

# Summary of FY2017-18 AHSC Recommended Awards

## Light Tree

**Project Location:** East Palo Alto

**Applicant(s) Name:** Eden Housing, East Palo Alto Community Alliance & Neighborhood Development Organization (EPA CAN DO), and City of East Palo Alto

**Project Type:** ICP

**Disadvantaged Community:** 85-90%

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$20,000,000

### Project Description:

The Light Tree application came together with the collaboration of Eden, EPA CAN DO, the City of East Palo Alto, and SamTrans. The Project would provide 128 units of affordable housing for families and individuals making between 30-50% of the area median income, with 14 units set aside for homeless or transitional age youth. The Project would additionally invest in sustainable transit infrastructure, including 8.6 miles of bikeways and 3600 feet of pedestrian walkways, and acquisition of three electric buses for a new limited stop bus service operated by SamTrans. The bus service combined project area spans 24 miles across San Mateo County, from East Palo Alto to San Bruno, with stops in Menlo Park, Redwood City, Redwood Shores, and SFO. The bus service would also implement a priority component of the SamTrans US-101 Express Bus Feasibility Study.

This application is marked by the strong collaboration that took place to form the Project scope. Eden, the County, the City, EPA CAN DO, and SamTrans worked collaboratively to scope every aspect of the application. The participation of EPA CAN DO ensured strong community engagement from the beginning of the Project design process, which was reflected in both the housing and transportation components of the Project, with a focus on long-term affordability of the housing and active transportation components prioritized by the community.

## Downtown Coachella Net Zero Housing and Transportation Collaboration

**Project Location:** Coachella

**Applicant Name:** Chelsea Investment Corporation, City of Coachella, SunLine Transit Agency

**Project Type:** ICP

**Disadvantaged Community:** 75-80%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$14,895,407

#### Project Description:

In addition to building 105 units of affordable housing in the city of Coachella's downtown, this Project would significantly improve the regional transportation landscape of the Coachella Valley by building a bus hub and procuring four buses and 40 vanpools to serve the region. This project is a re-applicant from Round 3, received technical assistance from the State, and scored 24 points higher in Round 4.

The proposed housing development would serve families and individuals making between 30-60% of the area median income, and would be net-zero, ensuring no energy costs are passed on to residents. The centralized transportation hub would include public bathrooms, shade trees and drought tolerant native plant landscaping, and traffic calming measures. The bus hub would be served by several routes, including Route 111 which the project proposes to expand service on. The Project would also add over 2 miles of bikeways and 3,000 linear feet of sidewalk, increasing walkability and bikeability in the core of downtown.

This Project is marked by the partnership between the City of Coachella, SunLine Transit, and Calvans, in the creation of the transportation scope, with consideration given to transportation needs of employees and residents going to the planned Riverside County service center, which will provide over 300 jobs and draw residents from across the Greater Coachella Valley.

### Gateway at Millbrae, Site 6A

**Project Location:** Millbrae

**Applicant Name:** Core Affordable Housing, LLC

**Project Type:** TOD

**Disadvantaged Community:** N/A

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$18,042,459

#### Project Description:

The Gateway at Millbrae would provide 80 units of affordable housing, within walking distance of the Millbrae BART station in San Mateo County. If funded, the application

would realize a major component of the Millbrae Station Area Specific Plan, which envisions mixed-use housing located adjacent to the Millbrae station, which acts as a connection point for BART and Caltrain riders. The transportation elements include a BART track extension and fleet storage that would allow operations to increase the number of trains on the San Francisco/Millbrae to Richmond line to meet the demand of peak morning commuters, as well as new residents in the area. The Project would also include over 3 miles of safe bicycle paths and 3,000 feet of pedestrian improvements, portions of which would provide safe passage over the 101 freeway to the Millbrae station.

This Project came about as a result of impressive collaboration between the developer, the City, and BART, who worked together to figure out how to combine their individual objectives to create a truly transit-oriented Project scope.

