



Memorandum

DATE: May 17, 2016

TO: Interested Stakeholders

FROM: Strategic Growth Council staff

RE: Applicants Invited to Submit Full Applications for the Affordable Housing and Sustainable Communities Program

Thank you for your continued interest in the Affordable Housing and Sustainable Communities (AHSC) Program. This memo provides a list of all applicants invited to submit a full application following the initial concept proposal review.

The Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) received 130 concept proposals requesting over \$1.1 billion for this highly competitive program. \$320 million is available to award under the FY 2015-16 Notice of Funding Availability.

Geographic Distribution of 2015-16 AHSC Concept Proposals Received, by MPO	
Metropolitan Planning Organization	# of Applications
Southern California Association of Governments (SCAG)	37
Association of Bay Area Governments (ABAG)/ Metropolitan Transportation Commission (MTC)	40
San Diego Association of Governments (SANDAG)	6
Sacramento Area Council of Governments (SACOG)	8
Fresno Council of Governments (Fresno COG)	7
Kern Council of Governments (Kern COG)	6
Tulare County Association of Governments (TCAG)	4
Association of Monterey Bay Area Governments	4
San Joaquin Council of Governments (SICOG)	2
Merced County Association of Governments (MCAG)	1
Santa Barbara County Association of Governments (SBCAG)	1
Stanislaus Council of Governments (StanCOG)	1
Shasta Regional Transportation Agency (SRTA)	1
Madera County Transportation Commission (Madera CTC)	1
Butte County Association of Governments (BCAG)	1
Multi-MPO	1
Non-MPO	9
TOTAL:	130



An AHSC Concept Proposal review team verified eligibility of submitted proposals in accordance with AHSC Guidelines, and used the Concept Proposal Filter formula as defined in Section 10(c)(3) and (4) to determine a list of 85 applicants invited to submit a Full Application. Full Application invites were given to all eligible Concept Proposals whose requested AHSC funds in addition to verified Enforceable Funding Commitments (EFCs) were equal or greater than 95 percent of their Total Development Costs, as defined in Section 10(c)(3) and (4).

Full Application Invites by Statutory Set-Aside		
Statutory Set-Aside	AHSC \$ Requested	# of Full Application Invites
Affordable Housing	\$ 702,831,197	71
Disadvantaged Community	\$ 527,588,821	54

Full Application Invites by Project Area Type		
Project Area Types	AHSC \$ Requested	# of Full Application Invites
Transit Oriented Development (TOD)	\$ 264,325,450	24
Integrated Connectivity Project (ICP)	\$ 414,583,357	45
Rural Innovation Project Area (RIPA)	\$ 111,019,743	16

In order to fulfill AHSC’s commitment to geographic diversity and disadvantaged communities, a limited number of applications whose verified EFC Filter Formula result was below 95 have been invited. These include 4 proposals in the Southern California Association of Governments (SCAG) region, 1 from the Shasta Regional Transportation Agency (SRTA) region, and 1 from the Butte County Association of Governments (BCAG) Region.

As outlined in the AHSC Program Guidelines Section 105(c)(4)(C), at least one concept proposal from each MPO jurisdiction that submitted a concept proposal will be invited to full application, provided that eligibility requirements are met. The proposals from the BCAG and SRTA regions have been invited to submit a full application for this reason.

The 4 proposals from the SCAG region were invited in consideration of the disproportionate number of full application invites compared to the population of disadvantaged communities in the region. The SCAG region contains approximately 68% of the State’s disadvantaged communities, yet only represented 20% of the funding request in full applications as a result of the EFC Filter Formula. This was the greatest disparity between disadvantaged community population and full application invites of any region. To address this discrepancy, the next 4 proposals from the SCAG region with the highest resulting EFC Filter Formula are being invited to submit a full AHSC application.

SGC recognizes that underserved and disadvantaged communities face unique challenges in developing competitive applications, and is committed to improving outreach and assistance efforts in current and future funding rounds. These invitations resulted in full application invites shown in the table below, organized by regional geography. A complete list of those applicants invited to full application is provided in the appendix to this memo.



