

# Appendix C:

## Round 7 AHSC Awards Project Summaries

Presented at the August 30, 2023 Strategic Growth Council Meeting  
More information: <http://sgc.ca.gov/programs/ahsc/>

### 797 S. Almaden Ave.

**Project Location:** San Jose  
**Applicant(s) Name:** Resources for Community Development  
**Project Type:** TOD  
**Disadvantaged Community:** No  
**Region:** San Francisco Bay Area  
**Total Award:** \$29,428,636

#### Project Description:

797 S. Almaden Ave. will create a mixed-use, transit-oriented community and build 98 new affordable homes. This project will improve an underutilized and vacant corner lot, while providing a significant number of affordable homes in an area that is facing rapid gentrification and displacement. Resident amenities include a multi-purpose community room, bicycle storage room, open space, children's play area, and barbecue areas.

On-site Resident Services, through a Resident Services Coordinator, will be offered for free to assist residents in obtaining access to local social services, organizing community meetings and events, and providing classes on topics, such as financial literacy and nutrition, health and wellness, educational programs, and youth enrichment programs. Services will also include direct case management and services provided by Abode Services specifically for the residents of the permanent supportive housing units.

As a part of the City-adopted Vision Zero Plan, this project will include 12.5 miles of dedicated bus priority lanes, 12.9 miles of protected bicycle lanes, and various pedestrian enhancements, such as pedestrian bulb-outs and high visibility crosswalks. These improvements will convert the Monterey Corridor into a safer, calmer street to that will better serve the needs of transit riders, bicyclists and pedestrians.

## 440 Arden Way

**Project Location:** Sacramento  
**Applicant(s) Name:** BRIDGE Housing Corporation  
**Project Type:** TOD  
**Disadvantaged Community:** Yes  
**Region:** Sacramento Area  
**Total Award:** \$42,970,729

### Project Description:

BRIDGE Housing Corporation will transform the vacant land and unoccupied buildings at 440 Arden Way into a vibrant mixed-use development including 124 affordable homes. The ground floor will include a commercial childcare center available to residents of the broader neighborhood, a resident services suite, community room, multipurpose room, laundry room, and structured parking surrounding a courtyard with playgrounds and community gardens.

440 Arden Way will also be a part of the Dixieanne Neighborhood Clean & Green Alleys project, cleaning and beautifying residential alleys by providing shade trees, public art, and bike boulevards. Nearby Woodlake Park will also be improved with new walking paths and pedestrian safety features. Sacramento Regional Transit District is participating in these community upgrades by improving existing local bus routes and boarding infrastructure along congested corridors in North Sacramento.

For residents of 440 Arden Way, Lutheran Social Services of Northern California will provide education and community building activities throughout the year. These activities may include, but are not limited to case management, financial literacy, education support, art expression classes, parenting classes, food bank distribution, and digital literacy.

## Balboa A

**Project Location:** San Francisco

**Applicant(s) Name:** BRIDGE Housing Corporation; Mayor's Office of Housing and Community Development (City & County of San Francisco)

**Project Type:** TOD

**Disadvantaged Community:** No

**Region:** San Francisco Bay Area

**Total Award:** \$45,721,399

### Project Description:

The Balboa A project is a once-in-a-generation opportunity to redevelop underutilized parking lots in a high resource area into 159 affordable homes that are part of a buildout of roughly 1,100 new homes in the Balboa Reservoir master plan. The development includes on-site amenities, such as childcare centers, a public park, and accessible multi-modal transit options. With its outdoor spaces designed to accommodate a wide range of uses, the site will serve as a community hub that is welcoming to neighbors.

Transportation improvements make up an important part of the Balboa A project. The AHSC project includes improvements that align with the San Francisco Municipal Transportation Agency (SFMTA) 29 Sunset Improvement Project, which aims to improve the performance of and passenger experience on the Muni 29 Sunset bus route. Additionally, this project will include the construction of the interior bicycle and pedestrian infrastructure on campus, as well as a linear park along the southern edge of the project that connects to a nearby transit plaza.

