

Appendix C:

Round 9 Affordable Housing and Sustainable Communities (AHSC) Awards Project Summaries

Presented at the Dec. 10, 2025, California Strategic Growth Council (SGC) Meeting

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

Silver Peaks

Project Location: Bishop, CA

Applicant(s) Name: Visionary Home Builders of California, Inc.

Project Type: Rural Innovation Project Area (RIPA)

Disadvantaged Community: No

Geographic Area: North State & Sierras

Total Award: \$26,462,682

Project Description:

Silver Peaks is the proposed new construction of a 60-unit affordable multifamily apartments nestled in the small rural community of Bishop in Inyo County. The project will target households with incomes at 30%, 50% and 60% area median income (AMI). Silver Peaks apartments will be located on a 2.93-acre vacant parcel and zoned R-3 for Multiple Family Residential. The site is in the northeastern part of the city near public Dial-a-Ride transportation. The walk-up, garden-style development will consist of four three-story residential buildings and one single-story building designated as a community center. Units will have a full kitchen with energy star appliances, interior laundry rooms with full-sized washer and dryers, and separate dining and family rooms. The first-floor units are entirely Americans with Disabilities Act (ADA) compliant/adaptable, as required. The Community Center is a gathering place for the residents to attend meetings, adult education classes and join in on the residents' events, building camaraderie amongst the tenants. There will be a conveniently located leasing office for residents within the Community Center, along with a separate, creative space for Head Start Childcare Services. The enhanced level of design and proximity to amenities is an element providing a sense of community and pride.

In addition to the Affordable Housing Development (AHD), the AHSC project will create 2.28 lane miles of context sensitive bikeway, improve five local bus stops with new bus shelters and level-floor boarding infrastructure, and develop 1,200 feet of new safe and accessible walkways. The project also funds the expansion of anti-displacement services provided by California Indian Legal Services.

Watsonville Metro

Project Location: Watsonville, CA

Applicant(s) Name: MidPen Housing Corporation

Project Type: Integrated Connectivity Project (ICP)

Disadvantaged Community: Yes

Geographic Area: Central Coast

Total Award: \$39,008,124

Project Description:

Watsonville Metro is a joint venture between MidPen Housing, Santa Cruz Metro, and the City of Watsonville to redevelop an underutilized downtown transit center into a dynamic, transit-oriented affordable housing community. The project will deliver 78 affordable rental homes to residents earning 30-60% AMI. These units will be built directly above a new, modernized regional bus station in the heart of Watsonville's revitalizing downtown.

The new transit center will serve as a critical regional mobility hub by improving connectivity between Watsonville and Santa Cruz, as well as key employment and education centers. Enhancements include upgraded facilities, real-time transit schedule information, and improved ADA accessibility to better serve low-income, senior, and transit-dependent populations. Complementing the transit investment, the project will implement two lane miles of new Class III bike boulevards and over 2,000 linear feet of pedestrian safety upgrades in downtown Watsonville. By integrating high-quality affordable housing with active and public transportation improvements, the project addresses urgent community needs for housing stability and safer streets. The project will also fund the expansion of anti-displacement and workforce development programs with partners at Digital NEST and California Rural Legal Assistance, Inc. This unique collaboration sets a regional precedent for how public land and infrastructure can be leveraged to achieve sustainability, equity, and mobility goals in smaller exurban communities.

Alveare Terrace

Project Location: Los Angeles, CA

Applicant(s) Name: The Related Companies of California

Project Type: Transit Oriented Development (TOD)

Disadvantaged Community: Yes

Geographic Area: Coastal Southern California

Total Award: \$47,490,696

Project Description:

Developed through a partnership between the Housing Authority of the City of Los Angeles (HACLA) through its development arm La Cienega LOMOD, Inc., Related Companies of California, and Weingart Center, Alveare Terrace will deliver 99 units of deeply affordable senior housing for residents earning 20-60% AMI in a transit-rich neighborhood in downtown Los Angeles. The housing will be located on the only state surplus site in Los Angeles listed in the Governor's Executive Order N-06-19. The project will fund construction of more than one lane mile of new bikeway and purchase of two new Purple Line heavy rail cars for Metro—generating over 90,000 MTCO_{2e} of Greenhouse Gas (GHG) reductions.

