



METROPOLITAN
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COMMISSION

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Memorandum

TO: Policy Advisory Council

DATE: May 6, 2015

FR: Matt Maloney, Principal, Programming and Allocations

RE: Regional Cap and Trade Endorsements: Transit and Intercity Rail and Affordable Housing and Sustainable Communities Program

The initial funding solicitations for two major Cap and Trade programs - 1) Transit and Intercity Rail Capital and 2) Affordable Housing and Sustainable Communities- are drawing to a close. While MPOs such as MTC have a limited role with these programs, MTC seeks to provide guidance to state decision-makers so that the Bay Area's list of projects supports adopted regional policy and funding commitments. In February and March, the Commission directed staff to prioritize the region's recommended projects based on regional principles. Staff now seeks approval of regional endorsements for both programs.

Transit and Intercity Rail Capital Program

The Transit and Intercity Rail Capital Program is a statewide competitive program to fund capital and operational improvements to modernize California's transit systems and reduce emissions of greenhouse gases. The California State Transportation Agency (CalSTA) is responsible for the overall administration of the program, including project evaluation and the development of a program of projects. The initial funding cycle provides \$24.8 million in FY2014-15 funds and \$100 million in FY2015-16 funds, for a total solicitation of \$124.8 million. CalSTA officials have indicated they may program to a higher funding level if the May budget revision increases the amount of Cap and Trade funds available over the two-year period. Project applications were due on April 10 and CalSTA will publish a list of approved projects on June 30.

In March, the Commission directed staff to prioritize elements of the Core Capacity Challenge Grant Program (MTC Resolution 4123) for the initial funding cycle. This direction reflects a continued focus on MTC's Cap and Trade Framework (MTC Resolution No. 4130), which includes \$875 million in future Cap and Trade funds for Core Capacity Challenge Grant Program projects to expand and modernize transit.

Project sponsors from the Bay Area submitted four projects for a total of \$78.7 million. These projects are described in **Attachment A**. Based on the direction to prioritize projects that support investment in the Core Capacity Challenge Grant Program, staff recommends that MTC endorse three projects totaling \$67.8 million, or approximately 54% of the statewide total: 1) SFMTA's Expansion of its Light Rail Vehicle Fleet (\$41 million); 2) AC Transit's Re-Opening and Rehabilitation of the Division 3/Richmond Operating Facility (\$8 million); and 3) VTA's BART Berryessa Station Campus Area Project (\$18 million).

Affordable Housing and Sustainable Communities Program

The Affordable Housing and Sustainable Communities Program is a statewide competitive program to provide grants and loans for affordable housing, infill and compact transit-oriented development, and infrastructure connecting these projects to transit. The Strategic Growth Council (SGC) and Department of Housing and Community Development (HCD) are responsible for the overall administration of the program, including project evaluation and the approval of funding awards. \$120 million is available for the FY2014-15 program. Project applications were due on April 20 and SGC will approve awards in late June.

The program guidelines provide metropolitan planning organizations (MPOs) such as MTC with an advisory role in project selection. SGC retains the ultimate project selection authority. In late February, MTC reviewed initial concept proposals for support of Sustainable Communities Strategies (SCS) implementation. In March, SGC invited a select number of the initial applicants to submit full applications.

Project sponsors from the Bay Area submitted 19 applications for a total of \$98.4 million for the final round. Statewide, SGC received \$255 million in applications, so Bay Area applications make up 39% of the total. Table 1 summarizes the region's applications. **Attachment C** describes the 19 projects in more detail.

