

## Appendix C:

### Round 8 AHSC Awards Project Summaries

Revised week of August 19, 2024

Approved at the August 22, 2024 Strategic Growth Council Meeting

More information: <http://sgc.ca.gov/programs/ahsc/>

#### 1401 Long Beach Blvd (FKA Union)

**Project Location:** Long Beach

**Applicant(s) Name:** Century Affordable Development, Inc., City of Long Beach

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$24,277,592

#### Project Description:

1401 Long Beach Blvd (FKA Union) is a homegrown transit-oriented affordable housing development of 153 units on the same block as a Metro A Line Light Rail station. Based on community feedback, the project design evolved from Permanent Supportive Housing to family housing to address the lack of family options in Long Beach and concerns related to resident displacement in the Washington neighborhood.

The project will turn a blighted vacant lot into an architecturally modern and highly amenitized family building, inclusive of indoor and outdoor gathering spaces, a workout room, and other amenities. In addition to affordable housing, the project will extend the 14th Street greenway to connect to the existing pedestrian network on Long Beach Blvd. It will also create two new lane miles of Class IV cycle track on 6th Street. Transit improvements include the purchase of new ZEV buses, two lane miles of bus-only lanes, bus bulb-outs, and new transit shelters. The project is also partnering with PV Jobs to support job development for residents in the project area.

## 160 Freelon

**Project Location:** San Francisco

**Applicant(s) Name:** The Related Companies of California, LLC, City and County of San Francisco, and San Francisco Housing Development Corporation

**Project Type:** TOD

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$41,162,574

### Project Description:

The Related Companies of California (Related), San Francisco Housing Development Corporation (SFHDC), and the City and County of San Francisco (City) jointly submitted this AHSC application to produce affordable housing, promote public transportation, and improve bike and pedestrian safety throughout San Francisco.

160 Freelon, the Affordable Housing Development (AHD), is an 85-unit 100% affordable development located in the Central South of Market neighborhood and one block from the 4th & Brannan High Quality Transit MUNI station. The development will largely serve families, with over 50% of units being two- or three-bedroom units. The AHD will set aside 22 units (26%) for formerly homeless households and 5 units (6%) for HIV-positive households. The project site will be owned by the City and ground leased to developers. This project addresses equity and climate change through transit-oriented scopes, including two miles of Class IV permanent two-way cycle track with concrete buffer for cyclists, 1.07 miles of transit-only lane colorization, transit signal priority updates, and five new bus bulb-outs.

Additionally, this Project promotes community development with bilingual tenant counseling to prevent displacement, career development opportunities for youth and adults, and resident services focusing on financial literacy (among other important skills) for the AHD neighborhood's existing and future low-income residents.

## 699 Ygnacio Valley Road (699 YVR)

**Project Location:** Walnut Creek

**Applicant(s) Name:** Resources for Community Development

**Project Type:** TOD

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$34,672,661

### Project Description:

Resources for Community Development (RCD) will transform 699 Ygnacio Valley Road (699 YVR), a former gas station, into a mixed-use, transit-oriented development with 93 new affordable homes in a High Resource area. Resident amenities will include a multi-purpose community room, bicycle storage room, and a landscaped courtyard. The County of Contra Costa Behavioral Health Services (CCCBHS) will offer supportive services for residents of the apartments reserved for previously homeless individuals with a significant mental health disorder, and RCD Resident Services will offer services to all others.

In collaboration with the City of Walnut Creek and Bay Area Rapid Transit (BART), the project will include 2.1 total miles of bicycle lanes and pedestrian enhancements including high-visibility crosswalks, bulb-outs, and a new sidewalk. These improvements will connect the residents at 699 YVR with the many amenities of Downtown Walnut Creek.

In collaboration with the Non-Profit Housing Association of Northern California (NPH), Rising Sun Center for Independence (Rising Sun), NorCal Carpenters Union (NCCU), and Richmond Rising, 699 YVR will advance racial and economic equity by strengthening the local construction and affordable housing workforce for underrepresented workers.