The project demonstrates significant collaboration across public, private, and community sectors. Key partners include Trust South LA for anti-displacement efforts, Coalition for Responsible Community Development (CRCD) for local workforce development and Designing in Color for community-centered outreach and design. Alveare Terrace advances equity, mobility, and climate resilience while enabling seniors to age in place with dignity. The project sets a statewide precedent for how surplus public land can be repurposed to deliver transformational housing, health and mobility benefits for historically underserved communities.

Ontario Affordable Housing Phase II

Project Location: Ontario, CA

Applicant(s) Name: National Community Renaissance of California

Project Type: ICP

Disadvantaged Community: Yes

Geographic Area: Inland Southern California

Total Award: \$30,803,123

Project Description:

The Ontario Affordable Housing Phase II AHSC project consists of AHD, Sustainable Transportation Infrastructure (STI) and program components. The AHD includes 143 units for households earning 30-60% AMI. The residents will benefit from onsite programs offered by local nonprofits including workforce development, adult education, health and wellness, skill building classes and anti-displacement programs. The Project will provide considerable solar power generation in excess of that required by code.

Sustainable transportation improvements will benefit the city and residents of the development, including the Grove Avenue Trail Connector Class I bi-directional bicycle path along Grove Avenue (2.28 lane miles) connecting four City-owned parks and a new 1,270-foot pedestrian walking path at Grove Memorial Park. Safe Routes to School improvements for nearby Lincoln Elementary will enhance sidewalks and crosswalks along Allyn Avenue including ADA upgrades, new signage, and traffic calming features. Additionally, in partnership with Omnitrans, 10 new bus shelters will be installed throughout the project area. Omnitrans will also expand service for the West Valley Connector (sbX Purple Line) BRT route that runs directly adjacent to the development. This new rapid bus service is under construction with an anticipated completion date in 2026. The BRT currently only has funding secured for weekday service and one initial year of weekend service. AHSC funding will expand weekend service for ten years starting in 2028 (after the initial year of weekend service). Continuing weekend service is crucial for consistency and meeting high service demand along the route. Access during the weekend will encourage more riders to use the service regularly since it will be more reliable and consistent.

Additionally, the project will include funding for a new workforce development program in partnership with Operation New Hope (ONH), as well as the expansion of neighborhood-scale anti-displacement efforts through Neighborhood Partnership Housing Services (NPHS).

1401 Imperial Apartments

Project Location: San Diego, CA
Applicant(s) Name: S.V.D.P. Management, Inc.
Project Type: TOD
Disadvantaged Community: Yes
Geographic Area: San Diego Area
Total Award: \$49,797,757

Project Description:

1401 Imperial Apartments is a model for climate-smart, equity-centered development in one of California's most impacted urban cores. Just 0.2 miles from San Diego's primary multimodal transit hub—the 12th & Imperial Transit Center—the project builds on top of an existing structure on an Exempt Surplus site. The project will create 164 deeply affordable homes for households earning 30-60% AMI, while significantly reducing vehicle miles traveled and advancing AHSC's GHG reduction and sustainable transportation goals. The project will include several sustainable transportation infrastructure improvements such as one lane mile of new context sensitive bikeway, expansion of the San Diego Metropolitan Transit System Green Line, and repairing more than 2,500 feet of existing walkway.

The project's sustainability strategy goes beyond compliance, featuring adaptive reuse to preserve embodied carbon, a commitment to LEED Gold, and the integration of mass timber in the new high-rise tower to minimize the use of high-emission materials like concrete and steel. These combined measures result in lower lifecycle emissions and position 1401 Imperial Apartments as a leader in climate-conscious design.

In partnership with the City of San Diego and the Regional Task Force on Homelessness, the project shifts the focus from reactive to preventive housing. 25% of units are reserved for individuals and families at risk of homelessness, supported by on-site services provided by SVDP Villages and job training through Kitchens for Good. Anti-displacement efforts led by the Legal Aid Society of San Diego proactively identify and assist vulnerable households, preventing eviction and promoting long-term housing stability.

Treasure Island IC 4.3

Project Location: San Francisco, CA

Applicant(s) Name: John Stewart Company

Project Type: ICP

Disadvantaged Community: Yes

Geographic Area: San Francisco Bay Area

Total Award: \$45,109,140

Project Description:

The Treasure Island IC 4.3 AHSC project delivers 119 units of affordable housing for households earning 30-60% AMI on San Francisco's largest contiguous redevelopment site, prioritizing extremely low- and very low-income households, including families and formerly unhoused individuals. As part of the broader Treasure Island master plan, the project advances a vision of equitable and sustainable community development. The transportation components include installation of new Class IV protected bikeway network, new ADA-compliant sidewalks, and 10 new bus shelters to improve transit accessibility and safety.

