



DATE: June 30, 2026

TO: Interested Stakeholders

FROM: *Governor's Office of Land Use and Climate Innovation (LCI)*

SUBJECT: Statewide Vehicle Miles Traveled Mitigation Program Guidance

The California Environmental Quality Act (CEQA) has long required that the transportation impacts of projects be studied, and mitigated if necessary, before approval. Historically, these studies focused on congestion and delay (e.g., how long a driver might wait at an intersection), and mitigation typically included the construction of additional infrastructure, such as additional lanes and expanded intersections. Research has shown that this type of mitigation often leads to more driving, which leads to even greater environmental impacts.

Following implementation of SB 743 (Steinberg, 2013), transportation impacts studies shifted focus to vehicle miles traveled (how much and how far project users may need to drive). Under this approach, mitigation strategies primarily focus on reducing the amount of driving through investments in transit service, bicycle and pedestrian infrastructure, transportation demand management strategies, and project design features that support shorter trips and alternative transportation options.

Building affordable housing is another strategy for reducing vehicle miles traveled (VMT). When affordable housing is built near transit, employment, and daily services, its residents are more likely to forgo automobile travel, especially compared to market-rate housing built in the same location. Low- and moderate-income households tend to have lower rates of vehicle ownership and higher rates of transit use than their higher-income counterparts, and this pattern is amplified when affordable units are located in accessible, mixed-use neighborhoods. Adding affordable housing in those locations can serve as VMT mitigation in two ways: (1) it reduces trip generation, and (2) it reduces displacement that occurs when lower-income households are priced out of accessible urban neighborhoods.

While building affordable housing in the right places is a highly effective way to reduce VMT, it requires investment at a scale that may exceed any one project's overall VMT

impact. Even for projects that could mitigate at that scale, it may not be appropriate to include a residential component.

Assembly Bill 130 (AB 130), which Governor Newsom signed in 2025, addresses both of those issues by establishing a VMT mitigation program (Mitigation Program) to be administered by the California Department of Housing and Community Development (HCD). When the Mitigation Program is operational:

- Developers and lead agencies will continue to study their project's potential VMT impacts to determine what amount, if any, needs to be mitigated.
- After considering various mitigation strategies, a lead agency may choose to participate in the Mitigation Program.
- If a lead agency chooses to participate, it would approach HCD to determine the appropriate contribution amount based on the VMT mitigation credit value for where the project is located and the amount of VMT the lead agency wants to reduce.
- Upon depositing that amount into the Mitigation Program, the lead agency's obligation to mitigate those VMT impacts under CEQA would be complete.
- HCD would then pool those contributions and award funds to eligible affordable housing projects.
- Awards from the Mitigation Program will be monitored over time to ensure VMT reductions.

The Mitigation Program is expected to create more affordable housing and more mitigation options for new development, leading to reduced adverse environmental impacts across California.

In addition to establishing the Mitigation Program, AB 130 tasked the Governor's Office of Land Use and Climate Innovation (LCI) with developing methodology to guide HCD's implementation of the Mitigation Program. Specifically, it tasked LCI with:

- Determining how to set the contribution amounts that would be needed to mitigate an impacting project's VMT (see Sections 5.0-7.0);
- Identifying where those contributions may be invested (see Sections 3.0-4.0); and
- Developing a process to monitor those investments over time (see Sections 2.0 and 8.0).



This document, the Statewide Vehicle Miles Traveled Mitigation Program Guidance, provides those implementation details. It also informs HCD's Transit-Oriented Development Program Guidelines, which will guide the distribution of funding to eligible affordable housing projects.

While these documents are necessary for providing the foundation for the Mitigation Program, more work remains. LCI will continue to coordinate with HCD on the specific details of implementation and begin a formal rulemaking process to adopt the CEQA Guidelines necessary for implementing the Mitigation Program. As part of that process, LCI will be engaging with interested parties. To ensure that you receive information about upcoming engagement opportunities, sign up for the CEQA Guidelines email distribution list at <https://www.lci.ca.gov/e-lists/>

FINAL

AB 130 Statewide Vehicle Miles Traveled (VMT) Mitigation Program Guidance



CA Governor's Office of
**Land Use and
Climate Innovation**

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Prepared:



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Acronyms and Abbreviations

AB	Assembly Bill
ABAG	Association of Bay Area Governments
AHSC	Affordable Housing and Sustainable Communities
AMBAG	Association of Monterey Bay Area Governments
APS	alternative planning strategy
BCAG	Butte County Association of Governments
BCI	Building Cost Index
CAG	County Association of Governments
CalSTA	California State Transportation Agency
CAPCOA	California Air Pollution Control Officers Association
CCAPC	County/City Area Planning Council
CCCI	California Department of General Services' Construction Cost Index
CEQA	California Environmental Quality Act
CLEE	Center for Law, Energy, and the Environment
COG	Council of Governments
CTC	County Transportation Commission
CTPA	County Transportation Planning Agency
CVAG	Coachella Valley Association of Governments
ENR	Engineering News Record
GHG	greenhouse gas
GHG Handbook	<i>CAPCOA's 2024 Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity</i>
HCD	California Department of Housing and Community Development
HSC	Health and Safety Code
ICTC	Imperial County Transportation Commission
ITE	Institute of Transportation Engineers

KCAG	Kings County Association of Governments
KCOG	Kern Council of Governments
LIHTC	low-income housing tax credits
LCI	Governor's Office of Land Use and Climate Innovation
LTC	Local Transportation Commission
Mitigating Projects	VMT-efficient affordable housing and related infrastructure projects
Mitigation Program	voluntary statewide VMT mitigation program
MCAG	Merced County Association of Governments
MCTC	Madera County Transportation Commission
MMRP	Mitigation Monitoring and Reporting Program
MPO	metropolitan planning organization
MTC	Metropolitan Transportation Commission
NSSR	North State Super Region
OCCOG	Orange County Council of Governments
PRC	Public Resource Code
RTPA	regional transportation planning agency
SACOG	Sacramento Area Council of Governments
SANDAG	San Diego Association of Governments
SBCAG	San Barbara County Association of Governments
SBCTA	San Bernardino County Transportation Authority
SCAG	Southern California Association of Governments
SCS	sustainable communities strategy
SJCOG	San Joaquin Council of Governments
SLOCOG	San Luis Obispo Council of Governments
SRTA	Shasta Regional Transportation Agency
StanCOG	Stanislaus Council of Governments
TCAC	California Tax Credit Allocation Committee

TCAG	Tulare County Association of Governments
TCD	total development cost
TDIF	Transit-Oriented Development Implementation Fund
TDM	transportation demand management
TMPO	Tahoe Metropolitan Planning Organization
TOD Program	Transit-Oriented Development Implementation Program
VCOG	Ventura Council of Governments
VMT	vehicle miles traveled
WRCOG	West Riverside Council of Governments

1.0 Introduction

On June 30, 2025, Governor Gavin Newsom signed California Assembly Bill (AB) 130, expanding the existing Transit-Oriented Development Implementation Program (TOD Program), administered by the California Department of Housing and Community Development (HCD). Additionally, AB 130 directed the Governor's Office of Land Use and Climate Innovation (LCI) to develop guidance for a voluntary, statewide vehicle miles traveled (VMT) mitigation program (Mitigation Program) under the California Environmental Quality Act (CEQA). Lead agencies that determine a project will have a significant VMT impact (Impacting Project) under CEQA may use the Mitigation Program as one optional strategy to mitigate that impact to a less-than-significant level, or to the extent feasible, by contributing to the Transit-Oriented Development Implementation Fund (TDIF). HCD would then use contributions collected via the TDIF to award funding for VMT-efficient affordable housing and related infrastructure projects (Mitigating Projects) through the TOD Program that would not have otherwise been built but for the contribution of this program.

As established in California Public Resource Code (PRC) Section 21080.43, subdivision (g), the general working principle of the Mitigation Program is that investments in VMT-efficient affordable housing will successfully mitigate VMT. The mitigation benefits of location-efficient affordable housing can be demonstrated with greatest confidence by the VMT reduction it generates compared with the market-rate housing that would have been built in its stead. As such, the reductions in VMT associated with the development of VMT-efficient affordable housing and related infrastructure, as compared to market-rate housing, can be used to mitigate the significant VMT impacts of Impacting Projects.

AB 130 directs LCI to issue guidance by July 1, 2026, and at least once every three years thereafter, for implementing the Mitigation Program. This guidance document establishes the methodology for determining TDIF contributions, defines “location-efficient” areas, and provides the methods for estimating and validating the VMT reductions associated with Mitigating Projects. By calculating the VMT reductions attributable to Mitigating Projects and providing a mechanism to contribute to those reductions in proportion to the VMT impacts of Impacting Projects, the Mitigation Program provides project applicants and lead agencies throughout the state with an additional optional strategy to mitigate significant VMT impacts generated by their projects.

This LCI guidance document and the TOD Program Guidelines prepared by HCD were developed concurrently, with the former intended to inform the latter. More detailed information about the TOD Program and HCD’s associated guidelines are available at <https://www.hcd.ca.gov/funding/tod>.

1.1. Purpose

This document specifically provides guidance for the following items, as directed by PRC Section 21080.44, subdivision (d):

- Program Validation - Section 2.4 provides information on the validation process such that lead agencies can rely on Mitigation Program contributions to satisfy applicable CEQA mitigation requirements.
- Program Regions and Geography – Section 3.0 of this document defines areas where TDIF contributions can be allocated to fund Mitigating Projects relative to the region where the Impacting Project is located, including definitions for regions and establishing a “proximity radius” for adjacent regions.
- Location-Efficient Areas - Section 4.0 defines location-efficient areas for the Mitigation Program, explains the criteria and methodology used to identify them, and identifies eligible areas outside of location-efficient areas.
- VMT Reductions – Section 5.0 outlines the methodology used to calculate the VMT reductions associated with providing mitigation for Impacting Projects.
- Gap Funding – Section 6.0 outlines the approach used to determine the gap funding needs for Mitigating Projects, as well as the evidence used to develop and support the approach.
- Mitigation Credit Values – Section 7.0 establishes the methodology used to calculate the TDIF contributions Impacting Projects would make to mitigate their VMT impacts through the Mitigation Program.

This guidance was prepared in conjunction with the TOD Program Guidelines, developed by HCD. Applicable portions of this guidance document informed the development of the TOD Program Guidelines and ensure that the Mitigation Program satisfies the statutory requirements of CEQA mitigation measures as defined within the CEQA Statute and clarified through relevant caselaw.

1.2. Definitions and Terms

The following is a list of key terms and their definitions that are commonly used throughout this document:

- Mitigation Program: Voluntary statewide VMT mitigation program established pursuant to PRC Sections 21080.43 and 21080.44, which allows lead agencies to mitigate a project's significant CEQA VMT impacts by contributing an amount into the

Transit-Oriented Development Implementation Fund for purposes of the Transit-Oriented Development Implementation Program.

- Transit-Oriented Development Implementation Fund (TDIF): The fund created pursuant to Section 53561 of the Health and Safety Code (HSC) in which contributions from Impacting Projects to the Mitigation Program are deposited.
- Transit-Oriented Development Implementation Program (TOD Program): The program established pursuant to Part 13 (commencing with Section 53560) of Division 31 of the HSC. This program is administered by HCD and invests the TDIF funds in affordable housing developments and related infrastructure projects as an optional strategy to mitigate VMT impacts and achieve the Mitigation Program objectives. (Note: HCD developed separate guidelines for implementing and administering the TOD Program, which are available at <https://www.hcd.ca.gov/funding/tod>.)
- Impacting Project: A project that requires mitigation under CEQA because it is expected to have a significant VMT impact and its lead agency elects to utilize the Mitigation Program to reduce its impact. (See Section 2.1 for additional detail.)
- Mitigating Project: An affordable housing development or related infrastructure project that qualifies for, and is selected to receive funding through, the TOD Program. (See section 2.2 for additional detail.)
- VMT Mitigation Credit: Mitigation Program credits generated in proportion to the VMT reductions realized through the implementation of Mitigating Projects. The Impacting Projects will obtain these credits to mitigate their VMT impacts in exchange for a contribution to the TDIF. A VMT Mitigation Credit represents the cost to reduce one mile of travel within the relevant program region, via the development of qualifying Mitigating Projects.
- Gap Funding: The additional funding needed to make a Mitigating Project viable from both a pro forma and an initial capital standpoint. Affordable housing developments generally require the acquisition of funding through a mix of tax credit equity, public loans or grants, and limited private debt. Developers typically combine low-income housing tax credits (LIHTC), tax-exempt bonds, state and local subsidy programs, and sometimes philanthropic or deferred-fee contributions, but may have a remaining funding gap needed to make the project viable. The Mitigation Program will make gap funding contributions to Mitigating Projects. However, this gap funding may not fully finance a project; developers will still generally need to secure LIHTC, tax-exempt bonds, or other subsidy sources to complete the capital stack.

- Region: The territory of the metropolitan planning organization (MPO) within which a project is located, or the territory of the regional transportation planning agency (RTPA) within which a project is located if the project is located outside of the boundaries of an MPO.
- Proximity Radius: The subset of areas where TDIF contributions can be allocated to fund Mitigating Projects in the regions adjacent to the region where the Impacting Project is located.
- Location-Efficient Area: Areas that will be prioritized in the allocation of VMT mitigation contributions to Mitigating Projects through the TOD Program pursuant to PRC Section 21080.44(c)(1) based on a select set of criteria that contribute to VMT reductions. See Section 4.1, “Location-Efficient Areas,” for more details on what qualifies as a “location-efficient area.”

1.3. Authorizing Legislation

AB 130 added language to the PRC and the HSC that prescribes the framework for the Mitigation Program. These code sections are referenced frequently throughout this document and establish the foundation for the guidance provided herein.

PRC Section 21080.43 identifies the need for the program and establishes that it will utilize the VMT efficiencies associated with affordable housing and related infrastructure as mitigation:

(g) It is the intent of the Legislature that this program serve as one optional strategy that a project applicant may use to mitigate a significant transportation impact under CEQA. The program established pursuant Section 21080.44 is intended to facilitate an existing category of mitigation, specifically, the development of vehicle miles traveled-efficient affordable housing or related infrastructure, by providing a streamlined and accessible mechanism through which applicants can contribute to eligible mitigation projects. This approach is consistent with established practices already used at the local and regional level across the state and provides project applicants an additional tool to support their mitigation efforts.

PRC Section 21080.44(a) defines the term “region” which is relevant to how the bill establishes a geographic priority order for the funding of Mitigating Projects:

(3) “Region” means the territory of the metropolitan planning organization within which a project is located, or the territory of the regional transportation planning

agency within which a project is located if the project is located outside of the boundaries of a metropolitan planning organization.

PRC Section 21080.44(b) establishes that the program is voluntary. It also establishes that contributions may be deposited into the TDIF on or before July 1, 2026:

- (1) (A) *If a lead agency determines that a project will have a significant transportation impact pursuant to the metrics adopted pursuant to paragraph (1) of subdivision (b) of Section 21099, the lead agency may mitigate the transportation impact to a less than significant level by helping to fund or otherwise facilitating vehicle miles traveled-efficient affordable housing or related infrastructure projects, provided the projects meet the requirements of mitigation measures contained within this division and Chapter 3 of Division 6 of Title 14 of the California Code of Regulations, including by contributing an amount, to be determined pursuant to the office's guidance issued pursuant to subdivision (d), to the Transit-Oriented Development Implementation Fund for purposes of the Transit-Oriented Development Implementation Program.*
- (B) *This section shall not preclude the lead agency's use of other mitigation strategies, including, but not limited to, transportation demand management, transit improvements, active transportation infrastructure, road diets, or utilizing local or regional mitigation banks and exchanges.*
- (2) *Moneys may be deposited into the Transit-Oriented Development Implementation Fund pursuant to paragraph (1) beginning on or before July 1, 2026, as determined by the department.*
- (3) *Consistent with paragraph (1), a project applicant may use the Transit-Oriented Development Implementation Fund as one optional strategy to mitigate a significant transportation impact under this division. The ultimate use of this mitigation option is subject to the discretion of the lead agency that retains full authority to determine the sufficiency of any proposed mitigation consistent with this division.*

PRC Section 21080.44(c) establishes how the allocation of TDIF contributions will be prioritized:

- (1) *Moneys deposited into the Transit-Oriented Development Implementation Fund pursuant to subdivision (b) shall be available to the department, upon appropriation by the Legislature, for the purpose of awarding funding for affordable housing or related infrastructure projects, including infrastructure necessary for higher density, under the Transit-Oriented Development Implementation Program in the following priority order:*

- (A) First priority to affordable housing or related infrastructure projects in location-efficient areas, as defined in the office’s guidance issued pursuant to subdivision (d), within the same region as the project.*
- (B) Second priority to affordable housing or related infrastructure projects within the same region as the project.*
- (C) (i) Third priority to affordable housing or related infrastructure projects in location-efficient areas that are outside of the originating region but within an adjacent region, provided the project site is located within a defined proximity radius established by the office issued pursuant to clause (ii).*
 - (ii) The proximity radius shall be specified in the office’s guidance and may vary based on regional characteristics such as population density and travel patterns. The intent of this provision is to support projects in neighboring regions that offer similar vehicle miles traveled-reducing benefits due to the project’s location efficiency, including access to high-quality transit, jobs, and essential services.*

PRC Section 21080.44(d) identifies contents that are required to be established through this guidance:

- (D) On or before July 1, 2026, and at least once every three years thereafter, the office, in consultation with other state agencies, as appropriate, shall issue guidance related to the implementation of this section. This guidance shall include all of the following:*
 - (1) A methodology for determining the amounts that are required to be contributed to the Transit-Oriented Development Implementation Fund pursuant to subdivision (b) to mitigate the environmental impacts associated with vehicle miles traveled.*
 - (2) A definition of location-efficient areas that reflects a reasonable nexus between the location of the transportation impact of the project and the location of the vehicle miles traveled-efficient affordable housing or related infrastructure project which shall consider the location efficient area’s consistency with an adopted sustainable communities strategy pursuant to Section 65080 of the Government Code, alternative planning strategy pursuant to Section 65080 of the Government Code, or other adopted regional growth plan intended to foster efficient land use.*
 - (3) A process for validating a project’s vehicle miles traveled funding contribution, which shall be designed to provide certainty to the lead agency and project applicant that the contribution satisfies applicable mitigation requirements under this division for significant transportation impacts.*

(4) A methodology for estimating the anticipated reduction in vehicle miles traveled associated with affordable housing or related infrastructure projects funded pursuant to subdivision (c). This methodology may consider existing methodologies, but shall be tailored to the specific purposes and structure of this section, including accounting for relevant factors influencing vehicle miles traveled reduction, including proximity to transit, job access, walkability, and the level of affordability, and the length of the affordability period, of the affordable housing or related infrastructure project.

Finally, HSC Section 53560 established the TOD Program:

(a) There is hereby established the Transit-Oriented Development Implementation Program, to be administered by the Department of Housing and Community Development, to provide local assistance to cities, counties, cities and counties, transit agencies, eligible tribal applicants as defined in subdivision (b) of Section 50651, and developers for the purpose of supporting the development of higher density vehicle miles traveled-efficient affordable housing or related infrastructure, including projects within close proximity to transit stations or projects that could increase public transit ridership.

1.4. TOD Program Guidelines

Pursuant to AB 130, HCD and LCI share administrative responsibilities for the Mitigation Program. HCD is responsible for applying prioritization criteria and awarding Mitigation Program contributions to eligible Mitigating Projects, while LCI is tasked with defining key terms, developing methodologies for pricing and VMT reduction assessment, and evaluating program performance. LCI and HCD will work in partnership to confirm VMT reductions associated with the affordable housing and related infrastructure projects.

HCD will administer funds in the Mitigation Program based on its own TOD Program Guidelines, which are informed by LCI's methodological guidance. As such, LCI prepared this guidance in conjunction with HCD's TOD Program Guidelines.

LCI guidance in this document will be used to set the VMT Mitigation Credit contribution amounts for Impacting Projects to mitigate their VMT impacts.

2.0 Program Structure

The Mitigation Program includes two distinct but closely related components: the TDIF and the TOD Program. Funds are collected in the TDIF and subsequently invested in affordable housing and related infrastructure projects through the TOD Program.

The basic process by which the Mitigation Program will function is as follows:

- **Step 1: Project Impact Determination** A lead agency determines whether a project is an Impacting Project that will have a significant VMT impact under CEQA, and quantifies the significant VMT impact measured using the VMT metric established under existing CEQA guidelines.
- **Step 2: Selection of Mitigation Program** The lead agency for the Impacting Project considers available VMT mitigation options and elects to use the Mitigation Program as a mitigation strategy. The lead agency may also utilize other on- or off-site CEQA-compliant mitigation strategies such as transportation demand management (TDM) measures, transit improvements, active transportation infrastructure, road diets, or local and regional mitigation banks and exchanges. The lead agency contacts HCD and provides the relevant information about the location of the Impacting Project and the amount of VMT the lead agency would like to mitigate using the Mitigation Program.
- **Step 3: Calculating the Contribution** Using the methodology established herein, HCD/LCI calculates the monetary contribution to the TDIF needed to secure the VMT Mitigation Credits to mitigate the entirety or a portion of an Impacting Project's significant VMT impact.
- **Step 4: Contribution to the TDIF** The Impacting Project's lead agency or applicant representative, as applicable, deposits the contribution amount into the TDIF, administered by HCD.
- **Step 5: Fund Allocation to Mitigating Projects** HCD awards the contributed funds to Mitigating Projects through the TOD Program. Awards are prioritized based on the criteria established through the TOD Program and informed by the guidance provided herein.
- **Step 6: Monitoring and Reporting** The Mitigation Program will provide ongoing monitoring and reporting, and the program guidance will be updated to ensure the Mitigation Program's effectiveness.