Table 1: Bay Area Affordable Housing and Sustainable Communities Applications

Number of applications in final round	19
Total \$ requested	\$98.4 million
% funds in Disadvantaged Communities (state set-aside- 50% DAC)	58%
% funds for Affordable Housing (state set-aside-50% AH)	68%
% funds in TOD category (state set-aside- 40% TOD)	71%
% funds in ICP category (state set-aside- 30% ICP)	29%

Assessment Approach and Key Issues

MTC has reviewed these full applications based on the Commission's adopted regional principles, which emphasize GHG reduction; benefits to Disadvantaged Communities/Communities of Concern; support of Plan Bay Area land use, housing, and transportation priorities; levels of housing affordability; funding leverage; and consistency with One Bay Area Grant (OBAG) program policies. Staff recommends that MTC endorse 13 projects at a total of \$63.4 million. Generally, staff is recommending the housing projects with the highest GHG reductions, and the strongest support for the other principles. **Attachment B** shows the assessment principles and indicates the recommended projects. Evaluation issues and highlights are summarized below:

- **Plan Bay Area Support:** In general, staff found all the regional applications to be supportive of Plan Bay Area, since all increase the number of affordable housing units in proximity to transit and/or provide investments in transit or complete streets. Thus, staff's challenge was to prioritize projects within an extremely deep and competitive pool.

- **Housing Affordability:** In general, the recommended projects would increase the accessibility, affordability, and diversity of housing. In total, the recommended projects would help construct 922 additional units of housing at an average of 46% Area Median Income. The units range from studios to 4 bedroom family units. All are rental units with the exception of Central Commons in Fremont, which would provide for-sale units.
- **Transportation/Infrastructure:** The recommended projects also include a wide range of supportive housing and transportation infrastructure and investments to increase pedestrian safety and encourage walking, bicycling, and accessibility to nearby transit.
- **“Bid Targets:”** Staff originally established a target of 200% of the Bay Area’s share of the state population (equivalent to roughly 38% or \$46 million of the program). However, given the high proportion of Bay Area applications already in the final pool, staff now recommends an appropriate increase in the bid target to slightly over 50% of the program.
- **Funding Caps:** The program guidelines cap funding awards at \$15 million per city. However, SGC can waive this requirement if needed to achieve minimum set-asides for Disadvantaged Communities (50%) and Affordable Housing (50%). This funding cap issue particularly affects San Francisco, which has four projects in the final pool totaling \$42 million, all of which perform well against the regional principles. Staff is recommending two projects in San Francisco: Eddy and Taylor Family Housing, and Mission Bay South Block 6 East, at a total of \$17.2 million. While this total exceeds the \$15 million cap, staff will urge SGC to consider the relative strength of these projects compared to others across the state.

Note that in FY2015-16, the Affordable Housing and Sustainable Communities funding will likely increase substantially. Thus, projects not funded in this initial year will soon have another opportunity to compete in an expanded statewide pool of funding.

Next Steps

Upon Commission approval of Transit and Intercity Rail Capital Program priorities in Attachment A, MTC will submit letters of endorsement on behalf of these projects to CalSTA and Caltrans. Upon Commission approval of Affordable Housing and Sustainable Communities priorities in Attachment B, MTC will forward these recommendations to SGC staff. Before mid-June, SGC and MTC staff will consult on the final program recommendation.

MTC will also continue to monitor the results of the Cap and Trade auctions. The February auction generated \$629 million in proceeds for the Greenhouse Gas Reduction Fund. The next auction takes place on May 21. The May Revision of the Governor’s FY 2015-16 budget should provide more information on the expected magnitude of Cap and Trade revenues.

Later this year, staff intends to return to the Commission with an update on the Cap and Trade programs and any recommended revisions to MTC’s Cap and Trade Framework.

Cap & Trade Program Update



Policy Advisory Council

May 13, 2015

Enacted State Programs

- **FY2014-15 state budget included \$872 million**
- **Governor's current FY 2015-16 budget includes \$1 billion**
- **SB862 established long term framework (FY2015-16 to FY2019-20)**
 - Establishes program categories
 - Establishes funding percentages
 - Identifies implementing state agencies
 - Provides preliminary guidance in some program areas

Statewide Cap and Trade Programs: FY2015-16 and Beyond

Statewide Revenue Framework		FY2015-16 and Beyond Annual Funding (\$ millions)*	State Agency
Total Generations	%	\$2,500	
Uncommitted Funding	40%	\$1,000	Unknown
High Speed Rail	25%	\$625	HSRA
Low Carbon Transit Operations Program	5%	\$125	Caltrans
Transit & Intercity Rail Capital Program	10%	\$250	CalSTA
Affordable Housing and Sustainable Communities Program	20%	\$500	SGC