A centerpiece of the project is the launch of a groundbreaking zero-emission electric ferry service connecting Treasure Island to the San Francisco Ferry Building, providing rapid, sustainable regional access to jobs and services. Significant collaboration with the Treasure Island Development Authority, the San Francisco County Transportation Authority, Water Emergency Transportation Authority, and the San Francisco Municipal Transportation Agency have ensured integration with regional mobility goals. Workforce development and anti-displacement efforts are supported through partnerships with One Treasure Island's Construction Training Program and the San Francisco Community Land Trust. Together, these investments create a resilient, inclusive community model centered on health, equity and climate action.

I Street Apartments

Project Location: Sacramento, CA
Applicant(s) Name: Community HousingWorks
Project Type: TOD
Disadvantaged Community: Yes
Geographic Area: Sacramento Area
Total Award: \$33,280,576

Project Description:

The 1511-1517 I Street Apartments project transforms a vacant downtown Sacramento site into 83 units of affordable housing, creating new opportunities for low-income households earning 30-80% AMI to live in a transit-rich urban core. Developed by Community HousingWorks, the project co-locates deeply affordable homes with critical sustainable transportation improvements at the Sacramento Valley Station (SVS) Transit Center, a nationally significant multimodal hub serving light rail, Amtrak, Capitol Corridor, and future high-speed rail. This effort reflects unprecedented collaboration between the City of Sacramento, Sacramento Regional Transit (SacRT), Capitol Corridor Joint Powers Authority, Amtrak, and Caltrans. The project also includes over two miles of Class IV bikeways, more than 2,000 linear feet of sidewalk repairs, and transit signal priority infrastructure on I Street, 3rd Street, and L Street.

Community partnerships with the Sacramento Employment and Training Agency (SETA) and Sacramento Community Land Trust (SCLT) ensure equitable outreach, workforce services, and long-term resident stability. The project's all-electric design, green infrastructure, and proximity to frequent transit advance climate goals while centering racial and economic equity.

The I Street Apartments project demonstrates how affordable housing, mobility justice, and climate resilience can be delivered together to create a healthier, more inclusive downtown Sacramento.

4th & Walnut Apartments

Project Location: Arvin, CA

Applicant(s) Name: Cesar Chavez Foundation

Project Type: RIPA

Disadvantaged Community: Yes

Geographic Area: San Joaquin Valley

Total Award: \$22,362,102

Project Description:

The 4th & Walnut Apartments project is a multi-pronged investment in housing, health, and mobility for a historically underserved farmworker community in Kern County. Led by the Cesar Chavez Foundation in collaboration with the City of Arvin, the project will deliver 50 units of affordable housing for households earning 30-60% AMI. The development is directly adjacent to the Kern Community College District's 21st Century Energy Center, which will create a unique live-learn-work opportunity for residents.

The project features a Si Se Puede Learning Center providing free educational and workforce programming, a community garden, and shaded recreation spaces designed to promote health and resilience in a neighborhood that has no history of holistic development. Transportation improvements include over two miles of new bikeways, 4,500 linear feet of upgraded sidewalks, and a new transit route connecting residents to the Tejon Casino, a critical employer of low-income workers in the region.

The project was shaped by extensive community engagement and continues to be guided by a monthly stakeholder group. Partnerships with Local Initiatives Support Corporation's Housing Development Training Institute and the Kern Community College District further reinforce the project's equity, anti-displacement, and climate adaptation goals. Together, these investments model a holistic approach to rural transformation by linking affordable housing, mobility, health and workforce opportunity.

Sunset Heights – Parcel 1

Project Location: Eureka, CA

Applicant(s) Name: Rural Communities Housing Development Corporation (RCHDC)

Project Type: RIPA

Disadvantaged Community: No

Geographic Area: North State & Sierras

Total Award: \$21,785,035

Project Description:

The Sunset Heights – Parcel 1 project, located in the City of Eureka, will develop 43 units of affordable housing for households earning 30 – 60% AMI in addition to improved pedestrian, bicycle, and transit infrastructure. The infill site is situated in a densely populated neighborhood on a bluff overlooking Humboldt Bay and the Broadway/Highway 101 Commercial Corridor below. Fast moving cars traveling to and from the Commercial Corridor make it difficult for pedestrians and bicycle riders to get around safely. The project proposes to improve safety on those streets, near the entrance and exit of the new housing development, through traffic calming measures to slow down cars. New and improved walkways will make it easier for residents of all abilities to access shopping, other key destinations nearby, and a transit service that will be doubled in frequency. A new bicycle boulevard will improve east-west connectivity within an existing multimodal network throughout the city that encourages mode shift, improves safe access to bicycle facilities and walkways, and connects bicyclists to transit services.

