

Cielito Lindo Apartments

City of Los Angeles

AHSC FY 14-15 TRANSIT-ORIENTED DEVELOPMENT PROJECT PROFILE

PROJECT DESCRIPTION

Cielito Lindo Apartments (formerly 1st and Soto TOD Apartments) Phase 2 is a mixed-use Transit-Oriented Development across from a light rail station and 5 major bus lines in the neighborhood of Boyle Heights in the City of Los Angeles. Phase 2 will consist of up to 31 units of 100% affordable housing (12 studios, 4 one-bedroom, 6 two-bedroom and 9 three-bedroom units). This property will be energy efficient, LEED Silver-certified, and will provide 38 bike storage and parking spaces, outlets for low emission/electric vehicles, and community serving retail spaces on the first floor.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **East LA Community Corporation**
County: **Los Angeles**
State Senate District: **24**
Assembly District: **53**
Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**
Policy and Readiness Points: **40.25**
Total Points Score: **84.3/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **14,171.97**
GHG Reduced per AHSC Dollar (metric tons): **3.48**

HOUSING

Housing Density (units/acre): **99.6**
Percentage of Units Affordable: **97%**
Affordable Units: **30**
Extremely Low-Income Units: **4**
Very Low-Income Units: **8**
Low-Income Units: **18**

TRANSPORTATION

Bike Racks, Storage, and Repair Kiosk: **\$2,287**
Bicycle Parking/Storage Spaces: **12**

CO-BENEFITS

Public Health and Safety: **Reducing health harms; improving social relationships**
Economic: **Creating jobs**

FUNDING

Total AHSC Funds Requested: **\$4,072,843**

- » Affordable Housing: **\$2,535,556**
- » Housing-Related Infrastructure: **\$1,535,000**
- » Transportation-Related Infrastructure: **\$2,287**

Leverage to AHSC Request Percentage: **314.2%**

127th Street Apartments

City of Los Angeles

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

127th Street Apartments is a LEED Gold-rated affordable housing development consisting of the new construction of 85 units for residents with special needs earning between 25% to 35% of area median income. In addition to the construction of the affordable housing, the project also includes construction of 85 secure covered bike stalls and installation of new pedestrian infrastructure. The development is in close proximity to a wide variety of amenities including transit, retail, and vital services.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **Meta Housing Corporation**
County: **Los Angeles**
Senate District: **35**
Assembly District: **64**
Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **33.75%**
Total Points Score: **88.8/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **18,141.80**
GHG Reduced per AHSC Dollar (metric tons): **12.09**

HOUSING

Housing Density (units/acre): **72.6**
Percentage of Units Affordable: **100%**
Affordable Units: **85**
Extremely Low-Income Units: **84**
Low-Income Units: **1**
Supportive Units: **84**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health and Safety: **Reducing overcrowding; providing access to parks**

FUNDING

Total AHSC Funds Requested: **\$1,500,000**
» Affordable Housing: **\$1,349,425**
» Housing Related Infrastructure: **\$150,575**
Leverage to AHSC Request Percentage: **1485.1%**
Other State Funding: **Infill Infrastructure Grant**

3706 San Pablo Avenue

City of Emeryville

PROJECT DESCRIPTION

3706 San Pablo Avenue is a mixed-use development with 6,902 square feet of commercial space and 86 low-income apartments on a 1.13-acre urban infill site. The site is primarily located in Emeryville, with a portion in Oakland as well. Residents will enjoy a community room with a kitchen, a homework room, an exercise room, a teen room, a courtyard with play equipment and outdoor recreation areas. The project will also provide residents with indoor bicycle storage and free transit passes. The site sits on the crucial San Pablo corridor from Oakland to Emeryville and includes AHSC-funded median improvements along 40th Street and San Pablo Avenue, where the AC Transit bus hub is located.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**

Lead Applicant/Developer: **EAH Inc.**

County: **Alameda**

Senate District: **9**

Assembly District: **5**

Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**

Policy and Readiness Points: **41.5**

Total Points Score: **85.5/100**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **32,059.94**

GHG Reduced per AHSC Dollar (metric tons): **5.79**

HOUSING

Housing Density (units/acre): **77**

Percentage of Units Affordable: **99%**

Affordable Units: **86**

Extremely Low-Income Units: **27**

Very Low-Income Units: **44**

Low-Income Units: **15**

TRANSPORTATION

Streetscaping and Street Furniture: **\$30,000**

Bicycle Parking/Storage Spaces: **87**

Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$70,000**

CO-BENEFITS

Economic: **Increasing access to educational opportunities; bringing jobs and housing closer together**

Public Health and Safety: **Reducing air pollution**

FUNDING

Total AHSC Funds Requested: **\$5,532,400**

» Affordable Housing: **\$5,400,000**

» Transportation Related Infrastructure: **\$100,000**

» Programs: **\$32,400**

Leverage to AHSC Request Percentage: **593%**

Other State Funding: **Infill Infrastructure Grant**

Anchor Place

City of Long Beach

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Anchor Place features 120 affordable, permanent supportive apartment homes, including 75 units for veterans and 18 units for the homeless and mentally ill. The affordable housing development will contain community rooms, supportive service space, counseling offices, property management space, and exercise rooms. The AHSC award will also be used for off-site improvements including upgrades to an existing bus stop and creation of a new bus stop/transit hub on River Avenue which will be redesigned with complete streets improvements to improve access for all users including pedestrians and bicyclists. An existing social hall will be converted into a transit depot providing transit operators with a layover facility and a place for transit users to buy passes.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **Century Housing Corporation**

County: **Los Angeles**

Senate District: **35**

Assembly District: **70**

Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**

Policy and Readiness Points: **36.75**

Total Points Score: **91.8/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **28,369.16**

GHG Reduced per AHSC Dollar (metric tons): **11.62**

HOUSING

Housing Density (units/acre): **40.13**

Percentage of Units Affordable: **99%**

Affordable Units: **119**

Extremely Low-Income Units: **79**

Very Low-Income Units: **40**

Supportive Units: **93**

Veteran Units: **75**

CO-BENEFITS

Economic: **Reducing housing costs; reducing transportation costs**

Public Health: **Increasing access to active modes (walking and biking)**

FUNDING

Total AHSC Funds Requested: **\$2,441,616**

» Affordable Housing: **\$2,191,616**

Leverage to AHSC Request Percentage: **1,656.3%**

Anchor Village

City of Stockton

AHSC FY 14-15 TRANSIT-ORIENTED DEVELOPMENT PROJECT PROFILE

PROJECT DESCRIPTION

Anchor Village, located in downtown Stockton, will serve low-income veterans and individuals with mental illness. The currently vacant infill site is located within a short walk (1/8 mile) to four San Joaquin Regional Transit District (RTD) bus stops, and the RTD Downtown Transit Center is located 1/2 mile away and offers 34 bus lines. The project will be comprised of 51 units, approximately 8,000 square feet of community space, and 68 secure, indoor bike parking spaces. The community area is designed for social interaction, including social service office space, community space, fitness equipment, and bike storage and repair facility. The outdoor spaces will include a garden and seating area. The project will be ADA compliant and will be designed to LEED Silver standards and exceed Title 24 by at least 15%.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Domus Development, LLC**
County: **San Joaquin**
Senate District: **5**
Assembly District: **13**
Metropolitan Planning Organization: **San Joaquin Council of Government (SJCOG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **33**
Policy and Readiness Points: **39.75**
Total Points Score: **72.8/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **14,404.20**
GHG Reduced per AHSC Dollar (metric tons): **2.46**