*Assumes \$2.5 billion in statewide annual funding for FY2015-16 and beyond; actual revenues will be determined based on auctions

Transit and Intercity Rail Capital Program

- Competitive program for transit capital and operational improvements
- \$125 million available statewide over FY 2014-15 and FY 2015-16
- In March, the Commission directed staff to prioritize Core Capacity Challenge Grant Program projects (MTC Resolution 4123) for the initial funding cycle
- CalSTA will publish a list of approved projects on June 30

Transit and Intercity Rail Capital Program- Recommendations

Sponsor	Project	Amount	GHG Reduction*	DAC
AC Transit	Re-Opening and Rehabilitation of the AC Transit Division 3 Operating Facility	\$8,000,000	101,880	Yes
SFMTA	Expanding the SFMTA Light Rail Vehicle Fleet	\$41,181,000	365,240	Yes
SMART	SMART Rail Car Capacity Project	\$11,000,000	1,266,300	No
VTA	BART Berryessa Station Campus Area Project	\$18,584,075	173,200	Yes
Total Proposed		\$78,765,075		
Total Available Statewide		\$124,800,000		

*Note: SMART GHG calculations based on total system capacity so not consistent with other projects.

Affordable Housing and Sustainable Communities Program

- **Competitive program for affordable housing, infill, compact transit-oriented development, and infrastructure connecting these projects to transit**
- **\$120 million for the FY 2014-15 program and 20% of future proceeds**
- **In March, the Commission approved regional principles for evaluating projects**
- **Strategic Growth Council will approve awards in late June**

Affordable Housing and Sustainable Communities- Regional Principles

- 1. GHG Reduction**
- 2. Communities of Concern/Disadvantaged Communities**
- 3. Support PBA Focused Growth Investment Strategies**
- 4. Level of Housing Affordability**
- 5. Support Region's Adopted Transit Priorities**
- 6. Funding Leverage**
- 7. OBAG Policy**

Affordable Housing and Sustainable Communities Regional Proposals

Number of applications in final round	19
Total \$ requested	\$98.4 million
% funds in Disadvantaged Communities	57%
% funds for Affordable Housing	69%
% funds in TOD category	76%

Affordable Housing and Sustainable Communities-Recommended Projects

Project	City	# Affordable Units
Mission Bay South Block 6 East	San Francisco	143
Eddy & Taylor Family Housing	San Francisco	103
3706 San Pablo Avenue	Emeryville	87
San Leandro Senior	San Leandro	85
777 Park Ave.	San Jose	82
Miraflores Senior Housing	Richmond	80
El Cerrito Senior Mixed Use Apartments	El Cerrito	63
Hayward Senior Apartments	Hayward	60
94th and International	Oakland	59
Riviera Family Apartments	Walnut Creek	58
Civic Center 14 TOD Apartments	Oakland	40
Camino 23	Oakland	32
Central Commons	Fremont	30

Affordable Housing and Sustainable Communities Recommended Priorities

- **13 projects, \$63.4 million**
- **922 additional units of affordable housing at an average of 46% Area Median Income**
- **Wide range of supportive housing and transportation infrastructure to increase pedestrian safety and encourage walking, bicycling, and accessibility to transit**

Recommendation and Next Steps

- Staff recommends approval of MTC endorsement of Transit and Intercity Rail Capital and Affordable Housing and Sustainable Communities projects
- Later this year, staff will return with an update including potential revisions to MTC's Cap and Trade Framework
- Continue to monitor auction results and FY 2015-16 state budget amounts/process

Attachment A: FY 2014-15 & FY 2015-16 Transit and Intercity Rail Capital Program- Regional Proposals and Recommended Projects

Note: Recommended projects are shaded.

