

2015-16 AHSC Award Project Summaries

Project Title:	455 Fell				
Project Location:	San Francisco				
Applicant Name:	Mercy Housing California				
Project Type:	TOD	Disadvantaged Community:	86-90 percent	MPO:	MTC
Project Description:					Total Award: \$16,056,563
<p>With 108 units of affordable housing and an ambitious complete streets scope, the proposed 455 Fell project provides homes for a vulnerable population in an area that is both walkable and high in amenities. At the same time, it makes the pedestrian and biking experience safer for the entire community by implementing sidewalk and street improvements identified during an extensive community outreach process. The project would be GreenPoint rated and would contain a 1,700 square foot community garden run by the nonprofit Community Grows. The project will also relocate and preserve a popular mural.</p>					

Project Title:	7th & Witmer				
Project Location:	Los Angeles				
Applicant Name:	Deep Green Housing & Community Development				
Project Type:	TOD	Disadvantaged Community:	91-95 percent	MPO:	SCAG
Project Description:					Total Award: \$16,760,000
<p>The 7th & Witmer project proposes 76 permanent supportive housing units in a transit-oriented neighborhood of Los Angeles. The project would improve the walking and biking infrastructure surrounding the site by installing pedestrian lights, repairing and replacing street trees and sidewalk, building curb extensions to calm traffic and creating bus zones. A Metro Bike Share Station with 18 bicycles along with two years of startup operations and maintenance for the station is another key aspect of the proposal.</p>					

Project Title:	Avena Bella (Phase 2) [proposed for partial funding]				
Project Location:	Turlock				
Applicant Name:	EAH Inc.				
Project Type:	ICP	Disadvantaged Community:	96-100 percent	MPO:	STANCOG
Project Description:					Total Award: \$1,500,000
<p>Avena Bella 2 is a 100 percent affordable housing project consisting of 61 single- and double-story units. The proposed site is 2.54 acres and is situated between W. Linwood Avenue and Highway 99 in Turlock in Stanislaus County. The project helps fulfill the goals of the city's proposed Short Range Transit Plan by purchasing an additional bus that would improve the frequency of transit service to the site.</p>					

Project Title:	Coldstream Mixed Use Village - RIPA app				
Project Location:	Truckee				
Applicant Name:	StoneBridge Properties				
Project Type:	RIPA	Disadvantaged Community:	N/A	MPO:	
Project Description:					Total Award: \$10,682,140
<p>Coldstream Mixed Use Village proposes 48 multi-family units and 50 unrestricted units in a mixed-use village center served by Truckee Transit bus service. The project, which repurposes a former mining property in Truckee, relocates and improves a bus stop served by Truckee Transit and provides approximately 2 miles of Class I bike paths, 30,000 square feet of commercial space and a roundabout which is part of the town's capital improvement plan. Overall, the project would implement a specific development contemplated in Truckee's General Plan and satisfy substantial mixed-income housing needs through a higher-density, environmentally sensitive project served by transit and a comprehensive multi-modal trail system.</p>					

Project Title:	Coliseum Connections				
Project Location:	Oakland				
Applicant Name:	UrbanCore Development, LLC				
Project Type:	TOD	Disadvantaged Community:	96-100 percent	MPO:	MTC
Project Description:					Total Award: \$14,844,762
<p>The proposed Coliseum Connections is a 110-unit, mixed-income, multi-family residential project located adjacent to the Coliseum BART station in Oakland. The housing development would repurpose an existing BART-owned parking lot. Half of the units would be below market rate, with the remaining ones providing workforce housing for families earning between 60-100 percent area median income.</p>					