This project will transform the entire Balboa Reservoir neighborhood, centering a diverse and inclusive mixed-income community around a new Reservoir Park. The land was once controlled by the San Francisco Public Utilities Commission (SFPUC). The SFPUC made the site available for development as part of San Francisco's Public Land for Housing Program, which utilizes City-owned land to address the City's most pressing housing issues.

## Crenshaw Crossing

**Project Location:** Los Angeles

**Applicant(s) Name:** La Cienega LOMOD LLC; City of Los Angeles

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Region:** Coastal Southern California

**Total Award:** \$49,989,236

### Project Description:

Crenshaw Crossing is a housing project with 176 affordable homes in the heart of South Los Angeles. A joint project between La Cienega LOMOD, Inc. and the City of Los Angeles, residents will have access to many on-site amenities, including a yoga room, fitness center, lounges, and outdoor spaces.

Residents of Crenshaw Crossing will have access to instructor-led programs and classes from the West Angeles Community Development Corporation, including classes on health and wellness, financial literacy, home-buyer education, parenting, GED preparation, and smoking cessation.

This project came about through Los Angeles Metropolitan Transportation Authority (LA Metro)'s Joint Development Program, and as such, includes many transportation improvements. Nearly 10 miles of new bike lanes are being constructed as a part of Crenshaw Crossing, as well as sidewalk repairs, crosswalks, and ADA curb ramps, making the area safer and more accessible for pedestrians and bicyclists. The project also includes the purchase of nine LA Metro buses, improving headway times and transit efficiency for local bus routes surrounding Crenshaw Crossing.

## Dakota

**Project Location:** Fresno

**Applicant(s) Name:** UP Holdings California, LLC; RHCB Development, LP

**Project Type:** ICP

**Disadvantaged Community:** No

**Region:** San Joaquin Valley

**Total Award:** \$48,766,006

### Project Description:

Dakota is a collaborative housing and transportation project between UP Holdings California, LLC and RHCB Development, LP. The housing development will create 114 affordable homes accommodating varied family sizes and 45 VASH vouchers for veterans.

The project will have wrap-around services for residents provided by a variety of social service providers including the Veterans Affairs Office, RH Community Builders, and the City Center. There will be ample service space for administering one-on-one sessions, classes, and group events. These events include exercise classes, computer literacy training, and resident celebrations. Furthermore, there will be outdoor courtyards with a playground, community garden, and outdoor furniture.

Transportation improvements for the area came together through a partnership among the City of Fresno's Public Works Department, Fresno Area Express, Planning Department, and CalVans. Dakota will bring a Class IV Bikeway, new walkways, thirty-two new bus stop stations, an electric bus, and carpool vans to the area. These improvements align with the goals of the Fresno General Plan and South Blackstone Smart Mobility Plan, both of which went through extensive public consultation.

## Downtown Women's Center Campus Expansion

**Project Location:** Los Angeles

**Applicant(s) Name:** GTM Holdings, LLC; City of Los Angeles

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Region:** Coastal Southern California

**Total Award:** \$41,138,768

### Project Description:

Located in an empty lot adjacent to the Downtown Women's Center's headquarters, the housing development is comprised of 97 affordable homes and permanent supportive housing for victims of domestic violence and women experiencing homelessness. In addition to these residential units, the project incorporates over 10,000 square feet of community space on the ground floor, including ample service space for the Downtown Women's Center's programming. Other resident amenities include a laundry room, learning center, community room, bicycle parking, supportive services spaces, and a second-floor open-air courtyard.

Working with the Los Angeles Department of Transportation, this project will establish 2,169 feet of continuous safe and accessible walkway. Over two miles of bike lanes will also be constructed, completing the east-west network connecting Downtown Los Angeles to Skid Row and the Arts District. In order to increase bus ridership, new traffic signal modifications, a pedestrian hybrid beacon, five bus shelters, and four bus bulb-outs will be created.

Workforce development will be a key program for Downtown Women's Center Campus Expansion project residents. Downtown Women's Center (DWC) provides wraparound supports, from basic needs and housing navigation to training and case management, in order that women experiencing homelessness may attain stable housing and stable lives. Residents will have access to DWC career training and mentorship programs that provide hands-on opportunities to end homelessness and change lives.