2015-16 AHSC Full Application Invites by Region		
Metropolitan Planning Organization	# of Invites	Total \$ Amount Requested
Association of Bay Area Governments/ Metropolitan Transportation Commission	28	\$300,511,105
Southern California Association of Governments	21	\$195, 852, 857
San Diego Association of Governments	6	\$58,178,389
Sacramento Area Council of Governments	5	\$35, 685, 395
Fresno Council of Governments	4	\$41,116,952
Kern Council of Governments	4	\$35,195,054
Association of Monterey Bay Area of Governments	2	\$12, 401, 240
Tulare Council of Governments	2	\$10,165,084
San Joaquin Council of Governments	1	\$8,941,370
Butte County Association of Governments	1	\$8,296,906
Santa Barbara County Association of Governments	1	\$8,990,608
Shasta Regional Transportation Agency	1	\$20,000,000
Stanislaus County of Governments	1	\$8,177,591
Multi-MPO	1	\$3,300,000
Non-MPO	7	\$43,115,999
TOTAL:	85	\$789,928,550

SGC and HCD invited 85 concept proposals from 30 counties requesting \$789,928,550 to compete for the approximately \$320 million available in the full application phase. The proposals represent a wide range of VMT reduction strategies and strong collaboration between housing and transportation. The full application invites are set in large urban centers, medium-sized cities, small towns and rural areas across the state.



CALIFORNIA STRATEGIC
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Additional Timeframes and Information

The deadline for invited applicants to submit a full application is **June 20, 2015 at 5 pm**. SGC will release a complete list of all applicants after Council adoption of award recommendations at its October 2016 meeting.

AHSC applicants who were not invited to submit full proposals may request a debrief on their applications from AHSC Program staff to receive feedback on how they can be more competitive in future rounds of funding. Any applicants who would like to schedule a follow-up consultation should contact staff at ahsc@hcd.ca.gov for scheduling later this summer.

Also, please subscribe to our [listserve](#) to receive updates on AHSC workshops and activities happening around the state.

Thank you again for your engagement in this process.

