



STAFF REPORT

MEETING DATE:	December 13, 2016
SUBJECT:	Receive Update on the 1551 Market Street Redevelopment Project
AGENDA ITEM:	7
STAFF CONTACT:	Daniel Wayne, Senior Transportation Planner

SUMMARY

SRTA's Infill and Redevelopment Incentive Pilot Program and grant writing technical assistance were instrumental in the award of a \$20,000,000 Affordable Housing and Sustainable Communities (AHSC) grant to the city of Redding and K2 Development for the Redding Downtown Loop and Affordable Housing Project. Many challenges remain to build the project in a timely fashion consistent with grant requirements.

STAFF RECOMMENDATION:

It is recommended that the board of directors receive an update on the 1551 Market Street redevelopment project.

DISCUSSION:

SRTA acquired grant funds in 2012 to develop and administer an Infill and Redevelopment Incentive Pilot Program. The program helps implement the 2015 Regional Transportation Plan and Sustainable Communities Strategy by encouraging additional housing and jobs inside designated strategic growth areas. Doing so will reduce the vehicle miles traveled by shortening the average trip distance and by making alternative travel modes such as walking, bicycling, and public transportation a more practical and appealing alternative.

A call for infill and redevelopment projects was issued by SRTA in early 2015. The board of directors selected K2 Development to receive technical assistance for redevelopment of the former Dicker's Department Store and related Downtown Redding transportation improvements. SRTA utilized \$122,020 in Proposition 84 Sustainable Communities Program grant funds to provide K2 Development with architectural design, structural engineering, traffic engineering, and civil engineering needed to ready the project for capital funding and the development review process.



Figure 1: Architectural rendering of the 1551 Market Street redevelopment project (Yuba & Market Street, looking northeast)

The board of directors authorized additional consultant services to assist the city of Redding and K2 Development in preparing a competitive application under the California's Affordable Housing and Sustainable Communities Program (AHSC). Local Transportation Funds (LTF) in the amount of \$58,626 was used for this purpose.

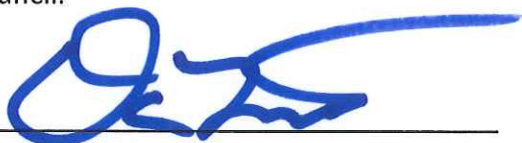
On October 11, 2016, the Strategic Growth Council formally awarded \$20,000,000 for the Redding Downtown Loop and Affordable Housing Project. It was the largest AHSC grant in California and the only one north of Sacramento and the Bay Area. K2 Development and city of Redding are investing an additional \$18,000,000.

The project features a total of 79 housing units (59 affordable and 23 market rate); over 21,500 square feet of ground-floor commercial space; new and enhanced bicycle and pedestrian connections to the Downtown Redding Transit Center; new complete streets on the Market Street Promenade, Yuba Street and Butte Street; and a portion of the new Downtown Redding Bicycle Loop that will ultimately connect Downtown Redding to the Sacramento River Trail at the Deistelhorst Bridge and Turtle Bay Exploration Park. Many of the designs created for this project are featured in the recently completed Downtown Redding Transportation Plan.

The project requires complex levels of coordination due to multiple fund sources and a 2018 delivery date. A project update, including next steps and anticipated timeline, will be provided by SRTA staff, K2 Development, and city of Redding at the December meeting.

OTHER AGENCY INVOLVEMENT:

The city of Redding, in partnership with K2 Development, is the grant recipient and lead agency responsible for administering the funds. The AHSC Program is administered by the Strategic Growth Council.



Daniel S. Little, AICP, Executive Director

Attachments:

Strategic Growth Council Press Release Announcing AHSC Grant Awards
AHSC 2015-16 List of Approved Grant Awards and Projects Not Recommended



CALIFORNIA STRATEGIC
GROWTH COUNCIL



FOR IMMEDIATE RELEASE

October 11, 2016

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Strategic Growth Council Approves \$289.4 Million Investment in Housing Affordable to Hardworking Californians and Transit Infrastructure Designed to Help People Drive Less

*Second Round of Climate Investment Projects
Centered on Combating Climate Change*

SACRAMENTO—The California Strategic Growth Council today unanimously approved \$289.4 million in competitive grants and loans to 25 housing developments and transit-friendly infrastructure projects that will help Californians drive less and reduce the greenhouse gas emissions contributing to climate change.