## Eureka Scattered Sites Project

**Project Location:** Eureka

**Applicant(s) Name:** Linc Housing Corporation; City of Eureka

**Project Type:** RIPA

**Disadvantaged Community:** No

**Region:** North State & Sierras

**Total Award:** \$30,166,441

### Project Description:

The Eureka Scattered Sites Project is a collaboration between the Linc Housing Corporation, City of Eureka, and Humboldt Transportation Authority to connect housing and transportation to Eureka's Downtown Core Area. The three unique housing sites will provide a total of 90 affordable homes and other community amenities, such as short- and long-term bicycle parking, services offices, a community room, laundry facilities, and a playground.

This transformative project facilitates density and a modal shift away from car dependence in a rural, traditionally car-dependent area. To help close gaps in transit efficiency and rider experience as identified in the City of Eureka's Unmet Transit Needs Annual Report, the Eureka Scattered Sites Project includes the purchase of two battery-electric microtransit vehicles and charging infrastructure. Additionally, the Project is developing the G Street Bicycle Boulevard, which provides a direct connection to two distinct destination centers in the city—The Downtown Core Area and Henderson Center—as well as thousands of feet of new and repaired sidewalks.

Partnering with the Redwood Community Action Agency, residents of the Eureka Scattered Sites Project will also receive a diversity of bicycle/pedestrian resources and educational activities, including local walking maps, bicycles expos, and bike repair services.

## HHH New Hampshire

**Project Location:** Los Angeles

**Applicant(s) Name:** BRIDGE Housing Corporation; Los Angeles

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Region:** Coastal Southern California

**Total Award:** \$31,047,987

### Project Description:

HHH New Hampshire, a partnership between BRIDGE Housing Corporation and the City of Los Angeles, will create 93 affordable homes in the Koreatown neighborhood of Los Angeles. The homes are for those who previously experienced homelessness or who are at risk of homelessness. The building will include a childcare center, community room, services hub, and laundry room.

Since HHH New Hampshire is located adjacent to highly congested corridors, improvements include the creation of an alternative bike network to provide a lower-stress bikeway. Pedestrian improvements include reconstructing sidewalk and alley aprons to form over 2,000 linear feet of safe and accessible walkway. To increase local bus ridership, this project includes the purchase of seven zero-emissions vehicles for two bus routes that have excellent north-south access, connecting riders from Koreatown to Hollywood, South LA, and multiple light rail stations.

HHH New Hampshire also goes beyond basic affordable housing in its preservation of part of historic design elements at the site. Koreatown is experiencing rapid growth, with seemingly every parcel metamorphosing into luxury housing. Gentrification is slowly stripping the community of its historic past. However, this housing project retains a portion of the original building façade of the historic Ambassador Hotel to honor the community's historic past while addressing housing needs for the future.



## Kashia Windsor

**Project Location:** Windsor

**Applicant Name:** Burbank Housing Development Corporation; Kashia Band of Pomo Indians of the Stewarts Point Rancheria; Town of Windsor; Sonoma-Marín Area Rail Transit District

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Region:** San Francisco Bay Area

**Total Award:** \$19,966,182

### Project Description:

The Kashia Windsor project is a 54-unit affordable multifamily project with a mixed-use office space to serve as the Kashia Tribal Headquarters; residential amenities; and a public gallery for community education, outreach, and displays of Tribal arts and crafts. This project came together due to the diligence of the multi-faceted partnership of Burbank Housing Development Corporation, Kashia Band of Pomo Indians of the Stewarts Point Rancheria, Town of Windsor, and Sonoma-Marín Area Rail Transit (SMART) District.

The Town of Windsor's Old Redwood Highway Corridor Enhancement Plan focuses on "complete streets" for the Town and its residents. To accomplish this, The Kashia Windsor project is purchasing one zero-electric vehicle bus, which will reduce headway times for the local bus route from 45-60 minutes to 30 minutes. Additionally, the project will install 1.4 miles of bike routes and install new curbs, gutters, and sidewalks. They will also construct a new passenger rail station for the SMART Train.

This project is a collaborative effort centered on the participation and needs of the tribal community, providing a model for designing a tribal living space within a city. This model integrates tribal members into wider society and help benefit from access to job centers, local schools, active lifestyles, and other aspects of urban life.