2.1. Impacting Projects

An Impacting Project is a project that requires mitigation under CEQA because it is expected to have a significant VMT impact and is utilizing the Mitigation Program to reduce its impact. AB 130 does not restrict the Mitigation Program to any single type of Impacting Project. Therefore, any CEQA project (e.g., land use, transportation, utility) with a significant VMT impact is potentially eligible to participate in the Mitigation Program. However, to allow HCD to manage program demand while aligning it with available administrative capacity, HCD will focus the initial phase on publicly funded projects.

PRC Section 21080.44 designates the Mitigation Program as one optional strategy that applicants may use to mitigate significant VMT impacts under CEQA. Lead agencies retain full authority to determine the significance of VMT impacts and the sufficiency of any proposed mitigation and may require or accept other mitigation strategies instead of, or in addition to, a contribution to the TDIF. As stated in AB 130, the program “shall not preclude the lead agency’s use of other mitigation strategies.” PRC 21080.44(b)(1)(B). Such alternative strategies expressly preserved within PRC Section 21080.44 include TDM, transit improvements, active transportation infrastructure, road diets, and local or regional mitigation banks and exchanges.

2.2. Mitigating Projects

Similar to mitigation for any other CEQA resource area and as defined in statute and clarified through case law, transportation (i.e., VMT) mitigation must be supported by substantial evidence; be feasible, enforceable, and monitorable; have a nexus to a legitimate governmental interest; be roughly proportional to the relevant impact; and not be improperly deferred. Such mitigation should also be additional, meaning it would not otherwise occur at that time **but for** the requirement to mitigate a project’s significant impacts. Therefore, the Mitigation Program has been designed to ensure that VMT reductions are additional by providing funding only for Mitigating Projects that would not have been built “but for” contributions received through this Mitigation Program. For additional CEQA requirements and details related to CEQA mitigation programs, see Section 2.4, “CEQA Compliance.”

AB 130 requires that contributions to the Mitigation Program be invested in affordable housing and related infrastructure projects in the following order of priority locations: (1) location-efficient areas within the same region as the impacting project; (2) other areas within the same region as the impacting project; (3) location-efficient areas within an adjacent region (PRC Section 21080.44(c)(1)(A)-(C)).

If there are multiple eligible Mitigating Projects within a prioritization category, additional prioritization criteria, as detailed in HCS 53560(c) and Section 110 of the TOD Program Guidelines, would be implemented to inform investment decision-making that furthers Mitigation Program goals and CEQA compliance. In conjunction with this guidance, HCD has developed the TOD Program Guidelines, which establish the requirements and procedures for administering program funds and prioritize which Mitigating Projects will receive funding.

2.3. Mitigation Lifespan

The affordable housing component of all Mitigation Projects will be deed-restricted for 55 years, legally binding the units to income-eligible buyers over this time. This ensures that the VMT reductions provided through the Mitigation Program will remain in place for at least 55 years. The 55-year deed restriction and associated VMT reductions will exceed the typical CEQA standard expectations for mitigation lifespan, which is based on the standard 30-year economic life of a project (SCAQMD 2008) and is the standard horizon applied by air districts to amortize short-term construction emissions and to calculate total operational GHG emissions over the life of a project. California courts have upheld lead agencies' discretion to use this 30-year horizon as a reasonable limit for environmental impact modeling. (See, e.g., *Sierra Club et al., v. County of San Diego*, 50 Cal.App.5th 467 (2020).) Therefore, the duration of preserving the affordability of Mitigating Projects (i.e., 55 years) would exceed the 30-year expectation for mitigation lifespan frequently applied for the purposes of CEQA mitigation. Additionally, the duration of affordability for Mitigating Projects would also align and likely often exceed the anticipated lifetime of an Impacting Project (e.g., land use, transportation, or utility project). To the extent Mitigating Projects deliver further VMT reductions as a result of location efficiency, these reductions would also likely continue beyond the deed restriction period for the remaining life of the project, although they are not counted in the Mitigation Program's methodologies.

2.4. CEQA Compliance

AB 130 instructs LCI to design a “process for validating a project’s VMT funding contribution...to provide certainty to the lead agency and project applicant that the contribution satisfies applicable mitigation requirements” (PRC Section 21080.44(d)(3)). This provision relates specifically to certifying that an Impacting Project’s contribution to the Mitigation Program is legally sufficient and that the project in question will not be subject to additional calls for mitigation of the same VMT impacts addressed via the contributions.

CEQA Guidelines Section 15370 defines mitigation as actions that avoid, minimize, rectify, or reduce impacts over time, or compensate for impacts by providing substitute resources. Specifically, compensatory mitigation is recognized and described as “[c]ompensating for the impact by replacing or providing substitute resources or environments” (CEQA Guidelines Section 15370(e)). The CEQA Guidelines require that mitigation measures be “fully enforceable through permit conditions, agreements, or other legally-binding instruments” (CEQA Guidelines Section 15126.4(a)(2)).

CEQA allows mitigation measures implemented through off-site improvements or participation in mitigation programs when those measures reduce environmental impacts and are supported by substantial evidence. In *Save Our Peninsula Committee v. Monterey County Board of Supervisors* (2001) 87 Cal. App. 4th 99, the court upheld mitigation requiring payment of fees to fund regional transportation improvements that address cumulative traffic impacts. Likewise, in *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal. App. 4th 342, the court recognized that a project may mitigate its impacts by participating in a broader mitigation program that includes measures capable of reducing the relevant environmental effects. These principles have supported mitigation banking programs in other environmental contexts, including habitat conservation banking and wetland mitigation banking, in which mitigation credits are generated through actions that provide environmental benefits that can mitigate project impacts.

To ensure consistency with CEQA and the legislative intent of AB 130, the Mitigation Program implements the following foundational standards:

- **Additionality and Substantive Duty:** To satisfy CEQA’s substantive duty to mitigate identified environmental impacts, VMT reductions created by the Mitigation Program must be surplus to those already captured in the existing environmental baseline. This means the VMT reductions captured by the Mitigation Program would not have occurred “but for” the Mitigating Projects funded by the Mitigation Program¹. California is experiencing a major housing shortfall, and more acutely, the shortage of housing affordable to most Californians (CARB 2022). Currently, HCD only has the resources to fund one out of every two or three applications that apply for affordable housing grants or other state funding resources, such as low-interest loans. Thus, the shortage of capital signifies that affordable housing construction in

¹ One standard used to assess additionality in protocol development for carbon markets is whether the carbon offset project type is “common practice” (Haya et al. 2020); see also *Our Children’s Earth Foundation v. State Air Resources Board* (2015) 234 Cal.App.4th 870, 881.

California is not occurring at a sufficient pace to meet the current demand. The TOD Program will increase the pool of financial resources HCD has to help fund VMT-efficient affordable housing, which, in turn, will increase the total number of affordable housing units developed within the state. The construction of these additional affordable housing units would not have otherwise occurred “but for” the Mitigation Program. HCD has extensive experience evaluating whether an affordable housing project would be financially viable without state subsidies, and Mitigating Projects will be required to affirm the gap funding need.

The existing mismatch between demand for affordable housing and supply in low-VMT areas often forces low-income households to locate farther from jobs and daily needs, further contributing to already high and inequitable housing cost burdens for lower-income groups. Evidence in this Guidance and in the literature supports that lower-income households drive less than moderate- and high-income households (CAPCOA 2024; Newmark, G. and Haas, P. 2015). By providing affordable housing in location-efficient and lower-VMT areas that would not otherwise occur “but for” the Mitigation Program, and as discussed further in Section 6.0 “Mitigation Project Gap Funding,” the Mitigating Projects, and their associated VMT reductions, would be additional.

- **Essential Nexus and Rough Proportionality:** There must be a clear legal nexus between the project’s impact and the mitigation provided. Credits must be scaled to achieve rough proportionality with the project’s specific VMT impact (CEQA Guidelines § 15126.4, subd. (a)(4)(A); *Nollan v. California Coastal Commission* (1987) 483 U.S. 825 and CEQA Guidelines, § 15126.4, subd. (a)(4)(B); *Dolan v. City of Tigard* (1994) 512 U.S. 374.). See Sections 3 through 7 for a detailed description of the Mitigation Program’s geography and the methodology used to identify the value of VMT Mitigation Credits, respectively, which keep investments in Mitigating Projects as close as possible to Impacting Projects, and keep the amount of the bank contribution tied to the Impacting Project’s VMT impact. Together these sections support the Mitigation Program’s nexus and proportionality.
- **Enforceability and Certainty:** Mitigation must be specific and enforceable. This is achieved through legally binding agreements, permit conditions, and an active Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Program will provide ongoing monitoring and reporting to ensure the Mitigation Program’s continued compliance and implementation as detailed in Section 8.4, “Mitigation Monitoring.”

- **Quantifiable Reductions and Substantial Evidence:** All VMT reductions must be real, measurable, and supported by substantial evidence (PRC Section 21080(e)). Pricing and credit calculations are supported by an evidence-based methodology demonstrating that program funding will achieve the identified reductions. See Sections 3 through 7 for a detailed description of the Mitigation Program’s geography, methodology, and supporting evidence used to quantify the efficacy of location-efficient affordable housing as a VMT mitigation strategy and the respective value of VMT Mitigation Credits by region.
- **Verification and Anti-Double Counting:** The Mitigation Program shall utilize a centralized, auditable registry. Credits must be retired upon use to prevent multiple projects from claiming the same reduction. The Mitigation Program will consistently provide monitoring and verification for CEQA compliance as detailed in Section 8.4, “Mitigation Monitoring.”
- **Timeliness and Performance Standards:** To ensure mitigation is not improperly deferred (CEQA Guidelines, § 15126.4, subd. (a)(1)(B).), the Mitigation Program shall establish clear performance standards, ensuring mitigation is implemented in a timely manner relative to the Impacting Project’s impact. See Sections 3 through 8 for proposed performance standards regarding program geography, definition of location-efficient areas, Mitigating Project attributes, methodology for establishing contribution amounts, and program monitoring.

When these conditions are met, mitigation banks and similar credit-based systems are appropriately situated to provide an effective mechanism for implementing CEQA mitigation at a regional scale, particularly in situations where multiple funding sources are necessary to enable a Mitigating Project to move forward, while ensuring that project impacts are reduced in a manner consistent with CEQA’s requirements.

Validation of VMT Mitigation Funding Contributions

PRC Section 21080.44(d)(3) instructs LCI to “design a process for validating a project’s VMT funding contribution...to provide certainty to the lead agency and project applicant that the contribution satisfies applicable mitigation requirements.” This Guidance, along with forthcoming HCD materials, will collectively provide lead agencies and project applicants with a basis for determining that program contributions satisfy CEQA mitigation requirements.

2.5. Program Administration

As provided in both the Health and Safety Code and the Public Resources Code, HCD will administer the TOD Program. Additional details will be provided by HCD, such as when funds will be accepted into the TDIF in relation to identification of a pipeline of potentially interested Mitigation Projects; development of transaction documents that will allow lead agencies to demonstrate fulfillment of mitigation obligations, as well as tracking implementation and avoidance of double-counting; reporting of Mitigating Project implementation, etc. These implementation details, and HCD's administration of the Mitigation Program more broadly, are informed by CEQA mitigation requirements and the statutory authority established for the program in the Health and Safety Code.

Consistent with the HCD Administrative Memorandum dated April 8, 2026, and the phased implementation approach described in Program Update #1 (December 2025), the initial phase of the Mitigation Program will focus on publicly funded Impacting Projects. This approach is intended to support early coordination with public sector partners, align program demand with available administrative capacity, and build a pipeline of Mitigating Projects.

This phased approach is administrative in nature and does not alter applicable CEQA requirements or the underlying structure of the Mitigation Program. Participation remains voluntary and at the discretion of the lead agency. Nothing in this guidance limits a lead agency's authority to determine significance, identify appropriate mitigation measures, or pursue alternative mitigation approaches.

Lead agencies and project sponsors not participating during the initial phase may continue to pursue other approaches to addressing transportation impacts, including local or regional mitigation strategies, affordable housing investments, or other approaches consistent with applicable law. As implementation progresses, HCD and LCI may revisit and adjust this phased approach through future guidance updates.

3.0 Program Geography

Geographic scope and catchment areas are design considerations that define the physical boundaries of any mitigation bank program. AB 130 includes prioritization criteria directing how mitigation contributions are to be invested from a geographic perspective. As detailed in PRC Section 21080.44(c), Mitigation Program contributions are required to be invested in Mitigating Projects located within the same or an adjacent region as the participating project.

3.1. Regions

For the purposes of this Mitigation Program, PRC Section 21080.44(a)(3) defines “regions” as the territory of MPOs within which a project is located, or the territory of the RTPA within which a project is located if the project is located outside of the boundaries of an MPO. In order to satisfy these statutory requirements, the Mitigation Program will collect and maintain TDIF contributions within each region separately. The VMT Mitigation Credit values will vary by region to better reflect each region's characteristics. Finally, the TOD Program will identify and prioritize Mitigating Projects separately for each region.

The approach being employed will not only ensure that the Mitigation Program is designed in a manner consistent with the prioritization criteria provided in statute, but it will also help ensure that CEQA nexus requirements are met by maintaining regional proximity between the site of Impacting Projects and the Mitigating Projects eligible to receive contributions from said projects. The MPO/RTPA region is the appropriate scale for this program for the same fundamental reason it is appropriate for transportation planning generally: it generally corresponds to the travel shed within which VMT is generated, distributed, and experienced. The VMT generated by a project reflects travel behavior across an entire regional travel shed, not just within the local jurisdictional boundary of where a project is located. Because MPO and RTPA boundaries are drawn to capture these functional travel patterns, the region represents the appropriate geographic scale for this program.

Figure 1 displays the Mitigation Program’s regional boundaries, and a list of the 39 regions is provided in **Table 1**. As dictated by PRC Section 21080.44(c)(1), TOD Program funds are first prioritized for allocation to Mitigating Projects in the same region as the Impacting Project. If there are no eligible Mitigation Projects within the same region, TOD Program funds can then be allocated to Mitigating Projects in adjacent (i.e., bordering) regions, bounded by the proximity radius (defined below).

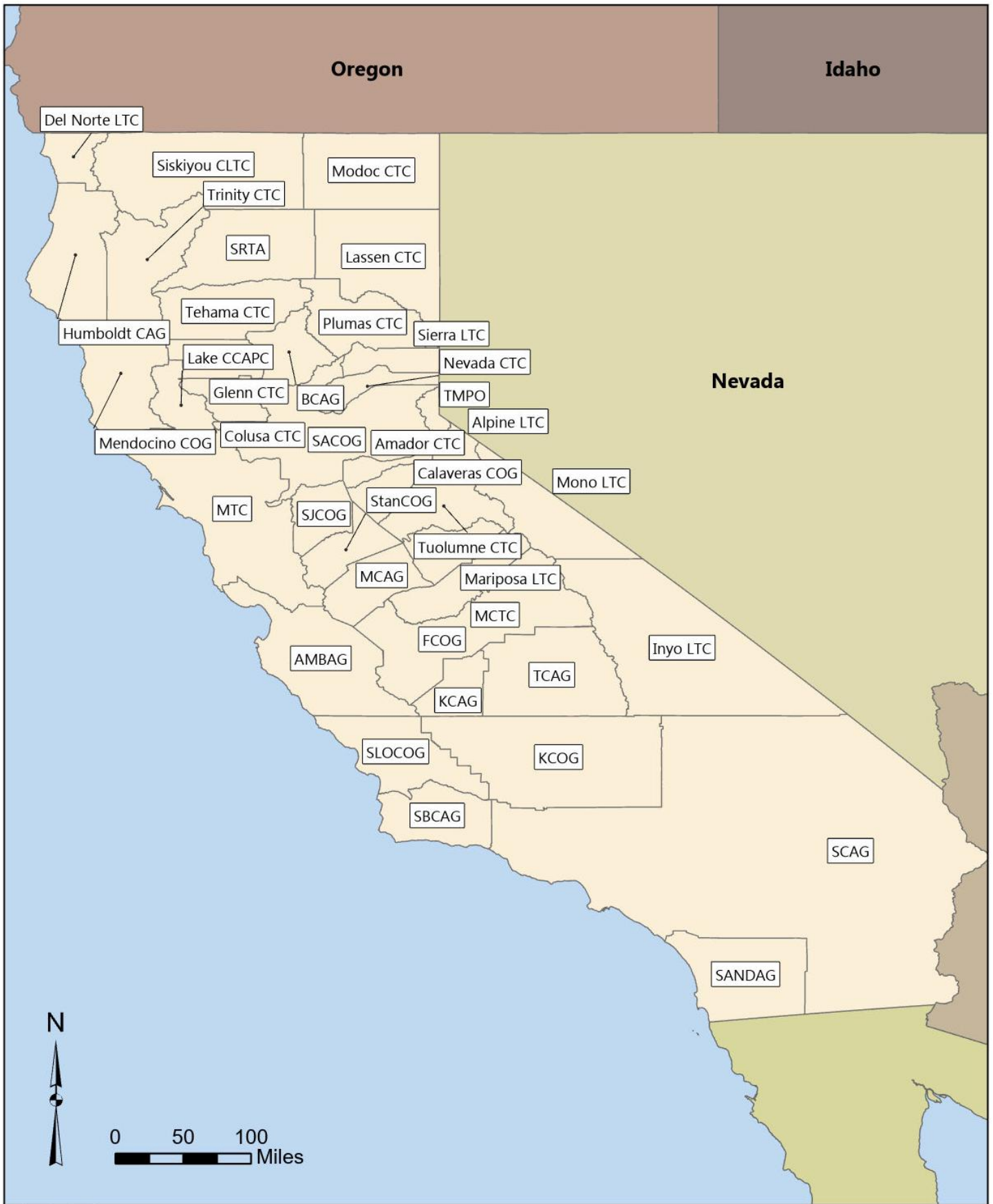


Figure 1 Mitigation Program Regional Boundaries

Table 1 Mitigation Program Regions

Region	Type	Region	Type
Alpine County Local Transportation Commission	RTPA	Modoc County Transportation Commission	RTPA
Amador County Transportation Commission	RTPA	Mono County Local Transportation Commission	RTPA
Association of Monterey Bay Area Governments	MPO	Nevada County Transportation Commission	RTPA
Butte County Association of Governments	MPO	Plumas County Transportation Commission	RTPA
Calaveras Council of Governments	RTPA	Sacramento Area Council of Governments	MPO
Colusa County Transportation Commission	RTPA	San Diego Association of Governments	MPO
Del Norte Local Transportation Commission	RTPA	San Joaquin Council of Governments	MPO
Fresno Council of Governments	MPO	San Luis Obispo Council of Governments	MPO
Glenn County Transportation Commission	RTPA	Santa Barbara County Association of Governments	MPO
Humboldt County Association of Governments	RTPA	Shasta Regional Transportation Agency	MPO
Inyo County Local Transportation Commission	RTPA	Sierra County Local Transportation Commission	RTPA
Kern Council of Governments	MPO	Siskiyou County Local Transportation Commission	RTPA
Kings County Association of Governments	MPO	Southern California Association of Governments	MPO
Lake County/City Area Planning Council	RTPA	Stanislaus Council of Governments	MPO
Lassen County Transportation Commission	RTPA	Tahoe Metropolitan Planning Organization	RTPA

Region	Type	Region	Type
Madera County Transportation Commission	RTPA	Tehama County Transportation Commission	RTPA
Mariposa County Local Transportation Commission	RTPA	Trinity County Transportation Commission	RTPA
Mendocino Council of Governments	RTPA	Tulare County Association of Governments	MPO
Merced County Association of Governments	MPO	Tuolumne County Transportation Council	RTPA
Metropolitan Transportation Commission	MPO		

3.2. Proximity Radius

PRC Section 21080.44(c)(1)(C) directs investments towards Mitigating Projects in location-efficient areas in “adjacent regions” to the Impacting Project, as long as those projects are located within a “Proximity Radius” defined by LCI. This Proximity Radius may vary based on regional characteristics such as population density and travel patterns, and the intent is to support projects in neighboring regions that offer similar VMT-reducing benefits due to the project’s location efficiency, including access to high-quality transit, jobs, and essential services (PRC Section 21080.44(c)(1)(C)(ii).) However, this definition should still ensure adjacency in terms of sharing a regional jurisdictional border and that investments comply with CEQA requirements by preventing Mitigation Program investments from being directed to an area that bears no reasonable nexus to an Impacting Project’s location.

