

Staff Recommendations: AHSC Round 9

Revised 12/08/2025

Table 1. Projects Recommended for Award

Project Name	Applicants	Project Area Type	Project Jurisdiction	Total Units	Income Restricted			Programs Funding	Transportation Funding	Total AHSC Award	Total Estimated AHSC GHG Emission Reductions (MTCO2e)	Disadvantaged Community (DAC)	Final Score	Reason selected
					Housing	Funding	Programs							
Stardust Gardens	MidPen Housing Corporation; City of Alameda	Integrated Connectivity Project (ICP)	Alameda	80	78	\$ 29,553,361		\$647,000	\$14,350,000	\$44,550,361	46,237	Yes	92.33	Project Area Type Goal (ICP)
	East Bay Asian Local Development Corporation; City of Oakland	Transit Oriented Development (TOD)	Oakland	65	64	\$ 20,873,066		\$379,000	\$14,621,000	\$35,873,066	62,725	Yes	89.00	Project Area Type Goal (TOD)
Tupelo	Brinshore Development, L.L.C.; New Hope Community Development Corporation; Housing Authority of County of Yolo	Integrated Connectivity Project (ICP)	Woodland	73	72	\$ 14,000,000		\$273,960	\$13,725,140	\$27,999,100	30,578	No	88.66	Project Area Type Goal (ICP)
	AMCAL Multi-Housing Inc.	Transit Oriented Development (TOD)	Sacramento	348	344	\$ 34,875,675		\$1,838,400	\$12,675,600	\$49,389,675	49,047	No	87.66	Project Area Type Goal (TOD)
1939 Market	Mercy Housing California; City and County of San Francisco	Transit Oriented Development (TOD)	San Francisco	187	185	\$ 35,000,000		\$866,100	\$11,713,000	\$47,579,100	38,527	No	87.00	Project Area Type Goal (TOD)
	Ross Center*	Transit Oriented Development (TOD)	Los Angeles	124	122	\$ 26,335,307		\$806,096	\$11,059,911	\$38,201,314	103,484	No	86.00	Project Area Type Goal (TOD)
VTA Capitol Station	MidPen Housing Corporation	Transit Oriented Development (TOD)	San Jose	203	201	\$ 35,000,000		\$546,125	\$13,793,306	\$49,339,431	56,471	No	85.00	GHG Reductions
	Hudson Valley Property Group, LLC; E. Smith & Company	Integrated Connectivity Project (ICP)	West Sacramento	114	113	\$ 28,350,739		\$500,000	\$14,500,000	\$43,350,739	105,997	No	84.50	Project Area Type Goal (ICP)
1318 4th Street	EAH Inc.	Transit Oriented Development (TOD)	Santa Monica	122	120	\$ 35,000,000		\$623,600	\$14,374,999	\$49,998,599	16,404	Yes	83.50	Project Area Type Goal (TOD)
	I Street Apartments	Community HousingWorks	Transit Oriented Development (TOD)	Sacramento	84	83	\$ 21,861,776		\$648,800	\$10,770,000	\$33,280,576	157,418	Yes	82.50
87 E Evelyn Phase I	Affirmed Housing Partners	Integrated Connectivity Project (ICP)	Mountain View	161	159	\$ 35,000,000		\$358,000	\$14,378,790	\$49,736,790	44,132	No	82.50	Project Area Type Goal (ICP)
	National Community Renaissance of California; City of Ontario	Integrated Connectivity Project (ICP)	Ontario	144	143	\$ 20,968,594		\$833,880	\$9,000,649	\$30,803,123	7,893	Yes	81.00	Project Area Type Goal (ICP)
443 Soto Apartments	East LA Community Corporation	Transit Oriented Development (TOD)	Los Angeles	138	136	\$ 35,000,000		\$802,512	\$11,096,800	\$46,899,312	16,608	Yes	78.50	Project Area Type Requirement (DAC)
	The Related Companies of California; La Cienega LOMOD, Inc.; Housing Authority of the City of Los Angeles	Transit Oriented Development (TOD)	Los Angeles	100	99	\$ 32,490,745		\$406,920	\$14,593,031	\$47,490,696	95,109	Yes	78.00	Priority Population Requirement (DAC)
Treasure Island IC 4.3	John Stewart Company; Treasure Island Development Authority; Treasure Island Mobility Management Agency	Integrated Connectivity Project (ICP)	San Francisco	150	119	\$ 33,500,000		\$664,140	\$10,945,000	\$45,109,140	13,674	Yes	78.00	Project Area Type Goal (ICP)
	1401 Imperial Apartments*	S.V.D.P. Management, Inc.	Transit Oriented Development (TOD)	San Diego	164	162	\$ 35,000,000		\$933,200	\$13,864,557	\$49,797,757	16,589	Yes	75.00
4th and Walnut Apartments	Cesar Chavez Foundation; Vista del Monte Affordable Apartments, Inc.	Rural Innovation Project Area (RIPA)	Arvin	51	50	\$ 14,470,000		\$522,000	\$7,370,102	\$22,362,102	9,741	Yes	74.50	Project Area Type Goal (RIPA)
	Watsonville Metro	MidPen Housing Corporation; City of Watsonville; Santa Cruz Metropolitan Transportation District	Integrated Connectivity Project (ICP)	Watsonville	79	78	\$ 29,380,604		\$532,520	\$9,095,000	\$39,008,124	5,909	Yes	73.16
Silver Peaks	Visionary Home Builders of California, Inc.	Rural Innovation Project Area (RIPA)	Bishop	60	59	\$ 16,864,836		\$150,000	\$9,447,846	\$26,462,682	10,021	No	69.50	Project Area Type Goal (RIPA)
	Sunset Heights - Parcel 1	Rural Communities Housing Development Corporation (RCHDC); City of Eureka	Rural Innovation Project Area (RIPA)	Eureka	44	43	\$ 13,068,713		\$684,100	\$8,032,222	\$21,785,035	3,472	No	68.00
Park Lane Homes*	Abode Communities; City of Desert Hot Springs	Rural Innovation Project Area (RIPA)	Desert Hot Springs	87	86	\$ 24,630,370		\$408,516	\$11,262,600	\$36,301,486	7,735	No	67.50	Project Area Type Goal (RIPA)
													53.29% awards in DAC	-
				TOTAL	17 Jurisdictions	2,578	2,516	\$ 571,223,786	\$13,424,869	\$250,669,553	\$835,318,208	897,771	in DAC	-