Project Title:	Cornerstone Place				
Project Location:	El Cajon				
Applicant Name:	Domus Development, LLC				
Project Type:	ICP	Disadvantaged Community:	76-80 percent	MPO:	SANDAG
Project Description:					Total Award: \$12,090,713
<p>Located in the City of El Cajon in San Diego County, Cornerstone Place would provide 70 new units of affordable housing for families and veteran households. The proposed development features 48 one-bedroom units, 22 three-bedroom units, and strives to achieve LEED Silver design through the use of energy efficient systems and a variety of sustainability features. The project also proposes to expand Metropolitan Transit System (MTS) Routes 815 and 816, which connect the project location with both Downtown El Cajon and the El Cajon Transit Center.</p>					

Project Title:	Creekside Affordable Housing				
Project Location:	Davis				
Applicant Name:	Neighborhood Partners, LLC				
Project Type:	ICP	Disadvantaged Community:	N/A	MPO:	SACOG
Project Description:					Total Award: \$11,881,748
<p>Creekside is a 90-unit affordable housing project composed of 89 one-bedroom units, an on-site manager's unit and a community building that provides gathering spaces for residents. The project would be composed of extremely low-income units (40 percent of total units), very low-income units (25 percent) and lower-income units (35 percent). The target resident population includes disabled individuals, homeless individuals and other households in need of affordable housing. All of the resident units would be handicap-accessible, providing elevators, roll-in showers, accessible sinks, countertops and electrical switches.</p>					

Project Title:	Empyrean & Harrison Hotel Housing and Transportation Improvements				
Project Location:	Oakland				
Applicant Name:	Resources for Community Development				
Project Type:	TOD	Disadvantaged Community:	86-90 percent	MPO:	MTC
Project Description:					Total Award: \$16,807,556
<p>The Empyrean & Harrison Hotel Housing and Transportation Improvements project proposes to rehabilitate and preserve two historic SROs, providing 100 percent affordable housing developments in a rapidly gentrifying transit-oriented development location. The project would also provide residents of these buildings and of downtown Oakland generally with enhanced bike infrastructure in the form of new bike lanes and a new bike share station. AC Transit is a partner in the purchase of a new hybrid bus as part of the system's service expansion plan. These infrastructure projects are complemented with programs to encourage and facilitate easier access to biking and bus use.</p>					

Project Title:	Grayson Street Apartments				
Project Location:	Berkeley				
Applicant Name:	Satellite Affordable Housing Associates				
Project Type:	ICP	Disadvantaged Community:	81-85 percent	MPO:	ABAG
Project Description:					Total Award: \$3,755,326
<p>The Gray Street Apartments project proposes the construction of a new mixed-use infill development on San Pablo Avenue in Berkeley. It would include more than 2,000 square feet of ground-floor commercial space as well as 23 affordable apartments consisting of nine units for youth transitioning out of the foster system and three units for people living with HIV/AIDS. The project also includes the purchase of a new 40-foot hybrid bus to support the increased service levels of AC Transit's adopted Service Expansion Plan. This bus would support increased service levels for 88 bus route, one of AC Transit's high-frequency routes and improve headway frequencies from 20 minutes to 15. The project also includes transit passes and a bike education program for its residents.</p>					

Project Title:	Hunter Street Housing				
Project Location:	Stockton				
Applicant Name:	Visionary Homebuilders of California, Inc.				
Project Type:	ICP	Disadvantaged Community:	86-90 percent	MPO:	SJCOG
Project Description:					Total Award: \$8,941,370
<p>The proposed Hunter Street Housing is a public-private partnership that would include a mixed-use development built adjacent to a road diet project that encourages active transportation and connects housing to transit and amenities. The project would be located in downtown Stockton, home to several Disadvantaged Community census tracts with some of the highest scores on the CalEnviroScreen 2.0 scale. The development would include office space for the Supportive Services for Veteran Families (SSVF) program and 74 residential units affordable to low-income, very low-income, and extremely low-income households. The residential development would be built to maximum heights allowable under code (45 feet), and features a density of 41 dwelling units per acre.</p>					