HOUSING

Housing Density (units/acre): **74.1**
Percentage of Units Affordable: **100%**
Affordable Units: **51**
Extremely Low-Income Units: **14**
Very Low-Income Units: **36**
Supportive Units: **11**
Veteran Units: **39**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$418,550**
Streetscaping and Street Furniture: **\$152,620**
Total Sidewalks Funded (linear feet): **350**
Crosswalks Installed: **6**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$72,479**

CO-BENEFITS

Economic: **Reducing housing costs; bringing jobs and housing closer together**
Public Health: **Increasing access to active modes (walking and biking)**

FUNDING

Total AHSC Funds Requested: **\$5,857,096**

- » Affordable Housing: **\$3,852,581**
- » Housing Related Infrastructure: **\$1,360,866**
- » Transportation Related Infrastructure: **\$643,649**

Leverage to AHSC Request Percentage: **292.1%**

Camino 23

City of Oakland

AHSC FY 14-15 TRANSIT-ORIENTED DEVELOPMENT PROJECT PROFILE

PROJECT DESCRIPTION

Camino 23 will be served by AC Transit's Bus Rapid Transit (BRT) system, with the 24th Avenue transit stop located approximately 300 feet from the site. The BRT will connect disadvantaged communities in southeast Oakland with employment centers in San Leandro and downtown Oakland. Camino 23 will reduce greenhouse gas emissions by building housing adjacent to transit, incentivizing the use of transit by providing passes to residents and adding streetscape improvements to provide walkable connections to transit stops.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Satellite Affordable Housing Associates**
County: **Alameda**
Senate District: **9**
Assembly District: **18**
Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **22**
Policy and Readiness Points: **42.25**
Total Points Score: **64.3/100**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **5,138.55**
GHG Reduced per AHSC Dollar (metric tons): **1.68**

HOUSING

Housing Density (units/acre): **110.3**
Percentage of Units Affordable: **100%**
Affordable Units: **32**
Extremely Low-Income Units: **10**
Very Low-Income Units: **21**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$487,233**
Total Sidewalks Funded (linear feet): **800**
Crosswalks Installed: **7**
Bike Facilities Funded (linear miles): **0.7**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$238,817**

CO-BENEFITS

Economic: **Reducing housing costs; bringing jobs and housing closer together**
Public Health and Safety: **Reducing air pollution**

FUNDING

Total AHSC Funds Requested: **\$3,062,730**

- » Affordable Housing: **\$2,239,705**
- » Transportation Related Infrastructure: **\$726,050**
- » Programs: **\$46,975**

Leverage to AHSC Request Percentage: **511.3%**
Other State Funding: **Infill Infrastructure Grant**

Central Commons

City of Fremont

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Central Commons will serve homebuyers with incomes below 80% of area median income. The development will transform a vacant parcel of land into a mixed-income community that will be closely-connected with transit. This development is less than ½ mile from a bus stop which will connect the new homeowners to schools, local shopping centers, City Hall, two hospitals, Amtrak and ACE trains, multiple BART stations, and many other local employers and destinations. This proximity to public transit will greatly benefit our buyers and allow them to easily access employment centers in Silicon Valley and the greater San Francisco Bay Area.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **Habitat for Humanity East Bay/Silicon Valley, Inc.**
County: **Alameda**
Senate District: **10**
Assembly District: **20**
Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **33**
Policy and Readiness Points: **34.5**
Total Points Score: **67.5/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **2,798.17**
GHG Reduced per AHSC Dollar (metric tons): **2.80**

HOUSING

Housing Density (units/acre): **34.2**
Percentage of Units Affordable: **100%**
Affordable Units: **30**
Very Low-Income Units: **15**
Low-Income Units : **15**

CO-BENEFITS

Economic: **Reducing housing costs; creating jobs and supporting the local economy**
Public Health and Safety: **Improving indoor air quality**

FUNDING

Total AHSC Funds Requested: **\$1,000,000**
» Affordable Housing: **\$500,000**
» Housing Related Infrastructure: **\$500,000**
Leverage to AHSC Request Percentage: **781.5%**
Other State Funding: **California Self-Help Housing Program; CalHome Program**

Civic Center 14 TOD Apartments

City of Alameda

PROJECT DESCRIPTION

Civic Center 14 TOD Apartments is a LEED Gold-rated infill development in a major transit area consisting of 40 affordable housing apartments for families earning between 15% to 60% of area median income as well as a neighborhood retail store. Additionally, AHSC funds will be used to improve bicycle access and connectivity at the 12th Street BART station. The development's location in downtown Oakland within two blocks of the city center and the 12th St Civic Center BART is ideal for working families. In close proximity to the site are a wide variety of amenities for residents, including transit, jobs, retail, and services.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Meta Housing Corporation**
County: **Alameda**
Senate District: **9**
Assembly District: **18**
Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**
Policy and Readiness Points: **38.75**
Total Points Score: **82.8/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **6,616.22**
GHG Reduced per AHSC Dollar (metric tons): **4.41**

HOUSING

Housing Density (units/acre): **250**
Percentage of Units Affordable: **100%**
Affordable Units: **40**
Extremely Low-Income Units: **12**
Very Low-Income Units: **14**
Low-Income Units: **14**

TRANSPORTATION

Bike Racks, Storage, And Repair Kiosk: **\$63,000**
Other Costs: **\$187,000**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health and Safety: **Increasing access to transit; providing access to parks**

FUNDING

Total AHSC Funds Requested: **\$1,500,000**
» Affordable Housing: **\$1,250,000**
» Transportation Related Infrastructure: **\$250,000**
Leverage to AHSC Request Percentage: **869.8%**
Other State Funding: **Infill Infrastructure Grant**

Crenshaw Villas

City of Los Angeles

PROJECT DESCRIPTION

Crenshaw Villas will be a new five story, mixed-use affordable housing building at 2645 Crenshaw Boulevard. This development will include 50 residential dwelling units and 4,999 square feet of neighborhood-serving commercial/office uses. The 50 units consist of 49 affordable senior units for low-income households and one manager's unit. The project will also provide secured bicycle parking.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **American Communities, LLC**
County: **Los Angeles**
Senate District: **30**
Assembly District: **58**
Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **40**
Total Points Score: **95/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **13,149.45**
GHG Reduced per AHSC Dollar (metric tons): **5.98**