## 119 Lincoln Street

**Project Location:** Santa Cruz

**Applicant Name:** Eden Housing, Inc.; For the Future Housing, Inc.; Santa Cruz Metropolitan Transit District

**Project Type:** ICP

**Disadvantaged Community:** No

**Region:** Central Coast

**Total Award:** \$33,502,820

### Project Description:

This collaborative project will construct a multi-story mixed-use building made up of 124 affordable homes, a modern public library, childcare facility, and bicycle parking. For residents specifically, the project will include a technology learning center, rooftop atrium, and onsite after school programs and wellness programs.

On site, residents will have access to regular and ongoing social services and group activities provide education on critical community resources and encourage community building and self-reliance. Instructor-led adult educational, health and wellness, and skill building classes will be included in the programming.

The homes are located in the transit rich downtown Santa Cruz. It is located only a few hundred feet away from the planned new bus depot, which will improve headway times and electrify the bus service, providing benefits to residents and the surrounding community. To improve pedestrian safety and access, this project will upgrade the Santa Cruz Riverwalk on both sides of the San Lorenzo River as it passes through downtown. This high-impact project is a key pedestrian amenity and a tourist attraction that drives tourism to the downtown area. Upgrading it with pedestrian scale lighting, improved ADA access, and better materials will contribute to the overall beautification of the area.

## Meridian at Corona Station

**Project Location:** Petaluma

**Applicant Name:** Danco Communities, For Profit Corporation; City of Petaluma; Sonoma-Marín Area Rail Transit District (SMART)

**Project Type:** ICP

**Disadvantaged Community:** No

**Region:** San Francisco Bay Area

**Total Award:** \$30,228,840

### Project Description:

Meridian at Corona Station will create 130 affordable homes with a mix of one, two, and three bedrooms to accommodate varied family sizes. The strategic partnership among Danco Communities, the City of Petaluma, and Sonoma-Marín Area Rail Transit (SMART) made this project possible. These homes will be supported with a robust services plan and have plenty of on-site amenities and a large open green space.

Meridian at Corona Station will provide services for all families and individuals living on-site on an ongoing year-round basis provided by LifeSTEPS. Additionally, the Sonoma County Bike Coalition will provide safety education training programs that include bike safety workshops, bike repair workshops, walking school buses or other group walking activities, and Safe Routes to School.

To complement the training on active transportation, the project will include many pedestrian and bikeway improvements to increase safety and accessibility. This work will include a new bike ramp onto the facility, two new pedestrian curb ramps, street lighting, bike paths, and street trees. Construction of a new passenger infill train station within publicly owned railroad near the affordable housing location will increase transportation opportunities for all residents and community members.

## Metro at Florence

**Project Location:** Los Angeles County

**Applicant Name:** Meta Development, LLC; County of Los Angeles

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Region:** Coastal Southern California

**Total Award:** \$30,889,626

### Project Description:

Metro at Florence will create 158 affordable homes for the unincorporated Florence-Firestone community in Los Angeles County. Building common areas consist of a community room, dedicated onsite supportive services spaces, laundry facilities, a landscaped outdoor courtyard, and an upper deck with landscaping and recreational space. Both vehicle and bicycle parking areas will be provided. There is also a ground floor commercial space that is intended to be community serving retail.

This project will also enhance existing walkways and street crossings in Florence-Firestone with crosswalk enhancements, curb ramp upgrades, sidewalk repairs, and curb extensions to facilitate pedestrian safety and accessibility. A new bicycle boulevard will also be installed to create linkages with existing bike facilities. To reduce existing local bus route headway times, the project will purchase nine new zero emission buses.

The Metro at Florence project provides transit-adjacent, high-density, supportive housing for people formerly experiencing homelessness and very low-income families in the area. The project represents a coordinated and holistic effort by Los Angeles County to align its homeless-focused housing policy with its long-term transit goals. This project seeks to unify the community's transit and housing priorities by addressing the root causes of homelessness through the provision of jobs, workforce development, and support for independent living. The Metro at Florence project is intended to be the next step in a more comprehensive effort to eradicate homelessness, eliminate racial disparities, and increase equitable transit access throughout Los Angeles County.