Today's awards are part of the Affordable Housing and Sustainable Communities (AHSC) Program, administered by the California Department of Housing and Community Development in coordination with the Strategic Growth Council and California Air Resources Board. This is one of the California Climate Investment programs financed by the Greenhouse Gas Reduction Fund using proceeds from the state's cap-and-trade auctions.

"The Strategic Growth Council is using cap-and-trade proceeds to fund over a quarter of a billion dollars in housing and transportation projects throughout California, primarily in disadvantaged communities, that are reducing greenhouse gas emissions, improving lives, and benefiting the economy, reflecting California's commitment to fight climate change and build for the future," said Ken Alex, Strategic Growth Council Chairman.

The program funds statewide affordable-home development that is close to transit in dense urban areas, suburban transit centers, and compact rural communities. When completed, the developments will provide nearly 2,500 new homes affordable to Californians with modest incomes.

“These investments demonstrate the multiple benefits of California’s ambitious programs to fight climate change,” said Matt Rodriquez, California Secretary for Environmental Protection. “Not only will they reduce our global warming emissions, but they will improve the lives of some of the most vulnerable Californians by helping to build communities that are cleaner, healthier and more affordable.”

“These investments in affordable-housing clearly demonstrate the State’s full commitment to direct cap-and-trade auction proceeds into the California communities that need them the most,” said CARB Chair Mary D. Nichols. “These sustainability projects improve the quality of life in Disadvantaged Communities, reduce greenhouse gas emissions and provide a broader range of transportation choices throughout the State.”

These grants and loans help reduce greenhouse gas emissions by supporting more compact development in urban areas and encouraging people to walk, bike, and use public transit, while also protecting agricultural land from suburban sprawl. This year’s 25 recommended developments will reduce Californians’ driving by approximately 770 million miles – the equivalent of removing every single car going both directions on the Golden Gate Bridge for a full week.

The Council continues its commitment to investments that benefit communities with the highest pollution burden, with more than \$246 million in funding, or 85 percent, committed to these communities. This year the Council piloted a technical assistance program to support applications from disadvantaged communities, and five of these applicants were awarded funds in today’s Council action.

“The healthy share of funding going to over-exposed and socially vulnerable communities – and the investment in providing technical assistance to maximize success in the application process—represents a continued state commitment to equity as a guiding principle and key criterion in addressing California’s climate challenge. The upcoming Transformative Climate Communities and other programs will offer more opportunities to make progress together,” said Manuel Pastor, Strategic Growth Council Public Member and Director, USC Program for Environmental and Regional Equity.

The awards adopted by the Council today represent a wide geographic distribution throughout the state, reflecting regional priorities for affordable housing development plus transportation and transit investments. Each development must include transit, bike, and pedestrian improvements, requiring well-coordinated housing and transportation infrastructure that reduce greenhouse gas emissions. The AHSC program also funds annual transit passes, ridership

programs, active transportation education, and other outreach programs necessary to help people move away from automobiles to other, healthier transportation options.

“These cap-and-trade investments will improve access to housing, transit, jobs and other opportunities in communities throughout the state, while advancing climate and health equity and creating more livable, vibrant communities” said Strategic Growth Council Executive Director Randall Winston.

“The selected AHSC developments throughout California represent a true ‘win-win’ for residents and our environment,” said Ben Metcalf, Director of the California Department of Housing and Community Development. “When people are able to choose walking, biking, and transit options over hopping in their cars, we’re all healthier.”

A complete list of projects that received funding can be found at:

<http://sgc.ca.gov/resource%20files/10112016AHSC1516AppendixA1&2.pdf>

For more information on California’s Climate Investments visit:

<http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/ggrfprogrampage.htm>.