The new GreenPoint Rated Gold housing development will feature views of Humboldt Bay, outdoor exercise equipment to encourage physical activity among residents of all ages, secured bike parking, and an on-site bus stop for Dial-A-Ride shared transit users. The project features partnerships with Westside Community Improvement Association and the City of Eureka to expand existing workforce development and anti-displacement programming. The AHSC award will also fund the creation of a new program to encourage active transportation and safety in partnership with the Coalition for Responsible Transportation Priorities.

VTA Capitol Station

Project Location: San Jose, CA

Applicant(s) Name: MidPen Housing Corporation

Project Type: TOD

Disadvantaged Community: No

Geographic Area: San Francisco Bay Area

Total Award: \$49,339,431

Project Description:

The Santa Clara Valley Transportation Authority (VTA) Capitol Station project is a transformative, transit-oriented development in San Jose that will deliver 201 affordable rental homes for households earning 30-60% AMI, including 51 Permanent Supportive Housing units for formerly homeless individuals and upgrades to nearby bicycle, pedestrian, bus and light rail networks. Developed through a unique partnership between MidPen Housing, Santa Clara VTA, and Santa Clara County Office of Supportive Housing, the AHD project replaces an underutilized VTA parking lot with deeply affordable housing and significant sustainable transportation infrastructure.

Situated adjacent to the Capitol Light Rail Station, the project includes two all-electric residential buildings, onsite community amenities, and coordinated supportive services. The site also features a new transit plaza and upgraded VTA bus turnaround, enabling the adjacent Capitol Light Rail Crossover Project to enhance system reliability and rider flexibility.

The project includes coordinated multimodal improvements from the City of San Jose and VTA, including 2.28 miles of protected Class IV bikeways, 3,140 feet of public walkway upgrades, and 10 new bus shelters. These components create safe, seamless access to transit, education, parks, and essential services. Additionally, the project will fund expansion of anti-displacement and workforce development programs in partnership with South Bay Community Land Trust and Job Train. Through robust community engagement and interagency collaboration, the VTA Capitol Station project exemplifies equitable, sustainable urban development in a High Resource Area.

MOSA Apartment Homes at Gateway

Project Location: West Sacramento, CA

Applicant(s) Name: E. Smith & Company

Project Type: ICP

Disadvantaged Community: No

Geographic Area: Sacramento Area

Total Award: \$43,350,739

Project Description:

MOSA Homes at Gateway is a 114-unit family affordable housing development that is a collaboration between E. Smith and Company and the City of West Sacramento. The affordable housing site, located at 817 West Capitol Avenue, is currently owned by the City and is part of the Grand Gateway Master Plan, a new high-density, mixed-use infill community. MOSA Homes will include a mix of 1, 2, and 3-bedroom units for households earning 30-60% AMI and will have a range of amenities including a play and picnic area, multi-purpose room, bicycle room, in-unit washer and dryers, and shared balconies.

The project addresses equity and climate-oriented measures through collaboration between the City of West Sacramento, SacRT, and Yolo Transportation District. AHSC funding will support the project partners with purchasing two new electric transit vehicles and completing station improvements on SacRT's light rail extension to West Sacramento. Additionally, the project will deliver more than five lane miles of new bikeways, over 1,000 feet of new walkway, and 10 new bus shelters.

Additionally, the City of West Sacramento will implement a new foreclosure/eviction prevention and landlord anti-harassment counseling program and provide education and workforce development services through its award-winning Home Run Program, an education assistance and career-readiness initiative.

1939 Market

Project Location: San Francisco, CA

Applicant(s) Name: E. Smith & Company

Project Type: TOD

Disadvantaged Community: No

Geographic Area: San Francisco Bay Area

Total Award: \$47,579,100

Project Description:

The 1939 Market Street project transforms an underutilized infill site in San Francisco's thriving Market-Octavia neighborhood into 187 units of deeply affordable senior housing designed to serve LGBTQ+ elders, long-term HIV/AIDS survivors, formerly homeless individuals, and veterans earning 30 — 60% AML. Developed by Mercy Housing California in partnership with Openhouse, the project builds on the success of the LGBTQ-welcoming 65 Laguna development and directly connects to an existing hub of senior services, including the Bob Ross Senior Center.

