

Staff Recommendations: AHSC Round 8

Revised week of August 19, 2024

Approved at the August 22, 2024 Strategic Growth Council meeting

Table 1. Projects Recommended for Award

Project Name	Applicants	Project Area Type	Project Jurisdiction	Total Units	Income Restricted Units	Housing Funding	Programs Funding	Transportation Funding	Total AHSC Award	Total Estimated AHSC GHG Emission Reductions (MTCO2e)	Disadvantaged Community (DAC)	Final Score	Reason selected
Alveare Parkview *	The Related Companies of California, LLC; La Cienega LOMOD, Inc.; Housing Authority of the City of Los Angeles (HACLA)	Transit Oriented Development (TOD)	Los Angeles	105	104	\$ 19,665,859	\$619,568	\$14,992,968	\$35,278,395	32,614	Yes	93.66	Score
Sakura *	Mutual Housing California; Capitol Area Community Development Corporation	Transit Oriented Development (TOD)	Sacramento	134	133	\$ 25,300,000	\$894,000	\$12,092,787	\$38,286,787	66,543	Yes	88	Score
Century + Restorative Care Village PSH *	Century Affordable Development, Inc.	Integrated Connectivity Project (ICP)	Los Angeles	146	145	\$ 25,000,000	\$575,840	\$9,032,400	\$34,608,240	19,570	Yes	87	Score
NBB BRIDGE Phase I *	Bridge Housing Corporation	Integrated Connectivity Project (ICP)	Berkeley	120	119	\$ 34,146,400	\$853,600	\$14,267,999	\$49,267,999	39,676	No	86.66	Score
1401 Long Beach Blvd (FKA Union) *	Century Affordable Development, Inc; City of Long Beach	Transit Oriented Development (TOD)	Long Beach	153	151	\$ 17,000,000	\$591,392	\$6,686,200	\$24,277,592	23,511	Yes	85	Score
Jordan Downs Phase S6	The Michaels Development Company I, L.P.; La Cienega LOMOD, Inc.; Housing Authority of the City of Los Angeles (HACLA)	Integrated Connectivity Project (ICP)	Los Angeles	100	88	\$ 24,020,000	\$1,018,176	\$9,000,000	\$34,038,176	14,099	Yes	85	Score
160 Freelon	The Related Companies of California, LLC; San Francisco Housing Development Corporation; City and County of San Francisco	Transit Oriented Development (TOD)	San Francisco	85	84	\$ 29,000,000	\$694,944	\$11,467,630	\$41,162,574	48,229	No	85	Score
Berryessa TOD	Affirmed Housing Group, Inc.	Integrated Connectivity Project (ICP)	San Jose	195	193	\$ 29,000,000	\$479,951	\$9,000,000	\$38,479,951	77,042	No	83.16	Score
El Cerrito Plaza - Parcel A South ("ECP PAS")	The Related Companies of California, LLC; City of El Cerrito	Integrated Connectivity Project (ICP)	El Cerrito	70	69	\$ 24,598,570	\$686,507	\$13,856,000	\$39,141,077	38,129	No	83	Score
699 Ygnacio Valley Road (699 YVR)	Resources for Community Development	Transit Oriented Development (TOD)	Walnut Creek	93	92	\$ 24,793,697	\$816,964	\$9,062,000	\$34,672,661	7,716	No	82	Score
Sunnydale Block 7	Mercy Housing California; City and County of San Francisco	Integrated Connectivity Project (ICP)	San Francisco	89	88	\$ 18,500,000	\$706,608	\$10,538,445	\$29,745,053	20,489	No	81.33	Score
Residences at Liberation Park	Eden Housing, Inc., Black Cultural Zone Community Development Corporation, City of Oakland	Integrated Connectivity Project (ICP)	Oakland	119	118	\$ 35,000,000	\$661,404	\$9,000,000	\$44,661,404	5,877	No	81	Council Award
Palm Villas at State *	Palm Communities, Kingdom Development, Inc., City of Hemet	Integrated Connectivity Project (ICP)	Hemet	109	108	\$ 22,000,000	\$969,360	\$12,524,855	\$35,494,215	16,563	Yes	77	Geographic Goal (Inland SoCal)
712 Seagaze	Pacific Southwest Community Development Corporation	Integrated Connectivity Project (ICP)	Oceanside	179	177	\$ 35,000,000	\$825,948	\$12,900,000	\$48,725,948	35,141	No	76	Geographic Goal (San Diego)
Sankofa Place at Centinela	LINC Housing Corporation; Venice Community Housing Corporation; Social Justice Learning Institute Inc.; City of Inglewood	Transit Oriented Development (TOD)	Inglewood	120	118	\$ 29,500,000	\$905,856	\$13,391,871	\$43,797,727	14,801	Yes	75.33	Priority Population Requirement (DAC)
Avanzando San Ysidro	Hitzke Development Corporation	Transit Oriented Development (TOD)	San Diego	103	101	\$ 20,200,000	\$774,821	\$12,736,993	\$33,711,814	14,756	Yes	72	Priority Population Requirement (DAC)
Casa de la Luz *	Hollywood Community Housing Corporation; County of Los Angeles	Integrated Connectivity Project (ICP)	County of Los Angeles	95	93	\$ 27,063,951	\$591,056	\$10,331,011	\$37,986,018	12,385	Yes	69.83	Priority Population (DAC)
Arrowhead Grove Phase IV *	National Community Renaissance of California	Integrated Connectivity Project (ICP)	San Bernardino	92	91	\$ 8,735,000	\$829,320	\$6,282,956	\$15,847,276	3,627	Yes	69.66	Priority Population Requirement (DAC)
946 Linden *	AMCAL Multi-Housing, Inc., City of Long Beach	Transit Oriented Development (TOD)	Long Beach	100	99	\$ 20,000,000	\$456,608	\$7,772,100	\$28,228,708	15,462	Yes	69.5	Council Award
Saggio Hills *	Jamboree Housing Corporation; Freebird Development Company LLC	Rural Innovation Project Area (RIPA)	Healdsburg	48	47	\$ 15,266,950	\$605,750	\$5,238,491	\$21,111,191	3,880	No	66	Project Area Type Goal (RIPA)
Aspire Apartments *	Many Mansions	Integrated Connectivity Project (ICP)	Oxnard	88	87	\$ 25,000,000	\$756,600	\$5,798,000	\$31,554,600	8,479	Yes	65	Council Award
Livingston B Street *	Self-Help Enterprises	Rural Innovation Project Area (RIPA)	Livingston	80	79	\$ 15,000,000	\$522,800	\$2,322,593	\$17,845,393	9,086	Yes	59	Project Area Type Goal (RIPA)
Mills Ranch Apartments *	Community Housing Improvement Systems and Planning Association, Inc. (CHISPA)	Rural Innovation Project Area (RIPA)	King City	40	39	\$ 7,835,442	\$335,450	\$3,559,918	\$11,730,810	5,039	No	57.5	Project Area Type Goal (RIPA)
Villas at Red Bluff *	Palm Communities; City of Red Bluff; Northern Valley Catholic Social Service, Inc.	Rural Innovation Project Area (RIPA)	Red Bluff	61	60	\$ 13,200,000	\$550,000	\$6,395,910	\$20,145,910	3,526	No	55.5	Project Area Type Goal (RIPA)
			TOTAL	2,524	2,483	\$ 544,825,869	\$16,722,523	\$228,251,127	\$789,799,519	536,242	52% of funds awarded	-	-

