\$ 8,809,534	\$ 19,199,142	N	0.001711
Menlo Ave Apartments	Omni America LLC; City of Los Angeles / Housing + Community Investment	Los Angeles	85.33	123	123	\$ 15,735,000	\$ 428,600	\$ 7,260,000	\$ 23,423,600	Y	0.001841
Sunnydale HOPE SF Block 3A	The Related Companies of California, LLC; Mercy Housing California; City of San Francisco; County of San Francisco	San Francisco	84.66	80	79	\$ 10,850,000	\$ 500,000	\$ 9,855,299	\$ 21,205,299	N	0.002142
Nellie Hannon Gateway Affordable Housing and Sustainable Transportation Improvements	Resources for Community Development	Emeryville	84.66	90	89	\$ 10,123,184	\$ 268,004	\$ 9,624,634	\$ 20,015,822	Y	0.001449
Central Terrace Apartments	Many Mansions	Oxnard	84	87	86	\$ 15,298,727	\$ 338,462	\$ 8,159,500	\$ 23,796,689	Y	0.001338
<b>Subtotal ICP Projects:</b>				<b>1427</b>	<b>1391</b>	<b>\$ 169,113,617</b>	<b>\$ 4,261,871</b>	<b>\$ 103,423,451</b>	<b>\$ 276,798,939</b>		

Rural Innovation Projects (RIPA)

Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Requested	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
Escalante Meadows	Housing Authority of the County of Santa Barbara; City of Guadalupe Community Revitalization and Development Corporation; Win River Hotel Corporation; City of Shasta Lake; ADK Properties LLC	Guadalupe	86.33	80	73	\$ 12,000,000	\$ 209,130	\$ 7,166,050	\$ 19,375,180	N	0.001078
Shasta Lake Downtown Revitalization		Shasta Lake	86	49	48	\$ 8,276,661	\$ 270,848	\$ 7,992,750	\$ 16,540,259	N	0.00044
Sugar Pine Village	The Related Companies of California, LLC; City of South Lake Tahoe	South Lake Tahoe	86	60	59	\$ 10,551,967	\$ 284,960	\$ 6,522,543	\$ 17,359,470	N	0.000840
Newmark Village Apartments	Pacific West Communities, Inc; City of Sanger	Sanger	84.66	72	71	\$ 6,700,000	\$ 302,240	\$ 3,658,000	\$ 10,660,240	Y	0.002089
Los Arroyos Housing and Transportation Improvement Project	Self-Help Enterprises	Farmersville	84	54	53	\$ 7,274,285	\$ 104,900	\$ 7,144,385	\$ 14,523,570	Y	0.004142
<b>Subtotal RIPA Projects:</b>				<b>315</b>	<b>304</b>	<b>\$ 44,802,913</b>	<b>\$ 1,172,078</b>	<b>\$ 32,483,728</b>	<b>\$ 78,458,719</b>		