Generally, “Proximity Radius” means areas within an adjacent region that share similar population and travel patterns as those found in the impacting project’s region. For the initial phase of implementation, proximity radius will be determined on a case-by-case basis through consultation between LCI and HCD. Subsequent to the consultation, a determination shall be made when the first two prioritization criteria (i.e., PRC Section 21080.44(c)(1)(A) and PRC Section 21080.44(c)(1)(B)) cannot be satisfied.

In making this determination, LCI and HCD shall consider the geographic context of both the Impacting Project and potential Mitigating Projects and one or more of the following criteria as appropriate to satisfy CEQA nexus requirements:

- The Mitigating Project’s location within its region and its relative location efficiency, including access to high-quality transit, jobs, and essential services;
- VMT mitigation credit value amount;
- Total development cost of Mitigating Projects;
- VMT reduction per unit; and
- Population density.

Defining the Proximity Radius based on the comparability of these characteristics between adjacent regions will maintain the rough proportionality between the TDIF contributions made by an Impacting Project receiving the anticipated VMT reductions it is credited for, as required under CEQA. Using these characteristics to determine the Proximity Radius on a case-by-case basis will also help ensure that CEQA nexus requirements are met by avoiding scenarios where an Impacting Project is over- or under- mitigated due to discrepancies between adjacent regions.

4.0 Statutory Prioritization Criteria

The guidance provided in this section fulfills the requirements established in PRC Section 21080.44(d)(2).

A definition of location-efficient areas that reflects a reasonable nexus between the location of the transportation impact of the project and the location of the vehicle miles traveled-efficient affordable housing or related infrastructure project which shall consider the location efficient area's consistency with an adopted sustainable communities strategy pursuant to Section 65080 of the Government Code, alternative planning strategy pursuant to Section 65080 of the Government Code, or other adopted regional growth plan intended to foster efficient land use.

PRC Section 21080.44(c)(1), specifically governs how contributions to the TDIF are to be prioritized and distributed via the TOD Program for VMT mitigation purposes.

The prioritization criteria are as follows:

- (A) *First priority to affordable housing or related infrastructure projects in **location-efficient areas**, as defined in the office's guidance issued pursuant to subdivision (d), within the same region as the project. **(emphasis added)***
- (B) *Second priority to affordable housing or related infrastructure projects within the same region as the project.*
- (C) (i) *Third priority to affordable housing or related infrastructure projects in **location-efficient areas** that are outside of the originating region but within an adjacent region, provided the project site is located within a defined proximity radius established by the office issued pursuant to clause (ii). **(emphasis added)***

As detailed in the statutory prioritization criteria above, location-efficiency applies to the first (PRC Section 21080.44(c)(1)(A)) and the third (PRC Section 21080.44(c)(1)(C)) criteria. Location-efficiency does not apply to the second criteria (PRC Section 21080.44(c)(1)(B)). This section establishes the definition of "location-efficient areas" as the primary geographic prioritization criterion for allocating VMT mitigation contributions to Mitigating Projects through the TOD Program. Additionally, it establishes Mitigation Program eligibility requirements for areas outside of location-efficient areas.

It should be noted that implementing Mitigating Projects within location-efficient areas is a minimum requirement of PRC Section 21080.44(c)(1), for the purposes of CEQA analysis

VMT reductions facilitated by the Mitigation Program are primarily associated with constructing affordable housing in lieu of market-rate housing, as established by CAPCOA. However, the location of those affordable housing projects also influences the magnitude of the resulting VMT reductions. Requiring Mitigating Projects to be located in location-efficient or low-VMT areas ensures that the program directs investments to places where those affordable housing investments can achieve greater VMT reduction benefits.

4.1. Location-Efficient Areas

PRC Section 21080.44(d)(2) directs LCI to establish the definition of location-efficient areas such that it “reflects a reasonable nexus between the location of the transportation impact of the project and the location of the VMT-efficient affordable housing or related infrastructure project which shall consider the location efficient area’s consistency with an adopted sustainable communities strategy (SCS) pursuant to Section 65080 of the Government Code, alternative planning strategy (APS) pursuant to Section 65080 of the Government Code, or other adopted regional growth plan intended to foster efficient land use.”

The definition of “location-efficient” will be integral to how VMT mitigation contributions to the TDIF can be aggregated and distributed to Mitigating Projects through the TOD Program, and thus, must be developed in a manner that satisfies the statutory requirements of CEQA mitigation measures as defined within the CEQA Statute and clarified through relevant caselaw (see Section 2.4, “CEQA Compliance”). Additionally, because PRC Section 21080.44(c)(1) governs how contributions associated with this Mitigation Program are prioritized and distributed on a program-wide basis, “location-efficient” cannot describe the locational nexus between specific individual Impacting Projects and Mitigating Projects because these projects will not be identified until they independently elect to participate in the Mitigation Program. Therefore, the term “location-efficient” was developed in a manner such that it can be applied program-wide.

The definition of “location-efficient” has been developed to ensure the reliability of expected VMT reductions from the program by directing investments to areas where affordable housing and related infrastructure projects are likely to deliver the highest level VMT mitigation benefits, and to ensure that Impacting Project contributions to the Mitigation Program are as effective mitigation as possible under Senate Bill 743 and CEQA in general. Additionally, the definition has been developed to enable HCD to ensure reasonable proximity or relationship between the Impacting Project and the Mitigating Project sufficient to satisfy CEQA requirements. It should be noted that the definition of “location-efficient” functions independently of but supports the pricing methodology. As noted above, while VMT reductions for methodological purposes are based primarily on

affordability, the definition of “location-efficiency” ensures investments are targeted at VMT-efficient areas.

Table 2 provides the applicable criteria that must be met to qualify as a location-efficient area pursuant to PRC Section 21080.44(c)(1). If any one of the criteria listed below in **Table 2** are met, a location should qualify as being location-efficient.

Table 2 Location-Efficient Areas (PRC 21080.44(c)(1)(A), (C))

Criteria	General Metric	Specific Metric
1	Regional VMT per Capita	In a location that is 15% below the regional average for per-capita VMT.
2	Transit Accessibility	Within one-half mile of an existing major transit stop ¹ or high-quality transit corridor ² , with unobstructed access.
3	Transit Accessibility & Infill	Served by at least two existing transit routes ³ , each with at least one stop within one-half mile of the Mitigating Project, with unobstructed access. AND Mitigating Project is located on a site within an urban area (as defined by the United States Census Bureau) that has been previously developed, or on a vacant site where at least 75% of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

Notes:

¹ A “major transit stop” has the same meaning as defined in PRC 21064.3, which includes (a) an existing rail or bus rapid transit station, (b) a ferry terminal served by either a bus or rail transit service, and (c) the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.

² A “high-quality transit corridor” has the same meaning as defined in PRC 21155, which includes a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

³ An “existing transit route” is defined as a transit route that is operational at the time the Mitigating Project applies for TOD Program funds. At a minimum, the transit route must provide service on all five weekdays and stop near the mitigating site at least five times a day. On-demand/paratransit services within rural communities will be reviewed and approved by HCD on a case-by-case basis.

Additionally, for a Mitigating Project to qualify as “location-efficient,” it must demonstrate consistency with an adopted SCS pursuant to Section 65080 of the Government Code or

APS pursuant to Section 65080 of the Government Code. Not all areas of the state will be covered by an applicable SCS or APS, so this criterion applies where such adopted plans are in effect.

The 2018 *Technical Advisory on Evaluating Transportation Impact in CEQA* (Technical Advisory) is a resource from LCI that provides technical recommendations on assessing VMT, significance thresholds, and mitigation measures. The significance thresholds recommended in that Technical Advisory have been widely adopted and implemented by lead agencies across the state. The Technical Advisory recommends that per capita VMT 15% below that of existing development may be a reasonable threshold, based on substantial evidence. Thus, if a project did not exceed that significance threshold, it may indicate a less-than-significant transportation impact. Further, the Technical Advisory notes that residential and office projects that would be located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT.

Title 14 of the California Code of Regulations, Section 15064.3(b)(1) which describes criteria for analyzing transportation impacts under CEQA notes that, “[g]enerally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact.” Thus, Mitigating Projects built in these areas are presumed to have low VMT and to inherently be VMT-efficient.

Additionally, it is widely accepted and supported through extensive research that the provision of housing near transit encourages transit ridership and reduces the number of single-occupancy vehicle trips; thus, reducing VMT. In 2013, the Center for Neighborhood Technology analyzed data from over 36,000 surveys conducted through Caltrans’ California Household Travel Survey. The study found that lower-income households living within one-half mile of transit drive 25–30% fewer miles than those in non-transit-oriented areas (California Housing Partnership 2014). These findings highlight that increasing affordable housing in transit-rich areas is an effective strategy for reducing per-capita VMT.

Furthermore, a key strategy for reducing VMT from residential developments, as outlined in CAPCOA’s 2024 *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (GHG Handbook), is increasing residential density. This approach, detailed in *Strategy T-1: Increase Residential Density*, quantifies the VMT reduction achieved when a project features a higher housing density than the national average. Increased density influences travel behavior by shortening trip distances and expanding transportation options, ultimately leading to fewer single-occupancy vehicle trips and lower GHG emissions (CAPCOA 2024).

Further, the 2017 report, *Right Type, Right Place: Assessing the Environmental and Economic Impacts of Infill Residential Development through 2030*, published by UC Berkeley’s Center for Law, Energy, and the Environment (CLEE) and Turner Center for Housing Innovation, provides additional insight on the VMT savings that can be produced by shifting residential development to infill locations across California. According to the study, infill households drive about 18 fewer miles per weekday than non-infill households (Decker et al. 2017). Given the current robust demand for homes in infill areas of California, the production of more infill residential development would likely lower VMT by decreasing travel distances and increasing the supply of homes for those who want to drive less (Decker et al. 2017). LCI has determined that meeting any single criterion from Table 2 ensures location-efficiency, though these criteria often overlap in practice.

4.2. Low-VMT Areas

Several investment decision-making considerations will help ensure that Mitigating Projects governed by PRC Section 21080.44(c)(1)(B), which prioritizes projects that are located in the same region but are not located in location-efficient areas, are not located in high-VMT areas (in contravention of state climate and transportation policy goals in general and SB 743 specifically).

The criteria provided within **Table 3** would allow PRC Section 21080.44(c)(1)(B) to facilitate investment in low-VMT projects that do not meet the strict geographical limits of location-efficient areas when development opportunities in such areas are scarce (such as in some rural regions) while still ensuring consistency across categories and CEQA nexus compliance. If any two of the criteria listed below in **Table 3** are met, a location should qualify as being eligible under the Mitigation Program for the purposes of PRC Section 21080.44(c)(1)(B).

Table 3 Low- VMT-Areas (PRC 21080.44(c)(1)(B))

Criteria	General Metric	Specific Metric
1	Regional VMT per Capita	In a location that is below the regional average for per-capita VMT.
2	Transit Accessibility	<p>Within one mile of an existing major transit stop¹ or high-quality transit corridor², with unobstructed access.</p> <p>OR</p> <p>Served by at least two existing transit routes³, each with at least one stop within one mile of the Mitigating Project, with unobstructed access.</p>

Criteria	General Metric	Specific Metric
3	Infill	Mitigating Project is located on a site where at least 50% of the perimeter of the site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses.

Notes:

- ¹ A “major transit stop” has the same meaning as defined in PRC 21064.3, which includes (a) an existing rail or bus rapid transit station, (b) a ferry terminal served by either a bus or rail transit service, or (c) the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.
- ² A “high-quality transit corridor” has the same meaning as defined in PRC 21155, which includes a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.
- ³ An “existing transit route” is defined as a transit route that is operational at the time the Mitigating Project applies for TOD Program funds. At a minimum, the transit route must provide service on all five weekdays and stop near the mitigating site at least five times a day. On-demand/paratransit services within rural communities will be reviewed and approved by HCD on a case-by-case basis.

Additionally, for a Mitigating Project to qualify as “Low-VMT,” it must demonstrate consistency with an adopted SCS pursuant to Section 65080 of the Government Code or APS pursuant to Section 65080 of the Government Code. Not all areas of the State will be covered by an applicable SCS or APS, so this criterion applies where such adopted plans are in effect.

The definitions and criteria described in Section 4.1, “Location-Efficient Areas,” and Section 4.2, “Low-VMT Areas,” will help inform Mitigation Program determinations for awarding funding for affordable housing or related infrastructure projects for the Mitigation Program pursuant to PRC 21080.44(c)(1).

5.0 VMT Reductions

The guidance provided in this section fulfills the requirements established in PRC Section 21080.44(d)(4).

A methodology for estimating the anticipated reduction in vehicle miles traveled associated with affordable housing or related infrastructure projects funded pursuant to subdivision (c). This methodology may consider existing methodologies, but shall be tailored to the specific purposes and structure of this section, including accounting for relevant factors influencing vehicle miles traveled reduction, including proximity to transit, job access, walkability, and the level of affordability, and the length of the affordability period, of the affordable housing or related infrastructure project.

This Mitigation Program is based on the principle that building affordable housing, rather than market-rate housing that would generate VMT levels consistent with regional averages, reduces daily VMT. It should be noted that PRC Section 21080.44(c)(1) includes both location-efficient and low-VMT affordable housing and related infrastructure as eligible investments for VMT mitigation; thus, the primary common thread is affordability. The criteria detailed in Section 4, “Statutory Prioritization Criteria,” will ensure low-VMT investment locations across the Mitigation Program, but the VMT reduction assessment and pricing methodologies focus on affordability for consistency and data certainty reasons.

The reductions described above can be applied to determine VMT impact mitigations throughout the state. This chapter outlines the methods and assumptions used to calculate the daily VMT generated by both Mitigating Projects and comparable market-rate dwelling units, as well as how the difference in VMT generation between the two housing types is used to determine the daily VMT reductions that could be realized by the Mitigation Program. This section provides the methodology used to calculate VMT reductions associated with the provision of Mitigating Projects through the Mitigation Program.

5.1. Calculating VMT

VMT is a metric that represents the total number of miles driven by vehicles within a given area over a specific time period. For transportation-related CEQA analyses, VMT is typically measured based on a daily (24-hour) timeframe. VMT is calculated using the following formula:

Formula 1 Calculating VMT

$$VMT = \text{Number of Trips Generated} \times \text{Trip Length}$$

Trip lengths tend to vary with each trip made; thus, a typical or average trip length is generally used for the purposes of calculation. Typical or average trip lengths are generally calculated or aggregated based on the land use type from which the trip is generated, or the purpose of the trip.

As noted in Formula 1, VMT has two components, trip generation and trip length. Thus, overall VMT can be reduced by an Impacting Project by targeting either or both components.

5.2. Trip Lengths

Vehicular trip lengths can be reduced by increasing the density and diversity of land uses within an area. A denser land use pattern creates shorter travel distances between destinations, while providing a diversity of land uses increases the probability that the traveler's destination is within a closer proximity. Methodologies commonly used under CEQA to calculate the trip length reductions associated with land use density and diversity are included in Chapter 3 of the GHG Handbook. However, because the Mitigation Program exclusively develops affordable housing instead of market-rate housing that would generate VMT consistent with regional averages, it cannot receive full credit for the trip-length reductions typically associated with land use diversity. It should be noted that trip-length reductions associated with the location of the Mitigating Project site are reflected in the definition of location-efficient and associated criteria to be applied for all projects eligible to receive funding through the Mitigation Program.

To determine whether affordable housing typically generates shorter trip lengths than market-rate housing, an analysis was conducted using the "Big Data" resource, Replica. Replica uses a sampling of purchased cellphone geolocation data of travelers and aggregates their travel information to provide trip length, trip purpose, origin and destination, and mode of travel data that can be queried by location. Replica data were used to track the average trip lengths associated with vehicles accessing a sampling of over 500 existing affordable housing development sites throughout the state.

Affordable Housing Trip Lengths

The baseline for affordable housing trip lengths was established based on a sampling of existing affordable housing development sites (Sample Sites) within each region, or larger combined areas (see Section 7.3, Regional Pricing," for additional details). The Sample

Sites were spread somewhat equally (depending on availability) throughout these areas to provide an accurate baseline of the average trip lengths that are representative of the affordable housing sites that have been developed over the last 30 years. The average affordable housing trip length for these areas was derived based on the average trip lengths made by private automobiles on typical weekdays from the Sample Sites, in which cell phone data were available for over a three-month period.

Market Rate Housing Trip Lengths

The baseline for market-rate housing trip lengths was established based on the average trip length of all home-based trips made within each region. The average trip length for market-rate housing was derived based on the average of trip lengths made by private automobiles, on typical weekdays, for all homes within the region, in which cell phone data were available for over a three-month period in Spring of 2025.

Accounting for the Potential Location Efficiency of Affordable Housing

Average trip lengths from the sampled affordable housing sites were compared to regional average home-based private vehicle trip lengths. Because this comparison uses regional averages as the baseline, it at least partially accounts for the tendency of affordable housing to be located in more travel-efficient areas, which contributes to its associated VMT reductions.

As noted above, to ensure that the sampling was not skewed toward only travel-efficient areas, the sampling of affordable housing sites was spread across the region as a whole and between 10 to 50 sites were sampled for each region. The affordable housing site locations, as well as observed trip length data produced by the cell phone data (via Replica), are provided in **Appendix B**. The average trip lengths for both affordable and market-rate housing are provided in **Appendix C**.

5.3. Trip Generation

Typically, trip generation can be reduced by incorporating TDM measures and strategies. In the context of VMT reduction, TDM measures and strategies are designed to incentivize travelers to use modes of travel other than driving and reduce single-occupancy vehicle trips (e.g., increase carpooling) or eliminate trips altogether. For example, providing residents with transit pass subsidies and providing enhanced bicycle facilities that connect residential areas to other destinations can encourage residents to travel by transit or cycling instead of driving. TDM strategies can also include parking measures that limit the available supply or unbundle the cost of parking. An added potential co-benefit of limiting the number of parking spaces at a housing site is that it generally allows for an increase in

housing density which can potentially result in lower rent and sales costs. Additional TDM strategies are outlined in Chapter 3 of the GHG Handbook. However, as detailed in AB 130, the Mitigation Program is specific to the funding of affordable housing and related infrastructure projects. Thus, TDM measures were not considered for incorporation into the Mitigation Program, and they were not assumed when conducting the trip generation reduction calculations.

The GHG Handbook also includes evidence to support and methods to calculate the VMT reductions associated with land use patterns and the location of projects, such as infill development and access to transit. However, as detailed in Section 5.2, “Trip Lengths,” these trip-length reductions associated with location of the Mitigating Project site are reflected in the definition of location-efficient and associated criteria to be applied for all projects eligible to receive funding through the Mitigation Program. Therefore, to ensure that double-counting of VMT reductions associated with location-based characteristics of Mitigating Projects does not occur, none of these reductions were assumed for the purposes of the trip generation estimates.

Both the GHG Handbook and the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*, identify that affordable housing units generate approximately 26-28% fewer trips than market-rate housing units. Both sets of data were derived from empirical trip-generation data collected by ITE. The reduced trip-generation rates associated with affordable housing were further confirmed in the *County of San Diego Affordable Housing and SB 743 VMT – Screening Considerations Memo (Fehr & Peers 2021)*. Therefore, ITE trip generation rates for Affordable Housing (Land Use Code 223), and Multi-Modal Family (Low-Rise) (Land Use Code 220) were used to capture the trip generation reductions associated with affordable housing (as discussed further in Section 5.4, “Calculating VMT Reductions”).

5.4. Calculating VMT Reductions

The VMT reductions used to establish VMT Mitigation Credit values were calculated based on the difference between the typical daily VMT generated by a market-rate dwelling unit that would generate VMT consistent with regional averages and the typical daily VMT generated by an affordable dwelling unit by region/sub-region, as shown in the formula below:

Formula 2 VMT Reduction Between Market Rate and Affordable Housing Units

$VMT\ Reduction = VMT\ Generated\ by\ a\ Market\ Rate\ Housing\ Unit - VMT\ Generated\ by\ an\ Affordable\ Housing\ Unit$

The following identifies the formulas and data inputs used to calculate the VMT generated for both market-rate and affordable housing units. These calculations were performed for each region and sub-region.

Market Rate Housing Unit VMT Calculation

The VMT generated by a typical market-rate housing unit was determined based on the following formula:

Formula 3 VMT Generation – Market Rate Housing

$$VMT\ Generated = Trip\ Generation\ Rate \times Average\ Trip\ Length$$

Formula Inputs:

- Trip Generation Rate = ITE Trip Rate for Multi-Family Housing (Low-Rise): 6.21 daily trips per unit.
- Average Trip Length = Observed average home-based trip lengths for market-rate housing by region/sub-region (see **Appendix B**).

Affordable Housing Unit VMT Calculation

The VMT generated by a typical affordable housing unit was determined based on the following formula:

Formula 4 VMT Generation – Affordable Housing

$$VMT\ Generated = Trip\ Generation\ Rate \times Average\ Trip\ Length$$

Formula Inputs:

- Trip Generation Rate = ITE Trip Rate for Affordable Housing: 4.81 daily trips per unit.
- Average Trip Length = Observed trip lengths for a sampling of affordable housing units within the region/sub-region (see **Appendix B**).