## Metrowalk Phase 2

**Project Location:** Richmond

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

**Project Type:** TOD

**Disadvantaged Community:** Yes

**Region:** San Francisco Bay Area

**Total Award:** \$42,908,528

### Project Description:

A collaboration between the City of Richmond and Pacific West Communities, the Metrowalk Phase 2 will build 150 affordable homes located at the Richmond BART station. This transit-oriented development will allow resident access to seating areas, a community area including an office space, computer room, and exercise room. A laundry facility will be provided on each building level. An on-site resident manager will provide assistance and management.

Being at a BART station, the Metrowalk Phase 2 project will include station improvements, including the installation of upgraded fare gates, that enhance passenger throughput and maintainability. Over one mile of Class IV bikeway and pedestrian improvements including street trees and wayfinding will be developed in the vicinity, completing the Richmond Wellness Trail that connects the Richmond BART Station to the ferry at the waterfront.

Locating this many affordable units at a transit station is a powerful combatant to the gentrifying trends in the community, ensuring that low-income residents have easy access to a car-free lifestyle. The inclusion of the Richmond Wellness Trail as part of the scope transforms this project into a national model of the power of public-private partnerships, as government, the developer, healthcare organizations, and CBO's work together for the greater good.

## Mulberry Gardens Family Apartments

**Project Location:** Riverside

**Applicant Name:** Eden Housing, Inc.; City of Riverside

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Region:** Inland Southern California

**Total Award:** \$27,974,220

### Project Description:

The Mulberry Gardens Family Apartments will provide 150 affordable homes near downtown Riverside. The design features two outdoor courtyards with drought tolerant landscaping, shaded seating areas, a tot lot, bocce ball court, fitness area, BBQ and picnic tables. The building itself will provide a community room for gathering and resident services programming, a makers' space, and computer lab.

Eden Housing Resident Services, Inc. will provide and coordinate regular and ongoing social services for residents at Mulberry Gardens Family Apartments. A Resident Services Coordinator will be available onsite to serve as a resource for all residents and provide one-on-one support to address individual needs and group activities and workshops to inform residents of critical community resources and encourage community building and self-reliance. Instructor-led adult educational, health and wellness, and skill building classes will be a part of the programming.

This project, a partnership between Eden Housing, Inc. and the City of Riverside, includes various transportation improvements to lower vehicle miles traveled for residents and community members. Based on the City of Riverside Active Transportation Plan, the Mulberry Gardens Family Apartments project will construct new sidewalk, bike lanes, bus shelters, crosswalks, and street trees. Additionally, 42 zero-emissions CalVans will be purchased to give more accessible transportation options for residents and the surrounding neighborhoods.

## Riverwalk Phase I

**Project Location:** San Diego

**Applicant Name:** Wakeland Housing and Development Corporation

**Project Type:** TOD

**Disadvantaged Community:** No

**Region:** San Diego Area

**Total Award:** \$41,121,679

### Project Description:

The Riverwalk Phase I project will create 190 affordable homes for a wide variety of families. Amenities include ample community space including a large outdoor courtyard with play area and a community room with features such as computer stations, a kitchen, and space for workshops, classes, community events and social activities. The design also embraces sustainable technologies and climate adaptation goals.

The human-scale development embodied by Riverwalk Phase I will create a place where residents can gather and build community and shared experiences. Riverwalk ensures that walking and cycling are the “primary” modes of transit, with transit as the underlying foundation and not the car. The project’s pedestrian-first approach and deep commitment to green open space cultivates places where residents can interact, build relationships, and strengthen the social fabric of the community.

The project accomplishes its transit-oriented village and pedestrian-oriented design by constructing a new Trolley Station at the center of the project area, establishing a connection directly to the MTS green line the Fashion Valley Transit Center hub which is a central hub for bus service throughout San Diego. Additionally, the project will install new bike lanes and pedestrian paths and build new bus shelters and street lighting infrastructure.