Discretionary Funding

Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Requested	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
Lazulli Landing	MidPen Housing Corporation	Union City	83.33	81	74	\$ 13,500,000	\$ 488,958	\$ 7,134,634	\$ 21,123,592	N	0.001384
87th & Western Apartments	Innovative Housing Opportunities, Inc.; City of Los Angeles / Housing + Community Investment Department	Los Angeles	82.66	160	157	\$ 20,000,000	\$ 378,200	\$ 9,621,800	\$ 30,000,000	Y	0.00080
Pacific Station North	First Community Housing; City of Santa Cruz; Metro Santa Cruz	Santa Cruz	82.5	95	93	\$ 20,000,000	\$ 302,960	\$ 9,365,940	\$ 29,668,900	N	0.000491
Vista Terrace	Thomas Safran & Associates Development Inc.; City of Los Angeles / Housing + Community Investment	Los Angeles	82	102	101	\$ 12,000,000	\$ 381,800	\$ 9,618,200	\$ 22,000,000	Y	0.000917
Jordan Downs Area H2B	BRIDGE Housing Corporation; City of Los Angeles	Los Angeles	82	119	94	\$ 9,000,000	\$ 327,287	\$ 4,632,600	\$ 13,959,887	Y	0.000929
Azurik	Metropolitan Area Advisory Committee on Anti-Poverty of San Diego County, Inc.	San Diego (National City)	81.33	400	396	\$ 11,350,000	\$ 200,000	\$ 4,950,000	\$ 16,500,000	Y	0.001189
Jacaranda Gardens	Chelsea Investment Corporation; City of El Centro	El Centro	78.5	96	95	\$ 10,270,753	\$ 254,720	\$ 5,282,000	\$ 15,807,473	N	0.001692
<b>Subtotal Discretionary:</b>				<b>1053</b>	<b>1010</b>	<b>\$ 96,120,753</b>	<b>\$ 2,333,925</b>	<b>\$ 50,605,174</b>	<b>\$ 149,059,852</b>		

**Applications Not Recommended for Award  
Transit Oriented Developments**

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Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Program Funding	Transportation Funding	AHSC Funds Requested	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
Union	The Skid Row Housing Trust; City of Long Beach	Long Beach	77	160	123	\$ 13,500,000	\$ 392,248	\$ 6,507,204	\$ 20,399,452	Y	0.001113
Metrowalk at Richmond Station	Pacific West Communities, Inc.; City of Richmond	Richmond	74.83	150	96	\$ 20,000,000	\$ 397,504	\$ 9,499,506	\$ 29,897,010	Y	0.001082
Watts Station	Thomas Safran & Associates Development Inc.; City of Los Angeles	Los Angeles	73	87	86	\$ 10,000,000	\$ 354,800	\$ 6,689,800	\$ 17,044,600	Y	0.000722

**Integrated Connectivity Projects**

Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Program Funding	Transportation Funding	AHSC Funds Requested	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
699 YVR and Sustainable Transportation Improvements	Resources for Community Development	Walnut Creek	81	97	96	\$ 12,778,838	\$ 369,668	\$ 7,248,660	\$ 20,397,166	N	0.001456
Sunnydale HOPE SF Block 3B	The Related Companies of California, LLC; Mercy Housing California; City of San Francisco; County of San Francisco	San Francisco	80.33	90	89	\$ 9,381,500	\$ 500,000	\$ 6,420,000	\$ 16,301,500	N	0.001541
Meridian at Corona Station	Danco Communities; City of Petaluma; Sonoma Marin Area Rail Transit (SMART)	Petaluma	77.16	131	130	\$ 20,000,000	\$ 180,000	\$ 9,820,000	\$ 30,000,000	N	0.001469
Mirasol Village Block D	McCormack Baron Salazar; Sacramento Housing Redevelopment Agency	Sacramento	76.33	116	90	\$ 19,750,000	\$ 262,000	\$ 9,539,000	\$ 29,551,000	Y	0.000586
Mt. Etna San Diego	Chelsea Investment Corporation; City of San Diego	San Diego	74.5	94	71	\$ 6,850,000	\$ 321,824	\$ 4,453,402	\$ 11,625,226	N	0.000540
The Hillcrest Housing and Mobility Project	DFA Development LLC; City of San Diego	San Diego	73.5	68	67	\$ 8,575,912	\$ 352,280	\$ 2,650,000	\$ 11,578,192	N	0.001258
Anaheim Beach-Lincoln	Affordable Housing Access, Inc.; City of Anaheim	Anaheim	71.16	100	99	\$ 12,000,000	\$ 622,958	\$ 5,983,477	\$ 18,606,435	N	0.000507
Citadel Village Townhomes	Citadel Community Development Corporation	Hemet	34.33	50	50	\$ 13,750,000	\$ 1,000,000	\$ 5,000,000	\$ 19,750,000	N	0.000000
Citadel Boulder Village	Citadel Community Development Corporation	Hemet	29.66	91	91	\$ 24,256,864	\$ 1,000,000	\$ 5,000,000	\$ 30,256,864	Y	0.000000