## 500 Turk Street, TOD Partnership

**Project Location:** San Francisco

**Applicant Name:** Tenderloin Neighborhood Development Corporation, City and County of San Francisco

**Project Type:** TOD

**Disadvantaged Community:** N/A

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$20,000,000

### Project Description:

The 500 Turk Street would transform an auto-oriented site, four blocks from the Civic Center/UN Plaza BART station, into a pedestrian-oriented, community-facing affordable housing development. The project would provide affordable multi-family rental homes to 107 households, and includes a multi-use community room and 2,385 SF of neighborhood-serving retail in the Tenderloin District of San Francisco.

In addition to housing, the Project would provide widened sidewalks and other pedestrian safety improvements on 6<sup>th</sup> street, and install dedicated bike facilities on both sides of 5<sup>th</sup> street. These substantial active transportation improvements would provide safe connection to key destinations on streets with current high rates of traffic injuries and fatalities. The Project would also include construction of a BART station entrance canopy at Market and Hyde Streets, and transit-only lanes and sidewalk bulbs along the Market/Van Ness segment of the Geary Bus Rapid Transit Project.

The community engagement conducted by the Project applicants resulted in the inclusion of a large community room and increased urban greening added into the Project scope, addressing community priorities for safe play-spaces for children and

increased green space. The bike and pedestrian components were informed by data collection and outreach conducted as a part of San Francisco's Vision Zero Initiative to eliminate traffic deaths by 2024.

## San Jose Market-Almaden TOD

**Project Location:** San Jose

**Applicant Name:** Satellite Affordable Housing Associates, City of San Jose

**Project Type:** TOD

**Disadvantaged Community:** N/A

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$18,908,818

### Project Description:

The proposed Project would locate 86 units of affordable housing for artists in downtown San Jose, which would include artist studios, a community room, and gallery space on the ground floor. The transportation components are concentrated on key bike and pedestrian gap closures, including a protected bikeway that would connect the Convention Center to the neighborhoods to the south. Urban greening improvements would be added to a proposed active transportation corridor, in addition to sidewalk improvements and protected bikeways, which directly connects to transit and other amenities. The project would also increase the frequency of the Route 66 VTA line through the procurement of two electric buses.

The San Jose Market-Almaden TOD Project is the result of over 11 years of collaboration and engagement in the Market-Almaden neighborhood, which brought together multiple departments at the City, City Council, the VTA, and a Community Advisory Group, all working with the greater community to envision the Project. The involvement of the Office of Cultural Affairs and other partners, as well as localized community engagement conducted by the developer ensure that this Project would meet the needs of both artist residents and the broader community.

## Downtown Madera Veterans and Family Housing

**Project Location:** Madera

**Applicant Name:** Pacific West Communities, Inc., MORES INC., City of Madera

**Project Type:** ICP

**Disadvantaged Community:** 85-90%

**Low Income Community:** Yes

**MPO:** Madera CTC

**Total Award:** \$11,326,908

### Project Description:

Downtown Madera Veterans and Family Housing would provide 48-units of affordable housing for extremely-low to low-income households, with 16 units set aside for veterans and 7 units set aside for supportive housing. The proposed housing site is located on two vacant publicly owned sites in Downtown Madera, in close proximity to transit and other amenities. In addition, a new bus stop will be built adjacent to the housing development to provide residents with easier access to transit. The Project would build an impressive 5 miles of bicycle lanes that would connect the housing to key destinations and existing bikeways throughout the City. Sidewalk improvements would be built out throughout the Project Area to connect the community to key destinations such as grocery stores, schools, and child care centers. Rounding out the transportation improvements are various pedestrian safety improvements, shade trees lining the path from the housing developments to the transit hub, installation of bike racks at the transit hub, and a Tricycle Share program for elderly and disabled residents of the City.

Community input informed various aspects of the Project design, down to which type of trees to plant in the Project Area. As a result of feedback, the housing development will include a community room that will be available to community based organizations to use for meetings, as well as free Wi-Fi, space for child tutoring services, and computer training classes.