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

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

Table 2. Projects not recommended for Award

Project Name	Applicants	Project Area Type	Project Jurisdiction	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Funds Requested	Total Estimated AHSC Reductions (MTCO2e)	AHSC GHG Emission	Disadvantaged Community (DAC)	Final Score
El Cerrito Plaza - Parcel C East	The Related Companies of California, LLC; City of El Cerrito	Transit Oriented Development (TOD)	El Cerrito	84	83	\$29,000,000	\$879,474	\$12,483,355	\$42,362,829	33,806	No	85	
1051 Mission Affordable	BRIDGE Housing Corporation	Transit Oriented Development (TOD)	South San Francisco	158	157	\$31,297,026	\$973,032	\$9,623,342	\$41,893,400	9,398	No	82.50	
Bayfair Apartments	Pacific West Communities, Inc., City of San Leandro	Transit Oriented Development (TOD)	San Leandro	481	476	\$35,000,000	\$1,749,680	\$9,039,100	\$45,788,780	21,864	No	77.83	
Amador Station Phase 1	The Related Companies of California, LLC; City of Dublin; Affordable Housing Access, Inc.	Transit Oriented Development (TOD)	Dublin	86	85	\$29,300,000	\$892,232	\$12,457,318	\$42,649,550	30,626	No	77.33	
The Crescent	Heritage Housing Partners, City of Napa	Integrated Connectivity Project (ICP)	Napa	77	77	\$18,500,204	\$535,620	\$9,783,658	\$28,819,482	18,615	No	76.66	
Hayward Parcel Group 8	Resources for Community Development	Integrated Connectivity Project (ICP)	Hayward and Castro Valley	89	88	\$32,111,694	\$381,204	\$9,745,200	\$42,238,098	11,873	No	76.66	
North Berkeley BART Lot D	East Bay Asian Local Development Corporation	Transit Oriented Development (TOD)	Berkeley	60	59	\$20,848,376	\$726,373	\$14,078,318	\$35,653,067	29,573	No	76.33	
Magnolia Villas	Las Palmas Housing and Development Corporation; Stowell Villas, LLC;	Integrated Connectivity Project (ICP)	Upland	93	92	\$19,495,705	\$740,213	\$12,002,776	\$32,238,694	9,214	No	76	
One San Pedro - Phase II	Century Affordable Development, Inc.; One San Pedro Collaborative, LLC; Richman OSP Phase GP, LLC	Integrated Connectivity Project (ICP)	San Pedro	144	136	\$31,364,068	\$972,360	\$10,092,691	\$42,429,119	9,923	Yes	72	
Orbisonia Village*	Pacific West Communities, Inc.; Contra Costa County; Eastern Contra Costa Transit Authority	Transit Oriented Development (TOD)	Bay Point	169	167	\$30,000,000	\$692,684	\$9,527,838	\$40,220,522	11,682	No	71.50	
Beyer Boulevard Trolley Village	Affirmed Housing Group, Inc.	Transit Oriented Development (TOD)	San Ysidro	100	99	\$24,155,075	\$900,320	\$13,000,000	\$38,055,395	13,362	Yes	70.50	
River City Apartments*	Chelsea Investment Corporation; Pacific Southwest Community Development Corporation	Transit Oriented Development (TOD)	Sacramento	66	65	\$14,752,000	\$429,000	\$14,044,250	\$29,225,250	28,180	No	70	
Villas Windsor Hills*	PATH Ventures; Bold Communities	Integrated Connectivity Project (ICP)	Los Angeles	122	120	\$33,300,000	\$663,632	\$13,313,600	\$47,277,232	23,774	No	69.66	