## Seventh Street Village

**Project Location:** Modesto

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

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Region:** San Joaquin Valley

**Total Award:** \$33,010,880

### Project Description:

Seventh Street Village is a multi-family affordable housing development proposed by Visionary Home Builders of California (VHB). The Project will create 79 affordable homes serving low-income families and individuals. The ground floor and podium level will house the rental office, business center, Head Start Day Care area, and Community Center. The main design goal is to create an overall sense of community, offering tenant supportive services, early education for the children, and services that our new community may need.

Transportation improvements include bike lanes and bulb-outs, which creates a bike friendly neighborhood. The project will also install new pedestrian bus to facilitate public transit flow on StanRTD's bus route through downtown Modesto. Residents and community members will also be able walk on newly created sidewalks under new tree canopies. Funding for this project also supports the Rail Locomotive Zero-Emission Conversion, which will support added service to the ACE commuter train to Silicon Valley and Sacramento.

One goal of this new proposed project is to turn the community center into a cooling center for residents. Modesto has suffered from extreme heat days where temperatures are over 100 degrees and the air quality is unhealthy for children, seniors and those who may have underlined illness. The community cooling center will have a filtration to clean the air, solar system that will also have a backup battery system that keep the power going.



## Smith Avenue Apartments

**Project Location:** Leemore

**Applicant Name:** Pacific West Communities, Inc.; City of Leemore; Kings County Area Public Transit Agency

**Project Type:** RIPA

**Disadvantaged Community:** Yes

**Region:** San Joaquin Valley

**Total Award:** \$25,252,593

### Project Description:

The Smith Avenue Apartments came together through strategic partnerships of Pacific West Communities, City of Leemore, and the Kings County Area Public Transit Agency. The project will create 108 affordable homes for Leemore residents, along with a community building, laundry facility, playground, dog park, and pool. The homes range from one to three bedrooms, making them more accessible to varied family sizes.

Being that the affordable housing is located in a rural area, City residents, planning staff, and City Council identified transportation efficiency as a priority to accommodate future Smith Avenue Apartment residents. King County Area Public Transit Agency will purchase eight mini-buses that will be used to operate and expand the region's micro-transit service. Using real-time data, micro-transit vehicles' on-board computer systems can determine the most efficient routes for picking up and dropping off multiple passengers. This technology also offers riders the option to indicate any necessary mobility assistance at the simple click of a button and gets them the right level of service. This micro-transit program aims to reduce vehicle miles traveled and reduce GHG emissions by replacing single occupancy vehicle use.

In addition to the basic services offered to Smith Avenue Apartment residents, the Central Valley Coalition for Affordable Housing will also provide instructor-led classes in health and wellness, financial literacy, home-buyer education, parenting, GED preparation, and smoking cessation.

## 3900 Thornton

**Project Location:** Fremont

**Applicant Name:** Resources for Community Development

**Project Type:** ICP

**Disadvantaged Community:** No

**Region:** San Francisco Bay Area

**Total Award:** \$45,841,721

### Project Description:

3900 Thornton will redevelop an underutilized vacant lot into 128 affordable homes in the Centerville neighborhood of Fremont. The project includes a community room, property management office, services offices, commercial space, onsite manager's unit, and two levels of outdoor common courtyards. The building design integrates open space and ambitious sustainability features including native, drought-tolerant vegetation, a cool roof surface, and aggressive water conservation measures.

The location offers excellent proximity to a variety of transportation options. 3900 Thornton will include the construction of a raised cycle track, which will connect to a new separated bikeway to complete the bike lane infrastructure for the corridor and provide connection to the south to the highest concentration of low-income jobs located in Central Fremont. Additionally, the Centerville Train Depot Plaza will receive upgrades that will enhance the existing conditions and provide improved comfort and ease of transition between the various travel modes that converge at the Centerville Train Depot area, including local and regional transit buses, employee shuttles, regional rail, automobiles, bike/scooter share, bicyclists, and pedestrians.

3900 Thornton represents a significant step toward promoting access to housing choice, opportunity, and healthy amenities by creating affordable homes for low-income and formerly unhoused residents in a high-amenity, transit-rich, and healthy neighborhood. The AHD has the potential to transform the lives of Fremont residents and break down barriers that have historically prevented low-income and marginalized communities from achieving better health and economic outcomes.