HOUSING

Housing Density (units/acre): **104**
Percentage of Units Affordable: **98%**
Affordable Units: **50**
Extremely Low-Income Units: **5**
Very Low-Income Units: **18**
Low-Income Units : **26**
Senior Units: **49**

TRANSPORTATION

Walkways, Crossings, And Traffic Calming: **\$52,000**
Bike Racks, Storage, And Repair Kiosk: **\$13,000**
Other Costs: **\$5,000**
Bike Facilities Funded (linear miles): **0.6**
Plans, Specifications & Estimates/Demolition/Site Preparation: **\$13,400**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health: **Increasing access to active modes (walking and biking)**
Environment: **Reducing building energy usage**

FUNDING

Total AHSC Funds Requested: **\$2,200,000**
» Housing Related Infrastructure: **\$2,116,600**
» Transportation Related Infrastructure: **\$83,400**
Leverage to AHSC Request Percentage: **652%**

Delta Lane Affordable Housing

City of West Sacramento

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

The Delta Lane Affordable Housing Project is a mixed-use development including 77 residential units and retail. The project will also provide transportation improvements in the Grand Gateway and Washington transit-oriented development/infill development districts. The project will greatly improve walkability and bikeability opportunities that are currently lacking and offer connectivity to the two surrounding disadvantaged communities. The project will also be connected to the nearby city transit hub and the major employment centers of the California State Teachers Retirement System (CalSTRS), the California Department of General Services, and downtown Sacramento.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **City of West Sacramento**
County: **Yolo**
Senate District: **6**
Assembly District: **7**
Metropolitan Planning Organization: **Sacramento Area Council of Government (SACOG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**
Policy and Readiness Points: **41.5**
Total Points Score: **85.5/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **29,373.97**
GHG Reduced per AHSC Dollar (metric tons): **4.36**

HOUSING

Housing Density (units/acre): **65.8**
Percentage of Units Affordable: **99%**
Affordable Units: **76**
Extremely Low-Income Units: **8**
Very Low-Income Units: **50**
Low-Income Units: **18**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$2,851,600**
Transit Area Improvement: **\$139,980**
Other Costs: **\$774,900**

CO-BENEFITS

Economic: **Improving access to employment; increasing foot traffic by improving bike and pedestrian connectivity**
Public Health and Safety: **Increasing access to active modes (walking and biking)**

FUNDING

Total AHSC Funds Requested: **\$6,730,888**
» Affordable Housing: **\$2,600,000**
» Transportation Related Infrastructure: **\$4,130,888**
Leverage to AHSC Request Percentage: **580.9%**

Depot at Santiago

City of Santa Ana

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

The Depot at Santiago will be affordable to families earning between 30% and 60% of area median income. Located directly across the street from the Santa Ana Regional Transit Center, the location provides an excellent opportunity to develop high quality, affordable housing directly adjacent to public transportation. This project will also add crossing treatments at two major intersections to increase pedestrian visibility, decrease crossing distances, and notify motorists of the presence of pedestrians. As part of this project, the City will also install curb extensions, high-visibility crosswalks, rectangular rapid flashing beacons, and signage.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **C&C Development, LLC**
County: **Orange**
Senate District: **34**
Assembly District: **69**
Metropolitan Planning Organization: **Sacramento Area Council of Government (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **39.5**
Total Points Score: **94.5/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **27,531.72**
GHG Reduced per AHSC Dollar (metric tons): **7.01**

HOUSING

Percentage of Units Affordable: **100%**
Affordable Units: **70**
Extremely Low-Income Units: **7**
Very Low-Income Units: **42**
Low-Income Units : **20**

TRANSPORTATION

Bikeway: **\$20,000**
Walkways, Crossings, and Traffic Calming: **\$340,664**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$39,336**

CO-BENEFITS

Economic: **Reducing housing costs; reducing housing costs related to energy consumption; increasing job readiness and career opportunities**

FUNDING

Total AHSC Funds Requested: **\$3,925,000**

- » Affordable Housing: **\$425,000**
- » Housing Related Infrastructure: **\$3,100,000**
- » Transportation Related Infrastructure: **\$400,000**

Leverage to AHSC Request Percentage: **373.4%**
Other State Funding: **Infill Infrastructure Grant**

Hayward Senior Apartments

City of Hayward

PROJECT DESCRIPTION

Hayward Senior Apartments is a LEED Gold-rated infill development with 60 affordable housing apartments for seniors earning between 15% to 60% of area median income. The project also includes 5,936 square feet of neighborhood retail. AHSC funds will also be used for new sidewalks, new street lighting, lane reconfiguration, a new traffic signal, and upgrades to a pedestrian crosswalk. The project sponsor has also partnered with BART to construct new bike lockers at the nearby Hayward BART Station and wayfinding signs to the station. In close proximity to the site are a wide variety of amenities for residents, including transit, jobs, retail, and services.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Meta Housing Corporation**
County: **Alameda**
Senate District: **10**
Assembly District: **20**
Metropolitan Planning Organization: **Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**
Policy and Readiness Points: **36.25**
Total Points Score: **80.3/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **11,613.03**
GHG Reduced per AHSC Dollar (metric tons): **5.32**

HOUSING

Housing Density (units/acre): **61.9**
Percentage of Units Affordable: **100%**
Affordable Units: **60**
Extremely Low-Income Units: **31**
Very Low-Income Units: **9**
Low-Income Units: **20**
Senior Units: **60**

TRANSPORTATION

Bike Racks, Storage, and Repair Kiosk: **\$150,936**
Bicycle Parking/Storage Spaces: **16**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$32,064**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health and Safety: **Increasing access to transit; locating housing in an area with low incidence of violent crimes**

FUNDING

Total AHSC Funds Requested: **\$2,183,000**
» Affordable Housing: **\$1,631,025**
» Housing Related Infrastructure: **\$368,975**
» Transportation Related Infrastructure: **\$183,000**
Leverage to AHSC Request Percentage: **1,074.7%**
Other State Funding: **Infill Infrastructure Grant**

Eddy & Taylor Family Housing

City of San Francisco

PROJECT DESCRIPTION

Eddy & Taylor Family Housing is a mixed-use project located in San Francisco. The site is a rectangular corner lot currently used as a surface parking lot. The project is two blocks from the Powell Street station served by both BART and Muni light rail, and the Market Street corridor. The affordable housing development consists of 103 restricted affordable units with 30% of the units reserved for formerly-homeless earning 30% area median income or below. The project will also include upgrades of walkable corridors along Eddy and Taylor streets.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Tenderloin Neighborhood Development Corporation and Eddy & Taylor Associates, LP**
County: **San Francisco**
Senate District: **11**
Assembly District: **17**
Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**
Policy and Readiness Points: **38.25**
Total Points Score: **82.3/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **47,640.00**
GHG Reduced per AHSC Dollar (metric tons): **3.88**