The Strategic Growth Council (the Council, or SGC) was created in 2008 by Senate Bill 732 (Steinberg). The SGC brings together agencies and departments within the Business, Consumer Services and Housing; Transportation; Natural Resources; Health and Human Services; Food and Agriculture; and Environmental Protection Agencies, with the Governor's Office of Planning and Research and three public members to coordinate activities that support sustainable communities emphasizing strong economies, social equity and environmental stewardship. More information on the SGC can be found at www.sgc.ca.gov. More information on the Affordable Housing and Sustainable Communities Program can be found here. http://www.sgc.ca.gov/s_ahscprogram.php

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Table 1: Staff Recommendations: AHSC 2015-16 Awards

PIN	Project	Applicant	Project Area Location	Project Area Type	DAC Eligibility	DAC %	% of Total AHSC Funds Available	Final % Score	Total AHSC Funds Requested
35258	Six Four Nine Lofts	Skid Row Housing Trust	Los Angeles	TOD	Located Within	96-100%	1.8%	94.50%	\$5,315,000
35213	Lakehouse Connections	East Bay Asian Local Development Corporation	Oakland	TOD	Located Within	81-85%	6.3%	94.00%	\$18,127,203
35347	Emeryean & Harrison Hotel Housing and Transportation Improvements	Resources for Community Development	Oakland	TOD	Located Within	86-90%	5.8%	92.75%	\$16,807,556
34781	Roland Curtis West	Adobe Communities	Los Angeles	TOD	Located Within	91-95%	2.0%	90.25%	\$5,668,074
34767	St. James Station TOD	First Community Housing	San Jose	TOD	Located Within	81-85%	4.5%	90.00%	\$12,889,611
34708	7th & Wilmer	Deep Green Housing & Community Development	Los Angeles	TOD	Located Within	91-95%	5.8%	85.00%	\$16,760,000
35538	Coliseum Connections	UrbanCore Development, LLC	Oakland	TOD	Located Within	96-100%	5.1%	81.75%	\$14,844,762
35254	455 Fell	Mercy Housing California	San Francisco	TOD	25% of Project w/ hr 86-90%	5.5%	79.25%		\$16,056,563
Subtotal TOD Projects: \$106,468,769									
Transit Oriented Development - 35%									
35326	Hunter Street Housing	Visionary Homebuilders of California, Inc.	Stockton	ICP	Located Within	86-90%	3.1%	90.50%	\$6,941,370
34818	Renascent San Jose	Charities Housing	San Jose	ICP	Located Within	96-100%	5.2%	89.00%	\$14,979,486
34845	MDC Jordan Downs	The Michaelis Development Company I, LP	Los Angeles	ICP	Located Within	96-100%	4.1%	88.00%	\$11,969,111
34786	Grayson Street Apartments	Satellite Affordable Housing Associates	Berkeley	ICP	Located Within	81-85%	1.3%	87.00%	\$3,755,326
35241	Santa Ana Arts Collective	Meta Housing Corporation	Santa Ana	ICP	Within an 1/2 mile	86-90%	4.2%	85.41%	\$12,028,626
34866	Creekside Affordable Housing	Neighborhood Partners, LLC	Davis	ICP	N/A	N/A	4.1%	84.25%	\$11,881,748
35198	Cornerstone Place	Domus Development, LLC	El Cajon	ICP	Located Within	76-80%	4.2%	83.50%	\$12,090,713
34713	Sun Valley Senior Veterans Apts & Sheldon Street Pedestrian Improven	East LA Community Corporation	Los Angeles	ICP	Located Within	91-95%	3.8%	80.25%	\$11,110,020
34761	Redding Downtown Loop and Affordable Housing Project	City of Redding	Redding	ICP	N/A	N/A	6.9%	78.25%	\$20,000,000
Subtotal ICP Projects: \$106,756,400									
Integrated Connectivity Project - 35%									
34874	Coldstream Mixed Use Village - RIPA app	StoneBridge Properties	Truckee	RIPA	N/A	N/A	3.7%	85.50%	\$10,682,140
35378	Lindsey Village Affordable Housing & Transportation Improvement Proj	Self Help Enterprises	Lindsey	RIPA	Located Within	86-90%	1.9%	85.00%	\$5,518,353
34791	Wasco Farmworker Housing Relocation Project	Wasco Affordable Housing, Inc.	Wasco	RIPA	Located Within	86-90%	6.4%	84.00%	\$18,637,432
Subtotal RIPA Projects: \$34,837,925									
Rural Innovation Project Area - 10%									
34720	PATH Metro Villas Phase 2	PATH Ventures	Los Angeles	TOD	Located Within	96-100%	4.8%	76.00%	\$13,750,183
35348	Sierra Village Affordable Housing & Transportation Improvement Project Self Help Enterprises		Diruba	RIPA	within an 1/2 mile	96-100%	1.6%	80.25%	\$4,646,731
34886	Kings Canyon Connectivity Project - (Kings Canyon)	Cesar Chavez Foundation	Fresno	ICP	Located Within	96-100%	5.4%	77.50%	\$15,579,426
34771	South Stadium Phase I TOD	City of Fresno	Fresno	ICP	Located Within	96-100%	2.0%	74.00%	\$5,738,730
35219	Avena Bella (Phase 2)**	EAH Inc.	Turlock	ICP	Located Within	96-100%	2.6%	64.15%	\$1,661,667
Subtotal DAC (96-100%) Projects: \$41,376,737									
TOTAL: \$289,439,831									