## Weingart Tower and Skid Row Transportation Safety Project

**Project Location:** Los Angeles

**Applicant Name:** Chelsea Investment Corporation, City of Los Angeles, Housing & Community Investment Department

**Project Type:** ICP

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$20,000,000

### Project Description:

The City of LA, in collaboration with Weingart Center and the Chelsea Investment Corporation, would provide 278 units of affordable permanent supportive housing in the heart of Skid Row, with on-site services and amenities to support formerly homeless residents. Weingart Center and the City collaborated on Skid Row Listening Sessions to design the protected bikeways and pedestrian safety improvements included in the

application. These improvements would address the current high rates of traffic collisions on 5<sup>th</sup>, 6<sup>th</sup>, and San Pedro Streets, in an effort to implement the City's Vision Zero Program. Programming would also fund "Ride for Justice", which offers bicycle safety and maintenance education to residents.

In recognition of the vulnerability of Skid Row's unsheltered residents to impacts of climate change, the community room in housing will be used to hold emergency preparedness trainings for Project Area residents. The trainings would be conducted in partnership with the LA County Department of Public Health and the LA Homeless Service Authority.

## Mission Heritage Plaza

**Project Location:** Riverside

**Applicant Name:** Wakeland Housing and Development Corporation, City of Riverside

**Project Type:** ICP

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$16,826,931

### Project Description:

The Mission Heritage Plaza project came about as a partnership between between Wakeland Housing & Development Corporation, the City of Riverside, and Riverside Transit Agency to reduce greenhouse gas emissions through transportation mode-shift and construction of affordable housing within the urban core of Riverside. This application includes construction of a new 72 unit mixed use affordable housing community in downtown Riverside that will contain the Headquarters for the Civil Rights Institute of Inland Southern California, a Diversity Center that will also act as a meeting space, and a cultural exhibit and programming space focused on celebrating the Civil Rights contributions of local leaders.

In addition to a truly community-centered mixed use housing development, the application proposes a new regional multi-modal transit hub that will link pedestrians, cyclists, and bus and train riders, construction of a new bus stop adjacent to the housing development, provide shade and amenities at 7 existing transit stops, and install nearly 250 shade trees throughout the Project area. Active Transportation improvements would include activation of 5 existing blighted alleyways with bikeways and community-made art, a protected pedestrian crossing linking the housing to the City library, a context sensitive bikeway that will link the housing to Mt. Rubidoux recreation Area, and two new bike-share stations. Mission Heritage Plaza is a re-application from Round 3 and with the use of Technical Assistance improved its score by 27 points.

## Treasure Island Parcel C3.1, Ferry Terminal, and Bay Bridge Connection

**Project Location:** San Francisco

**Applicant Name:** Mercy Housing California, Treasure Island Development Authority

**Project Type:** ICP

**Disadvantaged Community:** 75-80%

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$20,000,000

### Project Description:

After over 20 years of community engagement, this project is the ambitious first step in redeveloping Treasure Island in the San Francisco Bay into a multi-modal sustainable community of over 8,000 households. This Project proposes to construct 135 units of housing, with 81 of those serving households making below 50% of area median income, and 66 providing a replacement of supportive housing units. The Project also proposes a variety of active transportation improvements to prepare for future growth on the island. These improvements consist of the construction of a bicycle and pedestrian connector that seamlessly links Treasure Island to the Bay Trail and the Bay Bridge, construction of a ferry terminal for new service to San Francisco, and a new AC Transit bus line that links the island to downtown Oakland and BART. The San Francisco Bicycle Coalition will be providing bicycle safety education classes to residents of the neighborhood.

Climate Adaptation concerns around sea level rise will be addressed by raising all buildings, parking, and street entrances above grade. In addition to partnership between the City and County of San Francisco, San Francisco County Transportation Authority, AC Transit, and the developer, community-based organizations have been heavily involved in the vision and redevelopment of Treasure Island.