HOUSING

Housing Density (units/acre): **201**
Percentage of Units Affordable: **100%**
Affordable Units: **103**
Extremely Low-Income Units: **30**
Very Low-Income Units: **72**
Supportive Units: **30**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$195,898**
Bike Facilities Funded (linear miles): **321**
Bicycle Parking/Storage Spaces: **103**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$380,183**

CO-BENEFITS

Economic: **Reducing housing costs; bringing jobs and housing closer together; creating jobs**

FUNDING

Total AHSC Funds Requested: **\$10,000,011**
» Affordable Housing: **\$9,423,930**
» Transportation Related Infrastructure: **\$576,081**
Leverage to AHSC Request Percentage: **567.8%**

El Segundo Family Apartments

City of Los Angeles

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

El Segundo Family Apartments consists of 75 new affordable rental units for working families and people with special needs earning between 15% to 50% of area median income. The project also includes construction of 75 secure covered bike stalls and installation of water-conserving landscaping. The affordable housing development is in close proximity to a wide variety of amenities including transit, retail, and vital services. The Figueroa Street and 127th Street bus stop, less than ½ mile away, is used to travel to the various job centers across Los Angeles.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **Meta Housing Corporation**
County: **Los Angeles**
Senate District: **35**
Assembly District: **64**
Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **35.25**
Total Points Score: **90.3/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **15,459.83**
GHG Reduced per AHSC Dollar (metric tons): **8.14**

HOUSING

Housing Density (units/acre): **54**
Percentage of Units Affordable: **100%**
Affordable Units: **75**
Extremely Low-Income Units: **37**
Very Low-Income Units: **37**
Low-Income Units: **1**
Supportive Units: **37**
Veteran Units: **20**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health and Safety: **Reducing overcrowding; providing access to parks**

FUNDING

Total AHSC Funds Requested: **\$1,900,000**
» Affordable Housing: **\$1,843,750**
» Housing Related Infrastructure: **\$56,250**
Leverage to AHSC Request Percentage: **784.9%**
Other State Funding: **Infill Infrastructure Grant**

Hana Gardens

City of El Cerrito

PROJECT DESCRIPTION

Hana Gardens, (formerly known as El Cerrito Senior Mixed-Use Apartments) is a 63-unit mixed-use senior affordable housing project within Midtown District of El Cerrito. The housing component will provide 100% affordable rents for very low- and low-income seniors. In addition to the affordable housing, the project includes 3,000 square feet of commercial space and will house a clinic and a retail business. The project will also fund bicycle and pedestrian wayfinding and amenities as well as a multimodal pedestrian and bicycle path connecting the two El Cerrito BART stations to pedestrian and bicycle infrastructure within El Cerrito, Richmond, Albany and Berkeley.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**

Lead Applicant/Developer: **Eden Housing, Inc.**

County: **Contra Costa**

Senate District: **9**

Assembly District: **15**

Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**

SCORING

GHG Points: **33**

Policy and Readiness Points: **42.25**

Total Points Score: **75.3/100**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **14,140.35**

GHG Reduced per AHSC Dollar (metric tons): **2.50**

HOUSING

Housing Density (units/acre): **68.9**

Percentage of Units Affordable: **100%**

Affordable Units: **63**

Extremely Low-Income Units: **23**

Very Low-Income Units: **39**

Senior Units: **62**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$116,100**

Bike Racks, Storage, and Repair Kiosk: **\$19,200**

Streetscaping and Street Furniture: **\$45,600**

Bike Facilities Funded (linear miles): **1**

Bicycle Parking/Storage Spaces: **12**

Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$182,596**

CO-BENEFITS

Economic: **Reducing housing costs; reducing housing costs related to energy consumption**

Public Health and Safety: **Improving community safety**

FUNDING

Total AHSC Funds Requested: **\$5,657,872**

» Affordable Housing: **\$5,271,696**

» Transportation Related Infrastructure: **\$363,496**

» Programs: **\$22,680**

Leverage to AHSC Request Percentage: **398.4%**

Other State Funding: **Infill Infrastructure Grant**

Hotel Fresno Apartments

City of Fresno

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

The Hotel Fresno Apartments development consists of converting the vacant commercial Hotel Fresno building located in the City of Fresno into a new multi-family residential rental housing development with 79 units. Fourty of the units will be designated as affordable units, 38 units will be market rate, and one unit will be reserved for an on-site manager (which will also be restricted to 60% of area median income). Upon completion, the Hotel Fresno Apartments development will consist of seven floors of apartments, as well as common areas and office space on the ground floor.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **APEC International, LLC**
County: **Fresno**
Senate District: **14**
Assembly District: **31**
Metropolitan Planning Organization: **Fresno Council of Governments (Fresno COG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **33.75**
Total Points Score: **88.8/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **15,430.14**
GHG Reduced per AHSC Dollar (metric tons): **3.21**

HOUSING

Housing Density (units/acre): **97**
Percentage of Units Affordable: **50%**
Affordable Units: **40**
Extremely Low-Income Units: **6**
Very Low-Income Units: **23**
Low-Income Units: **11**

CO-BENEFITS

Economic: **Reducing housing costs; bringing jobs and housing closer together**
Public Health and Safety: **Developing blighted property in urban core**

FUNDING

Total AHSC Funds Requested: **\$4,800,000**
» Affordable Housing: **\$1,762,324**
» Housing Related Infrastructure: **\$3,037,676**
Leverage to AHSC Request Percentage: **1,485.1%**

Jordan Downs

City of Los Angeles

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Jordan Downs is part of a strategy to redevelop an existing public housing project into a new mixed-income, mixed-use community that is integrated into the larger Watts Community. The master plan transforms 700 public housing units into 1,375 mixed-income units ranging from public housing levels of affordability to a market rate component. Phase 1 of this development will consist of 100 units of affordable family housing with incomes ranging from 30% to 60% of the area median income. The development will offer 9 one bedrooms, 57 two bedrooms, 24 three bedrooms, and 10 four bedrooms.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **BRIDGE Housing Corporation**

County: **Los Angeles**

Senate District: **33**

Assembly District: **59**

Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **33**

Policy and Readiness Points: **33**

Total Points Score: **66 /95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **20,623.09**

GHG Reduced per AHSC Dollar (metric tons): **2.95**

HOUSING

Housing Density (units/acre): **38.17**

Percentage of Units Affordable: **100%**

Affordable Units: **100**

Extremely Low-Income Units: **43**

Very Low-Income Units: **36**

Low-Income Units: **21**

CO-BENEFITS

Economic: **Increasing access to jobs**

Public Health & Safety: **Improving air quality through reduced VMT; reducing obesity**