** Reduced funding award because of availability of funds in this NOFA. Original request was \$7,474,676 (\$6,862,451 in AHD and \$612,225 in STI).

Table 2: Full Application Submittals Not Recommended for Award

Appendix A-2

PIN		Project	Applicant		Project Area Location	Project Type	DAC Eligibility	DAC %	Final Score	Total AHSC Requested
Transit Oriented Development										
35465 Yosemite Apartments			Tenderloin Neighborhood Development Corp.	San Francisco	TOD	within an ½ mile	76-80%	76.50%	\$5,092,303	
35445 Go by Bike to The Lofts at Normal Heights			Cheisea Investment Coporation	San Diego	TOD	N/A	N/A	74.75%	\$1,150,000,000	
34795 Uplown Oakland Housing and Transportation Collaborative/Embarc Apart Resources for Community Development			Oakland	TOD	Located Within	76-80%	74.00%	\$15,982,964		
35233 Metro @ Western			Meta Housing Corporation	Los Angeles	TOD	Located Within	81-85%	70.25%	\$7,385,144	
35371 St. Paul's Commons & Trinity Ave. Complete Streets			Resources for Community Development	Walnut Creek	TOD	N/A	N/A	69.75%	\$7,679,331	
34775 Lanewer Courtyard by Mutual Housing TOD			Mutual Housing California	Sacramento	TOD	within an ½ mile	81-85%	65.75%	\$6,623,287	
35447 Dunleavy Plaza Apartments			Mission Housing Development Corporation	San Francisco	TOD	N/A	N/A	65.25%	\$2,821,572	
34738 Beacon Pointe			Century Affordable Development Inc	Long Beach	TOD	within an ½ mile	86-90%	64.25%	\$17,723,734	
34764 Edwina Benner Plaza			MidPen Housing Corporation	Sunnyvale	TOD	N/A	N/A	62.50%	\$9,606,560	
35461 Horizons at New Rancho			Urban Housing Communities, LLC	Rancho Cordova	TOD	within an ½ mile	76-80%	62.25%	\$5,965,068	
35289 Bartlett Hill Manor			LINC Housing Corporation	Los Angeles	TOD	Located Within	91-95%	56.65%	\$4,700,000	
Rural Innovation Project Area										
34734 Esparto Phase IIB			Mercy Housing California	Esparto	RIPA	N/A	N/A	76.25%	\$3,941,321	
35206 Arcata Affordable Housing Related Infrastructure/Community Connectivity			Danco Communities	Arcata	RIPA	N/A	N/A	73.25%	\$1,970,800	
35438 Orr Creek Commons			Rural Communities Housing Development Corp	Ukiah	RIPA	N/A	N/A	73.25%	\$14,416,614	
35204 Blue Mountain Terrace			Dornus Development, LLC	Winters	RIPA	N/A	N/A	71.75%	\$2,846,184	
35361 Lamont AHSC Project			Housing Authority of the County of Kern	Lamont	RIPA	Located Within	86-90%	64.75%	\$6,164,522	
35452 Crescent City Senior Housing and Community Connectivity Project			Danco Communities	Crescent City	RIPA	N/A	N/A	62.75%	\$2,139,760	
35492 Valley Vista Senior Apartments			Valley Vista LLC	Jameson	RIPA	N/A	N/A	62.25%	\$8,800,000	
34796 The Village Apartments			Cabrillo Economic Development Corporation	Buellton	RIPA	N/A	N/A	56.25%	\$8,989,608	
35462 Eureka Waterfront Multi-Modal Connectivity Project			City of Eureka	Eureka	RIPA	N/A	N/A	48.78%	\$946,540	
34890 Complete Streets to Transit and Employment: Pedestrian/Bicycle Improv			City of McFarland	McFarland	RIPA	Located Within	91-95%	33.61%	\$1,656,100	