Project Title:	Kings Canyon Connectivity Project - (Kings Canyon)				
Project Location:	Fresno				
Applicant Name:	Cesar Chavez Foundation				
Project Type:	ICP	Disadvantaged Community:	96-100 percent	MPO:	FRESNO
Project Description:					Total Award: \$15,579,426
<p>The Kings Canyon Connectivity Project consists of a 135-unit affordable multi-family development composed of 89 family units and 46 senior units. The proposed project also provides improved walking paths and dedicated bike paths and crosswalks, which connect residents to various amenities including retail, social services, education, employment opportunities and planned Bus Rapid Transit services. It also contains a workforce training and employment strategies program which will offer construction apprenticeships in addition to a career training and placement program targeting renewable energy industry opportunities.</p>					

Project Title:	Lakehouse Connections				
Project Location:	Oakland				
Applicant Name:	East Bay Asian Local Development Corporation				
Project Type:	TOD	Disadvantaged Community:	81-85 percent	MPO:	MTC
Project Description:					Total Award: \$18,127,203
<p>Developer partners EBALDC and UrbanCore have joined forces with the City of Oakland and local transit partners AC Transit, BART and Motivate to propose a housing and transportation project that will reduce greenhouse gas emissions through sustainable design. The Lakehouse Connections project would include a 91-unit affordable housing development in addition to new bus, bike and pedestrian networks that connect the project to downtown, uptown and East Oakland, CA. Thus, the project would join affordable housing with four sustainable transportation improvement projects, and a robust collection of active transportation amenities and programs.</p>					

Project Title:	Lindsay Village Affordable Housing & Transportation Improvement Project				
Project Location:	Lindsay				
Applicant Name:	Self Help Enterprises				
Project Type:	RIPA	Disadvantaged Community:	86-90 percent	MPO:	TCAG (Tulare)
Project Description:					Total Award: \$5,518,353
<p>The Lindsay Village project consists of 49 affordable rental units and one manager's unit, including a mix of one-, two- and three-bedroom units. The proposed project includes a vanpool and a public transit ridership program for residents in addition to active transportation improvements such as sidewalks, bike lanes, and traffic calming measures. The project would also include 100 percent solar PV to offset common area and resident loads and a gray water recycling system.</p>					

Project Title:	MDC Jordan Downs				
Project Location:	Los Angeles				
Applicant Name:	The Michaels Development Company I, LP				
Project Type:	ICP	Disadvantaged Community:	96-100 percent	MPO:	SCAG
Project Description:					Total Award: \$11,969,111
<p>The proposed MDC Jordan Downs is a new LEED-Gold rated infill development consisting of 135 apartments within the Jordan Downs master planned community. The project would improve site accessibility by extending Century Boulevard through the existing Jordan Downs housing project, opening up the 100-acre community to bikes, pedestrians, and cars. In order to facilitate active transportation, Century Boulevard would be built as a complete street, with traffic calming, wide sidewalks, bike lanes, shade trees, and a re-routed bus line.</p>					

Project Title:	PATH Metro Villas Phase 2				
Project Location:	Los Angeles				
Applicant Name:	PATH Ventures				
Project Type:	TOD	Disadvantaged Community:	96-100 percent	MPO:	SCAG
Project Description:					Total Award: \$13,750,183
<p>The second phase of the PATH Metro Villas project proposes the construction of 122 units of LEED-gold rated affordable housing in a High Quality Transit area that is well connected to jobs, services, and amenities. It would provide permanent supportive housing for the chronically homeless living with multiple chronic health conditions, a well-documented need in the area. The project also connects the Beverly/Vermont Metro Red Line subway station with the proposed Virgil Avenue bike lane through sidewalk improvements and the conversion of Oakwood Avenue to a bike enhanced network street.</p>					