## 712 Seagaze

**Project Location:** Oceanside

**Applicant(s) Name:** Pacific Southwest Community Development Corporation

**Project Type:** ICP

**Disadvantaged Community:** No

**Geographic Area:** San Diego Area

**Total Award:** \$48,725,948

### Project Description:

712 Seagaze will transform a 0.36-acre vacant parking lot in the downtown core of Oceanside, CA into a vibrant transit-oriented mixed-use community with 179 studio apartment homes and retail. The project is a half mile from the Oceanside Transit Center and five blocks from historic Oceanside Pier. 712 Seagaze will provide desperately needed affordable apartment homes with convenient access to transit and downtown retail and services. The project will provide on-site resident amenities including in-unit washer/dryers, multi-purpose community room, work out gym, elevated patio deck with spa, structured covered parking, bike storage, and outdoor space.

Onsite management will run programs utilizing the amenity areas to develop community within the complex. A to be determined onsite 1,500 square foot retail space is envisioned to provide dining options for both residents and community members. The development team worked with North County Transit to identify improvements that will increase transit ridership and improve the pedestrian environment. The transit improvements include Wayfinding at the Oceanside Transit Center along with urban greening at the platform, Bus Stop Upgrades, and Sprinter Signal Modernization.

## 946 Linden

**Project Location:** Long Beach

**Applicant(s) Name:** AMCAL Multi-Housing, Inc.; City of Long Beach

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$28,228,708

### Project Description:

946 Linden is a transit-oriented development containing 100 units of affordable housing for residents earning 30% to 80% of AMI. This development is in a desirable location in Long Beach, across the street from a large hospital and less than 1/3 mile away from high-frequency light rail.

The nonresidential components of this application implement massive improvements that will directly benefit all residents of the city. First, three new lane miles of Class IV bikeway will be constructed along Pacific Ave, which will fill a crucial gap for residents from the low-income neighborhoods of northern Long Beach who bike to the job centers and convention center downtown. In addition, upgraded Safe and Accessible Walkways on 9th Street will close a pedestrian gap and provide east-west connectivity to the key north-south transit corridors. Local low-income workers who use the bus to commute to their jobs at the hospital and downtown will benefit from the installation of Transit Signal Priority, purchase of new ZEV buses, and improvement of headways for the local Long Beach Transit bus that runs along Atlantic. While the project contains a Metro light rail stop, it is the local Long Beach Transit bus that carries local riders on shorter neighborhood-oriented trips. A valuable partnership with PV Jobs rounds out this community-focused team.

## Aspire Apartments

**Project Location:** Oxnard  
**Applicant(s) Name:** Many Mansions  
**Project Type:** ICP  
**Disadvantaged Community:** Yes  
**Geographic Area:** Central Coast  
**Total Award:** \$31,554,600

### Project Description:

Many Mansions is proposing the new construction of Aspire Apartments, a 5-story, 88-unit affordable housing development in Downtown Oxnard that will serve households earning between 30% AMI and 60% AMI. Aspire Apartments will be built on an urban infill lot that is currently vacant. The new building will be all-electric with no gas-connected infrastructure, designed to GreenPoint Rated New Construction Gold status and less than 0.25 miles from the Oxnard Transit Center.

Many Mansions has partnered with the City of Oxnard Public Works Department and Gold Coast Transit District to provide much needed transit stop improvements, urban greening enhancements, and improved bikeways in the Project Area. Many Mansions have also partnered with CalVans to provide 4 vanpool vehicles to reduce single-occupancy vehicle use.

Aspire Apartments and the proposed transit, bike, and pedestrian improvements were developed in close consultation with the community, in particular the Central Coast Alliance United for a Sustainable Economy, and community partners providing anti-displacement and workforce development services. Many Mansions is a nonprofit developer and housing provider formed in 1979 to provide housing for low- and moderate-income residents in Ventura County. Since then, Many Mansions has developed and preserved hundreds of homes for low-income residents of Ventura County and Oxnard.

## Alveare Parkview

**Project Location:** Los Angeles

**Applicant(s) Name:** The Related Companies of California, La Cienega LOMOD, Inc. Housing Authority of the City of California (HACLA)

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$35,278,395

### Project Description:

Alveare is a three-phase, mixed-income, and mixed-use community. Alveare Family, also known as Alveare Parkview, is the first phase of housing, with 105 units of family affordable housing. By utilizing the Governor's Executive Order N-19-06 which highlights the need to utilize excess state land, the developers can bring this project to fruition in a sliver of the time that other sites might require.

The developer of the affordable housing development is an innovative partnership between: La Cienega LOMOD, which is the development arm of the Housing Authority of the City of Los Angeles (HACLA); The Related Companies of California, which serves as the Administrative General Partner, and through a subsidiary, serves as the AHD's Administrative General Partner; and the Weingart Center (Weingart), which will support resident services.