* 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		Housing Funding	Programs Funding	Transportation Funding	Total AHSC Funds Requested	Total Estimated AHSC GHG Emission Reductions (MTCO2e)	Disadvantaged Community (DAC)	Final Score
					Units	157							
1051 Mission Affordable	BRIDGE Housing Corporation	Transit Oriented Development (TOD)	South San Francisco	158	157	\$25,000,000	\$1,023,900	\$9,325,840	\$35,349,740	9,398	No	79.5	
The Crescent *	Heritage Housing Partners, City of Napa	Integrated Connectivity Project (ICP)	Napa	140	88	\$21,955,566	\$719,280	\$7,628,365	\$30,303,211	11,662	No	77.33	
1939 Market Street	Mercy Housing California, City and County of San Francisco	Transit Oriented Development (TOD)	San Francisco	187	185	\$25,000,000	\$989,460	\$12,930,000	\$38,919,460	12,971	No	77	
Alvarado Creek Apartments	Pacific West Communities, Inc.	Transit Oriented Development (TOD)	San Diego	227	225	\$30,000,000	\$1,083,200	\$8,769,258	\$39,852,458	16,449	No	73.16	
Hayward Parcel Group 8 *	Resources for Community Development	Integrated Connectivity Project (ICP)	Hayward and Castro Valley	89	88	\$31,839,733	\$411,711	\$9,330,154	\$41,581,598	7,243	No	72.66	
Bay Fair Apartments	Pacific West Communities, Inc., City of San Leandro	Integrated Connectivity Project (ICP)	San Leandro	481	476	\$30,000,000	\$1,885,200	\$9,679,117	\$41,564,317	17,689	No	71.16	
71 Vista Montana - Phase 1 - San Jose	Charities Housing Development Corporation of Santa Clara County, A California Non-Profit Public Benefit Corporation	Transit Oriented Development (TOD)	San Jose	95	94	\$17,900,000	\$455,038	\$8,352,988	\$26,708,026	17,499	No	70.16	
Jubilo Village *	Community Corporation of Santa Monica, City of Culver City	Integrated Connectivity Project (ICP)	Culver City	95	93	\$20,549,488	\$517,400	\$11,500,000	\$32,566,888	9,690	No	70	
Yosemite Senior *	Delta Community Developers Corporation, Community Revitalization & Development Corporation	Integrated Connectivity Project (ICP)	Manteca	42	41	\$12,278,984	\$150,000	\$8,115,000	\$20,543,984	5,321	No	63.66	
136 River Street SC	Eden Housing Inc, For the Future Housing Inc, City of Santa Cruz, Santa Cruz Metropolitan Transportation District	Integrated Connectivity Project (ICP)	Santa Cruz	51	50	\$12,500,000	\$617,000	\$8,475,000	\$21,592,000	635	No	60.5	
Amador Station Phase 1 *	THE RELATED COMPANIES OF CALIFORNIA, LLC, City of Dublin, Affordable Housing Access, Inc.	Integrated Connectivity Project (ICP)	Dublin	86	85	\$22,632,000	\$729,500	\$4,518,064	\$27,879,564	3,449	No	60.33	
Washington Potomac *	Cesar Chavez Foundation, Housing Authority of the County of Kern, Kern County	Integrated Connectivity Project (ICP)	Bakersfield	118	116	\$27,989,161	\$569,564	\$4,410,550	\$32,969,275	3,822	Yes	53.33	
Nelson Pointe Apartments *	Pacific West Communities, Inc., City of Oroville	Rural Innovation Project Area (RIPA)	Oroville	72	71	\$14,000,000	\$613,380	\$2,373,344	\$16,986,724	3,940	No	53	