**Rural Innovation Projects**

Project Name	Applicants	Project Location	Final Score	Total Units	Income Restricted Units	Housing Funding	Program Funding	Transportation Funding	AHSC Funds Requested	Disadvantaged Community	(GHG Reduction)/(AHSC Funding Request)
Eureka Scattered Site Project	Linc Housing Corporation; City of Eureka	Eureka	77.16	107	93	\$ 12,804,620	\$ 386,158	\$ 6,886,060	\$ 20,076,838	N	0.000666
Barstow Mountain View Apartments	Milestone Housing Group, LLC; City of Barstow; Pacific Housing, Inc.	Barstow	71.5	81	80	\$ 14,095,000	\$ 497,400	\$ 6,502,600	\$ 21,095,000	Y	0.000209
Parlier Family Apartments	Danco Communities; City of Parlier; Fresno County Rural Transit Agency	Parlier	70	81	80	\$ 10,000,000	\$ 239,928	\$ 5,370,000	\$ 15,609,928	Y	0.000304
River Walk Terrace Apartments	Central California Housing Corporation; Housing Authority of the City of Paso Robles	Paso Robles	55.33	79	78	\$ 11,000,000	\$ -	\$ 9,502,966	\$ 20,502,966	N	0.000169

**Applications that withdrew, failed threshold review, or were deemed ineligible**

Project Name	Applicants	Project Location	Project Type	Issue(s)	AHSC Funds Requested
2111 Firestone	Domus Development; County of Los Angeles; Elsey Holdings LLC	Los Angeles	TOD	Withdrew application	\$ 15,712,644

**AHSC Awards According to Programmatic Objectives**

	Number of Awards	Proposed Awards	Percent of Total Funding Recommended
<b>Total Funding Recommended</b>	<b>37</b>	<b>\$808,303,114</b>	<b>100%</b>
Affordable Housing	37	\$506,300,299	63%
Disadvantaged Community	22	\$490,591,711	61%
Low-Income Community	6	\$128,750,822	16%
Low-Income Community w.in 1/2 mile of Disadvantaged Community	5	\$118,609,361	15%
Federally Recognized Native American Tribal Project	1	\$16,540,259	2%

  

	Number of Awards	Proposed Awards	Percent of Available Funding (NOFA)
Available Funding (NOFA)	-	\$785,000,000	
Transit Oriented Development (TOD) Project Areas	13	\$303,985,604	39%
Integrated Connectivity Project (ICP) Areas	19	\$425,858,792	54%
Rural Innovation Project Areas (RIPA)	5	\$78,458,719	10%
<b>Total Funding Recommended</b>	<b>37</b>	<b>\$808,303,114</b>	<b>103%</b>

**AHSC Housing Units Funded**

<b>Total Units Funded</b>	<b>4,463 units</b>
<b>Extremely Low Income (At or below 30% Area Median Income)</b>	
Units Funded	1,354 units
<b>Very Low Income (Between 31-50% Area Median Income)</b>	
Units Funded	1,378 units
<b>Low Income (Between 51-80% Area Median Income)</b>	
Units Funded	1,406 units
<b>Supportive Housing</b>	
Units Funded	417 units
<b>Senior Housing</b>	
Units Funded	97 units

**AHSC Awards- Disadvantaged Communities Breakdown**

	Number of Projects	Total Dollars Funded	Percentage of Funding Awarded
<b>CalEnviroScreen 3.0 Percentile</b>			
95-100	7	\$173,249,427	21%
90-95	2	\$32,660,240	4%
85-90	5	\$93,969,113	12%
80-85	2	\$54,412,976	7%
75-80	6	\$136,299,955	17%