Market Rate Housing VMT Generation (by unit), Affordable Housing VMT Generation (by unit), and Mitigation Program VMT Reductions (by unit) are provided, by region/sub-region in **Appendix D**.

6.0 Mitigating Project Gap Funding

This section provides the methodology used to estimate the cost of affordable housing units by region and determine the level of gap funding the Mitigation Program is anticipated to provide, in alignment with HCD practice, Mitigating Project needs, and additionality requirements.

PRC Section 21080.44(c)(2) states that “[a]ffordable housing or related infrastructure projects for which funding was applied from other state funding programs, but was not awarded due to limited program resources, or was awarded *but a financing gap still exists*, may be considered for funding pursuant to this subdivision...” (*emphasis added*). Therefore, contributions to the TDIF can be awarded to close the funding gap for Mitigating Projects that have received other federal, state, and local contributions, but require additional funding to make the project financially viable. TDIF contributions can also be awarded to qualified Mitigating Projects that were not awarded state contributions due to insufficient resources and/or the competitive nature of funding opportunities.

Further, full VMT mitigation credit may be granted for partial gap funding for Mitigating Projects, provided that the TOD Program applicant demonstrates that Mitigation Program funding is necessary to make the project financially viable; that VMT mitigation credits are uniquely assigned, tracked, and retired by the Mitigation Program and are not claimed by another Impacting Project within the Mitigation Program or by any other impact-generating project outside the Mitigation Program; and that the credits claimed correspond to the appropriate level of VMT impact requiring mitigation.

Consistent with PRC Section 21080.44(d)(3), which directs LCI to design a process for validating a project’s VMT funding contribution, the Mitigation Program will post documentation on the Mitigation Program website, by region, that verifies the contributions made, the corresponding VMT mitigation value, and the scope of mitigation achieved for each mitigating project. The Mitigation Program will also post the total VMT Mitigation Credits that have been issued within each region to provide a balance sheet of the total credits issued and total mitigation reductions that have been achieved. This Guidance, together with forthcoming HCD materials, will provide a clear and reliable basis for determining that such contributions satisfy applicable CEQA mitigation requirements.

6.1. Historical Funding Data

The average per-unit Affordable Housing and Sustainable Communities (AHSC) funding was used to identify the Gap Funding needs for Mitigating Projects. AHSC funding is

typically awarded to affordable housing development projects that have maximized other funding resources to try to complete their project’s funding stack. The AHSC program also prioritizes projects that are ready for construction but need additional funding to close the project’s remaining funding gap. As such, the AHSC program provides a valid analog for the TOD Program; thus, it was used to estimate the potential Gap Funding needs of Mitigating Projects seeking TDIF contributions.

To estimate the potential Gap Funding needs, the previous five years of AHSC funding application and award data, between 2019 and 2024, were analyzed to determine the average HCD state funding awarded to affordable housing development of different sizes throughout the state. To control for project size, the awarded funds were divided by the total number of affordable units, thus providing the funding awarded per unit. The funding awarded per unit provides a metric that can be objectively compared with other developments within the region or the state as a whole. The funding awarded per unit data were then categorized by region and where data were lacking by combined regions (see Section 7.3, “Regional Pricing”) and unit type to identify and help isolate funding variations. Finally, for consistency, the awarded funding amounts were adjusted to 2026 dollars using the Engineering News Record (ENR) Building Cost Index (BCI). The resulting dollar amounts from the calculation are used to estimate the Gap Funding needed to ensure that Mitigating Projects would not have been viable but for the Mitigation Program.

6.2. Gap Funding Calculation

AHSC data are not available in all regions and may fluctuate over time due to changes in development costs in a region or the state as a whole. Therefore, to normalize the data, allow it to be applicable to more areas, and allow it to adjust over time with development costs, the funding award per unit amounts were divided by the total development cost per unit of the development that was awarded the grant funding, to identify the Percent Funding Awarded. This analysis identified that the percentage of Funding Awarded can range between 5% and 50%, with a median value of 15% for a sampling of 108 sites. The program funding data from the 108 sample sites is provided in **Appendix E**.

The average total development cost to construct an affordable dwelling unit, by region, was identified using California Tax Credit Allocation Committee (TCAC) data, for sites that were allocated federal tax credits between 2020 and 2024, which provided a sampling of 1,087 affordable housing projects. Total development cost data were only used from sample

projects that are comprised of 10% or fewer market rate units². The TCAC data used to develop the average total development costs per region is provided in **Appendix F**. It should be noted that TCAC data were used for the total development costs since it provides a much larger sample size (almost 10x) than the AHSC data, and TCAC data has sample sites from every region. Therefore, the Gap Funding will be derived based on the following formula:

Formula 5 Gap Funding Calculation

$$\text{Gap Funding} = \text{Total Development Cost} \times 15\%$$

Gap Funding calculations by unit for each region are provided in **Appendix G**.

6.3. Funding Allocation to Mitigating Projects

As noted in the previous section, the median gap funding needed for a Mitigating Project is 15% of the total development cost; however, gap funding needs were observed to range between 5% and 50%. Therefore, the Mitigation Program will provide a range of gap funding to meet the needs of the Mitigating Projects. The minimum and maximum gap funding available to Mitigating Projects will be included in the forthcoming funding announcement from HCD. The Mitigation Program will also review the average gap funding provided to Mitigating Projects, as well as the state grant funding awarded to all affordable housing projects every three years, and adjust the gap funding assumptions accordingly.

6.4. Avoiding Double Counting

To ensure that VMT reductions provided by Mitigating Projects are solely attributed to the Mitigation Program, every Mitigating Project applicant or lead agency applying for TDIF contributions will need to attest and verify that they are not receiving funding from regional or local VMT Mitigation Programs or any other financial or monetary credit based on the Mitigating Project's estimated VMT reductions. This will ensure that the VMT reductions associated with the Mitigation Project are not being counted by multiple programs.

² Most affordable housing sites set aside one or more market-rate units for on-site property management and other administrative needs. The total number of affordable units and total number of units overall for each sample site is provided in Attachment F

7.0 VMT Mitigation Credits

Establishing the VMT Mitigation Credit Values for each region fulfills the requirements established in PRC Section 21080.44(d)(1) & (3):

- (1) A methodology for determining the amounts that are required to be contributed to the Transit-Oriented Development Implementation Fund pursuant to subdivision (b) to mitigate the environmental impacts associated with vehicle miles traveled.
- (2) A process for validating a project’s vehicle miles traveled funding contribution, which shall be designed to provide certainty to the lead agency and project applicant that the contribution satisfies applicable mitigation requirements under this division for significant transportation impacts.

This section provides the methodology for calculating the cost of VMT Mitigation Credits for the Mitigation Program. The Mitigation Program will establish the cost to reduce one mile of vehicular travel through the implementation of Mitigating Projects (VMT Mitigation Credit). VMT Mitigation Credits will represent one mile of reduced travel; thus, the Impacting Project’s contribution to the program will be calculated based on the amount of VMT elected to be mitigated multiplied by the VMT Mitigation Credit value for the region in which it is located. This will ensure that enough revenue is contributed to the TDIF to generate sufficient VMT Reduction Credits to mitigate transportation impacts.

7.1. Cost to Reduce One Mile of Travel

The cost to reduce one mile of travel, within each region, will be determined using the following formula:

Formula 6 Program Cost to Reduce One Mile of Vehicular Travel

$$\text{Cost to Reduce One Mile of Travel} = \frac{\text{Gap Funding Needed (see Section 6.0)}}{\text{Total Daily VMT Reduced (See Section 5.0)}}$$

The assumptions and methods that will be used to calculate both the numerator and denominator of Formula 6 were discussed in the previous sections. Section 5, “VMT Reductions,” discusses how the VMT reductions associated with affordable housing will be calculated, while Section 6, “Mitigating Project Gap Funding,” explains how the required gap funding to implement affordable housing was determined. To normalize the associated VMT reductions and funding amounts across developments of various sizes, all calculations will be conducted on a per-unit basis.

7.2. Administrative Cost

A 3-percent administrative cost is included in the VMT Mitigation Credit value to account for the costs of administering, tracking, reporting, and providing updates to the Mitigation Program. Administrative costs will be extracted from Mitigation Program contributions when they are deposited into the TDIF and will be maintained and tracked within one statewide administrative account. The administrative account would not be divided by regions, as the funds within the account would be used to administer and update the program as a whole. The 3-percent administrative cost, in conjunction with the administrative account balances and typical annual administrative expenses, will be evaluated and adjusted, if needed, every three years to account for program demand.

7.3. Regional Pricing

Sub-Areas

As noted previously in Section 3.0, AB 130 defines “regions” as the territory of MPOs, and for areas located outside of MPOs, as the jurisdictions of RTPAs. However, the Metropolitan Transportation Commission (MTC) and the Southern California Association of Governments (SCAG) regions are disproportionately large compared to other MPOs throughout the state and are geographically diverse in terms of regional characteristics, such as population density and travel patterns. Therefore, to satisfy local needs as well as legal nexus requirements, these areas will be divided into sub-areas strictly for the purpose of calculating VMT Mitigation Credit values. It should be noted that VMT Mitigation Credit contributions made to the TDIF within these sub-areas will still be collected, monitored, and prioritized within each individual region (i.e., SCAG and MTC regions). This approach will better capture the diversity of the local metropolitan areas within each MPO and, due to their size and number of potential Mitigating Projects, will enable compliance with the requirements of AB 130 at a level of greater precision.

While PRC Section 21080.44(c) calls first for allocation of funds within each region, due to the diversity of land uses and transportation infrastructure that are present over large areas, developing a single VMT Mitigation Credit value may not properly reflect the nature of these larger regions. Therefore, the MTC region was divided into five separate sub-areas (i.e., North Bay, Upper Peninsula, East Bay, and Santa Clara). **Figure 2** displays the sub-area boundaries for the MTC region. Similarly, the SCAG region will be divided into sub-areas along the existing Council of Governments’ (COG) boundaries. **Figure 3** displays the sub-area boundaries for the SCAG region.

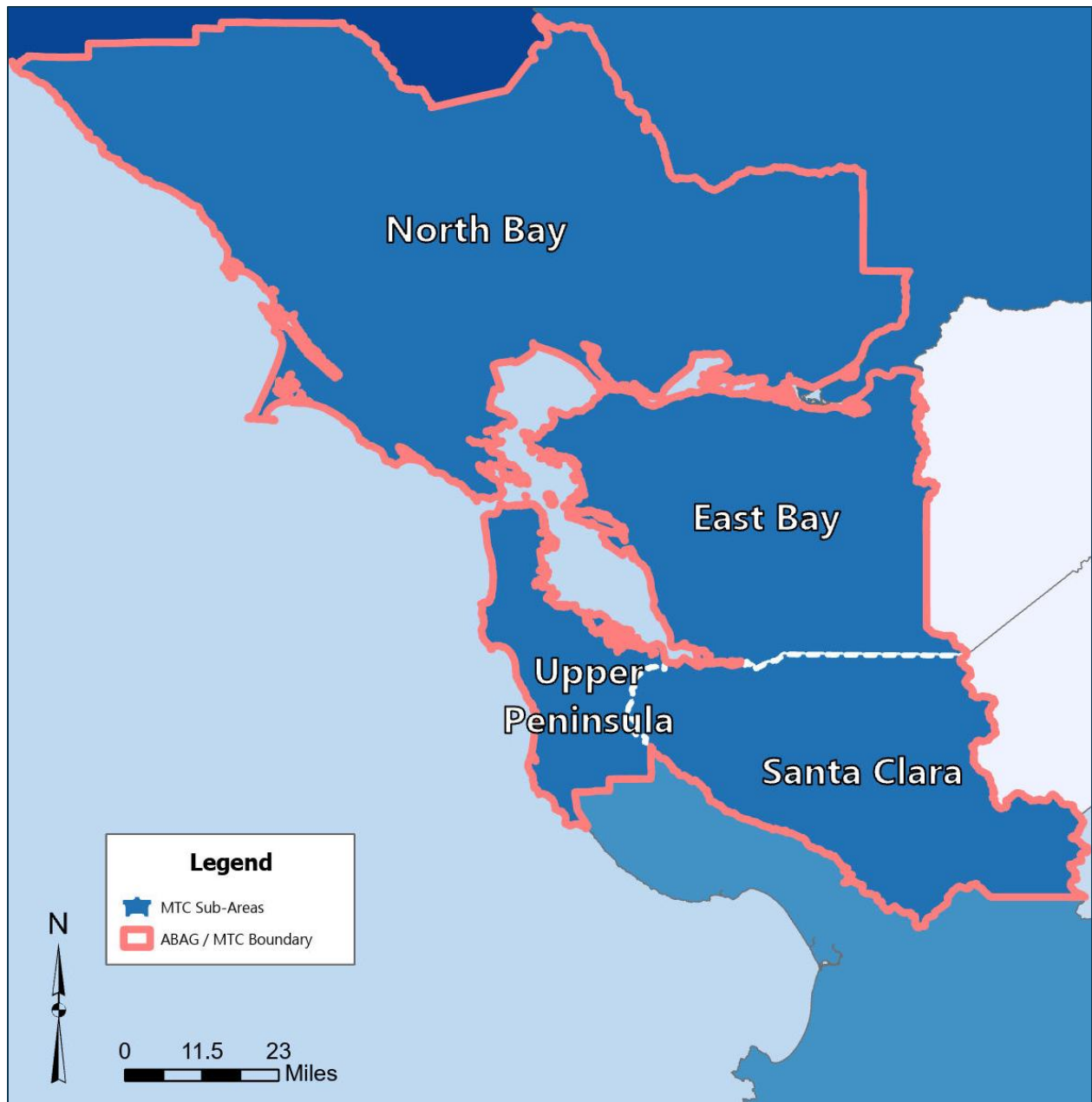


Figure 2 Mitigation Program Sub Areas – ABAG / MTC

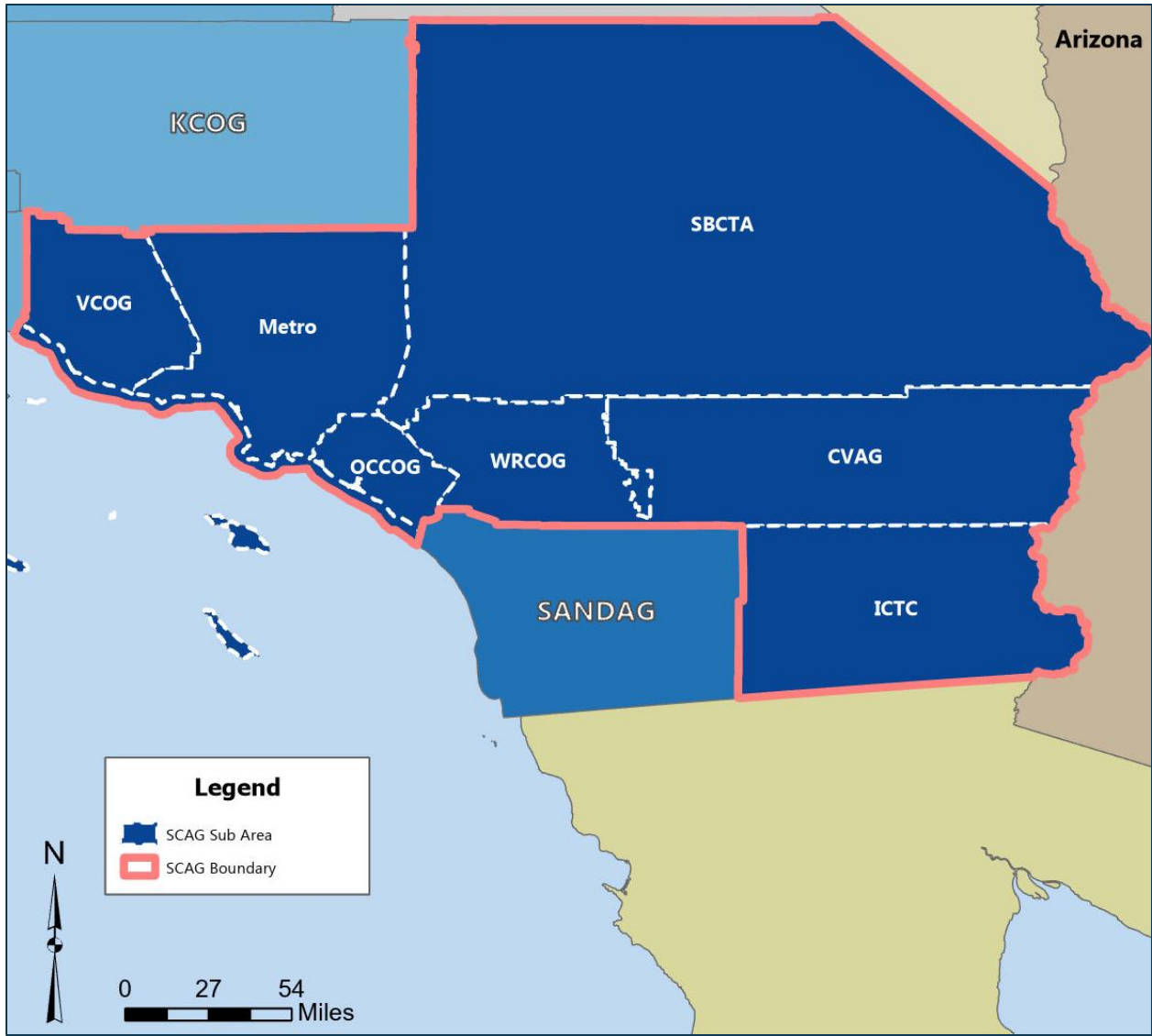


Figure 3 Mitigation Program Sub Areas - SCAG

Combined Areas

The pricing methodology for VMT Credit values is established at the Mitigation Program region level, but for some parts of the state, a group of regions are assigned the same price. These larger areas were developed based on the geographic, historic, and financial comparability characteristics of the areas that are being partnered. The RTPAs located outside of MPOs have been combined into regionally appropriate groupings to ensure that adequate data sample sizes are available when determining the unit value of VMT Mitigation Credits for these areas.

As part of the VMT Mitigation Credit methodology development, an analysis was conducted to identify the comparability of development costs and travel patterns between adjacent regions. During this analysis, it was determined that, due to the limited availability of affordable housing data within RTPAs outside MPOs, deriving the VMT-related benefits and development costs needed to determine the cost of VMT Mitigation Credit values was infeasible at the regional level for certain low-density parts of the state. Therefore, a single VMT Mitigation Credit value was developed for these areas with insufficient individual data, combining multiple neighboring regions, each with similar development and travel patterns. These specific areas are shown in **Table 4**. It should be noted that VMT Mitigation Credit contributions made to the TDIF within these larger combined regions will still be collected, monitored, and prioritized within each individual region. These combined areas are shown in **Table 4**. For additional details, see **Appendix A**.

Table 4 Combined Areas for VMT Mitigation Credits

Combined Area	Region
East Sierra Combined Area	Inyo County Local Transportation Commission
	Mono County Local Transportation Commission
	San Bernadino County Association of Governments
Eastern California Area	Alpine County Local Transportation Commission
	Amador County Transportation Commission
	Calaveras Council of Governments
	Madera County Transportation Commission
	Mariposa County Local Transportation Commission
	Tuolumne County Transportation Council

Combined Area	Region
North State Super Region	Butte County Association of Governments
	Colusa County Transportation Commission
	Del Norte Local Transportation Commission
	Glenn County Transportation Commission
	Humboldt County Association of Governments
	Lake County/City Area Planning Council
	Lassen County Transportation Commission
	Mendocino Council of Governments
	Modoc County Transportation Commission
	Nevada County Transportation Commission
	Plumas County Transportation Commission
	Shasta Regional Transportation Agency
	Sierra County Local Transportation Commission
	Siskiyou County Local Transportation Commission
	Tehama County Transportation Commission
Trinity County Transportation Commission	
SACOG Combined Area	Sacramento Area Council of Governments
	Tahoe Metropolitan Planning Organization

7.4. VMT Mitigation Credit Value

VMT Mitigation Credit value calculations are provided in **Appendix H**. Appendix H also provides the VMT Mitigation Credit values by region or larger combined region (see Section 7.3, “Regional Pricing”). As discussed in Section 8.1, “Credit Value Adjustment,” these values will be increased annually to account for inflation. Therefore, the credit values identified in Appendix H may not reflect the current values.

Formula 7 VMT Mitigation Credit Value

VMT Mitigation Credit Value = Cost to Reduce One Mile of Vehicular Travel

7.5. Publishing Mitigation Credit Values

VMT Mitigation Credit values and the technical calculations used to derive the values will be posted on the Mitigation Program’s website. A list of the VMT Mitigation Credit values will be posted publicly. Additionally, this guidance, including the VMT Mitigation Credit value calculations contained within the appendices, will be posted publicly.