1939 Market integrates a continuum of care model—ranging from traditional senior housing to high-acuity supportive housing—allowing residents to age in place with dignity. In collaboration with San Francisco Municipal Transportation Agency, the project improves transit reliability and safety through signal priority on six MUNI lines and includes two miles of upgraded Class IV bikeways and over 2,000 feet of sidewalk repair in heavily pedestrian areas. Key partners include Openhouse (on-site services), Mission Hiring Hall (workforce development), and the San Francisco Community Land Trust (anti-displacement). The project's climate resiliency measures include a backup-powered community room, passive shading, MERV 14 filtration, and native landscaping.

These components position 1939 Market as a national model for equity-focused, climate-adaptive, service-enriched senior housing.

443 Soto Apartments

Project Location: Los Angeles, CA

Applicant(s) Name: East LA Community Corporation

Project Type: TOD

Disadvantaged Community: Yes

Geographic Area: Coastal Southern California

Total Award: \$46,899,312

Project Description:

The 443 Soto project, led by East Los Angeles Community Corporation (ELACC), will deliver 138 units of affordable housing for households earning 30-60% AMI in Boyle Heights, one of Los Angeles' most culturally rich yet historically underserved neighborhoods. Located within walking distance of the Metro E Line Soto Station, the project co-locates deeply affordable housing with sustainable transportation improvements, including pedestrian and intersection upgrades in this walkable neighborhood.

Transit access will be enhanced through planned service improvements to Metro Route 106, increasing regional connectivity for transit-dependent residents. The project integrates anti-displacement and workforce strategies: Proyecto Pastoral will expand tenant rights and eviction prevention services to stabilize long-term residents, while Power 2 Workers will connect local residents to career pathways in construction and green infrastructure.

The project design was shaped through extensive bilingual engagement, reflecting community priorities for family-sized units, shared open space, and cultural preservation, including a Cultural Room honoring the history of the former on-site hospital. 443 Soto embodies a community-driven, equity-centered model of development, leveraging partnerships with Metro, Los Angeles Department of Transportation, StreetsLA, and Council District 14 to deliver climate-smart, health-promoting infrastructure that empowers residents to remain and thrive in their neighborhood.

Clover Apartments

Project Location: Sacramento, CA

Applicant(s) Name: AMCAL Multi-Housing, Inc.

Project Type: TOD

Disadvantaged Community: No

Geographic Area: Sacramento Area

Total Award: \$49,389,675

Project Description:

The Clover Apartments is a transit-oriented development that will deliver 348 units of affordable housing for households earning between 30% and 60% of the AMI. Located in South Sacramento, the site is within one-third of a mile of multiple public schools, parks, and the Meadowview Light Rail Station, offering residents convenient access to key destinations and job centers without relying on a personal vehicle. The transportation components include 2.4 new lane miles of Class III bikeways along 69th Street, 29th Street, 32nd Street, and Loma Verde Way, along with over 2,000 linear feet of sidewalk upgrades such as ADA improvements and traffic calming measures. Transit-dependent workers commuting along Meadowview Road will benefit from new Transit Signal Priority infrastructure and the addition of two zero-emission light rail vehicles on SacRT's Blue Line. To further support economic mobility, the project will provide on-site workforce development services, ensuring residents are connected to employment pathways and community resources that foster long-term stability.

Tupelo

Project Location: Woodland, CA

Applicant(s) Name: Brinshore Development, L.L.C.

Project Type: ICP

Disadvantaged Community: No

Geographic Area: Sacramento Area

Total Award: \$27,999,100

Project Description:

Tupelo will transform a 2.4-acre underutilized site in Woodland into a vibrant mid-rise community with 73 units serving households earning 30-60% AMI across a diverse mix of unit sizes. This transit-oriented development represents a longstanding partnership between City of Woodland, Yolo County Housing, Yolo County Office of Sustainability, and Yolo County Transportation District to address critical housing needs while enhancing transportation connectivity in this amenity-rich area. The proposed housing project is all-electric, net-zero energy, and features thoughtful climate adaptation strategies with high-performance building envelope, energy-efficient systems, and natural ventilation to mitigate extreme heat risks. Resident amenities include a community room, service spaces, secure bicycle storage, playground, and outdoor gathering areas. On-site services will focus on health education, financial literacy, and housing stability, with the adjacent Yolo County Housing offices and Head Start facility providing convenient supportive services.