## Vermont Manchester Transit Priority Project

**Project Location:** Los Angeles, City and unincorporated County

**Applicant Name:** BRIDGE Housing Corporation, City of Los Angeles, County of Los Angeles

**Project Type:** ICP

**Disadvantaged Community:** 85-90%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$20,000,000

### Project Description:

The result of a historic partnership between the City and County of Los Angeles, the Vermont Manchester Transit Priority Project will transform a vacant lot blighted since the 1992 civil unrest into a mixed use development with 180 units of affordable housing for formerly homeless individuals and families, with 50,000 square feet of ground floor community-serving retail. The housing development would be directly adjacent to a new, landscaped public transit plaza serving the second-busiest bus corridor in Los Angeles County. Active transportation improvements include installation of a bike boulevard and new traffic signal along 84th to connect Vermont Avenue to Figueroa and help residents get closer to the Silver Line BRT station and other key destinations, and in doing so implement the Manchester Avenue Elementary School Safe Routes to School Plan. Another proposed bike boulevard along Budlong Avenue would implement a portion of the City's Mobility Plan 2035. Pedestrian improvements along Manchester and 85th Street implement connect project area residents to key destinations, including the Silverline Busway Station.

The extensive community engagement conducted to design this Project extended well beyond the housing, and identified needs for open green space and walkways, retail, and safer transit options, all of which are incorporated into the final Project design.

## Hollywood Arts Collective

**Project Location:** Los Angeles

**Applicant Name:** Thomas Safran and Associates Development, Inc., City of Los Angeles

**Project Type:** TOD

**Disadvantaged Community:** 85-90%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$13,839,800

### Project Description:

The Hollywood Arts Collective proposes to build 152 units of mixed-income of artist housing in the heart of Hollywood, including 62 affordable units, ground floor office space for arts organizations, and open air performance spaces, responding to the identified need for affordable housing and services to help prevent displacement of Hollywood's cultural community. The Project would improve pedestrian and bicyclist connectivity by repairing and replacing sidewalks and bikeways throughout the Project

area, as well as the procurement of an electric bus for the DASH Hollywood Community transit route. Transit riders would also have access to a new bus shelter, new benches, lighting, and bike racks at multiple transit stops, paired with urban greening improvements.

The development team engaged residents as well as local arts organizations in the process of designing this Project, and built off of engagement conducted for the Hollywood Community Plan. Transportation improvements were also selected in close coordination with LA DOT, the LA Housing and Community Investment Department, and the Department of City Planning. Priority was given to implementing both the City's Vision Zero Program and complementing the Safe Routes to School Project for Selma Avenue Elementary School.

## Ocotillo Springs

**Project Location:** Brawley

**Applicant Name:** Pacific West Communities, Inc., City of Brawley

**Project Type:** RIPA

**Disadvantaged Community:** 75-80%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$12,779,179

### Project Description:

Ocotillo Springs in Brawley would fund the AHSC Program's first award in Imperial County. The Project would include 74 units of centrally located net-zero energy affordable housing. The housing development would include nearly 3,000 square feet of community building that would include a kitchen, computer lab, a tot lot, and covered picnic tables and barbecue grills.

The Project also proposes the build-out of over 1.6 miles of new sidewalks and 2.3 miles of new Class II bikeways that would connect the community throughout the downtown. In partnership with Calvans, the project would procure 30 vanpool vans to provide vanpool services to the entire community. Feedback provided in surveys of community members on barriers to active transportation usage led the Project development to exceed the Program scoring incentives and build in over 8,000 feet of new sidewalks. With the help of Technical Assistance, this project improved its score by 27.5 points.