8.0 Program Administration

8.1. Credit Value Adjustment

To maintain pace with construction costs, the VMT Mitigation Credit values will be updated based on the percentage change in the California Department of General Services' Construction Cost Index (CCCI). The adjustment will take effect on July 1 each year and shall be based on the change in index value between April of the previous year to April of the year the adjustment takes effect. CCCI increases do not need to be applied for years in which the VMT Mitigation Credit Values are updated based on the requirements outlined in PRC Section 21080.44(d) (see Section 8.4, "Program Updates").

8.2. Program Reporting

To ensure transparency, the Mitigation Program will model its reporting on the guidance outlined in Government Code Section 66006(b) to document the contributions made to the program, the fund balances within each region, the contributions made towards Mitigating Projects, and the status of the Mitigating Projects that received contributions from the TDIF. Additionally, the current and previous annual credit value reports or the financial reports for the Mitigation Program will be posted.

8.3. Program Updates

PRC Section 21080.44(d) requires that the Mitigation Program be updated as follows:

On or before July 1, 2026, and at least once every three years thereafter, the office, in consultation with other state agencies, as appropriate, shall issue guidance related to the implementation of this section. This guidance shall include all of the following:

- (1) A methodology for determining the amounts that are required to be contributed to the Transit-Oriented Development Implementation Fund pursuant to subdivision (b) to mitigate the environmental impacts associated with vehicle miles traveled.*
- (2) A definition of location-efficient areas that reflects a reasonable nexus between the location of the transportation impact of the project and the location of the vehicle miles traveled-efficient affordable housing or related infrastructure project which shall consider the location efficient area's consistency with an*

adopted sustainable communities strategy pursuant to Section 65080 of the Government Code, alternative planning strategy pursuant to Section 65080 of the Government Code, or other adopted regional growth plan intended to foster efficient land use.

- (3) A process for validating a project’s vehicle miles traveled funding contribution, which shall be designed to provide certainty to the lead agency and project applicant that the contribution satisfies applicable mitigation requirements under this division for significant transportation impacts.*
- (4) A methodology for estimating the anticipated reduction in vehicle miles traveled associated with affordable housing or related infrastructure projects funded pursuant to subdivision (c). This methodology may consider existing methodologies but shall be tailored to the specific purposes and structure of this section, including accounting for relevant factors influencing vehicle miles traveled reduction, including proximity to transit, job access, walkability, and the level of affordability, and the length of the affordability period, of the affordable housing or related infrastructure project.*

As such, LCI will review this guidance, as well as the technical data used to calculate the VMT Mitigation Credit values, every three years to determine whether the methodologies, processes, data sources, and data values remain accurate and relevant. LCI will also review the monitoring data and reports discussed in Section 8.4, “Mitigation Monitoring,” to determine whether the Mitigation Program accurately projected the effectiveness of the VMT reductions associated with the implementation of affordable housing and will make adjustments to the VMT Mitigation Credits values accordingly. LCI will also review whether the average total per-unit development costs of Mitigating Projects have changed at similar rates to those projected by the CCCI and adjust accordingly. Based on the findings of this evaluation, LCI will either update this guidance to address the needed changes or produce a technical memo confirming that the VMT reductions assumed by the Mitigation Program align with those observed through the monitoring program.

8.4. Mitigation Monitoring

AB 130 requires that beginning the year following the first distributions of funding for the Mitigation Program, LCI, in consultation with HCD, the Transportation Agency, and regions, shall evaluate the use of Mitigation Projects. As detailed in PRC Section 21080.44(f), the evaluation shall assess the distribution of funds across project types, the effectiveness of supported projects in reducing VMT, the affordability of the housing units produced, and other relevant metrics that reflect Mitigation Program performance. Based on this

assessment, HCD, in consultation with the LCI and the California State Transportation Agency (CalSTA), may revise program guidelines to enhance outcomes (PRC Section 21080.44(f)).

AB 130 also requires that LCI contract with the University of California to evaluate the mitigation measures used by projects participating in the Mitigation Program to reduce VMT. As detailed in HSC Section 53568(a), LCI shall, subject to appropriation, and, with the agreement of the Regents of the University of California, contract with the University of California to conduct an evaluation of the mitigation measures used by projects participating in the TOD Program to reduce VMT. This evaluation shall summarize the different categories of mitigation measures utilized across regions, the types of projects implementing those measures, the estimated annual VMT reductions achieved, total costs to construct or implement the mitigation measures, project-level funding contributions, cost per VMT reduced, and per capita VMT reduction (HSC Section 53568(a)). Finally, this evaluation shall assess how the mitigation measures used under the TOD Program complement other VMT mitigation options and strategies (HSC Section 53568(b)). AB 130 also requires LCI to complete this evaluation and submit a report to the Legislature on or before July 1, 2031 (HSC Section 53568(c)).

As outlined in HSC 53568(a), LCI shall coordinate with HCD on the evaluation of the Mitigating Projects that receive TOD Program funds and verify the VMT reductions that they achieve. As part of the three-year Mitigation Program update process discussed in Section 8.4, evaluation of Mitigating Projects could be evaluated based on the following items:

- Catalog all Mitigating Projects that have received occupancy permits over the last three-year period, by region.
- Document the total cost to construct and/or implement the cataloged Mitigating Projects. This data should be obtained from the developer of the Mitigating Project. Identify if the final total development cost varies from the value on which the gap funding provided to the Mitigating Project was based.
- Derive the “actual” total development cost per unit, by region, based on the final total development cost derived under the previous step.
- Observe, calculate, and document the daily and annual VMT each cataloged Mitigating Project generates.
- Compare the observed VMT reductions associated with the newly occupied Mitigating Projects to the VMT generated by market rate residential units within the same region based on the methods outlined in Section 5.0.

- Calculate the VMT Mitigation Credit Value both daily and annually, using the project-specific VMT and gap funding data derived from the previous steps (See Section 7.0 for the methodology).
- Compare the observed VMT Credit Values of the newly occupied Mitigating Projects to the current VMT Mitigation Credit Value and update the VMT Credit Values accordingly.

The final monitoring criteria and methods would be established and made publicly available as part of the regular rulemaking process that shall be commenced on or before January 1, 2028.

LCI will make available the results of this analysis with the updated guidance and VMT Mitigation Credit Values every three years. LCI will document and summarize these calculations and findings of this analysis for each Mitigating Project in a technical report that will be made available with the revised guidance.

8.5. Observing VMT Reductions Generated by Mitigating Projects

This section describes a potential approach that LCI or its contractor could use to monitor and update VMT Mitigation Credits generated by the bank. Once Mitigating Projects are constructed and occupied, the following data could be collected, analyzed, and reported on to verify that the anticipated VMT reductions associated with the Mitigating Projects, outlined in **Appendix D**, are being realized. The following data could be collected for each Mitigating Project approximately one year after it receives its occupancy permits:

- Conduct daily traffic counts at all driveways that access the Mitigating Project. Traffic counts would be conducted over Monday through Friday on a typical week when schools are in session. If a driveway serves multiple uses, in addition to the Mitigating Project, engineering judgment should be used to allocate the driveway traffic that is associated with the Mitigating Project. The assumptions used in the judgment would be included in an appendix of the overall documentation.
- Based on the count data collected under the first step, determine the average number of daily vehicular trips per dwelling unit the Mitigating Project generates on a typical weekday.
- Evaluate the average weekday trip lengths for the Mitigating Project site via a select link analysis, of the Mitigating Project driveway(s), using a “Big Data” transportation platform such as Replica or Streetlight.

- If the trip length data is not available at the Mitigating Project’s driveway, LCI or its contractor could collect the data by requesting residents complete a travel log.
- Calculate the daily VMT generated by the Mitigating Project, on a per dwelling unit basis, using Formula 4.
- Determine the VMT reductions associated with the Mitigating Project by comparing the average VMT generated per dwelling unit of the Mitigating Project to the average VMT generated by a market rate unit in the same region (See **Appendix D**).

As detailed above, the final monitoring methods would be established and made publicly available as part of the regular rulemaking process that shall be commenced on or before January 1, 2028.

9.0 References

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Appendix A Regional Pricing

For the purposes of establishing VMT Mitigation Credit values, it is recommended that the regional transportation planning agencies (RTPAs) located outside of metropolitan planning organizations (MPOs) be partnered with an adjacent, more populated region, to ensure that adequate data sample sizes are available when determining the unit value of vehicle miles traveled (VMT) Mitigation Credits for these areas. These areas were developed based on the geographic, historic, and financial characteristics of the areas that are being partnered.

Due to the limited affordable housing data within the RTPAs outside of MPOs, deriving the VMT related benefits and development costs needed to assess the value of a VMT Mitigation Credit can be challenging and inaccurate. Therefore, a single VMT Mitigation Credit value will be developed for these areas. Having a single unit cost within each of these areas will help to ensure the accuracy of the calculated VMT Mitigation Credits as well as provide a single value among regions that will most commonly share funds, thus making it easier and more predictable to maintain the nexus between the regions in these areas.

Funds within these areas will still be collected, monitored, and prioritized within each individual region even though the value for VMT Mitigation Credits will be calculated for these combined areas as a whole. Creating the single VMT Mitigation Credit value will allow for the smaller regions within these areas to pool and share funds with other regions more easily, while still maintaining the Mitigation Program's nexus.

North State Super Region

The North State Super Region (NSSR) is an alliance of 16 counties in Northern California that came together to address common transportation issues and their relationship with land use, economic development, climate change, equity, and other North State priorities. The NSSR members work together to formulate unified strategies and advocate for implementation to the public and implementing agencies. The NSSR was formed on October 20, 2010, through a memorandum of agreement among RTPAs. The goals of the NSSR include:

- To collaborate on endorsement of projects, share resources and information, and bring political attention to the needs of the area, including regional roads, transit, and goods movement.
- To unite as a larger voice of influence state and federal policy and funding priorities.

- To coordinate compliance with state and federal requirements, including blueprint planning and air quality regulation.
- To share and generate innovative ideas for project delivery and funding, among others.

Most areas within the NSSR are outside an MPO. Because the counties and RTPAs within the NSSR already work together on land use, transportation, and climate change issues it is natural to group them into a single larger area even though not all of the regions are directly adjacent. **Figure A1** displays the NSSR boundary and the RTPAs and MPOs that are located within it. **Table A1** summarizes the existing affordable housing data for each RTPA/MPO within the NSSR.

Table A1 North State Super Region Analysis

RTPA/MPO	Sites ¹	Average TDC ² Per Unit (\$2025)	Average HCD Funding Per Unit ³ (\$2025)
BCAG	66	\$471,969	\$296,005
Colusa CTC	11	\$469,201	N/A
Del Norte LTC	12	\$582,208	N/A
Glenn CTC	9	\$377,671	\$401,873
Humboldt CAG	34	\$619,500	\$682,242
Lake CCAPC	21	\$451,572	\$87,294
Lassen CTC	7	\$211,822	N/A
Mendocino COG	24	\$472,898	N/A
Modoc CTC	1	N/A	N/A
Nevada CTC	28	\$551,463	N/A
Plumas CLTC	2	N/A	N/A
Sierra CLTC	1	N/A	N/A
Siskiyou CLTC	12	\$500,330	N/A
SRTA	34	\$614,877	\$411,595
Trinity CTC	0	N/A	N/A
Tehama CTC	14	\$334,979	\$377,045
	276	\$495,878	\$330,199
	Total	Average	Average

Notes

¹ Total number of affordable housing development sites that received tax credits since 1989.

² Total Development Cost (TDC) – Source: California Tax Credit Allocation Committee (TCAC), 2020 – 2024

³ Average funding awarded between 2019 and 2025 through HCD programs.

\$2025 – Monetary amount has been escalated to 2025 dollars.

N/A: No data available.

As shown in Table A1, combining the MPOs and RTPAs within the NSSR provides a stronger sampling of affordable housing units, which is more in line with the other regions throughout the state. Additionally, combining the RTPAs and MPOS within the NSSR area provides a more substantial sampling of development costs and HCD funding data to calculate the Gap Funding needs for Mitigating Projects across the combined area as a whole. While the cost data does vary between the RTPAs/MPOs within the combined area, the average cost data for the NSSR will be weighted based on the total number of affordable dwelling units that have been developed within the region; therefore, the data still provides an accurate representation of the common Gap Funding needs based on the frequency in which Mitigating Projects will be available within the NSSR.

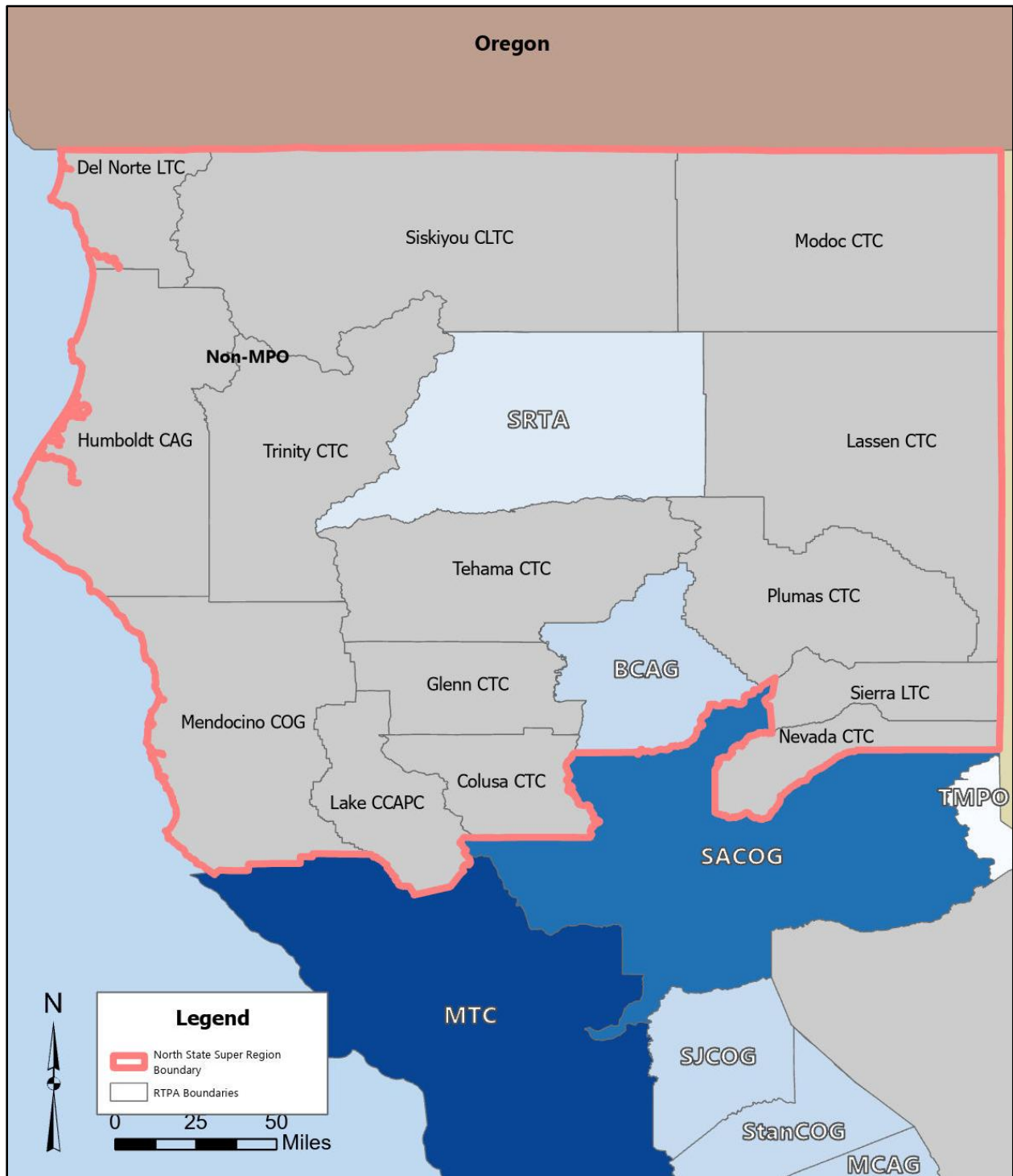


Figure A1 North State Super Region Boundaries

SACOG Combined Area

As shown in **Figure A2**, there are multiple RTPAs outside an MPO which are adjacent to the SACOG region. As shown in **Table A2**, the adjacent RTPAs have experienced limited affordable housing development over the last 35 years, and as a result, some have no sample data to calculate VMT reductions, development costs, or the Gap Funding needs of potential Mitigating Projects within their respective regions. In addition to the adjacent RTPAs, the Tahoe Metropolitan Planning Organization (TMPO) is recommended for inclusion within the SACOG Combined Area due to its small size and limited history of implementing affordable housing development sites. As shown in the table, the typical HCD funding awarded per unit within TMPO is consistent with the other regions that are being included within the SACOG Combined Area; thus, it can be assumed that the gap funding needed for Mitigating Projects would be similar between the TMPO and the other regions within the larger combined area, and it would not put an additional financial burden on Participating Projects in the TMPO region if their funding is allocated towards Mitigating Projects located the SACOG Combined Area. Combining the SACOG and TMPO areas will provide greater certainty regarding the availability of Mitigating Projects and help ensure that there will be sufficient demand for VMT Mitigation Credits to provide the Gap Funding for the Mitigating Projects as they arise.

Table A2 SACOG MPO and the Adjacent RTPA Analysis

RTPA/MPO	Sites ¹	Average TDC ² Per Unit (\$2025)	Average HCD Funding Per Unit ³ (\$2025)
El Dorado CTC	16	\$700,720	\$296,129
Placer CTPA	61	\$455,209	N/A
SACOG	339	\$517,515	\$351,665
TMPO	13	\$790,026	\$307,362
	429	\$520,413	\$338,030
	Total	Average	Average

Notes

¹ Total number of affordable housing development sites that received tax credits since 1989.

² Total Development Cost (TDC) – Source: California Tax Credit Allocation Committee (TCAC), 2020 – 2024

³ Average funding awarded between 2019 and 2025 through HCD programs.

\$2025 – Monetary amount has been escalated to 2025 dollars.

N/A: No data available.

MCTC Combined Area

As shown in Figure A2, there are multiple RTPAs outside an MPO jurisdiction, adjacent to the Madera County Transportation Commission (MCTC) MPO. As shown in **Table A3**, the adjacent RTPAs have experienced limited affordable housing development over the last 35 years, and as a result, have no HCD funding data to calculate potential VMT reductions or the Gap Funding needs for potential Mitigating Projects within their respective regions. However, as shown in the table, the development cost data for both the Mariposa County Local Transportation Commission (LTC) and the Tuolumne County Transportation Council (CTC) are similar to those for the MCTC. Therefore, it can be assumed that the Gap Funding needs for affordable housing development projects within these regions may be similar. Finally, it should be noted that no financial data was available for the Alpine LTC, Amador CTC and Calaveras COG regions. Therefore, the financial data from the adjacent regions was used as an analog for these areas.

Table A3 MCTC MPO and the Adjacent RTPA Analysis

RTPA	Sites ¹	Average TDC ² Per Unit (\$2025)	Average HCD Funding Per Unit ³ (\$2025)
Alpine LTC	1	N/A	N/A
Amador CTC	5	N/A	N/A
Calaveras COG	4	N/A	N/A
Mariposa LTC	3	\$544,632	N/A
MCTC	30	\$590,330	\$435,615
Tuolumne CTC	10	\$545,739	N/A
	53	\$576,842	\$435,615
	Total	Average	Average

Notes

¹ Total number of affordable housing development sites that received tax credits since 1989.

² Total Development Cost (TDC) – Source: California Tax Credit Allocation Committee (TCAC), 2020 – 2024

³ Average funding awarded between 2019 and 2025 through HCD programs.

\$2025 – Monetary amount has been escalated to 2025 dollars.

N/A: No data available.