Transportation improvements include the purchase of 12 new zero-emission buses that will collectively reduce headways to 30 minutes all day—providing residents with direct, frequent, and reliable service throughout the region. New sidewalks and enhanced bicycle infrastructure along Lemen Avenue will connect the AHD to downtown Woodland and several local bus routes. The project will provide free membership to the Yolo Commute program, as well as unlimited transit passes to all residents for 15 years. With 10 EV charging stations and infrastructure for 40 additional EV-ready spaces, the development embraces sustainable transportation at multiple levels.

1318 4th Street

Project Location: Santa Monica, CA

Applicant(s) Name: EAH, Inc.

Project Type: TOD

Disadvantaged Community: Yes

Geographic Area: Coastal Southern California

Total Award: \$49,998,599

Project Description:

1318 4th Street is a transformative 122-unit mixed-use development in the heart of Santa Monica, designed to serve families and individuals earning 30%–60% of the AMI. The project includes ample family-sized units and sets aside 50 homes for formerly homeless individuals, supported by project-based vouchers from the Santa Monica Housing Authority.

The six-story building features Type III construction over Type I, with five residential levels above ground-floor commercial space and two levels of subterranean parking. Residents will also enjoy on-site community space, staff offices, and a playground. Targeting LEED Gold certification, the development revitalizes a former parking structure in a prime location near the Santa Monica Promenade, Beach and Pier.

In partnership with the City of Santa Monica's Big Blue Bus and Mobility Division, the project team is advancing a range of sustainable transportation solutions. Planned improvements include pedestrian and bicycle infrastructure upgrades and the addition of electric buses, all aimed at enhancing access and encouraging alternative modes of transit for residents and the broader community. The applicant will provide free unlimited bus passes to the residents for a period of three years, help expand Santa Monica's rent registry, and pursue a workforce development partnership to expand access to career-track employment in the building trades.

Park Lane Homes

Project Location: Desert Hot Springs, CA

Applicant(s) Name: Abode Communities

Project Type: RIPA

Disadvantaged Community: No

Geographic Area: Inland Southern California

Total Award: \$36,301,486

Project Description:

Park Lane Homes is the first phase of a transformation of vacant County-owned property in the City of Desert Hot Springs into 87 units of affordable family housing and childcare services located close to numerous community-serving amenities. The development will offer a mix of one-, two-, and three-bedroom units, as well as an indoor-outdoor community center, pool, and playground, in addition to an 11,000 square-foot Early Childhood Education (ECE) center serving AHD residents as well as the surrounding community. The project will also create an accessible, comfortable, and shaded transit center where three SunLine Transit Agency bus routes converge in the heart of downtown Desert Hot Springs, as well as an electric transit van that will link areas currently unserved by existing bus routes, increasing accessibility to the central transit hub.

Pierson Blvd will be redeveloped with wider and ADA-accessible sidewalks, shade trees, landscaping, streetlights, benches, trash receptacles, safety bollards, enhancements to the existing bus stop, and a new bikeway that will connect the transit center to an existing bikeway running along Palm Drive. The project is partnering with Riverside County Workforce Development to support employment opportunities in the nearby area, as well as Riverside Legal Aid to engage in anti-displacement efforts.

285 12th Street

Project Location: Oakland, CA

Applicant(s) Name: East Bay Asian Local Development Corporation

Project Type: TOD

Disadvantaged Community: Yes

Geographic Area: San Francisco Bay Area

Total Award: \$35,873,066

Project Description:

285 12th St is a transformative infill project in downtown Oakland. The AHD project will convert a long-vacant lot into 65 units of 100% affordable housing for low-income families and veterans at risk of homelessness. Located in a transit-rich, walkable neighborhood near BART and multiple AC Transit lines, the project includes no parking to promote sustainable living and will provide residents with free transit passes for three years. The projects studio, 1BR and 2BR units will serve households earning between 30-60% AMI. Onsite residential services will provide classes, events, and resource connection while case management providers will offer deeper one-on-one services to VASH households.