The transportation scope includes traffic calming improvements, gap closures, and safety upgrades of the bicycle network. The scope also includes the purchase of a new Metro rail car and the enhancement of the walkways downtown. Program partners include the Coalition for Responsible Community Development (CRCD) for workforce development, and TRUST South LA as the land trust recipient of anti-displacement funds.

## Avanzando San Ysidro

**Project Location:** San Diego

**Applicant(s) Name:** Hitzke Development Corporation

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Geographic Area:** San Diego Area

**Total Award:** \$33,711,814

### Project Description:

The Avanzando San Ysidro project is a multi-family, mixed-use affordable housing development designed to integrate residential units, commercial spaces, and community facilities, fostering connectivity and access to essential community resources. This development will be on two sites, about a quarter mile apart, near the Beyer light rail station and other bus stops.

The project will exemplify sustainable development, consisting of the construction of 103 housing units and enhancement of public infrastructure. The housing units will serve those earning 30-60% AMI to alleviate the burden of the housing crisis on our most vulnerable residents. This project will also fund enhanced light rail service, new bus shelters, biking infrastructure, pedestrian pathways, and increased opportunities for San Ysidro residents to participate in social services, youth programs, environmental justice initiatives, economic development, advocacy, arts, and culture.

With the leadership of Hitzke Development Corporation, and in partnership with Casa Familiar, the City of San Diego, and the Metropolitan Transit System (MTS), this project will be a pillar for transit-oriented development that provides safe infrastructure for active transportation and reimagines a community that integrates health, accessibility, mobility, services, and affordable housing for all.

## Arrowhead Grove Phase IV

**Project Location:** San Bernardino

**Applicant(s) Name:** National Community Renaissance of California

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Geographic Area:** Inland Southern California

**Total Award:** \$15,847,276

### Project Description:

Located in the City of San Bernardino, Arrowhead Grove IV is a catalytic affordable housing development (AHD) that consists of 92 affordable and sustainable mixed-income housing units. The surrounding grounds will include covered parking with solar panels and electric vehicle charging stations, a xeriscape landscape, permeable materials, bioswale, an enhanced tree canopy, community gardens, and a village green.

National Community Renaissance (National Core) is deeply rooted in the City of San Bernardino and has partnered with community stakeholders since 2012 to fulfill the vision and aspirations of the community. The street and transit improvements surrounding the site were specifically requested by the community and will significantly improve safety and walkability.

Collectively, these improvements will provide the community with access to quality housing that is both affordable and environmentally friendly. Transit partners include Omnitrans and CalVans. Community partners include Uplift San Bernardino at the Making Hope Happen Foundation (MHFF) for ongoing engagement, Operation New Hope (ONH) for workforce development, Hope through Housing Foundation (HTHF) for resident services, and Neighborhood Housing Service of the Inland Empire (NHS-IE) for anti-eviction counseling in the project area.

## Berryessa TOD

**Project Location:** San Jose

**Applicant(s) Name:** Affirmed Housing Group, Inc.

**Project Type:** ICP

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$38,479,951

### Project Description:

Affirmed Housing was selected through a competitive, joint RFP from Valley Transportation Authority (VTA) and Santa Clara County to maximize the amount of affordable housing steps away from mass transit. Berryessa TOD will be a new 10-story building containing 195 units of 100% family affordable housing on a 0.79-acre site.

Proposed urban plazas outlining the Berryessa TOD site will provide opportunities for vibrant gathering spaces, while allowing safe and direct access to the transit station area. Project amenities include a resident computer lab, community room, a large courtyard, planting area, storage room, and on-site services to the residents through Compass for Affordable Housing. It will be designed for Green Point Rated Gold or higher with a net-zero goal.

The proposed site design incorporates safe access routes from this new development to the Berryessa Transit Station via dedicated bike and pedestrian paths. Due to its transit accessibility, only eight parking spaces are proposed in the new ground level private garage. The project incorporates elements of the Mobility Hub Concept to create a transit-oriented community. The project will also convert King Road into a safer, calmer street to better serve the needs of transit riders, bicyclists and pedestrians. The improvements would include five lane-miles of bus-only lane, two lane-miles of Context Sensitive Bikeways, and approximately 29,000 feet of safe and accessible walkway.