FUNDING

Total AHSC Funds Requested: **\$7,000,000**

» Affordable Housing: **\$6,500,000**

» Housing Related Infrastructure: **\$500,000**

Leverage to AHSC Request Percentage: **405.0%**

Laurel Grove

City of San Jose

PROJECT DESCRIPTION

Laurel Grove (formerly known as 777 Park Avenue) is an 82-unit affordable housing development that will target households earning between 20% and 60% of area median income. The site is centrally located in Downtown San Jose, directly adjacent to the Diridon Transit Station, where tenants will have access to Caltrain, Amtrak, bike share, the VTA bus and light rail services. The site is located near several public amenities, including parks, grocery stores, retail and job centers. The project includes the development of a bicycle storage and maintenance room as well as the construction and improvement of sidewalks around the development.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**

Lead Applicant/Developer: **HACSC**

County: **Santa Clara**

Senate District: **15**

Assembly District: **27**

Metropolitan Planning Organization: **Metropolitan**

Transportation Commission (MTC)

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **33**

Policy and Readiness Points: **36.75**

Total Points Score: **69.8/100**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **12,070.20**

GHG Reduced per AHSC Dollar (metric tons): **3.02**

HOUSING

Housing Density (units/acre): **78.8**

Percentage of Units Affordable: **100%**

Affordable Units: **82**

Extremely Low-Income Units: **23**

Very Low-Income Units: **4**

Low-Income Units: **55**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$1,000,000**

Bike Racks, Storage, and Repair Kiosk: **\$25,000**

Streetscaping and Street Furniture: **\$150,000**

Total Sidewalks Funded (linear feet): **1,000**

Bicycle Parking/Storage Spaces: **41**

Plans, Specifications, and Estimates/Demolition/Site

Preparation: **\$50,000**

CO-BENEFITS

Economic: **Reducing housing costs; reducing transportation costs; providing access to employment**

FUNDING

Total AHSC Funds Requested: **\$ 4,000,000**

» Affordable Housing: **\$2,695,000**

» Transportation Related Infrastructure: **\$1,225,000**

» Programs: **\$80,000**

Leverage to AHSC Request Percentage: **556.1%**

Other State Funding: **HCD Transit Oriented Development Housing Program**

MacArthur Park Apartments

City of Los Angeles

PROJECT DESCRIPTION

MacArthur Park Apartments Phase B is an 82-unit mixed-use affordable housing development with approximately 7,000 square feet of retail. The project is located in a neighborhood that is within walking distance of a variety of amenities, including grocery, pharmacy, and other retail stores; a public library, several public schools, several free charter schools, a national bank branch, and two public parks. This project will also improve access to the Westlake/MacArthur Park Station serving the Metro Red and Purple lines.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**

Lead Applicant/Developer: **McCormack Baron Salazar**

County: **Los Angeles**

Senate District: **24**

Assembly District: **53**

Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**

Policy and Readiness Points: **42**

Total Points Score: **86/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **33,572.21**

GHG Reduced per AHSC Dollar (metric tons): **4.79**

HOUSING

Housing Density (units/acre): **76.7**

Percentage of Units Affordable: **82%**

Affordable Units: **82**

Extremely Low-Income Units: **9**

Very Low-Income Units: **36**

Low-Income Units: **37**

TRANSPORTATION

Transit Area Improvement: **\$2,849,300**

Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$1,150,700**

CO-BENEFITS

Economic: **Reducing housing costs; reducing transportation costs**

Public Health and Safety: **Improving access to transit**

FUNDING

Total AHSC Funds Requested: **\$5,000,000**

» Affordable Housing: **\$1,000,000**

» Transportation Related Infrastructure: **\$4,000,000**

Leverage to AHSC Request Percentage: **566.1%**

Other State Funding: **HCD Transit Oriented Development Housing Program**

March Veterans Village

City of Riverside

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

March Veterans Village will be a 100% affordable apartment community for veterans located on the old March Air Force Base in the City of Riverside. Developed by the Coachella Valley Housing Coalition (CVHC) in partnership with the U.S. Veterans Initiative, the residence includes 160 units on approximately 4 acres. U.S. VETS has served veterans on the March Air Force Base since 2003, and currently serves 119 veterans a day with much needed case management, transitional housing, and permanent housing. U.S. VETS and CVHC are expanding the existing facility to accommodate more permanent housing units, and the development of an additional 50 transitional housing beds. This is the first phase of a multi-phase project. Upon completion of all phases of the project, more than 400 veterans will be served at this facility.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **Coachella Valley Housing Coalition**

County: **Riverside**

Senate District: **31**

Assembly District: **61**

Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**

Policy and Readiness Points: **33.75**

Total Points Score: **77.8/97**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **21,712.00**

GHG Reduced per AHSC Dollar (metric tons): **3.55**

HOUSING

Housing Density (units/acre): **46**

Percentage of Units Affordable: **100%**

Affordable Units: **138**

Extremely Low-Income Units: **33**

Very Low-Income Units: **85**

Low-Income Units: **18**

Veteran Units: **136**

CO-BENEFITS

Economic: **Reducing housing costs; reducing transportation costs; increasing job readiness and career opportunities**

FUNDING

Total AHSC Funds Requested: **\$6,109,114**

» Affordable Housing: **\$5,994,850**

Leverage to AHSC Request Percentage: **368.6%**

Mill Creek Village

City of Bakersfield

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Mill Creek Village (formerly known as 19th Street Senior Apartments) will be a 63-unit senior affordable development located in Bakersfield. The development will provide residents with a large outside courtyard, a main floor community room, smaller community rooms on elevator-served upper stories and a variety of community amenities. The development will also be located in close proximity to a bus stop and to several City parks and greenspaces.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **Chelsea Investment Corporation**

County: **Kern**

Senate District: **16**

Assembly District: **34**

Metropolitan Planning Organization: **KERN Council of Government (KERN COG)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**

Policy and Readiness Points: **19.3**

Total Points Score: **74.3/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **17,058.15**

GHG Reduced per AHSC Dollar (metric tons): **6.66**

HOUSING

Housing Density (units/acre): **53**

Percentage of Units Affordable: **100%**

Affordable Units: **63**

Very Low-Income Units: **6**

Low-Income Units : **56**

Senior Units: **62**

CO-BENEFITS

Economic: **Reducing housing costs; reducing housing costs related to energy consumption**

Public Health: **Increasing access to active modes (walking and biking)**

FUNDING

Total AHSC Funds Requested: **\$2,559,394**

» Affordable Housing: **\$2,130,394**

» Housing Related Infrastructure: **\$429,000**

Leverage to AHSC Request Percentage: **95.1%**

Other State Funding: **Infill Infrastructure Grant**

Miraflores Senior Housing

City of Richmond

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Miraflores Senior Housing, located in the Park Plaza neighborhood of the City of Richmond, will create 80 service-enhanced homes affordable to the lowest income seniors. The development is located in proximity to convenient bus lines that run along McDonald Avenue and Cutting Boulevard to the Del Norte Shopping center (which includes grocery stores, pharmacies, restaurants and banks) as well as the Del Norte BART station. The project will also include the construction of a 4-acre greenbelt which will provide a buffer area between the residential development and I-80. This greenspace will enhance air and noise quality for the residents and provide multi-use paths that connect to the regional trail network and transit services.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **Eden Housing, Inc.**