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

Project Name	Applicants	Project Location	Project Type	Issue(s)	AHSC Funds Requested
20th Street Apartments	Community Corporation of Santa Monica	Santa Monica	Transit Oriented Development (TOD)	Withdrew application (awarded funding from a different funding source during application period)	\$31,945,800
CCF Arvin 4th and Walnut	Cesar Chavez Foundation	Arvin	Rural Innovation Project Area (RIPA)	Failed threshold	\$18,446,973
Link Wink, Port	Susaj Quingthai Roadhouse	<i>Not provided by applicant</i>	Transit Oriented Development (TOD)	Failed Threshold, incomplete application. No AHSC application workbook submitted, as a result there is not enough information.	\$15,000
Maple Meadows II	Self-Help Enterprises	Chowchilla	Rural Innovation Project Area (RIPA)	Failed threshold	\$15,625,202
Merriment Village Apartments	Habitat for Humanity Yuba/Sutter Inc.	Yuba City	Integrated Connectivity Project (ICP)	Failed threshold	\$39,801,915
The Academy	Daniel Bringhurst	<i>Not provided by applicant</i>	Integrated Connectivity Project (ICP)	Failed Threshold, incomplete application.	\$0
The Residences at Crenshaw Crossing	La Cienega LOMOD, Inc	Los Angeles	Transit Oriented Development (TOD)	Failed threshold	\$48,304,597
Wydham Resort	Karen Thomas	<i>Not provided by applicant</i>	<i>Not provided by applicant</i>	Failed Threshold, incomplete application. No AHSC application workbook submitted, as a result there is not enough information.	<i>Not provided by applicant</i>