Sponsor	Project	Amount Requested (in millions)	Project Description	GHG Reduction (metric tons)*	Disadvantaged Communities
AC Transit	Re-Opening and Rehabilitation of the AC Transit Division 3 Operating Facility	\$8.0	Final construction phase of a project to re-open and rehabilitate the Richmond Division 3 (D3) operating facility, closed in 2011 due to the economic downturn. Reopening the facility enables AC Transit to increase service levels by nearly 14% over the next couple years and add nearly 30 buses to the fleet. AC Transit’s three current operating facilities are at or near capacity. The facility will allow AC Transit to provide more efficient service to northern Alameda and western Contra Costa counties, reduce ‘deadhead’ mileage and reduce road call response times.	101,880	D3 is located in a DAC.
SFMTA	Expanding the SFMTA Light Rail Vehicle Fleet	\$41.2	Expansion of SFMTA's Light Rail Vehicle fleet by 64 zero emissions vehicles by 2019. The SFMTA has awarded a 15-year contract with options to Siemens, Inc. to begin delivery of state-of-the-art LRVs in 2016 for fleet expansion and to replace the existing fleet of 151 LRVs beginning in 2021. SFMTA has secured funding for all 151 replacement vehicles plus 24 of the 64 expansion vehicles. SFMTA is seeking funding in this round and future rounds of the Transit and Intercity Rail Capital program to purchase the remaining 40 LRVs.	365,240**	Benefits 3 DAC census tracts
SMART	SMART Rail Car Capacity Project	\$11.0	Execution of expiring car option for 3 "C-Cars" before December 31, 2017. SMART's Phase 1 passenger revenue service is scheduled to begin in late 2016. The system will operate six two-car train sets comprised of "A" and "B" cars with a seated capacity of 158 per train. The "C" car would provide an additional seated capacity of 83 and allow for additional peak period and event service capacity.	1,266,300***	Not in DAC
VTA	BART Berryessa Station Campus Area Project	\$18.6	Parking structure & station campus at BART Berryessa Station in San Jose. Project includes an approximately 2700-foot long “Berryessa Station Way” Street located between Berryessa Road and Mabury Road to facilitate access to the station, a Bus Transit Center and a pedestrian plaza, a 330-space surface parking lot, the BART Police Zone Facility, and a VTA ancillary building for bus operator restrooms and storage.	173,200	Station is located in a DAC.
Total Proposed		\$78.8			
Total Recommended		\$67.8			
Total Available Statewide		\$124.8			

*GHG reduction estimates are metric tons over the life of the project. The figures were estimated by the project sponsor and have not been verified by the Air Resources Board (ARB).

**SFMTA’s GHG estimate is a revised figure provided to CalSTA subsequent to the close of the application deadline.

***SMART’s GHG estimate assumes a *ridership increase* equivalent to the *total daily capacity* of the SMART system + 3 C Cars rather than the incremental ridership from adding 3 additional cars. SMART’s daily system capacity (Airport to Larkspur) estimate including 3-C cars is 30,312 but daily system ridership forecasts range between 2,860-6,550 depending on varying assumptions about service and other transportation improvements in the North Bay.