The project's STI components include over 2 miles of new class IV bikeways on Martin Luther King Jr. Way and 7th St.; new safe and accessible walkways featuring new and reconstructed ramps and crosswalks along Martin Luther King Jr. Way, 7th St., and Broadway; new bus-only lanes on Broadway; and new transit signal priority intersections on Broadway and 7th St.

The program component will include workforce development programming through the Rising Sun Action Center which trains at risk youth in green technology and construction trades. The anti-displacement work will fund eviction prevention services and tenant legal counseling through Centro Legal de la Raza.

87 E Evelyn Phase I

Project Location: Mountain View, CA

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

Project Type: ICP

Disadvantaged Community: No

Geographic Area: San Francisco Bay Area

Total Award: \$49,736,790

Project Description:

Affirmed Housing was selected through a competitive request for proposal process by the City of Mountain View to transform an underutilized parking lot into the Evelyn Family Apartments, a vibrant new affordable housing community. This 7-story development will offer 161 thoughtfully designed apartments affordable to households earning between 30% and 60% of the AMI. With half of the units consisting of two- and three-bedroom layouts—the community will be ideal for families and individuals working in Mountain View and across Silicon Valley. Community-focused amenities include a childcare center, shared green spaces, community rooms, a teen study room, a tot lot, and ample bike storage—creating a welcoming, inclusive environment.

Located within a ten-minute walk of a major multimodal transit station offering bus, light rail, and commuter rail services, the Evelyn Family Apartments provide residents with seamless access to regional job centers, schools, and essential services. In collaboration with Caltrain and the City of Mountain View, the development team seeks to improve mobility in the area through the purchase of two electric trains, the upgrading of 2.7 bike lane miles from Class 2 to Class 4, construction of 10 new bus shelters and accessibility/continuity improvements affecting 5,000 feet of sidewalk.

Ross Center

Project Location: Los Angeles, CA

Applicant(s) Name: Linc Housing Corporation

Project Type: TOD

Disadvantaged Community: No

Geographic Area: Coastal Southern California

Total Award: \$38,201,314

Project Description:

The Robert K. Ross Center for Hope and Healing – Affordable Housing ("Ross Center") is the East Phase of a transformative, mixed-use campus in Downtown Los Angeles. This 124-unit, transit-oriented development will serve underserved populations, including formerly homeless and justice-impacted individuals, people with disabilities, and low-income families. On-site services include intensive case management for the special needs population as well as life-enhancing resident services for all residents. On-site amenities feature a large community room, long term bike storage, laundry facilities, fitness center, and indoor/outdoor gathering spaces.

The transportation scope includes over 2.3 miles of new pedestrian and bike improvements, gap closures, new bus shelters, and traffic calming improvements to enhance safety and multimodal connectivity. The scope includes the purchase of two new Metro rail cars. Program partners include the Los Angeles Conservation Corps and PVJobs/YouthBuild (workforce development), Chinatown Community Land Trust (anti-displacement), and Homeboy Industries (reentry support and outreach).

Stardust Gardens

Project Location: Alameda, CA

Applicant(s) Name: MidPen Housing Corporation (MidPen)

Project Type: ICP

Disadvantaged Community: No

Geographic Area: San Francisco Bay Area

Total Award: \$44,550,361

Project Description:

The Stardust Gardens is the first phase of Rebuilding Existing Supportive Housing at Alameda Point (RESHAP), a multi-phase and mixed-use trauma-informed campus. Stardust Gardens builds 80 units of family affordable housing, including 2 manager's units and units targeted to formerly homeless households. Utilizing the Surplus Lands Act, which highlights the need to prioritize surplus public land for affordable housing, MidPen can bring this long-awaited and transformative project to fruition. Stardust Gardens is an innovative partnership between MidPen and local community-based organization Alameda Point Collaborative, which will co-own the building and provide on-site resident services, including the AHD Tenant Education and Supportive Services.

The transportation scope includes bike and pedestrian safety improvements with traffic calming, sidewalk gap closure, separated bikeways, a bicycle boulevard, and new transit infrastructure including boarding islands, bus shelters, and green infrastructure by the City of Alameda. The transportation scope also includes installing electric ferry charging capabilities at the Seaplane Lagoon Ferry Terminal by the San Francisco Bay Ferry Water Emergency Transportation Authority (WETA) to support higher frequency electric ferry service. Program partners include the REAP Climate Center and Pacific Coast Community Services for workforce development, and the Alameda City Attorney's Office as the recipient of anti-displacement funds.