County: **Contra Costa**

Senate District: **9**

Assembly District: **15**

Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **33**

Policy and Readiness Points: **41.75**

Total Points Score: **74.8/100**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **14, 211.11**

GHG Reduced per AHSC Dollar (metric tons): **2.80**

HOUSING

Housing Density (units/acre): **51.3**

Percentage of Units Affordable: **100%**

Affordable Units: **80**

Extremely Low-Income Units: **16**

Very Low-Income Units: **63**

Senior Units: **79**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$472,620**

Bike Racks, Storage, and Repair Kiosk: **\$3,000**

Streetscaping and Street Furniture: **\$80,938**

Other Costs: **\$74,800**

Crosswalks Installed: **7**

Bike Facilities Funded (linear miles): **0.5**

Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$393,154**

CO-BENEFITS

Economic: **Reducing housing costs; reducing housing costs related to energy consumption**

Public Health and Safety: **Improving community safety**

FUNDING

Total AHSC Funds Requested: **\$5,077,558**

» Affordable Housing: **\$4,024,606**

» Transportation Related Infrastructure: **\$1,024,512**

» Programs: **\$28,440**

Leverage to AHSC Request Percentage: **625.0%**

Other State Funding: **Infill Infrastructure Grant**

Mission Bay South Redevelopment Area

City of San Francisco

PROJECT DESCRIPTION

Mission Bay South Redevelopment Area is a 1.45 acre site located in San Francisco's Mission Bay neighborhood. The affordable housing development includes 143 residential units and 10,000 square feet of neighborhood retail. This project also includes the construction of a publicly accessible pedestrian walkway linking Mission Bay

Commons Park with the future Mission Bay Kid's Park at the intersection of Long Bridge and China Basin Streets. The building will include 53 one-bedroom, 47 two-bedroom and 43 three-bedroom units. 20% of the units will be reserved for formerly homeless families, earning 30% of area median income or below, and the rest of the units will be for households at 50% of area median income or below.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Tenderloin Neighborhood Development Corporation**
County: **San Francisco**
Senate District: **11**
Assembly District: **17**
Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **38.25**
Total Points Score: **93.3/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **51,747.45**
GHG Reduced per AHSC Dollar (metric tons): **10.35**

HOUSING

Housing Density (units/acre): **98.6**
Percentage of Units Affordable: **100%**
Affordable Units: **143**
Extremely Low-Income Units: **29**
Very Low-Income Units: **113**
Supportive Units: **29**

TRANSPORTATION

Streetscaping and Street Furniture: **\$55,848**
Total Sidewalks Funded (linear feet): **275**
Bicycle Parking/Storage Spaces: **143**

CO-BENEFITS

Economic: **Reducing housing costs; providing access to employment; creating jobs**

FUNDING

Total AHSC Funds Requested: **\$4,999,989**
» Affordable Housing: **\$4,944,141**
» Transportation Related Infrastructure: **\$55,848**
Leverage to AHSC Request Percentage: **495.8%**

Mosaic Gardens at Westlake

City of Los Angeles

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Mosaic Gardens at Westlake is an infill site which will be revitalized as a vibrant 125-unit housing community. The development includes the acquisition of six contiguous parcels, totaling 1.19 acres. The new development replaces a site that is currently blighted with dilapidated structures and vacant land covered with broken cars, trash and unmaintained overgrowth. The development is an intergenerational community which will serve families and seniors. More than half, or 63, of units will be reserved for homeless individuals or families, with 32 of those units reserved for chronically homeless individuals or families.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **LINC Housing Corporation/Chelsea Investment Corporation**
County: **Los Angeles**
Senate District: **24**
Assembly District: **51**
Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **36.5**
Total Points Score: **91.5/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **29,188.09**
GHG Reduced per AHSC Dollar (metric tons): **15.36**

HOUSING

Housing Density (units/acre): **107.8**
Percentage of Units Affordable: **98%**
Affordable Units: **123**
Extremely Low-Income Units: **50**
Very Low-Income Units: **38**
Low-Income Units: **35**
Senior Units: **56**
Supportive Units: **63**

CO-BENEFITS

Economic: **Reducing housing costs; creating jobs**
Public Health and Safety: **Reducing air pollution**

FUNDING

Total AHSC Funds Requested: **\$1,900,000**
» Affordable Housing: **\$418,000**
» Housing Related Infrastructure: **\$1,482,000**
Leverage to AHSC Request Percentage: **407.2%**

Riviera Family Apartments

City of Walnut Creek

PROJECT DESCRIPTION

Riviera Family Apartments will provide 58 newly constructed apartments affordable to low-income families in the City of Walnut Creek. The project will have new, publicly-accessible infrastructure to benefit the community, including pedestrian improvements, low-impact landscaping, and traffic calming. The project will also include programming to encourage active transportation including free bus passes, resident education about alternative transportation options and more.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **Resources for Community Development**
County: **Contra Costa**
Senate District: **7**
Assembly District: **16**
Metropolitan Planning Organization:
Metropolitan Transportation Commission (MTC)
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **22**
Policy and Readiness Points: **40.5**
Total Points Score: **62.5/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **8,109.99**
GHG Reduced per AHSC Dollar (metric tons): **1.64**

HOUSING

Housing Density (units/acre): **76.3**
Percentage of Units Affordable: **100%**
Affordable Units: **58**
Extremely Low-Income Units: **9**
Very Low-Income Units: **32**
Low-Income Units: **17**
Supportive Units: **5**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$115,076**
Bike Racks, Storage, and Repair Kiosk: **\$18,200**
Streetscaping and Street Furniture: **\$124,250**
Total Sidewalks Funded (linear feet): **502**
Crosswalks Installed: **3**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$377,912**

CO-BENEFITS

Economic: **Reducing housing costs; reducing transportation costs**
Public Health: **Increasing access to active modes (walking and biking)**

FUNDING

Total AHSC Funds Requested: **\$4,277,904**
(Loan: \$2,614,450 and Grant: \$2,342,160)

- » Affordable Housing: **\$1,935,744**
- » Housing Related Infrastructure: **\$1,706,722**
- » Transportation Related Infrastructure: **\$635,438**

Leverage to AHSC Request Percentage: **444.4%**
Other State Funding: **Infill Infrastructure Grant**

Rolland Curtis East

City of Los Angeles

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

Rolland Curtis East will be a visionary mixed-use, transit-oriented development consisting of 140 units of affordable housing, a community health clinic, retail, bicycle repair kiosks and active transportation programming. Rolland Curtis Gardens was developed through an extensive community participatory planning process in which feedback from residents, neighbors and local stakeholders directly shaped the proposal. Total AHSC Funds will be used to fund a variety of projects associated with the east wing of Rolland Curtis Gardens, including programming that promotes active transportation.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **Abode Communities**

County: **Los Angeles**

Senate District: **30**

Assembly District: **59**

Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **22**

Policy and Readiness Points: **44**

Total Points Score: **66/100**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **16,294.05**