MTC Programming and Allocations Committee

May 13, 2015

Item 4b -- Attachment B

Project	Project Sponsor	County	City Location	Type	AHSC funds requested	AHSC funds recommended	Total Units	Average Unit % AMI	GHG Reductions (MT CO2)**	GHG Reduction/AHSC\$	DAC**/CoC	PDA status	Support Adopted Transit Priorities	Funding Leverage**	Complete Streets Policy (OBAG)?	General Plan Housing Element (OBAG)?
3706 San Pablo Avenue	EAH Inc.	Alameda	Emeryville	TOD	\$ 5,532,400	\$ 5,532,400	87	45%	11,833	2.14	Y/Y	Planned	Yes	7.5	Yes	Yes
Central Commons	Habitat for Humanity East Bay/Silicon Valley	Alameda	Fremont	ICP	\$ 1,000,000	\$ 1,000,000	30	55%	2,798	2.80	N/N	Planned	Yes	7.8	Yes	Yes
Hayward Senior Apartments*	Meta Housing Corporation	Alameda	Hayward	TOD	\$ 2,183,000	\$ 2,183,000	60	45%	12,488	5.72	N/Y	Planned	Yes	10.7	Yes	Yes
Civic Center 14 TOD Apartments	Meta Housing Corporation	Alameda	Oakland	TOD	\$ 1,500,000	\$ 1,500,000	40	46%	6,923	4.62	Y/Y	Planned	Yes	12.2	Yes	Yes
94th and International	City of Oakland	Alameda	Oakland	TOD	\$ 5,165,251	\$ 5,165,251	59	42%	8,708	1.69	Y/Y	Potential	Yes	5.5	Yes	Yes
Camino 23 - Linking Affordable Housing to Local and Regional Connections	Satellite Affordable Housing Associates	Alameda	Oakland	TOD	\$ 3,062,730	\$ 3,062,730	32	42%	5,139	1.68	Y/Y	Planned	Yes	6.8	Yes	Yes
San Leandro Senior*	BRIDGE Housing Corporation	Alameda	San Leandro	TOD	\$ 7,997,808	\$ 7,997,808	85	45%	15,874	1.98	Y/Y	Planned	Yes	3.5	Yes	Yes
El Cerrito Senior Mixed Use Apartments	Eden Housing, Inc.	Contra Costa	El Cerrito	TOD	\$ 5,657,872	\$ 5,657,872	63	42%	14,140	2.50	N/Y	Planned	Yes	4.9	Yes	Yes
Miraflores Senior Housing	Eden Housing, Inc.	Contra Costa	Richmond	ICP	\$ 5,077,558	\$ 5,077,558	80	41%	14,966	2.95	Y/Y	No	Yes	6.5	Yes	TBD
Riviera Family Apartments	Resources for Community Development	Contra Costa	Walnut Creek	TOD	\$ 4,956,610	\$ 4,956,610	58	48%	8,381	1.69	N/N	Planned	Yes	5.3	Yes	Yes
Eddy & Taylor Family Housing (TOAH)	Eddy & Taylor Associates, L.P.	San Francisco	San Francisco	TOD	\$ 12,284,976	\$ 12,284,976	103	44%	47,640	3.88	Y/Y	Planned	Yes	5.7	Yes	Yes
Mission Bay South Block 6 East	1300 Fourth Street Associates, L.P.	San Francisco	San Francisco	TOD	\$ 4,999,989	\$ 4,999,989	143	46%	51,747	10.35	N/Y	Planned	Yes	14.9	Yes	Yes
777 Park Ave.	Housing Authority of the County of Santa Clara	Santa Clara	San Jose	TOD	\$ 4,000,000	\$ 4,000,000	82	51%	12,070	3.02	N/Y	Planned	Yes	8.2	Yes	Yes
Hunters View Block 10	The John Stewart Company	San Francisco	San Francisco	TOD	\$ 5,995,779	\$ -	72	40%	13,792	2.30	Y/Y	Planned	Yes	6.8	Yes	Yes
222 Beale Street, S.F. - Affordable Housing and Transit Improvements	Mercy Housing California 64, LP	San Francisco	San Francisco	TOD	\$ 6,500,000	\$ -	120	47%	19,461	2.99	N/N	Planned	Yes	8.1	Yes	Yes
South San Francisco Caltrain Station Access and Improvements Project	Peninsula Corridor Joint Powers Board	San Mateo	South San Francisco	ICP	\$ 7,728,625	\$ -	NA	NA	704,386***	91.14	N/Y	Planned	Yes	7.0	Yes	Yes
South San Francisco Complete Streets	City of South San Francisco	San Mateo	South San Francisco	ICP	\$ 5,000,000	\$ -	NA	NA	460	0.09	Y/Y	Planned	Yes	11.0	Yes	Yes
Monterey Road Corridor Pedestrian and Bicycle Connectivity	City of Morgan Hill	Santa Clara	Morgan Hill	ICP	\$ 4,937,995	\$ -	NA	NA	850	0.17	Y/N	Partially in	Yes	7.1	Yes	Yes
Fairfield/Vacaville Intermodal Station	City of Fairfield	Solano	Fairfield	ICP	\$ 4,800,000	\$ -	NA	NA	15,614,027***	3252.92	N/N	Potential	Yes	11.4	Yes	Yes
Total					\$ 98,380,593	\$ 63,418,194										

*TOAH project.