## Grand View Village Connectivity Project

**Project Location:** Stockton

**Applicant Name:** Visionary Home Builders of California, Inc.

**Project Type:** ICP

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SJCOG

**Total Award:** \$17,894,572

#### **Project Description:**

The Grand View Village Project was designed in collaboration with the developer, the City, various regional transit and planning agencies, and community-based organizations. The Project would include a mixed-use 63 unit affordable housing development in downtown Stockton that will improve connectivity from the development to transportation options including walking, biking, buses and commuter rail. The housing development would include a resident community center and a Head Start after school daycare facility for low-income families. The development would also include solar energy to produce at least one-third of building energy use on site. Active transportation improvements would include the installation of Class II, III and IV bike lanes, pedestrian improvements, and tree planting along key corridors. The Project also proposes to procure a new rail car for the Altamont Corridor Express, which connects Stockton through the East Bay down to San Jose. Transportation related amenities would include installation of Wi-Fi at the Downtown Transit Center and 25 new bus shelters throughout the Project Area.

Round 4 marks the fourth time Grand View Village has applied to AHSC. The application improved its score by 10 points between Rounds 3 and 4.

## **Twin Rivers Block B and E**

**Project Location:** Sacramento

**Applicant Name:** McCormack Baron Salazar, Inc., Sacramento Housing and Redevelopment Agency

**Project Type:** ICP

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SACOG

**Total Award:** \$18,793,015

#### **Project Description:**

Twin Rivers Block B and E is a central component of the redevelopment and reconnection of the River District to greater Sacramento. This project would construct

123-units of new affordable housing on a former historically isolated public housing site. It would additionally build out 1.2 miles of sidewalks and over 0.9 miles of context sensitive bikeways within the new master planned development. Throughout the broader Project Area, connectivity to transportation, employment, cultural and educational resources in nearby downtown Sacramento would be provided with over 2 miles of Class IV bikeways as well as multiple cross walk safety enhancements. The Project also proposes to fund bicycle safety courses targeted towards low income communities. In addition to the robust housing and active transportation scope, the Project would procure two new CNG buses to improve headways on Route 11 and to connect the route south to Sacramento City College.

This project would leverage and expand upon the award made to the same Project Area through the Transformative Climate Communities in 2018, also administered by the SGC. In its second time applying, the application improved its AHSC score by 10 points.

## Ventura Westside Housing and Active Transportation

**Project Location:** Ventura

**Applicant Name:** Homecomings Inc., Housing Authority of the City of San Buenaventura

**Project Type:** ICP

**Disadvantaged Community:** 75-80%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$18,893,730

### Project Description:

This Project would be a second phase of the transformation of a former public housing site that will provide 105 units of affordable housing in the City of Ventura, which was heavily affected by the Thomas Fire in December 2017. The proposed Project would reconnect the once-isolated development to the Westside neighborhood of Ventura. To accomplish this, the project would add over 11,000 linear feet of new sidewalk and 2 miles of safe bikeways to close key east-west gaps in the bike network. The Project proposes to upgrade 5 bus shelters with comfort and safety amenities, as well as the purchase of 40 Calvans vans to provide vanpools for residents of Ventura County that lack transit options that directly connect to employment centers. This is the project's third time applying and with the help of State Technical assistance its score improved by 12.5 points.

## Roosevelt Park Apartments

**Project Location:** San Jose

**Applicant Name:** First Community Housing, City of San Jose

**Project Type:** TOD

**Disadvantaged Community:** 75-80%

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$12,637,770

### Project Description:

Roosevelt Park Apartments would provide 80 units of mixed-income housing in Downtown San Jose, with 40 units designated as Rapid Rehousing units for homeless households and 20 units set aside for Transition Age Youth (TAY) and the Developmentally Disabled population. The remaining 20 units would be workforce housing, ensuring that all units would be restricted to households earning 30-80% of area median income.

The proposed Project includes robust active transportation improvements that were identified through a walk audit held with the City, VTA, and community members to identify safety and connectivity gaps in the neighborhood. The audit resulted in a proposal that would install protected bike lanes on a high traffic corridor, as well as various Class II and Class III bike lanes throughout the Project Area. Key pedestrian safety and connectivity improvements are also proposed, including upgraded intersections on pedestrian corridors connecting to schools.

Transit improvements would also be implemented with the addition of two new electrical buses for Route 77, which provides connections to the Eastridge Transit Center and the future Berryessa BART Station. In addition to the capital infrastructure, free VTA passes would be allocated to every resident of the housing development ages five and up, which would allow use of buses and light rail throughout Santa Clara County.