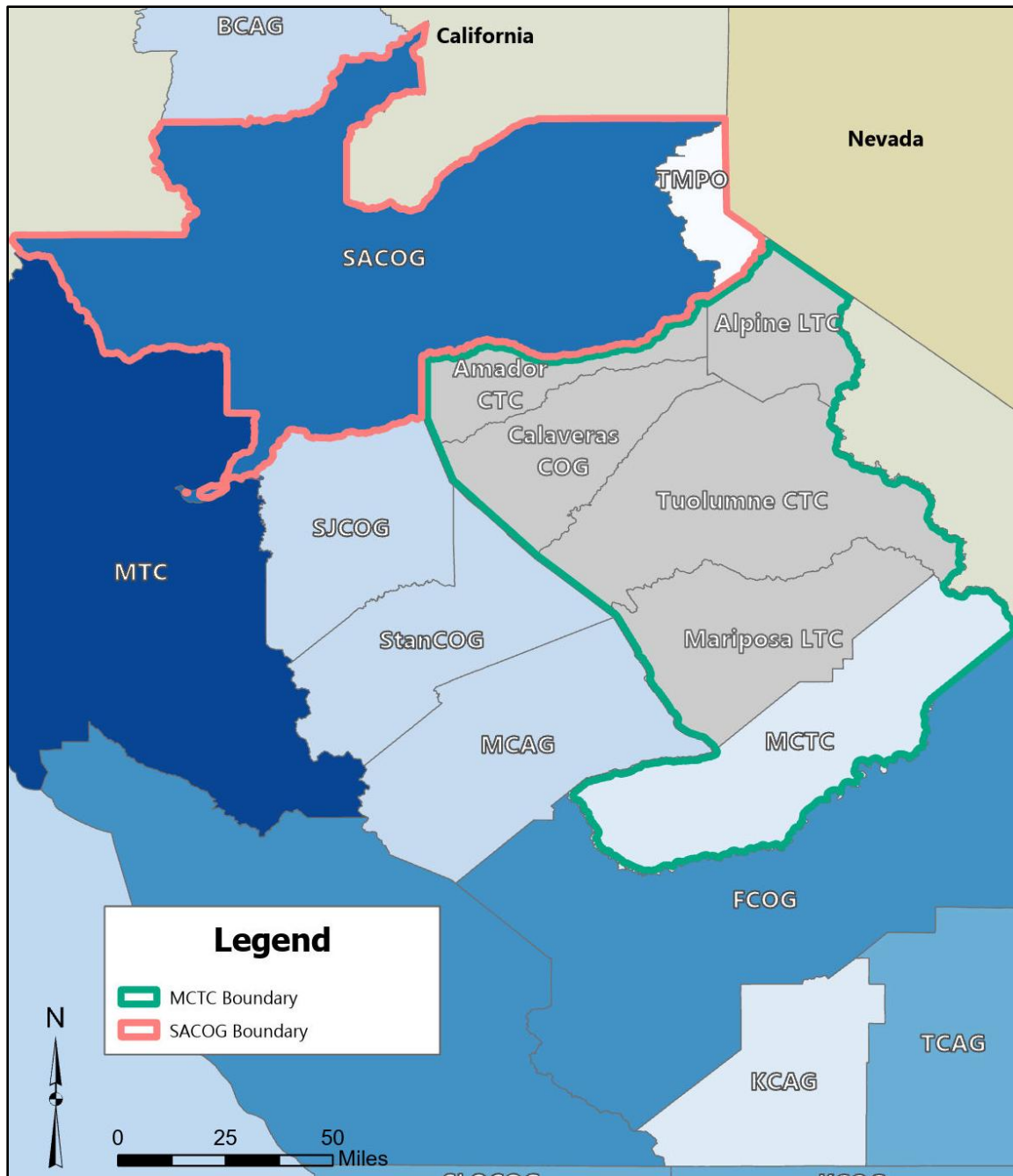


Figure A2 SACOG and MCTC Combined Area Boundaries

East Sierra Combined Area

As shown in **Table A4**, both Inyo County and Mono County have experienced limited affordable housing development over the last 35 years. Both regions are located on the east side of the Sierra Nevada Mountains, limiting their access to the Central Valley and the western part of the state. Therefore, including these regions within a combined area with

MPOs or other RTPAs to the west would not make geographic sense. Additionally, due to the Nevada State Border to the north, there are no MPOs or higher populated RTPAs to the north with which these regions can be partnered with. Therefore, it is recommended that these regions be partnered with the San Bernardino County Transportation Authority (SBCTA), located directly to their south, and connected via SR-395, to create a combined area (East Sierra Combined Area), which is shown in **Figure A3**.

Table A4 East Sierra Combined Area Analysis

RTPA	Sites ¹	Average TDC ² Per Unit (\$2025)	Average HCD Funding Per Unit ³ (\$2025)
Inyo LTC	1	N/A	N/A
Mono LTC	7	\$676,119	N/A
SBCTA	137	\$525,704	\$200,322
	145	\$555,787	\$235,571
	Total	Average	Average

Notes

¹ Total number of affordable housing development sites that received tax credits since 1989.

² Total Development Cost (TDC) – Source: California Tax Credit Allocation Committee (TCAC), 2020 – 2024

³ Average funding awarded between 2019 and 2025 through HCD programs.

\$2025 – Monetary amount has been escalated to 2025 dollars.

N/A: No data available.

This combined area will provide a stronger sample of affordable housing data, which is more consistent with the other regions throughout the state. Additionally, partnering these regions will provide greater certainty regarding the availability of Mitigating Projects and help ensure that there will be sufficient demand from Participating Projects for VMT Mitigation Credits to provide adequate Gap Funding for potential Mitigating Projects as they arise.

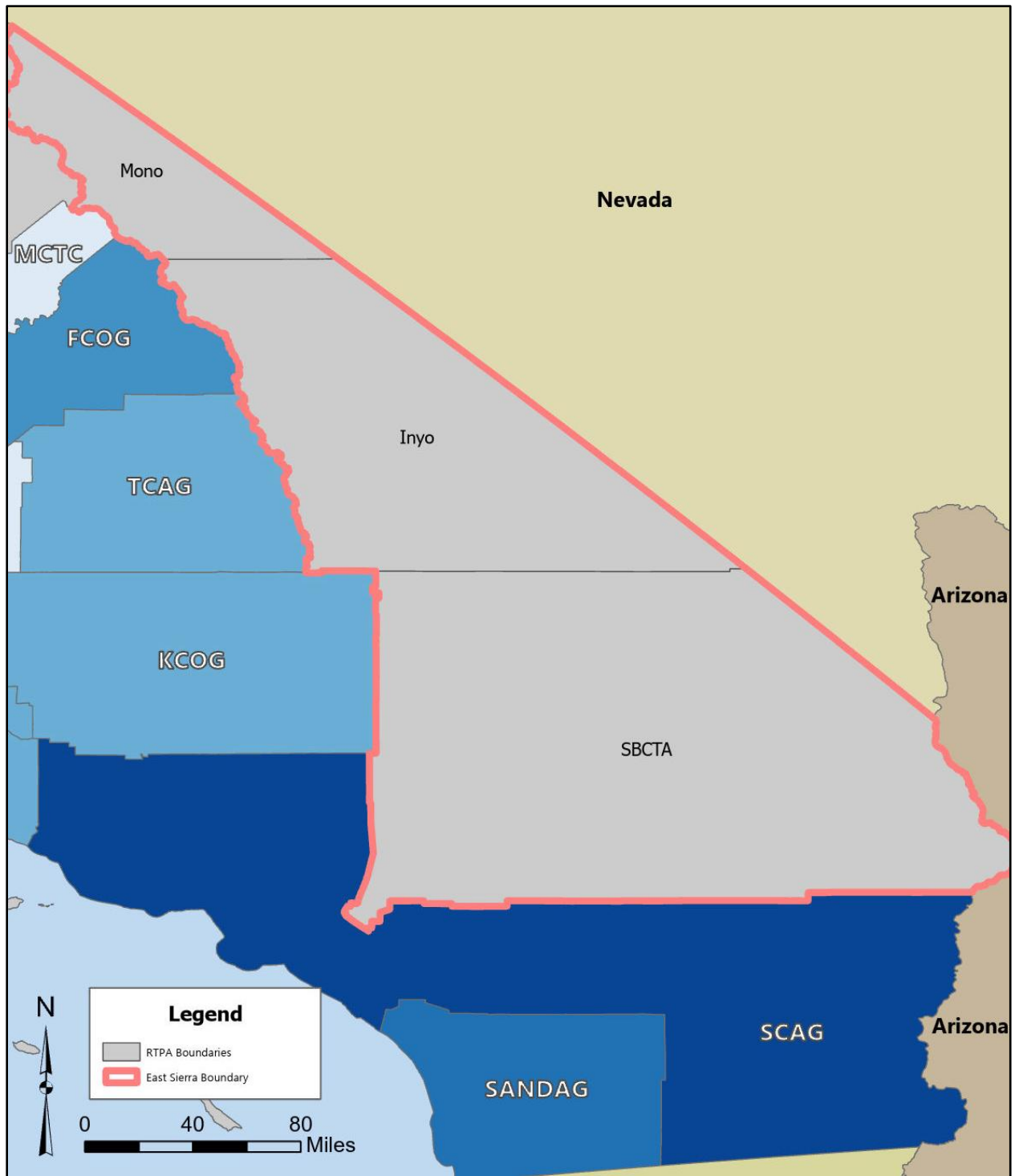


Figure A3 East Sierra Combined Area Boundaries

Appendix B: Observed Trip Lengths for Affordable and Market-Rate Housing

The trip length data contained within this appendix is organized by Regional Pricing Area. Each page identifies the average observed home based trip lengths, measured in number of miles, for a sampling of affordable housing units within the area, as well as the average trip length for all housing units within the Regional Pricing Area as a whole. The data sample size based on the total trips observed and total unique trip takers is also provided. All trip length data were derived from Replica¹ using weekday (Thursday) data from the Spring 2025 timeframe. Replica output graphs which display the total trips for an array of trip lengths are also provided.

The affordable housing data were obtained from a sampling of affordable housing sites spread through the Regional Pricing Area. Sample sites were identified based on California Tax Credit Allocation Committee (CTCAC) data². CTCAC data identifies all of the affordable housing developments that have received federal tax credits between 1989 and 2025. Sample data were obtained from affordable housing sites with a driveway or access point that could be isolated using Replica's select link feature. The address of the affordable housing sites that were included within the sampling is listed within the Regional Pricing Area summary page.

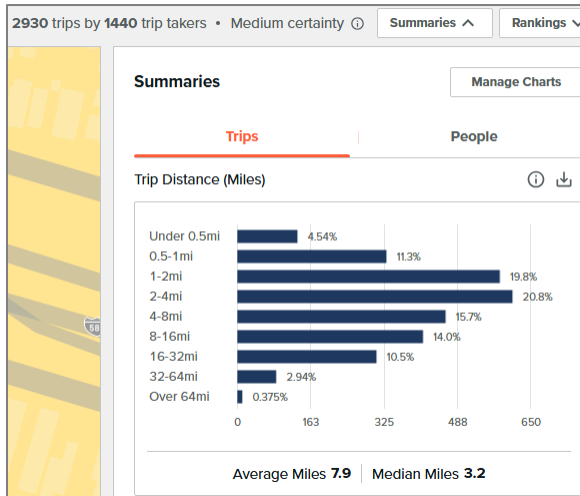
¹ <https://documentation.replicahq.com/docs/disaggregate-trip-tables>

² <https://www.treasurer.ca.gov/ctcac/annual-reports>

ABAG/MTC (East Bay)

Metric	Affordable	All
Total Trips	2,930	2,190,000
Trip Takers	1,440	1,500,000
Distance (miles)	7.9	10.0

Sample Affordable Housing Developments	
5301 Elm Lane, Oakley, CA 94561	2425 Shattuck Avenue, Berkeley, CA 94704
6455 Foothill Blvd, Oakland, CA 94605	2437 Eagle Avenue, Alameda, CA 94501
801 14th St, Oakland, California, 94607	727 Buena Vista Ave. Alameda, CA 94501
283 13th St, Oakland, California, 94612	80 W Hookston Rd, Pleasant Hill, CA 94523
510 21st Street, Oakland, CA 94612	1032 Mohr Lane, Concord, CA 94518
540 21st Street, Oakland, CA 94612	1265 Monument Blvd, Concord, CA 94520
1601 Market St, Oakland, CA 94607	2501 Camara Circle, Concord, CA 94520
1060 West Grand Ave., Oakland, CA 94607	2751 Monument Blvd., Concord, CA 94521
3253 Adeline Street, Berkeley, CA 94703	3838 Clayton Road, Concord, CA 94521
3224 Adeline Street, Berkeley, CA 94703	



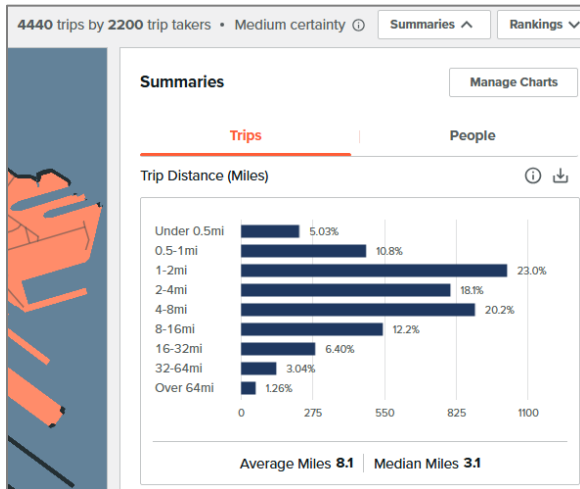
Trip lengths for Affordable Housing Sample Sites



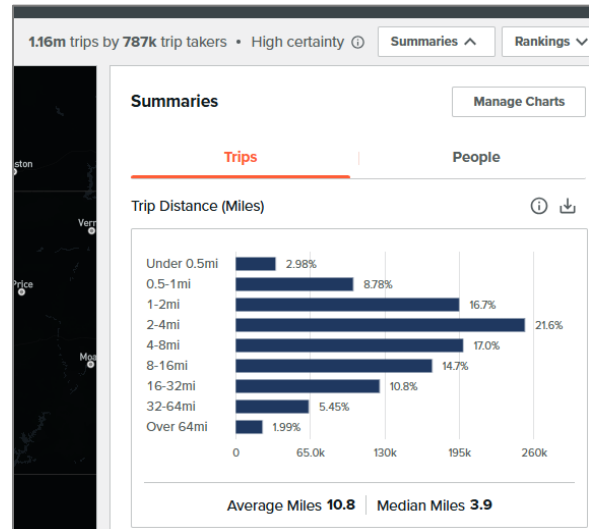
Trip lengths for All Home-Based Trips

ABAG/MTC (North Bay)

Metric	Affordable	All
Total Trips	4,400	1,160,000
Trip Takers	2,200	787,000
Distance (miles)	8.1	10.8
Sample Affordable Housing Developments		
535 Coombsville Rd, Napa, California, 94558	1200 Petaluma Blvd N, Petaluma, California, 94952	
2951 Soscol Ave, Napa, California, 94558	2496 Old Stony Point Road, Santa Rosa, CA 95407	
3550 Villa Ln, Napa, California, 94558	2542 Old Stony Point Rd Santa Rosa, CA 95407	
548 2nd St W, Sonoma, California, 95476	2151 Stony Point Road, Santa Rosa, CA 95407	
115 Shoreline Hwy, Mill Valley, California, 94941	2145 Stony Point Road, Santa Rosa, CA 95407	
30 Novato St, San Rafael, California, 94901	5352 Old Redwood Highway, Santa Rosa, CA 95403	
5 Hutchins Way, Novato, California, 94949	524 Airport Blvd., Santa Rosa, CA 95403	
359 W Payran St, Petaluma, California, 94952		



Trip lengths for Affordable Housing Sample Sites

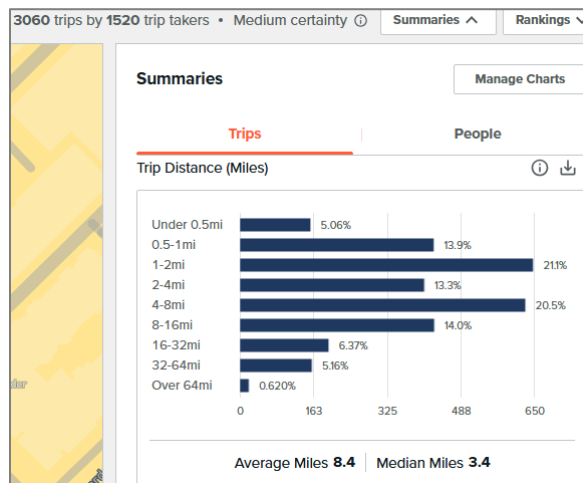


Trip lengths for All Home-Based Trips

ABAG/MTC (Upper Peninsula)

Metric	Affordable	All
Total Trips	3,060	1,040,000
Trip Takers	1,520	736,000
Distance (miles)	8.4	9.2

Sample Affordable Housing Developments	
1555 Turk St, Upper Peninsula, CA, 94115	1340 Hudson Avenue, Upper Peninsula, CA 94124
248 Rey St, Upper Peninsula, CA, 94134	140 Cashmere Street, Upper Peninsula, CA 94124
853 Commodore Dr, San Bruno, CA, 94066	479 Natoma Street, Upper Peninsula, CA 94103
1099 Admiral Ct, San Bruno, CA, 94066	88 Sixth Street, Upper Peninsula, CA 94103
2500 Arelious Walker Dr, Upper Peninsula, CA, 94124	988 Howard Street, Upper Peninsula, CA 94103
2600 Arelious Walker Dr, Upper Peninsula, CA, 94124	474 Natoma Street, Upper Peninsula, CA 94103
2700 Arelious Walker Dr, Upper Peninsula, CA, 94124	1036 Mission Street, Upper Peninsula, CA 94103
2800 Arelious Walker Dr, Upper Peninsula, CA, 94124	1064 Mission Street, Upper Peninsula, CA 94103
101 A St, Colma, CA, 94014	967 Mission Street, Upper Peninsula, CA 94103
370 F St, Colma, CA, 94014	960 Howard Street, Upper Peninsula, CA 94103
833 Jamestown Avenue, Upper Peninsula, CA 94124	



Trip lengths for Affordable Housing Sample Sites

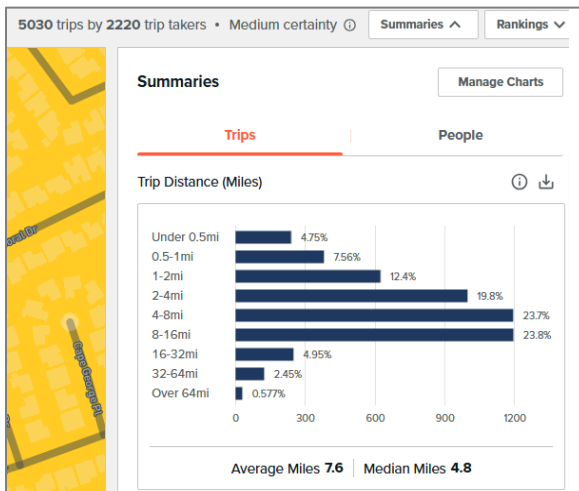


Trip lengths for All Home-Based Trips

ABAG/MTC (Santa Clara)

Metric	Affordable	All
Total Trips	5,030	2,190,000
Trip Takers	2,220	1,500,000
Distance (miles)	7.6	10.0

Sample Affordable Housing Developments	
955 South Sixth Street, San Jose, CA 95112	360 Meridian Ave, San Jose, CA, 95126
965 South Sixth Street, San Jose, CA 95112	520 N. Sixth Street, San Jose, CA 95112
570 Keyes Street, San Jose, CA 95112	941 Lundy Ave., San Jose, CA 95133
2550 South King Road, San Jose, CA 95122	1410 El Camino Real, Santa Clara, CA 95050
Montecito Vista Dr & Montecito Vista Way, San Jose, CA, 95111	662 Garland Avenue, Sunnyvale, CA 94086
2774 Monterey Highway, San Jose, CA 95111	4355 Renaissance Drive, San Jose, CA 95134
2772 Monterey Road, San Jose, CA 95138	4401 Renaissance Drive, San Jose, CA 95134
200 Lewis Road, San Jose, CA 95111	4501 Renaissance Drive, San Jose, CA 95134



Trip lengths for Affordable Housing Sample Sites



Trip lengths for All Home-Based Trips

AMBAG

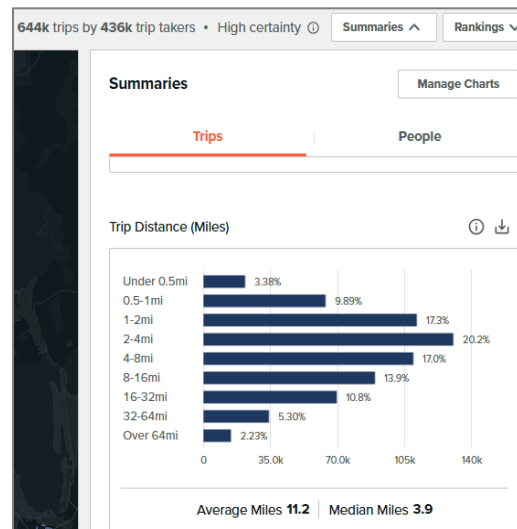
Metric	Affordable	All
Total Trips	5,190	644,000
Trip Takers	2,130	436,000
Distance (miles)	10.3	11.2

Sample Affordable Housing Developments	
1245 Bedford Ave, King City, CA 93930	1466 Yosemite St, Seaside, CA, 93955
1201 Amherst Dr, King City, CA 93930	301 9th Street, Marina, CA 93933
130 13th Street, Greenfield, CA 93927	3109 Seacrest Ave, Marina, CA, 93933
1120 Heidi Drive, Greenfield, CA 93927	300 Bree Ln, Watsonville, CA, 95076*
1276 Oak Avenue, Greenfield, CA 93927	56 Atkinson Ln, Watsonville, CA, 95076
252 13th Street, Greenfield, CA 93927	131 Landis Ave, Freedom, CA, 95019
250 San Vicente Road, Soledad, CA 93960	485 Holohan Rd, Watsonville, CA, 95076
110 Market St, Soledad, CA, 93960	125 Pajaro Cir, Freedom, CA, 95019
5 Haciendas Pl, Salinas, CA, 93901	110 Lindberg St, Santa Cruz, CA, 95060*
1907 Dartmouth Way, Salinas, CA, 93906	708 Water St, Santa Cruz, CA, 95060
110 Martinez Place, Soledad, CA 93960*	170 Blaine Street, Santa Cruz, CA 95060
1333 Monterey Street, Soledad, CA 93960	1030 River Street, Santa Cruz, CA 95060*
730 San Pedro Way, Soledad, CA 93960	90 Grandview Street, Santa Cruz, CA 95060*
Benito Street Farm Labor Center	1280 Shaffer Road, Santa Cruz, CA 95060
32101 McCoy Rd, Soledad, CA, 93960	