**SGC calculation- results are preliminary and not yet verified.

***Calculations appear to be outlier and require verification from SGC and the Air Resources Board.

Proposal Title	Applicant Organization	City Location	County	Total AHSC Funds Requested	Description (AH=Affordable Housing, HRI=Housing Related Infrastructure, TRI=Transportation Related Infrastructure, PL=Planning, PR= Program)
3706 San Pablo Avenue	EAH Inc.	Emeryville	Alameda	\$ 5,532,400	AH: 3706 San Pablo is a proposed mixed-use development with 6,902 square feet of commercial space and 86 low-income apartments (87 total, including one manager's unit) on a 1.13-acre urban infill site, primarily located in Emeryville and with a portion of the site in Oakland. Residents will enjoy a community room with kitchen, homework room, exercise room, teen room, courtyard with play equipment, outdoor recreation areas, indoor bicycle storage and free transit passes. Oakland granted Emeryville full land use authority in a Memorandum of Agreement. TRI: Landscaping along existing median islands on 40th St and San Pablo Ave. PR: AC Transit passes for residents.
Central Commons	Habitat for Humanity East Bay/Silicon Valley	Fremont	Alameda	\$ 1,000,000	AH: Central Commons is a thirty home development located at 4369 Central Avenue in Fremont. All homes will be sold to buyers with incomes below 80% of Area Median Income. Two- to four-bedroom homes grouped into 8 condominium buildings. This Project will transform a vacant parcel of land into a mixed-income community closely connected with transit (AC Transit and Fremont Amtrak station in walking distance). HRI: Connected network of pedestrian walkways, open space, and auto courts, which provide access to garage and surface parking and building entrances.
Hayward Senior Apartments	Meta Housing Corporation	Hayward	Alameda	\$ 2,183,000	AH: Construction of a 60-unit affordable housing development deed-restricted to seniors earning 30-60% of AMI plus 6,000 square feet of neighborhood retail. HRI: replacment of sidewalk, curb, gutter, and street trees, new handicap ramps, relocation and installation of traffic signals, new LED street lights, EV charging station. TRI: Bicycle lockers at Hayward BART station and wayfinding signage in the area.
94th and International	City of Oakland	Oakland	Alameda	\$ 5,165,251	AH: New construction of 58 affordable housing units served by AC Transit's BRT system. Target population is large families and households at-risk of homelessness or formerly homeless. TRI: (1) Bus Rapid Transit-related infrastructure, including repair of sidewalk damage, installation of pedestrian-scale lighting along International Blvd in project area, construction of median pedestrian refuge in International Blvd at 98th Ave, and special intersection paving treatments to highlight pedestrian crossings in project area. (2) 94th Avenue Bicycle Blvd between MacArthur Blvd and B Street, connecting BRT and future East Bay Greenway. PL: City staff administrative costs PR: AC Transit bus passes for residents of housing development.
Camino 23 - Linking Affordable Housing to Local and Regional Connections in Oakland	Satellite Affordable Housing Associates	Oakland	Alameda	\$ 3,062,730	AH: This transit-oriented development, located on the corner of International Boulevard and 23rd Avenue in Oakland, includes the construction of thirty-two units of permanently affordable housing units, with access to on-site case management and community activities. TRI: BRT-related infrastructure, including sidewalk repair, street lighting, and special intersection paving treatmetnts to highlight pedestrian crossings in project area. PL: Bike/ped access planning. PR: AC Transit passes for residents.
Civic Center 14 TOD Apartments	Meta Housing Corporation	Oakland	Alameda	\$ 1,500,000	AH: Civic Center 14 TOD Apartments is a LEED-Gold rated infill development in a major transit area consisting of 40 Affordable Housing apartments for families earning 15% to 60% of AMI, along with a neighborhood retail store. TRI: Bicycle access and storage enhancements for 12th St BART Station, including bicycle channels at entrances, wayfinding signs, and bike lockers.