## Casa De La Luz

**Project Location:** East Los Angeles

**Applicant(s) Name:** Hollywood Community Housing Corporation, County of Los Angeles

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$37,986,018

### Project Description:

Casa de la Luz, a partnership between Hollywood Community Housing and the County of Los Angeles, will create 95 units of service-enriched affordable housing in unincorporated East Los Angeles.

The project includes three landscaped and furnished terrace patios, a courtyard, on-site property management and services offices, communal laundry rooms, a bicycle storage room, and a public art installation by a local muralist. A ground floor community room equipped with a kitchen features a pedestrian ingress so that the community may access and benefit from the space while preserving residential privacy. Adjacent to a commercial corridor, the project will include two new lane miles of Class III bikeway, which will enhance the bicycle network, and four separate spans of safe and accessible walkways and traffic calming.

Finally, the project purchases new ZEV buses for Metro and the El Sol community shuttle, plus headway improvements for the El Sol. Community partners include the Coalition for Responsible Community Development (CRCD) for low-income workforce development, and People for Mobility Justice for active transportation outreach and advocacy.

## Century + Restorative Care Village PSH

**Project Location:** Los Angeles

**Applicant(s) Name:** Century Affordable Development, Inc.

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$34,608,240

### Project Description:

The Affordable Housing Development (AHD), Century + Restorative Care Village PSH, is a transit-oriented, 146-unit community that serves as an integral part of the innovative Restorative Care Village (RCV) master plan in East Los Angeles. The RCV master plan is a joint LA County and LA City endeavor to develop a new model for addressing the continuum of care in coordination with community groups and the LA General and USC hospitals.

The RCV has two interconnected hubs: an Acute Care Hub and a Wellness Hub with crisis housing, psychiatric urgent care, permanent supportive housing, recuperative care, and a respite center. The AHD delivers the PSH and respite component. The project will improve a blighted corner lot and provide much needed affordable homes.

The transportation component of the project is Segment 1 of the Valley Boulevard Multi-Modal Transportation Project, containing bus-only lanes and several miles of new bicycle and pedestrian infrastructure that closes an active transportation gap between Union Station and the LA County healthcare campus. The project will fund the planting of over 400 trees and includes a partnership with Power 2 Workers, a local grassroots job developer for low-income residents of the project area.

## El Cerrito Plaza

**Project Location:** El Cerrito

**Applicant(s) Name:** The Related Companies of California, LLC; City of El Cerrito

**Project Type:** ICP

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$39,141,077

### Project Description:

The El Cerrito Plaza project is 70 units of affordable housing on BART-owned land adjacent to the El Cerrito Plaza BART station. It is an excellent location for family-oriented housing, with plentiful walkable amenities and easy transit access to both BART rail lines and AC Transit buses.

The STI project adds more than one lane mile of context sensitive east-west bikeway that connects the various north-south thoroughfares passing through El Cerrito. It also includes 2,350 linear feet of safe and accessible walkway on Richmond St., new bus shelters, and traffic calming elements. The transit component invests in a BART Traction Power Sub Station (TPSS) that will contribute to increasing the reliability of BART by 4.15%, a crucial metric in returning to pre-COVID ridership.

Community partners include the Construction Industry Workforce Initiative (CIWI), Bike East Bay, and a rental assistance program operated by the City of El Cerrito.

## Jordan Downs Phase S6

**Project Location:** Watts

**Applicant(s) Name:** The Michaels Development Company I, L.P., La Cienega LOMOD, Inc., Housing Authority of the City of Los Angeles (HACLA)

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$34,038,176

### Project Description:

Jordan Downs Phase S6 by the Michaels Development Company and the Housing Authority of the City of Los Angeles is 100 units of affordable family housing on the Jordan Downs redevelopment campus in Watts. It replaces dilapidated, barracks-style public housing with modern, energy efficient, and stylish apartments.

The transportation components include buildout of the sidewalk network on the Jordan Downs campus, as well as implementing and expanding the Walk-Bike Watts scope of the Transformative Climate Communities (TCC) grant awarded to Watts. The project also includes a partnership with Metro to improve headways and purchase zero emission buses on a key east-west thoroughfare, addressing the environmental justice implications of sending combustion engine buses through low-income communities of color.

Community partners include GRID Alternatives for workforce development, Watts Century Latino Organization for anti-displacement case managed assistance, and East Side Riders Bike Club for bicycle outreach and advocacy.