Restoration Apartments	CRCD Partners, LLC; Special Service for Groups, Inc.	Transit Oriented Development (TOD)	Los Angeles	70	69	\$22,294,720	\$538,848	\$14,460,936	\$37,294,504	11,151	Yes	68.50	
Mountain View II	Many Mansions	Rural Innovation Project Area (RIPA)	Fillmore	49	48	\$13,400,000	\$528,900	\$7,526,152	\$21,455,052	1,023	No	67	
West Creek Village*	Self-Help Enterprises; Blue Ocean America	Integrated Connectivity Project (ICP)	Fresno	118	116	\$34,294,128	\$249,000	\$2,908,922	\$37,452,050	3,072	Yes	62	
Maple Meadows II*	Community Development	Rural Innovation Project Area (RIPA)	Chowchilla	80	79	\$15,000,000	\$465,200	\$7,325,147	\$22,790,347	5,459	No	61.50	
Sugar Pine Village Phase 2B	The Related Companies of California; City of South Lake Tahoe	Rural Innovation Project Area (RIPA)	South Lake Tahoe	60	60	\$15,300,000	\$350,000	\$7,300,000	\$22,950,000	4,993	No	61	
The Roos @ Fulton Forum	Housing Authority of the City of Fresno	Integrated Connectivity Project (ICP)	Fresno	124	123	\$33,898,088	\$510,704	\$11,282,336	\$45,691,128	9,686	Yes	59.33	
73rd Street Apartments*	Eden Housing, Inc.	Transit-Oriented Development (TOD)	San Diego	120	119	\$20,114,752	\$778,400	\$1,445,000	\$22,338,152	5,809	No	57	
Blossom Pointe Apartments	Pacific West Communities, Inc.; City of Fowler; Fresno County Rural Transit Agency	Rural Innovation Project Area (RIPA)	Fowler	116	115	\$20,000,000	\$730,704	\$9,160,681	\$29,891,385	2,886	Yes	56.50	
Hamilton Apartments	The Related Companies of California, LLC; Foundation for Affordable Housing II, Inc.; CDRG Development LLC	Transit-Oriented Development (TOD)	Beverly Hills	82	81	\$23,611,134	\$559,952	\$10,110,580	\$34,281,666	97,215	No	55.50	
Ascencia*	Metropolitan Area Advisory Committee on Anti-Poverty of San Diego County, Inc.	Transit-Oriented Development (TOD)	Escondido	180	178	\$35,000,000	\$807,390	\$1,270,000	\$37,077,390	11,984	No	53.50	
Valley Village Apartments	Willow Partners LLC; City of Huron; Fresno County Rural Transit Agency	Rural Innovation Project Area (RIPA)	Huron	86	84	\$12,000,000	\$592,820	\$7,210,900	\$19,803,720	1,351	Yes	51.50	
Larkin Grove Apartments*	Pacific West Communities, Inc.; City of Live Oak	Rural Innovation Project Area (RIPA)	Live Oak	60	59	\$12,000,000	\$392,480	\$3,994,600	\$16,387,080	1,859	No	48.50	

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

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

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

Project Name	Applicants	Project Location	Project Type	Issue(s)	AHSC Funds Requested
Moody Ridge Fire-Resilient Sustainable	Catalyst 123 LLC	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold, incomplete application. Submitted AHSC application workbook was blank, as a result there is not enough information.	<i>Not provided by applicant</i>