Project Title:	Redding Downtown Loop and Affordable Housing Project				
Project Location:	Redding				
Applicant Name:	City of Redding				
Project Type:	ICP	Disadvantaged Community:	N/A	MPO:	SRTA (Shasta)
Project Description:					Total Award: \$20,000,000
<p>The Redding Downtown Loop and Affordable Housing Project integrates affordable housing with sustainable transportation infrastructure to transform downtown Redding into a more walkable and bikeable community. The proposed project would redevelop an existing commercial building into a mixed-use space with a total of 79 housing units near the Redding Downtown Loop, an active transportation network currently under development. It would also convert Market, Butte and Yuba streets to complete streets and construct a protected bike lane connecting the historic Diestelhorst Bridge and Sacramento River Trail to the new development. A program of bus pass subsidies will also be provided to affordable housing tenants.</p>					

Project Title:	Renasant San Jose				
Project Location:	San Jose				
Applicant Name:	Charities Housing				
Project Type:	ICP	Disadvantaged Community:	96-100 percent	MPO:	MTC
Project Description:					Total Award: \$14,979,486
<p>The Renasant San Jose project is a joint application between the City of San Jose and Charities Housing, a nonprofit housing development corporation. The project integrates affordable housing and active transportation infrastructure through the construction of a 160-unit infill development and 2 miles of bike/pedestrian trails and street trees. The proposed residence would serve as permanent supportive housing for the chronically homeless and include programs such as free bus passes for residents and free bicycle repair and training in addition to employing rangers for the trails.</p>					

Project Title:	Rolland Curtis West				
Project Location:	Los Angeles				
Applicant Name:	Abode Communities				
Project Type:	TOD	Disadvantaged Community:	91-95 percent	MPO:	SCAG
Project Description:					Total Award: \$5,668,074
<p>The Rolland Curtis West (RCW) project proposes an integrated affordable housing and neighborhood connectivity project in South Los Angeles, a community experiencing a high rate of displacement. RCW would provide 70 units of housing as part of a three-phased, mixed-use development project, in addition to low-stress bicycle and pedestrian enhancements along a north-south neighborhood corridor. This infill project would deliver much needed affordable housing at 60 percent area median income and below, and would be adjacent to the University of Southern California, one of the largest private employers in the city. The project also includes a community outreach program to promote the new active transportation corridor, which fulfills the region's 2035 Mobility Plan.</p>					

Project Title:	Santa Ana Arts Collective				
Project Location:	Santa Ana				
Applicant Name:	Meta Housing Corporation				
Project Type:	ICP	Disadvantaged Community:	86-90 percent	MPO:	SCAG
Project Description:					Total Award: \$12,028,626
<p>Located in a jobs- and transit-rich area of Orange County, the proposed Santa Ana Arts Collective (SAAC) repurposes a 1968 commercial building into 58 units of affordable housing. It would also convert Bush Street, one block from SAAC, into a bike- and pedestrian-enhanced street that provides a safer route to the Santa Ana Civic Center. The project caters to artists and families earning 30 percent to 60 percent of area median income.</p>					

Project Title:	Sierra Village Affordable Housing & Transportation Improvement Project				
Project Location:	Dinuba				
Applicant Name:	Self Help Enterprises				
Project Type:	RIPA	Disadvantaged Community:	96-100 percent	MPO:	TCAG (Tulare)
Project Description:					Total Award: \$4,646,731
<p>The proposed Sierra Village consists of 43 affordable rental units, one managers unit and a 3,265 square foot community center. The development would be comprised of a mix of one-, two- and three-bedroom units and the community center will include a full service kitchen, computer lab, and common laundry room. It would also include 100 percent solar PV to offset common area and resident loads and water conservation/efficiency measures. The project would also provide an on-site vanpool program and other transportation improvements which include sidewalks and bike lanes.</p>					