## Livingston B Street

**Project Location:** Livingston  
**Applicant(s) Name:** Self-Help Enterprises  
**Project Type:** RIPA  
**Disadvantaged Community:** Yes  
**Geographic Area:** San Joaquin Valley  
**Total Award:** \$17,845,393

### Project Description:

The Livingston B Street project will provide 80 units of affordable workforce housing targeting those under 60% of area median income (AMI). The community will include one-, two-, and three-bedroom units, providing intergenerational living while creating housing opportunities for young professionals and large families. The development will include ample green space, a sports court, a community center open to the public, and ample bike storage to encourage alternate modes of transportation.

Self-Help Enterprises (SHE) will partner with the Livingston Health Clinic to provide health prevention screenings and other health services on-site. Office space will be dedicated for services on-site and the community center includes shared meeting space, a robust kitchen area, and other site amenities. SHE will provide a variety of resident services, including an on-site after-school program for youth, STEM and other educational programming, exercise and health services, and a variety of adult education including financial management, budgeting and credit counseling, and homeownership preparation.

The project will include a little under 1,200 ft of new sidewalk, the repair of 4,000 ft of existing sidewalk and 10 ADA curb ramps, and four miles of class III bikeways, bus shelters and at grade boarding infrastructure at five bus stops, and the purchase of five CalVans.

## Mills Ranch Apartments

**Project Location:** King City

**Applicant(s) Name:** Community Housing Improvement Systems and Planning Association, Inc. (CHISPA)

**Project Type:** RIPA

**Disadvantaged Community:** No

**Geographic Area:** Central Coast

**Total Award:** \$11,730,810

### Project Description:

CHISPA, Inc. is developing a scattered site 40-unit AHD in King City focused on farmworker housing. A community room will provide space for food bank services, GED, ESL, computer literacy, health, exercise, and computer classes. Each building has a courtyard with bike lockers and landscaping. This AHD is the culmination of 20 years of conversation between CHISPA and King City and the City's desire for more farmworker housing.

A partnership between CHISPA and King City will create 2.2 miles of bike and pedestrian pathways which will extend an existing bike path. This collaboration will create a safe, accessible way to access downtown services without a vehicle. These pathways will also connect the project site to the planned location of the future King City Multimodal Transportation Center.

Through AHSC, CHISPA will provide funding to CalVans to purchase four EV vans. Agriculture is the largest industry in King City and CalVans needs additional vans for commuting to agriculture employment. A partnership between CHISPA and Rancho Cielo will provide onsite construction education to Construction Academy students through monthly visits to Mills Ranch while the property is under construction

## NBB BRIDGE Apartments

**Project Location:** Berkeley

**Applicant(s) Name:** Bridge Housing Corporation

**Project Type:** ICP

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$49,267,999

### Project Description:

This project contributes to the long-planned comprehensive redevelopment of the North Berkeley BART station, with the focal point being the replacement of more than eight acres of surface parking lots over a subterranean BART station with 739 apartments over two phases. The AHD, NBB BRIDGE Phase I, is a 120-unit, 100% affordable development serving individuals and families making 30%-70% of Area Median Income, with a small first-floor retail space.

The transportation components include installing a beautiful pedestrian and bike path/plaza across the master plan that closes a crucial gap in the highly traveled Ohlone Greenway. The project also includes a perimeter of new sidewalks and bikeways around the master-planned area, as well as bus shelters and bus transit boarding islands throughout the project area.

Community partners include the Alameda County Workforce Investment Board for low-income resident job training and placement, Bike East Bay for active transportation training and advocacy, and Healthy Black Families for BIPOC-focused anti-displacement programming.

## Palm Villas at State

**Project Location:** Hemet

**Applicant(s) Name:** Palm Communities, City of Hemet, Kingdom AQ, LLC

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Geographic Area:** Inland Southern California

**Total Award:** \$35,494,215

### Project Description:

The AHSC application for the Palm Villas at State development located in the City of Hemet represents a collaborative effort between Palm Communities, the City of Hemet, the Riverside Transit Agency (RTA), the Riverside County Transportation Commission (RCTC), and CalVans. Additional project partners include Kingdom Development, CARE, Valley Restart, The Green Coalition of San Jacinto Valley, Riverside County Workforce Development Board, the Fair Housing Council of Riverside County, LAUNCH Apprenticeship network, and the Riverside County Housing Authority.