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Primary Applicant	Project Title	MPO	County	TOD	ICP	RIPA	AHSC \$	AH	DAC	Verified Final Filter %
City Center RealtyPartners, L.P.	Public Market Sustainable Transportation Project	ABAG/MTC	Alameda		ICP		\$ 15,483,984	No	No	100
Town of Windsor	Windsor Transit Center Corridor and Intersection Improvements Project	ABAG/MTC	Sonoma		ICP		\$ 5,387,719	No	No	100
Eden Housing, Inc.	Alameda Site A Senior Apartments	ABAG/MTC	Alameda		ICP		\$ 10,870,983	Yes	No	100
Satellite Affordable Housing Associates	Putting Down Routes: Connecting East Oakland	ABAG/MTC	Alameda		ICP		\$ 6,205,125	Yes	Yes	100
Housing Authority of the City of Alameda	Rosefield Village Redevelopment and Atlantic Avenue Connectivity Project	ABAG/MTC	Alameda	TOD			\$ 6,518,156	Yes	No	100
TL Partners 1 LP	Warehouse 48 at Star Harbor	ABAG/MTC	Alameda		ICP		\$ 5,296,029	Yes	No	100
Resources for Community Development	St. Paul's Commons & Trinity Ave. Complete Streets	ABAG/MTC	Contra Costa	TOD			\$ 7,929,331	Yes	No	100
City of South San Francisco	South San Francisco Senior Affordable Housing/Connections to Caltrain	ABAG/MTC	San Mateo		ICP		\$ 8,885,024	Yes	No	100
MidPen Housing Corporation	Edwina Benner Plaza	ABAG/MTC	Santa Clara	TOD			\$ 11,059,412	Yes	No	100
Treasure Island Community Development (TICD)	Treasure Island Intermodal Transit Hub - Phase 1	ABAG/MTC	San Francisco		ICP		\$ 12,055,858	No	Yes	100
UrbanCore Development, LLC	Coliseum Connections	ABAG/MTC	Alameda	TOD			\$ 14,898,316	Yes	Yes	100
Resources for Community Development	Empyrean & Harrison Hotel Housing and Transportation Improvements	ABAG/MTC	Alameda	TOD			\$ 16,860,191	Yes	Yes	100
East Bay Asian Local Development Corporation	Lakehouse Connections	ABAG/MTC	Alameda	TOD			\$ 18,127,203	Yes	Yes	100
Resources for Community Development	Uptown Oakland Housing and Transportation Collaborative/Embarck Apartments	ABAG/MTC	Alameda	TOD			\$ 15,982,964	Yes	Yes	100
Community Housing Development Corporation	Heritage Point Affordable Housing/Retail Development	ABAG/MTC	Contra Costa		ICP		\$ 10,995,254	Yes	Yes	100
Domus Development, LLC	Veterans Square	ABAG/MTC	Contra Costa		ICP		\$ 5,687,621	Yes	Yes	100
Mercy Housing California	455 Fell	ABAG/MTC	San Francisco	TOD			\$ 16,056,563	Yes	Yes	100
Tenderloin Neighborhood Development Corporation	Yosemite Apartments	ABAG/MTC	San Francisco	TOD			\$ 5,092,303	Yes	Yes	100
EAH Inc.	Morgan Hill Family-Scattered Site	ABAG/MTC	Santa Clara		ICP		\$ 9,489,122	Yes	Yes	100
Satellite Affordable Housing Associates	Grayson Street Apartments	ABAG/MTC	Alameda		ICP		\$ 3,755,326	Yes	No	99