Project Title:	Six Four Nine Lofts			
Project Location:	Los Angeles			
Applicant Name:	Skid Row Housing Trust			
Project Type:	TOD	Disadvantaged Community:	96-100 percent	MPO: SCAG
Project Description:				Total Award: \$5,315,000
<p>The proposed Six Four Nine Lofts is a 55-unit new construction project serving households with incomes below 50 percent of area median income. The proposed project is designed for households experiencing homelessness and/or with physical or developmental special needs and provides multiple services to meet the needs of the target population. Housing units would be located within a multi-use seven-story building that also contains a three-story federally-qualified health clinic owned by Los Angeles Christian Health Centers (LACHC). The LACHC clinic would be a separate legal parcel, financed with different sources, and will have different ownership than the residential component.</p>				

Project Title:	South Stadium Phase I TOD			
Project Location:	Fresno			
Applicant Name:	City of Fresno			
Project Type:	ICP	Disadvantaged Community:	96-100 percent	MPO: FRESNO
Project Description:				Total Award: \$5,738,730
<p>Phase I of the proposed South Stadium TOD project consists of a five-story, mixed-use structure with 51 residential apartment units and approximately 10,000 square feet of retail/office space in downtown Fresno. 20 percent of the residential units would be rent-restricted to households making 50 percent of area median income. The infill project also includes significant streetscape improvements near the project site, including wider sidewalks, Class II and Class IV bike lanes, and additional pedestrian-oriented lighting and smart meters. It also creates a green alley along Home Run Alley and provides pedestrian and bicycle-oriented wayfinding signage.</p>				

Project Title:	St. James Station TOD			
Project Location:	San Jose			
Applicant Name:	First Community Housing			
Project Type:	TOD	Disadvantaged Community:	81-85 percent	MPO: MTC/ABAG
Project Description:				Total Award: \$12,889,611
<p>The St. James Station TOD project integrates affordable housing and public connectivity projects in downtown San Jose. The proposed project would join the construction of First Community Housing's North San Pedro Apartments, a 135-unit affordable housing development, with active transportation infrastructure and urban greening programs designed by cross-departmental teams from the City of San Jose. The project would provide pedestrians, cyclists and transit users with well-designed and safe connections to the downtown core, high-quality transit, recently redeveloped parks and paseos, and key amenities within the commercial business district.</p>				

Project Title:	Sun Valley Senior Veterans Apts & Sheldon Street Pedestrian Improvements			
Project Location:	Sun Valley			
Applicant Name:	East LA Community Corporation			
Project Type:	ICP	Disadvantaged Community:	91-95 percent	MPO: SCAG
Project Description:				Total Award: \$11,110,020
<p>This proposed infill project constructs 96 housing units for senior veterans in addition to a variety of transit and pedestrian infrastructure improvements. Sun Valley Senior Veterans Apartments would provide various amenities to facilitate community building, such as a library, a recreation room, a fitness center, a media room, and a computer lab. New Directions for Veterans will provide on-site supportive services to the senior veterans. Sheldon Street Pedestrian Improvements would also encourage residents to engage in active transportation through the construction of new sidewalks, ADA ramps, continental crosswalks, curb extensions, and improved lighting. The project also includes a new bike lane and a Transit Connect Program that would transport residents to transit stations.</p>				

Project Title:	Wasco Farmworker Housing Relocation Project				
Project Location:	Wasco				
Applicant Name:	Wasco Affordable Housing, Inc.				
Project Type:	RIPA	Disadvantaged Community:	86-90 percent	MPO:	Kern COG
Project Description:				Total Award:	\$18,637,432
<p>The proposed Wasco Farmworker Housing Relocation Project will move 160 farmworker families from a disconnected, industrially-zoned location to a new sustainable GreenPoint rated residence that is located closer to a variety of basic amenities. The site is situated adjacent to a day care, a medical clinic and a planned elementary school and would also features shuttle bus transit service that connects residents to shopping, a regional transit stop and an Amtrak station. In order to encourage active transportation, the project includes a covered and secured bicycle storage as well as the installation of sidewalks and dedicated bike lanes.</p>					