Integrated Connectivity Project										
35253 Creekside Terrace			Dornus Development, LLC	San Pablo	ICP	within an ½ mile	81-85%	78.00%	\$10,667,494	
35212 Potrero Block X			BRIDGE Housing Corporation	San Francisco	ICP	N/A	N/A	77.25%	\$9,250,000	
34766 Heritage Point Affordable Housing/Retail Development			Community Housing Development Corporation	Richmond	ICP	Located Within	81-85%	76.75%	\$10,204,875	
35327 Veterans Square			Dornus Development, LLC	Pittsburg	ICP	Located Within	76-80%	75.75%	\$5,387,619	
34751 The Monterey Senior Housing, Bike, & Pedestrian Improvements Project			Mid-Peninsula The Farm, Inc	Monterey	ICP	N/A	N/A	72.00%	\$5,497,119	
35243 El Dorado II Apartments			C&C Development	San Diego	ICP	N/A	N/A	70.00%	\$15,800,776	
35418 Lincoln Park Apartments			Affirmed Housing Group, Inc.	San Diego	ICP	within an ½ mile	81-85%	67.95%	\$7,009,686	
35420 Villages at Westview Phase II			Housing Authority of the City of San Buenaventura	Ventura	ICP	N/A	N/A	67.00%	\$9,382,434	
34865 South San Francisco Senior Affordable Housing/Connections to Caltrain			City of South San Francisco	South San Franc	ICP	N/A	N/A	65.00%	\$8,675,280	
35299 Alameda Site A Family Apartments			Eden Housing, Inc.	Alameda	ICP	N/A	N/A	63.75%	\$12,870,620	
35380 Metrolink Station Bike/ed Access Project			San Bernardino Associated Governments	Montclair	ICP	Located Within	96-100%	63.33%	\$6,598,973	
35450 Countryside II Connect			Cheisea Investment Corporation	El Centro	ICP	Located Within	76-80%	62.00%	\$7,041,500	
35554 Treasure Island Intermodal Transit Hub - Phase 1			Treasure Island Community Development (TICD)	San Francisco	ICP	10% of Project work	76-80%	60.28%	\$12,055,858	
35458 Public Market Sustainable Transportation Project			City Center RealtyPartners, L.P.	San Francisco	ICP	N/A	N/A	59.72%	\$15,483,984	
34726 CalVans Vampool Expansion Project			California Vampool Authority	Hanford	ICP	Located Within	96-100%	59.48%	\$3,300,000	
34760 Alameda Site A Senior Apartments			Eden Housing, Inc.	Alameda	ICP	N/A	N/A	57.25%	\$10,670,983	
34888 Candlestick Point			Law Office of Patrick R. Sabelhaus	San Francisco	ICP	10% of Project work	76-80%	53.89%	\$5,000,000	
34880 Connecting Vista: Bike, Walk, SPRINT			San Diego Association of Governments	Vista	ICP	within an ½ mile	76-80%	51.39%	\$5,120,000	
35535 South Gate Regional Bikeway Connectivity Project			City of South Gate	South Gate	ICP	Located Within	96-100%	50.56%	\$2,570,520	
34754 Windsor Transit Center Corridor and Intersection Improvements Project			Town of Windsor	Windsor	ICP	N/A	N/A	48.61%	\$5,387,718	
34878 J Street Greenway Trail & Complete Streets			City of Oxnard	Oxnard	ICP	within an ½ mile	91-95%	46.11%	\$6,748,276	
34879 Downtown Oxnard Transit Corridor Improvement Project			City of Oxnard	Oxnard	ICP	within an ½ mile	91-95%	46.11%	\$4,564,001	
35220 Rexland Acres Community Sidewalk Project			Kern County	Bakersfield	ICP	Located Within	91-95%	45.56%	\$6,537,000	