Proposal Title	Applicant Organization	City Location	County	Total AHSC Funds Requested	Description (AH=Affordable Housing, HRI=Housing Related Infrastructure, TRI=Transportation Related Infrastructure, PL=Planning, PR= Program)
San Leandro Senior	BRIDGE Housing Corporation	San Leandro	Alameda	\$ 7,997,808	AH: San Leandro Senior Housing is an 85-unit transit oriented, affordable senior housing development located at 525 West Juana Ave in San Leandro. The development is Phase II of a larger, two-phase project that will transform the existing BART Parking lot into a residential community with commercial space and BART Parking. San Leandro Senior Housing will be situated on 1.12 acres adjacent to 115 family apartments currently under construction in Phase I. The building will offer affordable apartments to seniors earning up to 50% of the area median income. The development will have 76 one bedrooms and 9 two bedrooms. HRI: Infrastructure surrounding the building including sidewalks, paving, utility connections, etc. TRI: Creation of new pedestrian pathway and enhancement to existing pedestrian pathway, both on west side of San Leandro BART station.
El Cerrito Senior Mixed Use Apartments	Eden Housing, Inc.	El Cerrito	Contra Costa	\$ 5,657,872	AH: The El Cerrito Senior Mixed-Use Apartments is a new construction 63 unit mixed-use senior affordable housing and TOD-infrastructure project within Midtown District of the El Cerrito's San Pablo Avenue Priority Development Area. The housing component will provide 100% affordable rents for 62 one-bedroom apartments to serve very low and low income seniors. There will be an on-site resident manager, a services coordinator, a community room with a kitchen, a computer room/library, an exercise room, laundry, bike storage and a resident courtyard with raised planter beds for resident gardening. 3,000sf of commercial space will house a clinic and a retail business. TRI: The infrastructure component will create bicycle and pedestrian wayfinding and amenities on the Ohlone Greenway, a multimodal pedestrian and bicycle path connecting the 2 El Cerrito BART stations to the existing and planned network of pedestrian and bicycle facilities within El Cerrito, Richmond, Albany and Berkeley. PR: Bus pass program for residents.
Miraflores Senior Housing	Eden Housing, Inc.	Richmond	Contra Costa	\$ 5,077,558	AH: Located in the Park Plaza neighborhood of Richmond CA, Miraflores Senior Housing will create 80 service-enhanced homes affordable to the lowest income seniors. TRI: Construction of 4-acre publicly accessible greenbelt located adjacent to housing development and I-80. PR: Bus pass program for residents.
Riviera Family Apartments	Resources for Community Development	Walnut Creek	Contra Costa	\$ 4,956,610	AH: Riviera Family Apartments will provide 58 newly constructed apartments affordable to low-income families in Walnut Creek at 1515 and 1738 Riviera Avenue. HRI: New infrastructure serving the housing will include structured parking and utility service. TRI: New infrastructure benefiting the community, located in publicly accessible areas, will include pedestrian improvements, low-impact landscaping, and traffic calming.
Mission Bay South Block 6 East	1300 Fourth Street Associates, L.P.	San Francisco	San Francisco	\$ 4,999,989	AH: The affordable housing includes 143 residential units, approximately 10,000 SF of neighborhood retail, a 41 space above-ground parking structure, and associated amenity spaces. The design features a 5 story Type III building over podium, Type V townhomes. The building will include 53 one-bedrooms, 47 two-bedrooms, 43 three-bedrooms. Twenty percent of the units will be set aside for formerly homeless families, earning 30% AMI or below and the balance will be reserved for households at 50% AMI or below. TRI: Construction of a publicly accessible pedestrian walkway on the Western side of the site linking Mission Bay Commons Park along Mission Bay Boulevard with the future Mission Bay Kid's Park at the intersection of Long Bridge and China Basin Streets.
Eddy & Taylor Family Housing	Eddy & Taylor Associates, L.P.	San Francisco	San Francisco	\$ 12,284,976	AH: Mixed-use project to be developed by TNDC located at the north east corner of Eddy and Taylor Streets in San Francisco. The site is a rectangular corner lot currently used as a surface parking lot. The housing will provide 103 restricted Affordable units in a Type V, 8 story building. 30% of the units will be set aside for formally homeless earning 30% ami or below. TRI: Streetscape and sidewalk improvements along frontage of housing project.