GHG Reduced per AHSC Dollar (metric tons): **2.44**

HOUSING

Housing Density (units/acre): **77.78**

Percentage of Units Affordable: **100%**

Affordable Units: **70**

Extremely Low-Income Units: **14**

Very Low-Income Units: **35**

Low-Income Units: **20**

CO-BENEFITS

Economic: **Reducing housing costs; bringing jobs and housing closer together**

Public Health and Safety: **Reducing air pollution**

FUNDING

Total AHSC Funds Requested: **\$6,682,431**

» Affordable Housing: **\$5,435,600**

» Housing Related Infrastructure: **\$551,831**

» Programs: **\$445,000**

Leverage to AHSC Request Percentage: **333.9%**

San Leandro Senior

City of San Leandro

AHSC FY 14-15 TRANSIT-ORIENTED DEVELOPMENT PROJECT PROFILE

PROJECT DESCRIPTION

San Leandro Senior Housing is an 85-unit transit-oriented, affordable senior housing development. This project represents Phase II of a larger, two-phase project that will transform the existing BART parking lot into a residential community with commercial space and 1185 family apartments that have already been built as a part of Phase I. The new building will offer affordable apartments to seniors earning up to 50% of the area median income. Total AHSC Funds will be devoted to the construction of walk-up residential units and a landscaped pedestrian paseo, as well as improvements to the San Leandro BART transit station.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**
Lead Applicant/Developer: **BRIDGE Housing Corporation**
County: **Alameda**
Senate District: **9**
Assembly District: **18**
Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **22**
Policy and Readiness Points: **39.75**
Total Points Score: **61.8/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **15,874.40**
GHG Reduced per AHSC Dollar (metric tons): **1.98**

HOUSING

Housing Density (units/acre): **75.9**
Percentage of Units Affordable: **99%**
Affordable Units: **84**
Extremely Low-Income Units: **9**
Very Low-Income Units: **75**
Senior Units: **84**

TRANSPORTATION

Walkways, Crossings, and Traffic Calming: **\$150,480**
Transit Area Improvement: **\$44,298**
Streetscaping and Street Furniture: **\$48,000**
Total Sidewalks Funded (linear feet): **108**
Crosswalks Installed: **2**
Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$307,222**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health and Safety: **Improving indoor air quality; increasing access to active modes (walking and biking)**

FUNDING

Total AHSC Funds Requested: **\$7997808**

- » Affordable Housing: **\$4,965,047**
- » Housing Related Infrastructure: **\$2,482,761**
- » Transportation Related Infrastructure: **\$550,000**

Leverage to AHSC Request Percentage: **351.2%**

South Bay Bus Rapid Transit

City of Chula Vista

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

The South Bay Bus Rapid Transit is a 21-mile bus rapid transit route that will operate between the Otay Mesa Border Crossing and Downtown San Diego. The project will complete the final 11 miles of the route between Chula Vista and a new Intermodal Transportation Center at the border with Mexico. The project will provide transit service for residents and employees in the corridor who currently have no viable transit options. It will operate in dedicated transit lanes, serve six stations (five in Otay Ranch – a transit-oriented village) and provide a direct transit connection to the border. The project will reduce greenhouse gas emissions by shifting trips from autos to transit, increase public health by decreasing pollutants at the border, and help link disadvantaged communities to affordable housing and key destination areas.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **SANDAG**

County: **San Diego**

Senate District: **40**

Assembly District: **80**

Metropolitan Planning Organization: **San Diego**

Association of Government (SANDAG)

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**

Policy and Readiness Points: **23.75**

Total Points Score: **78.8/82.8**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **182,429.10**

GHG Reduced per AHSC Dollar (metric tons): **26.06**

TRANSPORTATION

Transit Area Improvement: **\$4,920,000**

Transit Service/Intelligent Transportation Systems (ITS)

Technology: **\$1,380,000**

Crosswalks Installed: **20**

Plans, Specifications, and Estimates/Demolition/Site

Preparation: **\$700,000**

CO-BENEFITS

Economic: **Improving access to employment**

Public Health and Safety: **Reducing air pollution;**

improving bike and pedestrian safety with

dedicated infrastructure

FUNDING

Total AHSC Funds Requested: **\$7,000,000**

» Transportation Related Infrastructure: **\$7,000,000**

Leverage to AHSC Request Percentage: **872.4%**

Sylmar Court Apartments

City of Los Angeles

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

This infill development is a LEED Gold-rated affordable housing development less than a ½ mile away from the MetroLink Sylmar station. It consists of 101 affordable units for families earning between 25% to 60% of area median income, and provides a neighborhood retail store. Twenty-five of the units will be reserved for residents with special needs. Additionally, the development will improve pedestrian amenities around the site and better connect to a nearby bike path. The development's location, in close proximity to transit, jobs, retail, and services, is beneficial for working families. The Sylmar Metrolink station is a major commuter hub. In addition to commuter rail, the station is heavily used for bus service with a Commuter Express bus line, seven local bus lines, and two Rapid Bus lines.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**
Lead Applicant/Developer: **Meta Housing Corporation**
County: **Los Angeles**
Senate District: **18**
Assembly District: **29**
Metropolitan Planning Organization: **Southern California Association of Governments (SCAG)**
Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **55**
Policy and Readiness Points: **37.75**
Total Points Score: **92.8/95**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **23,000.00**
GHG Reduced per AHSC Dollar (metric tons): **9.20**

HOUSING

Housing Density (units/acre): **78.3**
Percentage of Units Affordable: **100%**
Affordable Units: **101**
Extremely Low-Income Units: **25**
Very Low-Income Units: **35**
Low-Income Units: **41**
Transitional Units: **25**

CO-BENEFITS

Economic: **Reducing housing costs**
Public Health and Safety: **Reducing overcrowding; providing access to parks**

FUNDING

Total AHSC Funds Requested: **\$2,500,000**
» Affordable Housing: **\$2,300,000**
» Housing Related Infrastructure: **\$200,000**
Leverage to AHSC Request Percentage: **1,098.3%**
Other State Funding: **Infill Infrastructure Grant**

Natalie Gubb Commons

City of San Francisco

PROJECT DESCRIPTION

Natalie Gubb Commons (formerly 222 Beale Street) will create a vibrant urban community within San Francisco's newest transit-oriented neighborhood. The project will provide 120 units of affordable housing for families at 50% of area median income, with on-site childcare, housing infrastructure build-outs of pedestrian pathways and courtyard and transportation infrastructure improvements to the existing transit stop bus shelter.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**

Lead Applicant/Developer: **Mercy Housing**

County: **San Francisco**

Senate District: **11**

Assembly District: **17**

Metropolitan Planning Organization: **Metropolitan Transportation Commission (MTC)**

SCORING

GHG Points: **33**

Policy and Readiness Points: **40.75**

Total Points Score: **73.8/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **19,460.55**