*No data were available



Trip lengths for Affordable Housing Sample Sites

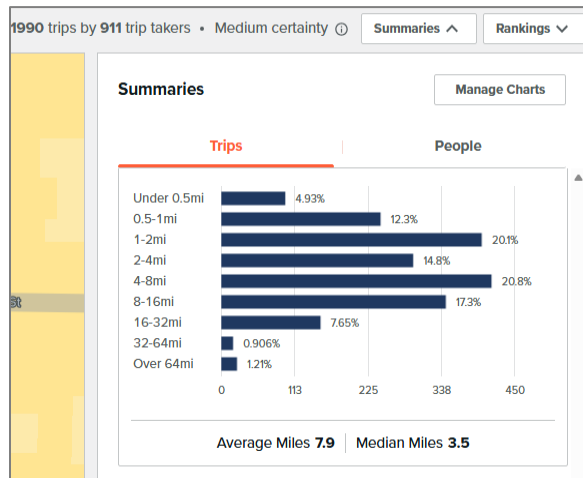


Trip lengths for All Home-Based Trips

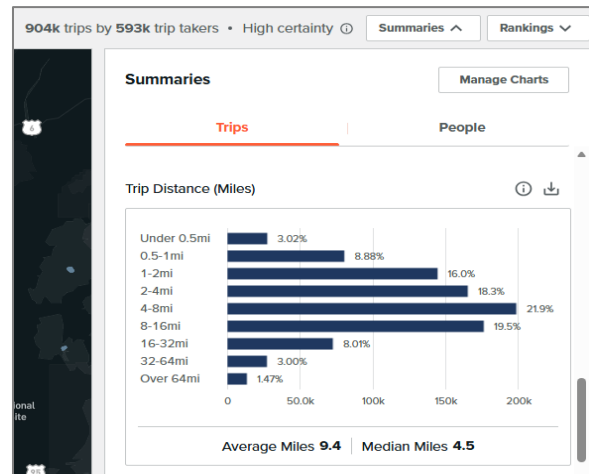
Fresno COG

Metric	Affordable	All
Total Trips	1,990	904,000
Trip Takers	911	593,000
Distance (miles)	7.9	9.4

Sample Affordable Housing Developments	
541 N Fulton St, Fresno, CA, 93728	3665 North Pleasant Avenue, Fresno, CA 93705
3950 N Del Mar Ave, Fresno, CA, 93704	3460 North Brawley, Fresno, CA 93722
4050 N Fruit Ave, Fresno, CA, 93705	5158 North Ninth Street, Fresno, CA 93710
4085 N Fruit Ave, Fresno, CA, 93705	725 W. Alluvial Avenue, Clovis, CA 93611
6185 N Figarden Dr, Fresno, CA, 93722	2825 West Alamos Avenue, Fresno, CA 93705
15880 W Gateway Blvd, Kerman, CA, 93630	7077 North Millbrook Avenue, Fresno, CA 93720
35820 S Lassen Ave, Huron, CA, 93234	200 N. Salma Avenue Fresno CA, 93727
141 S 3rd St, Coalinga, CA, 93210	4885 N Recreation Ave, Fresno, CA, 93726
1112 S I St, Reedley, CA, 93654	1550 E Church Ave, Fresno, CA, 93706
1110 S I St, Reedley, CA, 93654	1160 E Church Ave, Fresno, CA, 93706
750 2nd St, Orange Cove, CA, 93646	2660 E Clinton Ave, Fresno, CA, 93703
13850 Tuolumne St, Parlier, CA, 93648	2674 E Clinton Ave, Fresno, CA, 93703
13500 Tuolumne Street, Parlier, CA 93648	22150 CA Ave, San Joaquin, CA, 93660
8500 Bella Vista Street, Parlier, CA 93648	22200 W CA Ave, San Joaquin, CA, 93660
13785 East Manning Avenue, Parlier, CA 93648	1625 San Carlos Street, Selma, CA, 93662
3555 North Pleasant Avenue, Fresno, CA 93705	1480 Skelton Street Selma, CA 93662



Trip lengths for Affordable Housing Sample Sites

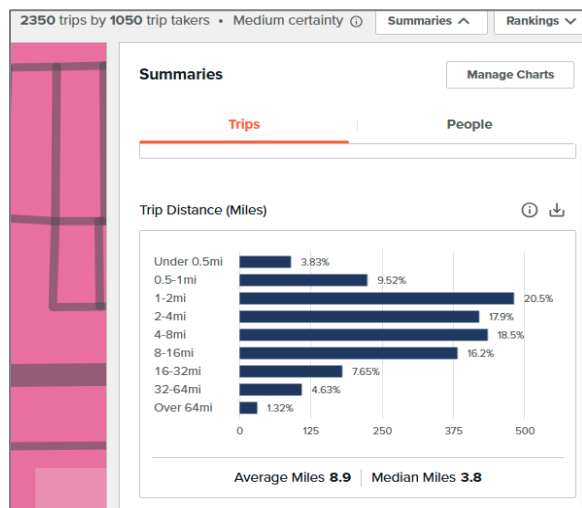


Trip lengths for All Home-Based Trips

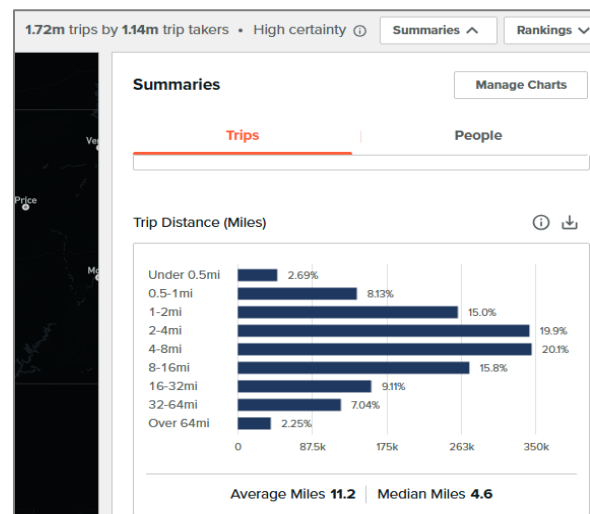
East Sierra

Metric	Affordable	All
Total Trips	2,350	1,720,000
Trip Takers	1,050	1,140,000
Distance (miles)	8.9	11.2

Sample Affordable Housing Developments	
1970 Clary Dr, Needles, CA, 92363	8810 C Avenue, Hesperia, CA 92345
201 N Yucca Ave, Barstow, CA, 92311	9055 Santa Fe Avenue East, Hesperia, CA 92345
200 N Yucca Ave, Barstow, CA, 92311	17906 Valley Boulevard, Bloomington, CA 92316
615 E Virginia Way, Barstow, CA, 92311	18026 Valley Boulevard, Bloomington, CA 92316
16711 Chalon Rd, Victorville, CA, 92395	18028 Valley Boulevard, Bloomington, CA, 92316
15135 Kimberly Dr, Victorville, CA, 92394	16424 Ceres Ave., Fontana, CA 92335
1360 E D St, Ontario, CA, 91764	8845 Citrus Avenue, Fontana, CA 92335
120 Virginia Ave, Ontario, CA, 91764	7360 Sterling Avenue, San Bernardino, CA 92410
955 N Palmetto Ave, Ontario, CA, 91762	25942 E. Baseline Street, Highland, CA 92410
10410 Pradera Ave, Montclair, CA, 91763	177 West South Street, Rialto, CA 92376
10319 Mills Ave, Montclair, CA, 91763	W Bonnie View Dr between S Riverside Ave
942 West Holt Avenue, Pomona, CA 91768	1432 N Willow Ave, Rialto, CA, 92376
16576 Sultana Street, Hesperia, CA, 92345	422 W Cascade Dr, Rialto, CA, 92376
16599 Muscatel Street, Hesperia, CA 92345	310 W Jackson St, Rialto, CA, 92376
8632 C Avenue, Hesperia, CA 92345	1150 N Willow Ave, Rialto, CA, 92376



Trip lengths for Affordable Housing Sample Sites



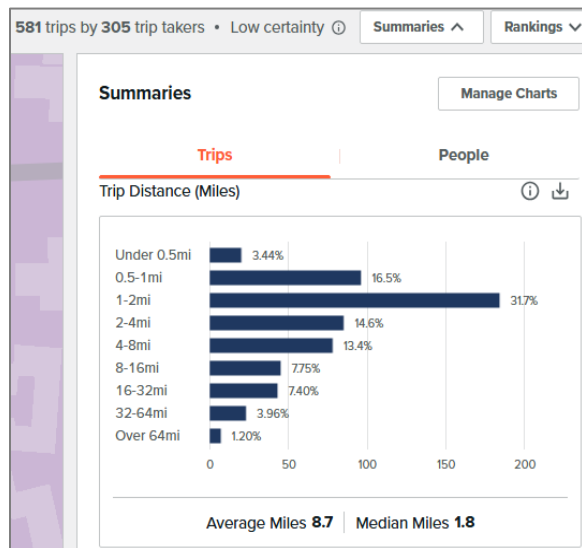
Trip lengths for All Home-Based Trips

KCAG

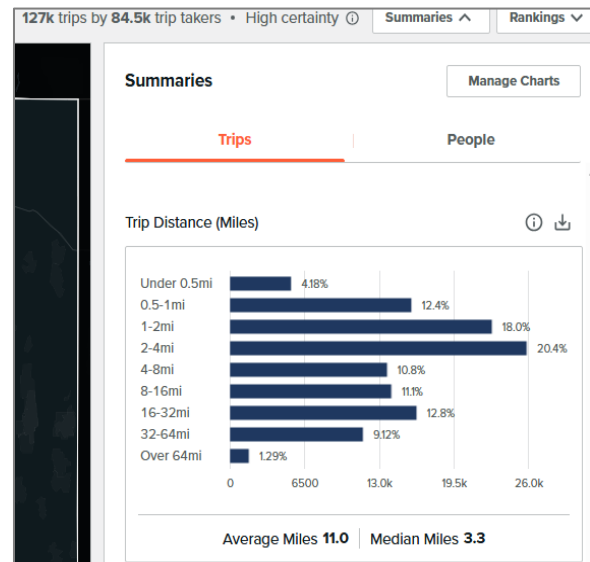
Metric	Affordable	All
Total Trips	581	127,000
Trip Takers	305	84,500
Distance (miles)	8.7	11.0

Sample Affordable Housing Developments	
1420 North Ave, Corcoran, CA, 93212	1850 Rodgers Road, Hanford, CA 93230
1830 S. Dairy Avenue, Corcoran, CA 93212	1150 Tammy Ln, Lemoore, CA, 93245
920 6 1/2 Avenue, Corcoran, CA 93212*	1217 South 7th Street, Avenal, CA 93204
2502 Hanna Avenue, Corcoran, CA 93212*	1112 East Whitney Street, Avenal, CA 93204-2029
2600 Olympic Avenue, Corcoran, CA 93212	500 E Alpine St, Avenal, CA, 93204*
804 S. Harris Street, Hanford, CA 93230	13839 Lyn St, Armona, CA, 93202
731 South 11th Avenue, Hanford, CA 93230	1195 E Hanford Armona Rd, Lemoore, CA, 93245
12184 Hanford Armona Road, Hanford, CA 93230	990 Fox St, Lemoore, CA 93245

* Indicates No data were available



Trip lengths for Affordable Housing Sample Sites



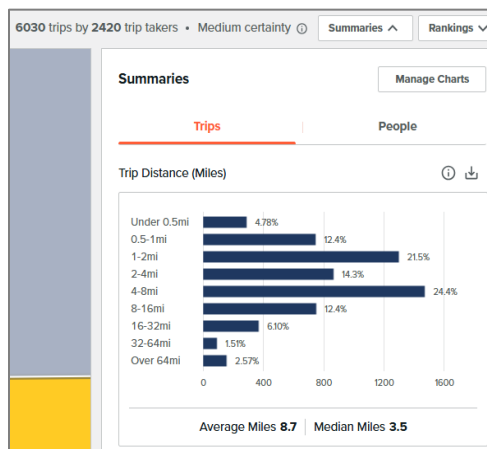
Trip lengths for All Home-Based Trips

KCOG

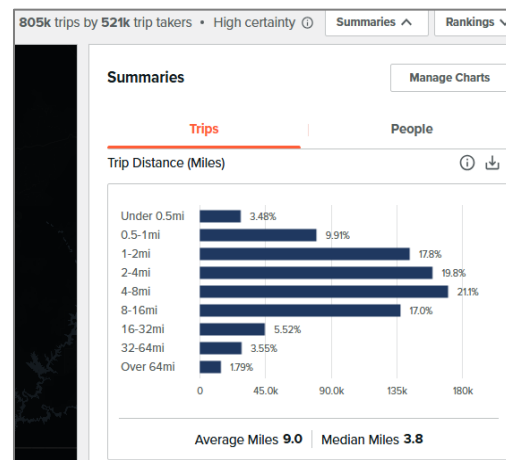
Metric	Affordable	All
Total Trips	6,030	805,000
Trip Takers	2,420	521,000
Distance (miles)	8.7	9.0

Sample Affordable Housing Developments	
1047 Rosamond Boulevard, Rosamond, CA 93560*	2903 Pioneer Drive, Bakersfield, CA 93306
1332 Rosamond Blvd., Rosamond, CA 93560*	3141 Pioneer Dr, Bakersfield, CA, 93306
740 Sycamore Rd, Arvin, CA, 93203*	3345 Bernard Street, Bakersfield, CA 93306
668 Comanche Dr, Arvin, CA, 93203	840 Park Meadows Ave, Bakersfield, CA, 93308
11316 Main St, Lamont, CA, 93241	2400 Goldenrod St, Bakersfield, CA, 93308
7022 Di Giorgio Rd, Lamont, CA, 93241*	6200 Victor St, Bakersfield, CA, 93308
7000 Di Giorgio Road, Lamont, CA 93241*	550 Santa Maria Way, Shafter, CA, 93263
9023 Camino La Jolla, Lamont, CA 93241	225 W Tulare Ave, Shafter, CA, 93263
1885 Madison Street, Bakersfield, CA 93307	455 E Ash Ave, Shafter, CA, 93263
1629 Lotus, Bakersfield, CA 93307	550 Santa Maria Way, Shafter, CA, 93263
1816 Lotus Ln, Bakersfield, CA, 93307	1950 Palm Ave, Wasco, CA, 93280
1601 Lotus Lane, Bakersfield, CA 93307	2650 Spruce Ave, Wasco, CA, 93280
1525 Lotus Lane, Bakersfield, CA 93307	711 Fifth Street, McFarland, CA 93250
1750 Cheatham Avenue, Bakersfield, CA 93307	799 Fifth Street, McFarland, CA 93250
1741 Cheatham Ave., Bakersfield, CA 93307	1020 Kendrea Place, McFarland, CA 93250*
1331 Cottonwood Road, Bakersfield, CA 93307	1030 Kendrea Ave., McFarland, CA 93250*
225 Meyer St, Arvin, CA, 93203	1099 Kendrea Street, McFarland, CA 93250*
1054 Washington St, Bakersfield, CA, 93307	

*No data were available



Trip lengths for Affordable Housing Sample Sites



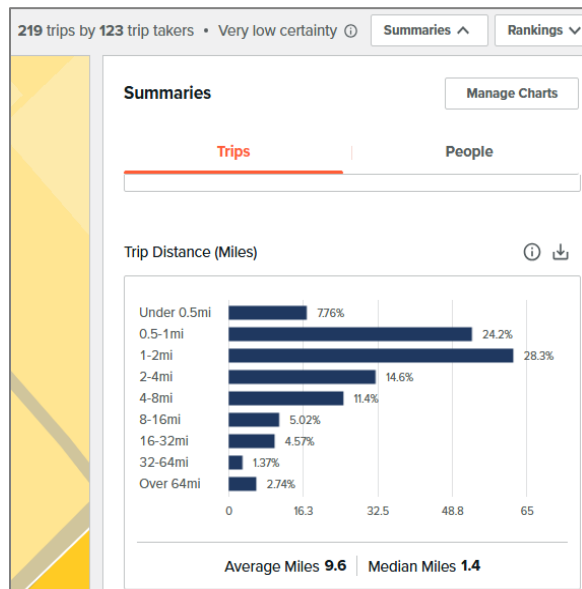
Trip lengths for All Home-Based Trips

MCAG

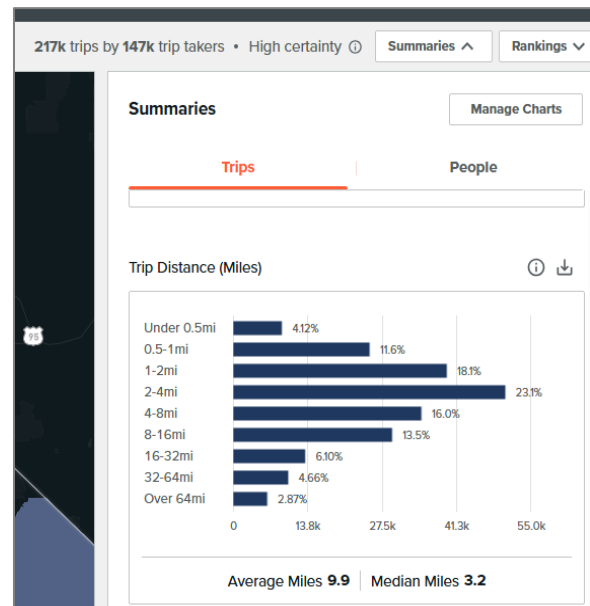
Metric	Affordable	All
Total Trips	219	217,000
Trip Takers	122	147,000
Distance (miles)	9.6	9.9

Sample Affordable Housing Developments	
21797 S Reynolds Ave, Dos Palos, CA, 93620	777 Loughborough, Merced, CA 95348
2235 Gilbert Gonzales Jr. Drive, Los Banos, CA 93635	1001 B Street, Livingston, CA 95334
2125 Gilbert Gonzalez Jr. Drive, Los Banos, CA 93635	1000 Front Street, Livingston, CA 95334
340 South Parsons Avenue, Merced, CA 95340*	16240 Delhi Ave, Delhi, CA, 95315
988 D Street, Merced, CA 95340	1985 San Luis Street, Los Banos, CA, 93635
1108 D Street, Merced, CA 95341	1972 Main St, Livingston, CA, 95334
1137 B Street, Merced, CA 95341	13171 Brice St, Le Grand, CA, 95333*No Data
410 Leshner Dr., Merced, CA 95340*	218 S Canal St, Merced, CA, 95341*No Data
2991 Maverick Lane, Merced, CA 93548*	3028 Willowbrook Dr., Merced, CA 95348

*No data were available.



Trip lengths for Affordable Housing Sample Sites



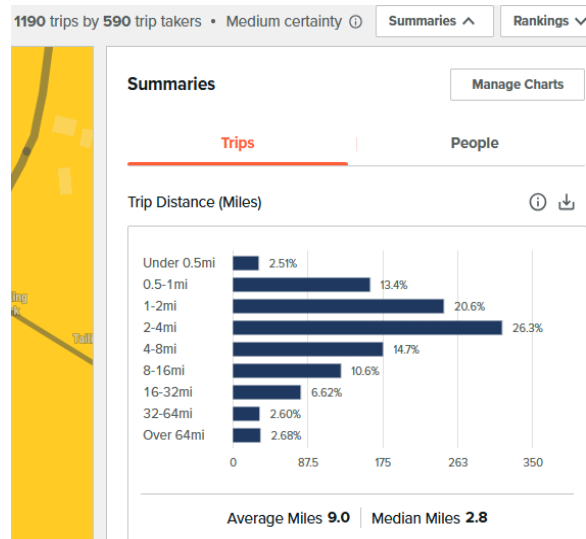
Trip lengths for All Home-Based Trips

Eastern California

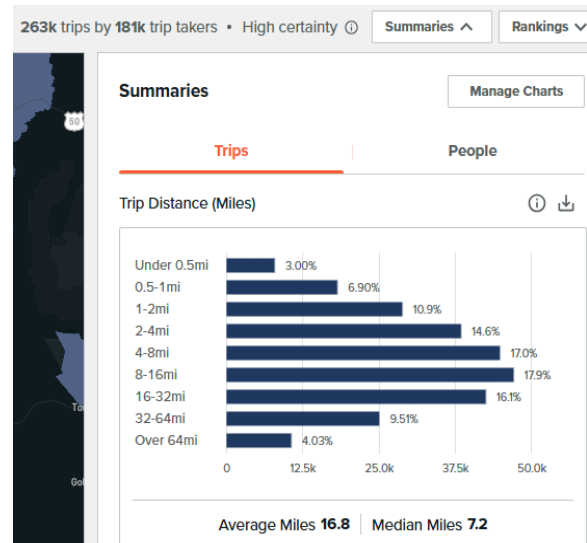
Metric	Affordable	All
Total Trips	1,190	263,000
Trip Takers	590	181,000
Distance (miles)	9.0	16.8

Sample Affordable Housing Developments	
501 Monterey Street, Madera, CA 93637	225 Washington Blvd., Chowchilla, CA 93610*
203 E Lewis St, Madera, CA 93637	420 Greenley Road, Sonora, CA 95370
781 Milano Ln, Madera, CA 93637	100 Greenley Road Sonora, CA 95370
13549 Wood St, Madera, CA 93638	120 W. Adell Street, Madera, CA 93638
13600 Wood Street, Parksdale, CA 93638	297 Myer Dr, Chowchilla, CA, 93610
601 Sunrise Avenue, Madera, CA 93638	300 Myer Dr, Chowchilla, CA, 93610
1601 Creekside, Madera, CA 93638*	5075 Saint Andrews Rd, Mariposa, CA, 95338
1995 North Lake St., Madera, CA 93638	5118 Fournier Rd, Mariposa, CA, 95338
1832 Merced Street, Madera, CA 93637*	10260 Preston Ln, Jamestown, CA, 95327
338 Sherwood Way, Madera, CA 93637*	10330 Preston Ln, Jamestown, CA, 95327
26288 Clark Street, Madera, CA 93638	11439 Columbia Village Dr, Sonora, CA, 95370
701 New York Ranch Road, Jackson, CA 95642	1029 North Main Street, Jackson, CA 95642

*No data were available.