BRIDGE Housing Corporation	Potrero Block X	ABAG/MTC	San Francisco		ICP		\$ 9,250,000	Yes	No	99
Eden Housing, Inc.	Alameda Site A Family Apartments	ABAG/MTC	Alameda		ICP		\$ 12,870,620	Yes	No	98
Mission Housing Development Coproration	Dunleavy Plaza Apartments	ABAG/MTC	San Francisco	TOD			\$ 7,691,837	Yes	No	98
Law Office of Patrick R. Sabelhaus	Candlestick Point	ABAG/MTC	San Francisco		ICP		\$ 5,000,000	No	Yes	98
Domus Development, LLC	Creekview Terrace	ABAG/MTC	Contra Costa		ICP		\$ 10,867,494	Yes	Yes	98
Charities Housing	Renascent San Jose	ABAG/MTC	Santa Clara		ICP		\$ 14,979,486	Yes	Yes	97
Republic Millbrae LLC	Millbrae Transit Village	ABAG/MTC	San Mateo	TOD			\$ 14,563,865	Yes	Yes	96
First Community Housing	St. James Station TOD	ABAG/MTC	Santa Clara	TOD			\$ 18,651,319	Yes	Yes	96
Chispa, Inc.	Junsay Oaks Apartments	AMBAG	Monterey		ICP		\$ 6,904,121	Yes	No	100
Mid-Peninsula The Farm, Inc	The Monterey Senior Housing, Bike, & Pedestrian Improvements Project	AMBAG	Monterey		ICP		\$ 5,497,119	Yes	No	100
Jamboree Housing Corporation	Jamboree Oroville Family Apartments	BCAG	Butte			RIPA	\$ 8,296,906	Yes	Yes	69
Huron City	Americana Community Apartments Huron	FRESNO	Fresno			RIPA	\$ 9,601,559	Yes	Yes	100
Cesar Chavez Foundation	Kings Canyon Connectivity Project - (Kings Canyon)	FRESNO	Fresno		ICP		\$ 15,579,426	Yes	Yes	100
City of Fresno	South Stadium Phase I TOD	FRESNO	Fresno		ICP		\$ 5,738,730	Yes	Yes	100
Dominus Consortium, LLC	Van Ness Apartments	FRESNO	Fresno		ICP		\$ 10,197,237	Yes	Yes	100
City of McFarland	Complete Streets to Transit and Employment: Pedestrian/Bicycle Improvements	KERN	Kern			RIPA	\$ 1,856,100	No	Yes	100
Kern County	Rexland Acres Community Sidewalk Project	KERN	Kern		ICP		\$ 8,537,000	No	Yes	100
Housing Authority of the County of Kern	Lamont AHSC Project	KERN	Kern			RIPA	\$ 6,164,522	Yes	Yes	100
Wasco Affordable Housing, Inc.	Wasco Farmworker Housing Relocation Project	KERN	Kern			RIPA	\$ 18,637,432	Yes	Yes	100
California Vanpool Authority	CalVans Vanpool Expansion Project	MULTI	Multi-County		ICP		\$ 3,300,000	No	Yes	100
Danco Communities	Crescent City Senior Housing and Community Connectivity Project	N/A	Del Norte			RIPA	\$ 2,139,760	Yes	No	100
Danco Communities	Arcata Affordable Housing Related Infrastrcutre/Community Connectivity Project	N/A	Humboldt			RIPA	\$ 2,105,800	Yes	No	100
Rural Communities Housing Development Corporation	Orr Creek Commons	N/A	Mendocino			RIPA	\$ 14,501,774	Yes	No	100
Danco Communities	Mount Shasta Greenway Trail and Affordable HRI Project	N/A	Siskiyou			RIPA	\$ 2,237,000	Yes	No	100
Valley Vista LLC	Valley Vista Senior Apartments	N/A	Tuolumne			RIPA	\$ 10,499,985	Yes	No	100