GHG Reduced per AHSC Dollar (metric tons): **2.99**

HOUSING

Housing Density (units/acre): **179**

Percentage of Units Affordable: **100%**

Affordable Units: **120**

Extremely Low-Income Units: **119**

TRANSPORTATION

Transit Area Improvement: **\$41,250**

Streetscaping and Street Furniture: **\$20,400**

Bicycle Parking/Storage Spaces: **42**

Plans, Specifications, and Estimates/Demolition/Site

Preparation: **\$58,350**

CO-BENEFITS

Economic: **Reducing transportation, utility and child care costs**

Public Health & Safety: **Improving air quality through reduced VMT; improving indoor air quality**

FUNDING

Total AHSC Funds Requested: **\$ 6,500,000**

» Affordable Housing: **\$4,766,717**

» Housing Related Infrastructure: **\$1,613,283**

Leverage to AHSC Request Percentage: **810.3%**

Truckee Railyard Downtown Corridor Improvements

City of Truckee

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

The Truckee Railyard Downtown Corridor Improvements Project is a multimodal transportation improvement in downtown Truckee, the vibrant core of a rural region. Over the last decade, the Town has worked to transform its historic downtown, a portion of which is former State Highway 267, into a pedestrian-, bike-, transit-, and vehicle-friendly central core to better reflect the corridor's opportunity as a thriving mixed-use downtown. Truckee is the gateway to the Tahoe region, a community and economy deeply impacted by climate change, and it can redefine mountain living with smart, urban principles. The project will provide safer multimodal mobility between downtown and working.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **Truckee Development Associates**

County: **Nevada**

Senate District: **1**

Assembly District: **1**

Metropolitan Planning Organization: **Non-MPO**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **33**

Policy and Readiness Points: **37.25**

Total Points Score: **70.3 / 92.5**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **20,079.00**

GHG Reduced per AHSC Dollar (metric tons): **2.51**

HOUSING

Housing Density (units/acre): **88.2**

Percentage of Units Affordable: **54%**

Affordable Units: **81**

Extremely Low-Income Units: **7**

Very Low-Income Units: **7**

Low-Income Units: **30**

TRANSPORTATION

Bikeway: **\$180,000**

Walkways, Crossings, and Traffic Calming: **\$4,920,000**

Streetscaping and Street Furniture: **\$500,000**

Total Sidewalks Funded (linear feet): **9200**

Crosswalks Installed: **31**

Bike Facilities Funded (linear miles): **1.2**

Bicycle Parking/Storage Spaces: **30**

Plans, Specifications, and Estimates/Demolition/Site Preparation: **\$1,400,000**

CO-BENEFITS

Economic: **Reducing housing costs; bringing jobs and housing closer together**

Public Health and Safety: **Improving pedestrian safety with dedicated infrastructure**

FUNDING

Total AHSC Funds Requested: **\$8,000,000**

» Housing Related Infrastructure: **\$1,000,000**

» Transportation Related Infrastructure: **\$7,000,000**

Other State Funding: **Infill Infrastructure Grant**

Leverage to AHSC Request Percentage: **138.0%**

Other State Funding: **Infill Infrastructure Grant**

Vanpool Expansion Project

City of Hanford

AHSC FY 14-15 INTEGRATED CONNECTIVITY PROJECT PROFILE

PROJECT DESCRIPTION

The Vanpool Expansion Project will be targeted toward providing farmworkers located in rural areas with an affordable van service to travel between home and work. Residents in these areas generally lack access to reliable public transportation, and often do not have access to a dependable vehicle or a driver's license. The project will help CalVans achieve its goal of expanding into impoverished areas of California that lack practical public transit options, thereby improving access to jobs for remote and rural communities that score highly on CalEnviroScreen.

PROJECT DETAILS

Project Type: **Integrated Connectivity Project (ICP)**

Lead Applicant/Developer: **California Vanpool**

Authority

County: **Multiple counties**

Senate District: **14**

Assembly District: **32**

Metropolitan Planning Organization: **Multiple**

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **44**

Policy and Readiness Points: **7.5**

Total Points Score: **51.5/76.5**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **12,139.00**

GHG Reduced per AHSC Dollar (metric tons): **4.05**

TRANSPORTATION

Transit Service/ITS Technology: **\$2,496,000**

CO-BENEFITS

Public Health & Safety: **Providing additional shelter/cooling stations for farmworkers**

Environmental: **Improving air quality**

Economic: **Decreasing transportation cost for farmworkers**

FUNDING

Total AHSC Funds Requested: **\$3,000,000**

- » Transportation Related Infrastructure: **\$2,496,000**
- » Programs: **\$500,000**

Paradise Creek

City of National City

PROJECT DESCRIPTION

The Paradise Creek (formerly Westside Infill Transit Oriented Development) Development will be a 201-unit affordable housing infill development along the creek that bears the same name in National City. The project consists of two phases, the first of which has already been completed through the construction of the first 109 units. Phase II will complete the development by building 92 units, expanding Paradise Creek Educational Park/Trail, and building off-site transportation improvements including: Class II bicycle lanes, pedestrian pathways, and ADA enhancements at key intersections within the public right-of-way. The entire project is based on a concept developed through a stakeholder design process and was adopted as part of the City's Westside Specific Plan in 2010.

PROJECT DETAILS

Project Type: **Transit-Oriented Development (TOD)**

Lead Applicant/Developer: **City of National City**

County: **San Diego**

Senate District: **40**

Assembly District: **99**

Metropolitan Planning Organization: **San Diego**

Association of Governments (SANDAG)

Benefiting a Disadvantaged Community? **Yes**

SCORING

GHG Points: **22**

Policy and Readiness Points: **41.25**

Total Points Score: **63.3/98**

GREENHOUSE GAS REDUCTION

ARB-Verified GHG Reductions: **16,103.43**

GHG Reduced per AHSC Dollar (metric tons): **1.74**

HOUSING

Housing Density (units/acre): **42.6**

Percentage of Units Affordable: **100%**

Affordable Units: **92**

Extremely Low-Income Units: **11**

Very Low-Income Units: **80**

TRANSPORTATION

Bikeway: **\$772,500**

Streetscaping and Street Furniture: **\$36,000**

Total Sidewalks Funded (linear feet): **1,500**

Crosswalks Installed: **6**

Bike Facilities Funded (linear miles): **2**

Plans, Specifications, and Estimates/Demolition/Site

Preparation: **\$121,771**

CO-BENEFITS

Economic: **Reducing housing costs**

Public Health and Safety: **Providing a community garden for access to healthy food and greenspace; improving indoor air quality**

FUNDING

Total AHSC Funds Requested: **\$9,240,888**

» Affordable Housing: **\$3,760,617**

» Housing Related Infrastructure: **\$4,550,000**

» Transportation Related Infrastructure: **\$930,271**

Leverage to AHSC Request Percentage: **462.6%**

Other State Funding: **Infill Infrastructure Grant**