This transformative project includes a large-scale affordable housing development of 109 units with wrap around services set in an amenity-rich area. Additionally, 49 units are set aside for formerly homeless families. The housing dovetails with a new mobility hub and other transportation improvements that encourage a shift in transportation modes resulting in reduced VMT and GHG Emissions. Active transportation initiatives in the application include two 1/4 miles of bi-directional, context-sensitive bikeways and accessible walkways providing transit and recreation opportunities. Also included in the scope is a new vanpool with three ZEV vans. This project will be the catalyst for positive change in North Hemet, realized through years of community-supported planning.

## Palm Villas at Red Bluff

**Project Location:** Red Bluff

**Applicant(s) Name:** Palm Communities, City of Red Bluff, and Northern Valley Catholic Social Service, Inc.

**Project Type:** RIPA

**Disadvantaged Community:** No

**Geographic Area:** North State & Sierras

**Total Award:** \$20,145,910

### Project Description:

The Villas at Red Bluff by Palm Communities is a 60-unit family affordable housing project in rural Red Bluff. Red Bluff is well served by local and regional transit. The transportation scope implements bus route enhancements and ZEV purchases that were prioritized in the Short-Range Transportation Plan.

It also includes a partnership with CalVans to specifically provide vanpools for remote job locations. For TRA, the regional transit center will be renovated and modernized, including new passenger amenities and solar panels for sustainability.

Furthermore, the project includes two new lane miles of bikeway and over 2,000 linear feet of upgraded sidewalk. Project partners include the Job Training Center, a partner of the NORTEC Workforce Development Board; and Poor and the Homeless Tehama County Coalition (PATH) for anti-eviction and rental assistance programs. The project also partners with Tehama County to provide ten No Place Like Home supportive housing units for the homeless.

## Residences at Liberation Park

**Project Location:** Oakland

**Applicant(s) Name:** Eden Housing, Inc, Black Cultural Zone Community Development Corporation, and City of Oakland

**Project Type:** ICP

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$44,661,404

### Project Description:

The Residences at Liberation Park is a transformative project to convert a prime located vacant lot in a historic Black neighborhood of Oakland into a thriving community and cultural and commercial hub. Co-developers are Black Cultural Zone (BCZ) Community Development Corporation, a nonprofit whose purpose is “to innovate, incubate, inform and elevate community-driven projects that allow our people and culture to THRIVE” and Eden Housing, a Bay Area nonprofit that has developed more than 12,000 homes throughout California.

Through a five-year community engagement process, BCZ has engaged hundreds of East Oakland residents and partnered with dozens of community-based organizations, designing a plan for the Hub Catalyst Model that will affect both a reclamation of heritage and a bold thrust into the future.

Liberation Park will include 119 units of affordable housing reserved for households earning between 20% and 60% of AMI, including 25% of units reserved for those who are homeless or at risk of homelessness. Eight units will accommodate home-based businesses, and a companion development will create a market hall for commercial, co-working, and event uses. Oakland Department of Transportation will enhance the project by creating a Class I bikeway, pedestrian facilities, and transit signal priority equipment to a nearby corridor, improving safety and connectivity between nearby neighborhoods along MacArthur Blvd.

## Saggio Hills

**Project Location:** Healdsburg

**Applicant(s) Name:** Jamboree Housing Corporation, Freebird Development Company LLC

**Project Type:** RIPA

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$21,111,191

### Project Description:

Saggio Hills Phase I, the Affordable Housing Development, is a 3-story affordable housing building with 48 residential units nestled into the beautiful hills of North Healdsburg. With 12 units reserved for households with intellectual or developmental disabilities, it thematically builds on the idea of connecting affordable housing to the restorative qualities of nature.

The transportation components include a new Class I multi-use trail through a newly created public park and new and repaired sidewalks. The project also includes the expansion of Sonoma County Transit Route 67 Healdsburg Shuttle and the addition of four new ZEV CalVans vans for vanpools to nearby wineries and industrial facilities. These will be the first CalVans vanpools operational in Sonoma County. Programs serving AHD residents and the larger community include anti-displacement through Sonoma County Legal Aid, workforce development through Sonoma County Workforce Development Board, and bike education through Sonoma County Bicycle Coalition.