## Jordan Downs Phase S3 & Watts Pedestrian Bike District

**Project Location:** Los Angeles

**Applicant Name:** City of Los Angeles, The Michaels Development Company I, L.P.

**Project Type:** ICP

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$11,125,600

**Project Description:**

This Project would build off of previous SGC investments through both the AHSC and TCC programs to fund the third phase of the redevelopment of Jordan Downs Public Housing Development in the Watts Community of Los Angeles. This Project would provide 92 units of affordable family housing for families earning between 30-80% of the area median income, and would replace 57 existing affordable housing units in need of rehabilitation. The development would be located near Freedom Park, allowing recreational opportunities for Project Area residents.

The Project would further implementation of the Jordan Downs Redevelopment Master Plan, as well as addressing community needs identified by the Watts Rising Collaborative and the Watts/Century Latino Organization in the design process. The project delivers pedestrian improvements to address safety issues near Watts Blue Line Station identified by grassroots community coalitions. A new protected bike lane along Wilmington would leverage the improvements funded by TCC and connect to the newly created bikeways along Century Blvd. This is the second AHSC application for phase three of the Jordan Downs Public Housing Development with a thirteen point improvement over its Round 3 score. This application received technical assistance.

## Manzanita Family Apartments

**Project Location:** Napa

**Applicant Name:** Satellite Affordable Housing Associates

**Project Type:** ICP

**Disadvantaged Community:** N/A

**Low Income Community:** No

**MPO:** MTC

**Total Award:** \$8,150,000

**Project Description:**

The Manzanita Family Apartments Project would provide 51 affordable homes for households in the City of Napa, which was heavily impacted by the 2017 Tubbs Fire. In addition to adding to the depleted housing stock, the Project proposes to install beacon systems at five uncontrolled crossing locations along 3.2 miles of the Vine Trail bikeway, and pedestrian improvements at two key intersections, including one at an existing uncontrolled mid-block crossing that will provide direct access to McPherson Elementary School and O'Brien Park. The project additionally proposes a solar thermal system within the development, a community garden, and a bike education program.

In order to implement the recommendations of their Express Bus Corridor Study, Napa Valley Transportation Authority would purchase two electric buses for express routes

that would connect the community to job hubs as far north as Calistoga and as far south as Vallejo, and also add and improve bus shelters along the routes.

In response to potential for increased wildfire risk in the future, the Project is situated a significant distance from the City's Wildland Urban Interface Fire Hazard Area and includes fire resilient design measures within the housing development.

Unsuccessful in Round 3, this project increased its score by 15 points in Round 4.

## 2012 Berkeley Way

**Project Location:** Berkeley

**Applicant Name:** BRIDGE Housing Corporation, Berkeley Food and Housing Project, Alameda-Contra Costa Transit District

**Project Type:** TOD

**Disadvantaged Community:** N/A

**Low Income Community:** Yes

**MPO:** MTC

**Total Award:** \$19,591,610

### Project Description:

The proposed Project includes two developments that in total provide 141 affordable housing units in the City of Berkeley, with 53 set aside for residents with supportive housing needs. The Proposal would implement specific projects contained within the City's Bicycle Plan, as well as projects identified in the Transportation Element of the General Plan. These improvements would include upgraded bike lanes, pedestrian improvements and lighting along Milvia St, bike lanes & street lighting along Addison St, a two-way cycle track at the North Berkeley BART Station, and the addition of a new bus to AC Transit's fleet use for the Transbay Tomorrow F Line. Transportation related amenities are also proposed, including the addition of secured bicycle parking at the North Berkeley BART Station and bus stop safety and comfort improvements.