## Transbay 2

**Project Location:** San Francisco

**Applicant Name:** Mercy Housing California; Mayors Office of Housing and Community Development (City & County of San Francisco)

**Project Type:** TOD

**Disadvantaged Community:** No

**Region:** San Francisco Bay Area

**Total Award:** \$41,011,377

### Project Description:

Transbay 2 is an expansive project creating 184 affordable homes with permanent supportive housing. Over 50% of the project's units will be two and three bedrooms, which will accommodate San Francisco's need for family units. There will be on-site resident supportive services for all residents, including case management, mental health services, and job counseling. The building will have three laundry rooms, two outdoor community spaces, and three indoor community lounges.

As a part of BART's Transbay Corridor Core Capacity Program, funding for this project will go towards the purchase of two new BART cars, which will increase the number of trains operating through the Transbay Tube during peak hours, increase train lengths, and maximize throughput capacity throughout the system. Transbay 2 will also include improvements that will support San Francisco's Vision Zero commitment: new bulb-outs and curb ramps for pedestrian safety, a new 2-way protected bikeway, bike signals, and traffic signal modifications.

The Transbay 2 project is unique in including an intergenerational component as a central element of its project plan. With older adults in one building and families in the adjacent building, the project partners can implement intergenerational programming that will enhance the lives of everyone in the community and instill a sense of community cohesion. The City's willingness to transform this prime, downtown real estate into affordable housing provides an amazing opportunity to demonstrate how incorporating residents of all income levels into a dense, walkable neighborhood can create a vibrant community life that benefits everyone.

## 850 Turk Street

**Project Location:** San Francisco

**Applicant Name:** MidPen Housing Corporation; Mayors Office of Housing and Community Development (City & County of San Francisco)

**Project Type:** TOD

**Disadvantaged Community:** No

**Region:** San Francisco Bay Area

**Total Award:** \$31,971,048

### Project Description:

850 Turk is a transformative project brought to life by MidPen Housing Corporation and the Mayor's office of Housing and Community Development (City and County of San Francisco). The project will create 92 affordable homes and resident amenities including extensive common spaces, laundry facilities, bike storage room, outdoor spaces, and play structures.

Onsite services will be provided by MidPen Resident Services and will focus on services important to the target population, such as service coordination, adult education classes and afterschool programs. Residents will be provided transit passes for the first three years of operations as well as City Fiber internet free of charge.

The project's location in the Civic Center/Hayes Valley neighborhood of San Francisco is ideal for walkability and bikeability. 850 Turk will further enhance this by improving transit reliability through targeted improvements to traffic signals and upgrades to Traffic Signal Priority. This project also improves bicyclist safety through a full restriction on private vehicles using the street, upgrades protections to existing protected bicycle facilities and improves all pedestrian crossings through upgraded crosswalks, accessible pedestrian signals and other walking infrastructure.

## 306 E. Washington (Peak Plaza Apartments)

**Project Location:** Los Angeles

**Applicant Name:** Hollywood Community Housing Corporation (HCHC); City of Los Angeles

**Project Type:** ICP

**Disadvantaged Community:** Yes

**Region:** Coastal Southern California

**Total Award:** \$34,562,645

### Project Description:

In partnership with the Hollywood Community Housing Corporation (HCHC) and the City of Los Angeles, 306 E. Washington will provide 96 affordable homes for residents of Downtown Los Angeles. Residents will have access to two community rooms, long-term bicycle parking, laundry rooms, a rear landscaped yard, a second-story interior courtyard with open air access, and a double-height covered terrace.

Extensive transportation improvements will accommodate the 306 E. Washington project. An east-west bikeway on 21st Street will serve as an alternative to the busy arterial of Washington Boulevard. Pedestrian improvements include reconstructing sidewalks to form over 2,000 linear feet of safe and accessible walkway to enhance the pedestrian network in the neighborhood. Nine buses will also be purchased to improve efficiency along two crucial bus lines adjacent to the housing development.

306 E. Washington exemplifies the transformative community change outlined in the City of LA's Southeast Los Angeles Community Plan (SELACP). The SELACP encouraged responsible development that emphasized the rich cultural and architectural history and its diverse and empowered population. This project implements the creative land use brought about by the SELACP.