Proposal Title	Applicant Organization	City Location	County	Total AHSC Funds Requested	Description (AH=Affordable Housing, HRI=Housing Related Infrastructure, TRI=Transportation Related Infrastructure, PL=Planning, PR= Program)
Hunters View Block 10	The John Stewart Company	San Francisco	San Francisco	\$ 5,995,779	AH: 72 Units of 100% affordable housing above ground floor community serving residential amenities, property management and resident services offices. The project also includes a mixed-income day care facility and landscaped play areas. TRI: Rebuilding bus shelters along Middle Point Road.
222 Beale Street, S.F. - Affordable Housing and Transit Improvements	Mercy Housing California 64, LP	San Francisco	San Francisco	\$ 6,500,000	AH: 120 units of Affordable Housing with on-site childcare, comprised of two 8-story wings and 4-story townhomes. HRI: Build-outs of pedestrian pathway linking the two 8-story towers, exterior connections through ornamental gated entrances, and interior courtyard. TRI: Relocation of Muni shelter from Beale Street midblock between Howard and Folsom to corner of Folsom and Beale.
Complete Streets to Transit and Employment: Pedestrian and Bicycle Safety Improvement Project	City of South San Francisco	South San Francisco	San Mateo	\$ 7,728,625	TRI: Grand Avenue Complete Streets Corridor and Airport Boulevard Complete Streets Corridor -- design and construction of intersection bulb-outs, high visibility crosswalks, ADA ramps and pedestrian crossings, median pedestrian refuge islands, shared bicycle lane markings.
South San Francisco Caltrain Station Access and Improvements Project	Peninsula Corridor Joint Powers Board	South San Francisco	San Mateo	\$ 5,000,000	TRI: This grant will help support construction of a reconstructed platform, track, station improvements, as well as a bike and pedestrian tunnel creating a critical link between two areas of South San Francisco currently bisected by a highway and multiple rail lines. PL: Pre-development costs, staffing costs for project management and procurement of construction contract.
Monterey Road Corridor Pedestrian and Bicycle Connectivity	City of Morgan Hill	Morgan Hill	Santa Clara	\$ 4,937,995	TRI: (1) Monterey Road Complete Streets: installation/repair of ADA compliant sidewalks and other pedestrian amenities (street trees, furniture, etc.), installation of a center median, cycle tracks, and reduced auto lane widths to reduce vehicle speeds. (2) Butterfield Linear Park project: continuous, ADA-compliant 0.75 mile Class 1 pedestrian pathway along Butterfield Blvd, connecting employment area and Downtown/PDA. (3) Realignment of Depot Street: create a safe, controlled intersection with Dunne Ave and Church Street, allowing for the relocation of transit service to Depot Street, removing the need for railroad crossing by bus users. Installation of Class II bicycle lanes on Church Street. PL: Parking demand study and management strategy for downtown core and PDA. PR: Development of Safe Routes to School Education program.
777 Park Ave.	Housing Authority of the County of Santa Clara	San Jose	Santa Clara	\$ 4,000,000	AH: New development project which will allow for 82 multifamily residential units on a 1.08 acre site. TRI: Sidewalks, ADA improvements, secure bicycle storage. PL: Portion of pre-development design costs, City of San Jose review fees. PR: Discounted VTA passes for residents.
Fairfield/Vacaville Intermodal Station	City of Fairfield	Fairfield	Solano	\$ 4,800,000	TRI: (1) Station building for Fairfield/Vacaville Intermodal Station, including a seating area, restrooms, variable message signs, security cameras, landscaping, and utilities. (2) Bicycle and pedestrian access -- 8-foot wide separated multi-use path and 6-foot wide on-street bike lanes. PR: Transit Ridership Program in which Fairfield-Suisun Area Transit (FAST) will expand existing local bus routes and schedules to enhance use of new intermodal station.
				\$ 98,380,593	