## Railyards Activation, Housing & Mobility

**Project Location:** Sacramento

**Applicant Name:** Downtown Railyard Venture, LLC, USA Properties Fund, Inc.

**Project Type:** ICP

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SACOG

**Total Award:** \$15,211,698

**Project Description:**

The Railyards Activation Project consists of a robust housing and transportation scope proposed in one of the largest urban infill sites in the Country. The proposed housing would be a mixed use, mixed-income development with 61 affordable units, bike parking, and electric vehicle charging stations. The proposed transportation scope aims to provide connectivity between the proposed housing site and the broader Sacramento area. This would include protected bikeways, class II bikeways, sidewalks, and street trees connecting the Railyards to the surrounding neighborhoods. The Project also proposes the creation of a new light rail stop on the corner of 7<sup>th</sup> St. and Railyards Blvd., which would run to and from Downtown Sacramento and connect to the River District to the north.

The Project proposal notes the likelihood of increased frequency and severity of storms due to Climate Change, and includes adaptive design features such as expansion of an existing drainage basin and naturalized stormwater management facilities in the public rights-of-way that also help to eliminate stormwater pollutants.

Despite an unsuccessful Round 3 application, this project increased its score by five points to earn an award in Round 4.

**13<sup>th</sup> & Broadway**

**Project Location:** San Diego

**Applicant Name:** S.V.D.P. Management, Inc., City of San Diego

**Project Type:** TOD

**Disadvantaged Community:** 75-80%

**Low Income Community:** Yes

**MPO:** SANDAG

**Total Award:** \$20,000,000

**Project Description:**

The 13<sup>th</sup> & Broadway Project proposes a transformative infill project that would build a transit-adjacent housing development with 273 units of service-enriched housing for homeless residents in the East Village of downtown San Diego. Stakeholder outreach was conducted to design the transportation scope, which would include 2.5 miles of a protected bikeway on both sides of Pacific Highway and upgraded sidewalks and intersections on Island Ave in Downtown San Diego.

The Project would additionally remove parking and a lane of traffic along E street to install a pedestrian greenway, connecting the East Village and Gaslamp Quarter. The transit improvements would include the addition of one inbound and one outbound

Rapid bus station to the East Village community of San Diego, improving community access to Downtown San Diego, the I-15 corridor, eastern Chula Vista, and Tijuana via the Otay Mesa Port of Entry.

## Manchester Urban Homes

**Project Location:** Los Angeles

**Applicant Name:** NHS Neighborhood Redevelopment Corporation, Waset, Inc., City of Los Angeles

**Project Type:** TOD

**Disadvantaged Community:** 95-100%

**Low Income Community:** Yes

**MPO:** SCAG

**Total Award:** \$20,000,000

### Project Description:

Manchester Urban Homes is a 98% affordable, 122 unit project located in South Los Angeles less than 1/4 mile from the Silverline Transit Hub station. The development will include commercial space and financial counseling will be provided to residents on-site. The Project will additionally repair and replace sidewalks in the Project Area, and provide over 2 miles of protected bikeways that run through a proposed green alley improvement. Transportation service would be expanded on the DASH Vermont/Main route with the procurement of a new electric bus, and nine new bus shelters, 14 bus benches, lighting at 6 bus stop locations, and 12 bike racks would be implemented as part of the Project.

The Project design was greatly formed by the meaningful community engagement conducted by Neighborhood Housing Services and Waset, which are both community-based developers, and lead regular community needs assessments and community planning meetings with residents, leaning on their longstanding relationships and reputation in the community to help engage over 4500 local stakeholders in helping to shape the Project design.

This Project applied to each of the four rounds of AHSC. Utilizing Round 4 technical assistance, the project increased its score by seven points between Rounds 3 and 4.