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Primary Applicant	Project Title	MPO	County	TOD	ICP	RIPA	AHSC \$	AH	DAC	Verified Final Filter %
City of Eureka	Eureka Waterfront Multi-Modal Connectivity Project	N/A	Humboldt			RIPA	\$ 949,540	No	No	98
StoneBridge Properties	Coldstream Mixed Use Village - RIPA app	N/A	Nevada			RIPA	\$ 10,682,140	Yes	No	96
Mercy Housing California	623 Vernon Street Apartments & Downtown Pedestrian Bridge	SACOG	Placer		ICP		\$ 8,023,759	Yes	No	100
Mercy Housing California	Esparto Phase IIB	SACOG	Yolo			RIPA	\$ 4,191,533	Yes	No	100
Mutual Housing California	Lavender Courtyard by Mutual Housing TOD	SACOG	Sacramento	TOD			\$ 5,623,287	Yes	Yes	100
Urban Housing Communities, LLC	Horizons at New Rancho	SACOG	Sacramento	TOD			\$ 5,965,068	Yes	Yes	99
Neighborhood Partners, LLC	Creekside Affordable Housing	SACOG	Yolo		ICP		\$ 11,881,748	Yes	No	96
San Diego Association of Governments	Connecting Vista: Bike, Walk, SPRINT	SANDAG	San Diego		ICP		\$ 5,120,000	No	No	100
Chelsea Investment Corporation	Go by Bike to The Lofts at Normal Heights	SANDAG	San Diego	TOD			\$ 12,781,229	Yes	No	100
AMCAL Multi-Housing Two, LLC	Villa Encantada	SANDAG	San Diego	TOD			\$ 4,690,321	Yes	Yes	100
C&C Development	El Dorado II Apartments	SANDAG	San Diego		ICP		\$ 16,335,904	Yes	No	98
Domus Development, LLC	Cornerstone Place	SANDAG	San Diego		ICP		\$ 12,090,713	Yes	Yes	98
Affirmed Housing Group, Inc.	Lincoln Park Apartments	SANDAG	San Diego		ICP		\$ 7,160,222	Yes	Yes	96
Cabrillo Economic Development Corporation	The Village Apartments	SBCAG	Santa Barbara			RIPA	\$ 8,990,608	Yes	No	98
Housing Authority of the City of San Buenaventura	Villages at Westview Phase II	SCAG	Ventura		ICP		\$ 10,777,571	Yes	No	100
Many Mansions	Walnut Street Family Apartments	SCAG	Ventura		ICP		\$ 3,721,717	Yes	No	100
Imperial County Transportation Commission	Calexico Intermodal Transportation Center (ITC)	SCAG	Imperial		ICP		\$ 8,925,383	No	Yes	100
City of South Gate	South Gate Regional Bikeway Connectivity Project	SCAG	Los Angeles		ICP		\$ 2,570,520	No	Yes	100
San Bernardino Associated Governments	Metrolink Station Bike/Ped Access Project	SCAG	San Bernardino		ICP		\$ 6,598,973	No	Yes	100
City of Oxnard	Downtown Oxnard Transit Corridor Improvement Project	SCAG	Ventura		ICP		\$ 4,564,000	No	Yes	100
City of Oxnard	J Street Greenway Trail & Complete Streets	SCAG	Ventura		ICP		\$ 6,748,276	No	Yes	100
Chelsea Investment Corporation	Countryside II Connect	SCAG	Imperial		ICP		\$ 7,360,132	Yes	Yes	100
Meta Housing Corporation	Courson Arts Colony East and West	SCAG	Los Angeles		ICP		\$ 12,632,161	Yes	Yes	100
Abode Communities	Rolland Curtis West	SCAG	Los Angeles	TOD			\$ 5,668,074	Yes	Yes	100
Meta Housing Corporation	Santa Ana Arts Collective	SCAG	Orange		ICP		\$ 12,028,626	Yes	Yes	100
Meta Housing Corporation	Loma Linda Veterans Village	SCAG	San Bernardino		ICP		\$ 15,012,642	Yes	Yes	100
The Michaels Development Company I, LP	MDC Jordan Downs	SCAG	Los Angeles		ICP		\$ 11,968,751	Yes	Yes	99
PATH Ventures	PATH Metro Villas Phase 2	SCAG	Los Angeles	TOD			\$ 13,750,183	Yes	Yes	98
LINC Housing Corporation	Bartlett Hill Manor	SCAG	Los Angeles	TOD			\$ 4,700,000	Yes	Yes	97
Century Affordable Development Inc	Beacon Pointe	SCAG	Los Angeles	TOD			\$ 17,723,734	Yes	Yes	97
Skid Row Housing Trust	Six Four Nine Lofts	SCAG	Los Angeles	TOD			\$ 5,315,000	Yes	Yes	95
East LA Community Corporation	Sun Valley Senior Veterans Apts & Sheldon Street Pedestrian Improvements	SCAG	Los Angeles		ICP		\$ 11,110,020	Yes	Yes	93
Meta Housing Corporation	Metro @ Western	SCAG	Los Angeles	TOD			\$ 7,365,144	Yes	Yes	91
East LA Community Corporation	1st & Rowan Apartments and The Eastside Bicycle Access Project	SCAG	Los Angeles	TOD			\$ 10,547,950	Yes	Yes	81
Deep Green Housing and Community Development	7th & Witmer Apartments	SCAG	Los Angeles	TOD			\$ 16,764,000	Yes	Yes	79
City of Redding	Redding Downtown Loop and Affordable Housing Project	SHASTA	Shasta		ICP		\$ 20,000,000	Yes	No	82
Visionary Homebuilders of California, Inc.	Hunter Street Housing	SJCOG	San Joaquin		ICP		\$ 8,941,370	Yes	Yes	100
EAH Inc.	Avena Bella (phase 2)	StanCOG	Stanislaus		ICP		\$ 8,177,591	Yes	Yes	98
Self Help Enterprises	Lindsay Village Affordable Housing & Transportation Improvement Project	TULARE	Tulare			RIPA	\$ 5,518,353	Yes	Yes	100
Self Help Enterprises	Sierra Village Affordable Housing & Transportation Improvement Project	TULARE	Tulare			RIPA	\$ 4,646,731	Yes	Yes	100