The project is part of the larger Saggio Hills development which will serve as a model sustainable mixed-income and mixed-tenure (rental and for-sale) community providing a variety of housing types and unit sizes, all scaled and designed appropriately within the context of the development's beautiful natural setting to create a wonderful place for residents to live and to enhance the larger community.

## Sakura

**Project Location:** Sacramento

**Applicant(s) Name:** Mutual Housing California, Capitol Area Community Development Corporation

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Geographic Area:** Sacramento Area

**Total Award:** \$38,286,787

### Project Description:

Sakura is a proposed five-story development of 134 affordable homes in the heart of urban Sacramento. This development partnership between Mutual Housing California and the Capitol Area Community Development Corporation is located in the amenity-rich, transit-friendly and walkable urban core, reducing car dependency for our low-income residents.

Sakura will be home to first-floor commercial space and on-site amenities, including a community courtyard, outdoor dining area, and dog relief area. Residents will have access to instructor-led programs and classes from Mutual Housing California's experienced community development staff, including classes on financial literacy, health and wellness, digital literacy, and other topics chosen by the resident council.

The project is a collaboration with the City of Sacramento, the Sacramento Regional Transit District, and the San Joaquin Regional Rail Commission. The Sakura development will include critical funding for a new nearby intercity rail station, transit signal priority upgrades, bus stop infrastructure improvements, a light rail station upgrade, and more than a mile of new bike lane infrastructure. Additionally, the project will include an investment in a transformative zero-emissions multiple-unit (ZEMU) train car for the new intercity rail line, creating significant reductions in greenhouse gas emissions.

## Sankofa Place at Centinela

**Project Location:** Inglewood

**Applicant(s) Name:** Linc Housing Corporation, Venice Community Housing Corporation, Social Justice Learning Institute Inc., and City of Inglewood

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Geographic Area:** Coastal Southern California

**Total Award:** \$43,797,727

### Project Description:

Sankofa Place is a replicable model for sustainable transit-oriented housing in low-income areas. The partnership of the Social Justice Learning Institute (SJLI), Linc Housing, and Venice Community Housing, led a grassroots community-driven process where very low to low-income residents envisioned and designed what 21st century affordable housing should encompass to combat displacement and economic pressure in the City of Inglewood.

The proposed community will also include the permanent home of the Social Justice Learning Institute, allowing it to expand its services to the larger community. The affordable housing development contains 120 units of housing affordable to residents earning 30% to 80% of AMI.

The bicycle scope creates a low-impact east-west bikeway and continues the routes of others to serve as an alternative to the congestion of Florence Blvd and other major thoroughfares. The pedestrian scope also improves walkability along the bikeway and enhances the experience of one of the more routine strolls to downtown Inglewood between two of its major streets. The transit scope is a partnership with LA Metro to increase service, in an environmentally conscious way with ZEV buses, on a key bus line that connects Inglewood to other job centers. Community partners include PV Jobs for workforce development programming, and SJLI for rental assistance and active transportation programming.

## Sunnydale Block 7

**Project Location:** San Francisco

**Applicant(s) Name:** Mercy Housing California, City and County of San Francisco

**Project Type:** ICP

**Disadvantaged Community:** No

**Geographic Area:** San Francisco Bay Area

**Total Award:** \$29,745,053

### Project Description:

The affordable housing development, Sunnydale Block 7, is the third phase of the Sunnydale HOPE SF public housing redevelopment in San Francisco. This revitalization of San Francisco's largest public housing community, 50 acres in total, is focused on resident empowerment, racial and economic inclusion, economic and educational advancement, and healthy communities, without mass displacement of original public housing residents.

This highly collaborative effort implements the vision of the 1,700+ residents of Sunnydale, and it is over 15 years in the making. The AHD contains 89 units of permanently affordable housing. The AHSC scope also includes a Class I multimodal path that makes the first ever accessible connection to the adjacent McLaren Park, the second largest park in San Francisco.

The transportation scope includes new safe and accessible sidewalk on Santos Street that reconnects this once isolated neighborhood to the pedestrian grid. Finally, the project includes a partnership with SFMTA to implement the Sunnydale Transit Optimization project, a combination of Transit Signal Priority and bus boarding bulb-outs along Visitacion Avenue. Community partners include FACES SF for workforce development, the San Francisco Community Land Trust for anti-displacement programming, and the San Francisco Bike Coalition for bicycle outreach and advocacy.