Table 3: AHSC Round 2 Projects Not Considered for Full Application Scoring

Project	Primary Applicant	Issue	MPO	County	Project Type	Amount Requested
Putting Down Routes: Connecting East Oakland	Satellite Affordable Housing Associates	Did not meet threshold	ABAG/MTC	Alameda	ICP	\$ 6,205,125
Rosefield Village Redevelopment and Atlantic Avenue Connectivity Project	Housing Authority of the City of Alameda	Did not submit full	ABAG/MTC	Alameda	TOD	\$ 6,518,156
Warehouse 48 at Star Harbor	TL Partners 1 LP	Did not submit full	ABAG/MTC	Alameda	ICP	\$ 5,296,029
Morgan Hill Family-Scattered Site	EAH Inc.	Did not submit full	ABAG/MTC	Santa Clara	ICP	\$ 9,489,122
Milbrae Transit Village	Republic Milbrae LLC	Did not submit full	ABAG/MTC	San Mateo	TOD	\$ 14,563,865
Junsay Oaks Apartments	Chispa, Inc.	Did not meet threshold	AMBAG	Monterey	ICP	\$ 6,904,121
Jamboree Oroville Family Apartments	Jamboree Housing Corporation	Did not meet threshold	BCAG	Butte	RIPA	\$ 8,296,906
Americana Community Apartments Huron	Huron City	Did not meet threshold	FRESNO	Fresno	RIPA	\$ 9,601,559
Van Ness Apartments	Dominus Consortium, LLC	Did not meet threshold	FRESNO	Fresno	ICP	\$ 10,197,237
Mount Shasta Greenway Trail and Affordable HRI Project	Danco Communities	Incomplete application	N/A	Siskiyou	RIPA	\$ 2,237,000
623 Vernon Street Apartments & Downtown Pedestrian Bridge	Mercy Housing California	Did not submit full	SACOG	Pacer	ICP	\$ 8,023,759
Villa Encantada	AMCAL Multi-Housing Two, LLC	Did not submit full	SANDAG	San Diego	TOD	\$ 4,690,321
Walnut Street Family Apartments	Many Mansions	Did not submit full	SCAG	Ventura	ICP	\$ 3,721,717
Calexico Intermodal Transportation Center (ITC)	Imperial County Transportation Commission	Did not submit full	SCAG	Imperial	ICP	\$ 8,925,383
Courson Arts Colony East and West	Meta Housing Corporation	Did not submit full	SCAG	Los Angeles	ICP	\$ 12,632,161
Loma Linda Veterans Village	Meta Housing Corporation	Did not submit full	SCAG	San Bernardino	ICP	\$ 15,012,642