## Childs and B Street TOD Affordable Housing

**Project Location:** Merced

**Applicant Name:** The Richman Group of California Development Company, City of Merced, Central Valley Coalition for Affordable Housing

**Project Type:** ICP

**Disadvantaged Community:** 90-95%

**Low Income Community:** Yes

**MPO:** MCAG

**Total Award:** \$13,949,300

#### Project Description:

The proposed Childs and B St. TOD Affordable Housing Project is a development partnership of the Richman Group and Central Valley Coalition for Affordable Housing. The proposed development would provide 118 units of housing to families and individuals, with 30 units set aside for supportive housing, and a nearly 5,000 square foot community center. The proposed transportation improvements include nearly a mile of sidewalks and over 2.5 miles of bikeways to close the gap between the neighborhood of the proposed housing development to the nearby transit stop and key destinations, and to connect to other bike routes. The Project would additionally include a new bus that will increase frequency of Route M4, development of a new transit stop adjacent to the housing development, and urban greening improvements throughout the Project area. The Merced Bicycle coalition will provide bicycle education workshops to residents of the housing development to encourage safe bike ridership in Merced.

The Central Valley Coalition for Affordable Housing led the community engagement effort to advocate for and help design this Project, which in addition to affordable housing revealed a need for upgraded sidewalk networks and accessible transit services. Community feedback resulted in the location of the new bus stop adjacent to the housing development and the inclusion of a play area within the development.

### Amaya Village

**Project Location:** Orange Cove

**Applicant Name:** Pacific West Communities, Inc., City of Orange Cove

**Project Type:** RIPA

**Disadvantaged Community:** 90-95%

**Low Income Community:** Yes

**MPO:** FCOG

**Total Award:** \$14,790,000

#### Project Description:

The Orange Cove Project was conceived as car-free and environmentally low-impact affordable housing development in a rural area of Eastern Fresno County. The Project proposes 81 units of net-zero energy affordable housing located in the walkable core of Orange Cove, connected by over a mile of new sidewalks with drought resistant native

landscaping. Residents of the City were asked about their active transportation preferences during the 2018 holiday toy drive, which is Orange Cove's biggest event of the year. This outreach helped to shape the transportation scope, which includes 3.91 miles of new bikeways that directly connects to the existing Class I bikeway in two places. Other transportation improvements include construction of a new shaded bus stop, upgrades to four existing bus shelters and nearby street lighting. As a result of Calvans outreach and collaboration with the community, thirty vanpools will be procured to encourage safe and affordable long distance transit to agricultural and industrial jobs.

## Danco Communities and City of Arcata Isaacson's Multifamily Housing HRI and STI Project

**Project Location:** Arcata

**Applicant Name:** Danco Communities, City of Arcata

**Project Type:** RIPA

**Disadvantaged Community:** N/A

**Low Income Community:** Yes

**MPO:** N/A

**Total Award:** \$4,460,700

### Project Description:

The Isaacson's Multifamily Housing HRI and STI project would go towards funding 43 unit multifamily housing development in the City of Arcata, which would be the first AHSC award in the North Coast region. In addition to providing much-needed affordable housing, the AHSC award would help to implement both the Humboldt Regional Bicycle Plan that was adopted in 2018, through the funding of new bike lanes. Feedback from community members emphasized a need for safer pedestrian accessibility, which is demonstrated in the Project through the proposal of new sidewalks that would connect Project Area residents to transit, paired with pedestrian safety improvements. A new car and bike share program would be located at the Housing Development, where each unit would also be provided with two bus passes for free transit usage. The Project would additionally procure an Electric Bus to be used on a new route that would connect area residents to key destinations within the City.

# Substitute Award

## West Carson Villas

**Project Location:** Los Angeles

**Applicant(s) Name:** PATH Ventures, County of Los Angeles

**Project Type:** ICP

**Disadvantaged Community:** N/A

**Low Income Community:** No

**MPO:** SCAG

**Total Award:** \$19,960,772

### Project Description:

West Carson Villas will deliver 110 units of affordable housing, 63 of which will be permanent supportive housing for individuals and families experiencing homelessness and chronic homelessness. Over half of the units have two or three bedrooms in order to accommodate families. The project will install over two miles of bicycle lanes and over two more of pedestrian improvements that connect project area residents to nearby jobs and health services at UCLA Harbor Medical Center. The project will also replace or construct 31 new bus stops. A workforce partnership will connect area residents to economic opportunities in the bioscience industry through the Bio-Flex Pre-Apprentice and Apprenticeship Program.