Trip lengths for Affordable Housing Sample Sites



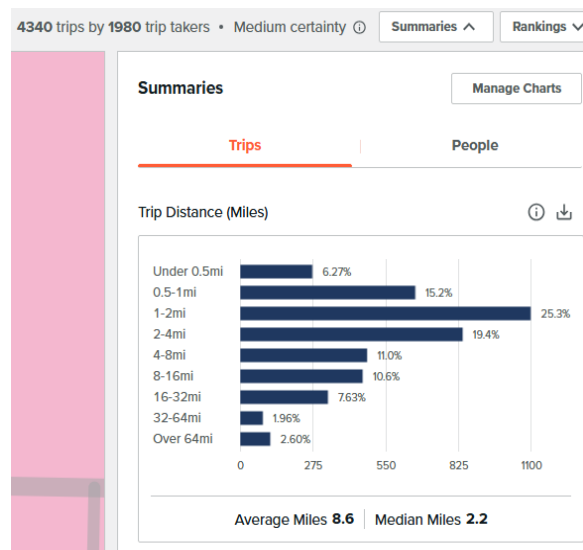
Trip lengths for All Home-Based Trips

NSSR

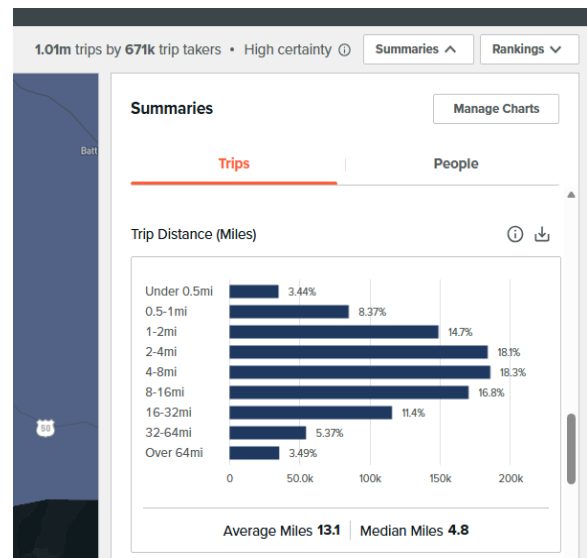
Metric	Affordable	All
Total Trips	4,340	1,010,000
Trip Takers	1,980	671,000
Distance (miles)	8.6	13.1

Sample Affordable Housing Developments	
7055 Old Highway 53, Clearlake, CA 95422	1875 Benton Drive, Redding, CA 96003
7145 Old Highway 53 Clearlake, CA 95422	1400 30th Street Arcata, CA 95521
16080 Dam Road, Clearlake, CA 95422	3110 Boyd Road, Arcata, CA 95521
15117 Olympic Drive, Clearlake, CA 95422	3101 Boyd Road, Arcata, CA 95521
1255 Martin Street, Lakeport, CA 95453	1431 Wescott Road, Colusa, CA 95932
1164 Mulberry Street, Ukiah, CA 95482	700 Pinewood Ct, Williams, CA, 95987*
755 Village Circle, Ukiah, CA 95482	1431 Wescott Road, Colusa, CA 95932
210 E. Gobbi Street Ukiah, CA 95482	202 Table Mountain Blvd, Oroville, CA, 95965
548 Ford Street, Ukiah, CA 95482	23 Nelson Ave, Oroville, CA, 95965
610 Orchard Avenue, Ukiah, CA 95482	39 Nelson Ave, Oroville, CA, 95965
600 N. Orchard Ave., Ukiah, CA 95482	421 South St, Fort Bragg, CA, 95437
729 Nord Avenue, Chico, CA 95926	2313 McKinleyville Ave, Mckinleyville, CA, 95519
3428 Esplanade Avenue, Chico, CA 95973	850 Kimball Rd, Red Bluff, CA, 96080
1577 East Lassen Avenue, Chico, CA 95973	226 E Shasta St, Orland, CA, 95963
1290 Notre Dame Blvd., Chico, CA 95928	1003 Newport Ave, Orland, CA, 95963
2796 Native Oak Drive Chico, CA 95928	2401 Shady Lane, Anderson, CA 96007
555 Leila Avenue, Redding, CA 96002	1201 Industrial Street, Redding, CA 96002

*No data were available



Trip lengths for Affordable Housing Sample Sites



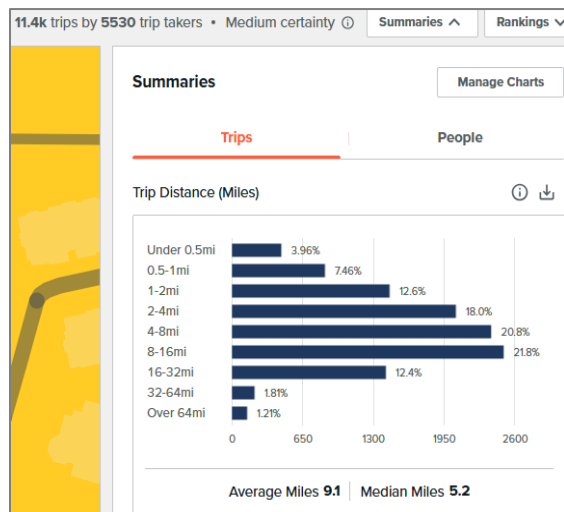
Trip lengths for All Home-Based Trips

SANDAG

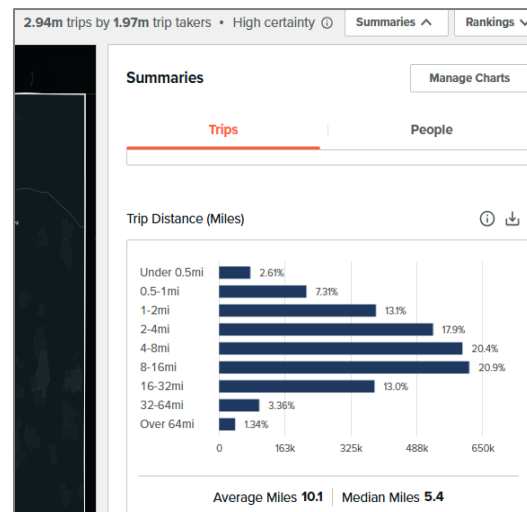
Metric	Affordable	All
Total Trips	11,400	2,940,000
Trip Takers	5,530	1,970,000
Distance (miles)	9.1	10.1

Sample Affordable Housing Developments	
16217 Stonebridge Pkwy, San Diego, CA, 92131*	555 Oxford Street, Chula Vista, CA 91911
4140 Bonillo Dr, San Diego, CA, 92115	2100 Hoover Avenue, National City, CA, 91950*
2875 Cowley Way, San Diego, CA, 92110	1317 D Avenue, National City, CA 91950
10210 San Diego Mission Rd, San Diego, CA, 92108*	4914 Logan Avenue, San Diego, CA 92113
2645 Ulric St, San Diego, CA, 92111	4802-4890 Logan Avenue, San Diego, CA 92113
9900 Camino Santa Fe, San Diego, CA, 92121*	4888 Logan Avenue, San Diego, CA 92113
4470 Alvarado Canyon Rd, San Diego, CA, 92120	4720 Logan Avenue, San Diego, CA 92113
5255 Mount Etna Dr, San Diego, CA, 92117	4531 Logan Avenue, San Diego, CA 92113*
5927 Mission Gorge Rd, San Diego, CA, 92120	1455 Second Ave, San Diego, CA 92101
2122 Burdock Way, Chula Vista, CA 91915	4390 University Ave. San Diego, CA 92105
2155 Corte Vista, Chula Vista, CA 91915	6456 El Cajon Boulevard, San Diego, CA 92115
1250 Santa Cora Avenue, Chula Vista, CA 91913	6041 Pacific Place, San Diego, CA 92130
1280 East J Street, Chula Vista, CA 91910	6155 Carmel Valley Rd, San Diego, CA 92130

*No data were available.



Trip lengths for Affordable Housing Sample Sites



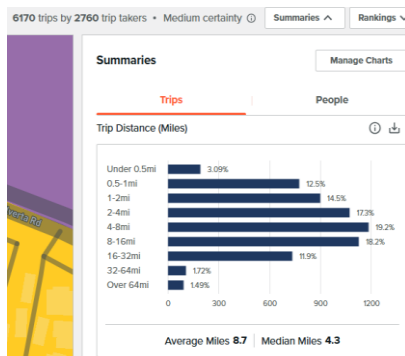
Trip lengths for All Home-Based Trips

SACOG

Metric	Affordable	All
Total Trips	6,170	2,140,000
Trip Takers	2,760	1,450,000
Distance (miles)	8.7	9.9

Sample Affordable Housing Developments	
10120 Bruceville Rd, Elk Grove, CA, 95757*	7322 Florin Woods Drive, Sacramento, CA 95823
10070 Willard Pkwy, Elk Grove, CA 95757	6195 66th Avenue, Sacramento, CA 95823
9950 Bruceville Rd, Elk Grove, CA, 95757	7326 Stockton Blvd., Sacramento, CA 95823*
8151 Civic Center Dr, Elk Grove, CA, 95757	5414 Sky Parkway, Sacramento, CA 92882
8280 Geneva Pointe Dr, Elk Grove, CA, 95624*	5500 Sky Parkway, Sacramento, CA 95823*
8120 Power Inn Rd, Sacramento, CA, 95828*	4009 23rd Avenue, Sacramento, CA 95820
6620 Sunnyslope Dr, Sacramento, CA, 95828*	2000 16th Street, Sacramento, CA 95818
6601 Sunnyslope Dr, Sacramento, CA, 95828*	626 I Street, Sacramento, CA 95811*
5545 Sky Pkwy, Sacramento, CA, 95823*	825 Delta Lane, West Sacramento, CA, 95691*
331 12th St, Sacramento, CA, 95814	719 F Street, West Sacramento, CA 95605
1215 D St, Sacramento, CA, 95814	500 7th St, West Sacramento, CA 95691*
815 Bryte Ave, West Sacramento, CA, 95605	2119 W Capitol Avenue, West Sacramento, CA 95691
4500 Tynebourne St, Sacramento, CA, 95834	2455 West Capitol Avenue, West Sacramento, CA 95691*
2900 Channel Ct, Sacramento, CA, 95825	1671 W. El Camino, Sacramento, CA 95833 *
3644 Kings Way, Sacramento, CA, 95821	2201 Northview Drive, Sacramento, CA 95818
3301 Cimmarron Rd, Cameron Park, CA, 95682	7415 Larchmont Drive, North Highlands, CA 95660*
1098 Woodcreek Oaks Blvd, Roseville, CA, 95747*	7330 Watt Avenue, North Highlands, CA 95660
6725 Fiddymment Rd, Roseville, CA, 95747	4400 Elkhorn Blvd., Sacramento, CA 95842*
1655 3rd St, Lincoln, CA, 95648	7473 Holworthy Way, Antelope, CA 95843*
1515 Valdora St, Davis, CA, 95618	4635 Antelope Road, Antelope, CA 95843
3030 Cowell Blvd, Davis, CA, 95618	7840 Walerga Rd, Antelope, CA 95843
3023 Albany Ave, Davis, CA, 95618	

*No data were available



Trip lengths for Affordable Housing Sample Sites



Trip lengths for All Home-Based Trips

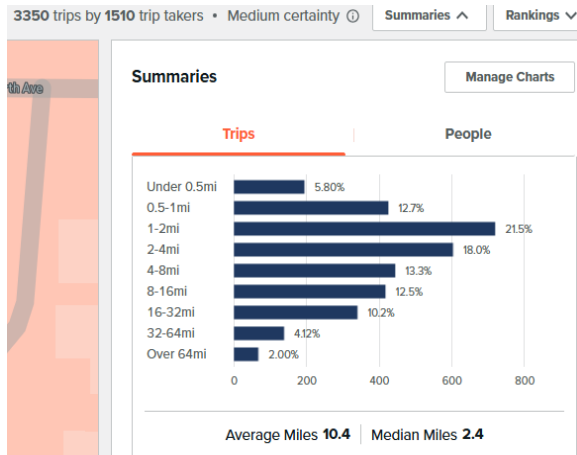
SBCAG

Metric	Affordable	All
Total Trips	3,250	346,000
Trip Takers	1,510	236,000
Distance (miles)	10.4	9.7

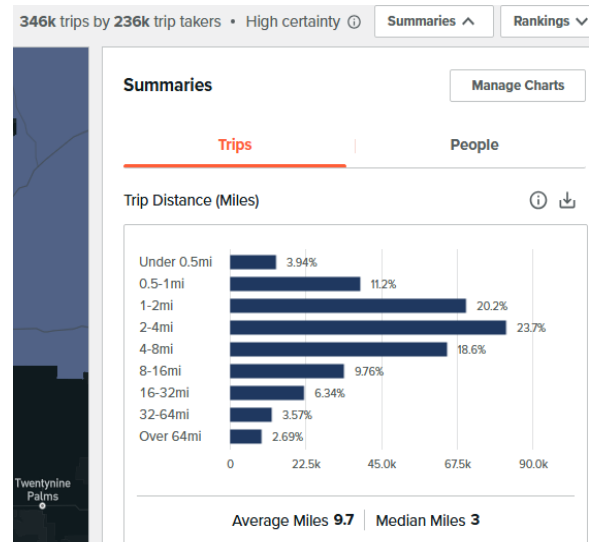
Sample Affordable Housing Developments

1148 W Boone St, Santa Maria, CA, 93458*	220 West North Street, Lompoc, CA 93436*
4202 11th St, Guadalupe, CA, 93434	13 South Soledad St., Santa Barbara, CA 93103
220 Calle Cesar E Chavez, Guadalupe, CA, 93434	211 Sycamore Lane, Santa Barbara, CA 93103
218 Parkview South, Orcutt, CA 93455	424 Rancheria Street, Santa Barbara, CA 93103
200 North T Street, Lompoc, CA 93436	11 Compass Ln, Goleta, CA, 93117
805 West Apricot Ave., Lompoc, CA 93436	6806 Phelps Rd, Goleta, CA, 93117
912 West Apricot Avenue, Lompoc, CA, 93436	4096 Via Real, Carpinteria, CA, 93013*
917 West Ocean Avenue, Lompoc, CA 93436-6527	11 Camino de Vida, Santa Barbara, CA, 93111*
300 W. College Ave., Lompoc, CA 93436	1305 Dahlia Ct, Carpinteria, CA, 93013*
401 W. Pine Avenue, Lompoc, CA 93436	

* Indicates No data were available



Trip lengths for Affordable Housing Sample Sites



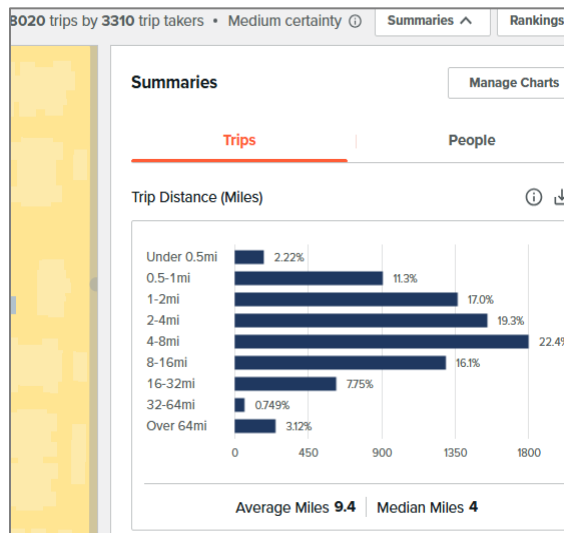
Trip lengths for All Home-Based Trips

SCAG (CVAG)

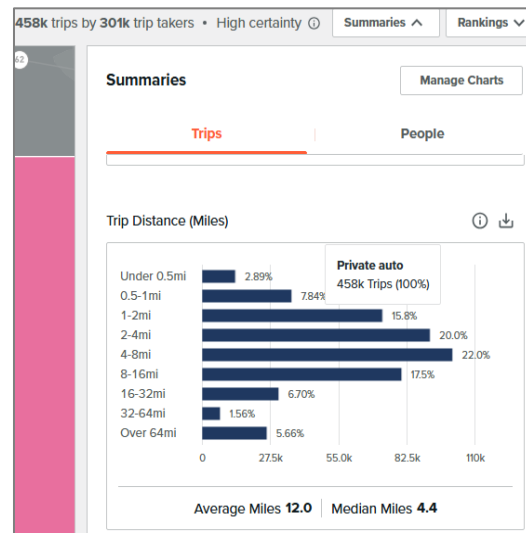
Metric	Affordable	All
Total Trips	8,020	458,000
Trip Takers	3,310	301,000
Distance (miles)	9.4	12.0

Sample Affordable Housing Developments	
84500 Avenue 52, Coachella, CA, 92236	410 S. Calle Encilia, Palm Springs, CA 92262
84471 Avenue 51, Coachella, CA, 92236	2950 N. Indian Canyon Dr., Palm Springs, CA, 92262
51250 Mecca Ave, Coachella, CA, 92236	3130 N Indian Canyon Drive Palm Springs, CA 92262
51251 Mecca Ave, Coachella, CA, 92236	3401 North Sunrise Way, Palm Springs, CA 92262
50600 Suncrest St, Coachella, CA, 92236	3601 N. Sunrise Way, Palm Springs, CA 92262
84800 Bagdad Ave, Coachella, CA, 92236	555 Rosa Parks Road, Palm Springs, CA 92202
84851 Bagdad Ave, Coachella, CA, 92236	65010 Dale Kiler Street, Mecca, CA 92274
51075 Frederick St, Coachella, CA, 92236	65100 Date Palm St, Mecca, CA 92254
6th St & Cesar Chavez St, Coachella, CA, 92236	91050 7th Street, Mecca, CA 92254
84900 Bagdad Ave, Coachella, CA, 92236	91098 7th Street, Mecca, CA 92254
83801 Doctor Carreon Blvd, Indio, CA, 92201	46575 Clinton Street, Indio, CA, 92201
69175 Converse Road, Cathedral City, CA 92234*	46725 Clinton Street, Indio, CA 92201
34290 Corregidoe Drive, Cathedral City, CA 92234	46725 Clinton Street, Indio, CA 92201
34160 Rebecca Way, Rancho Mirage, CA 92270	

* Indicates No data were available



Trip lengths for Affordable Housing Sample Sites

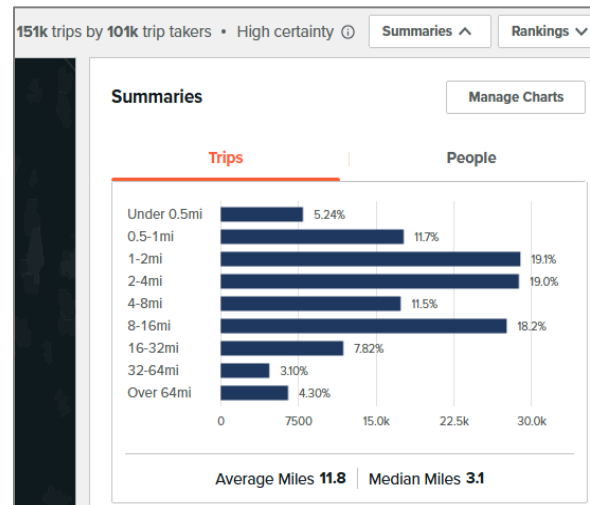
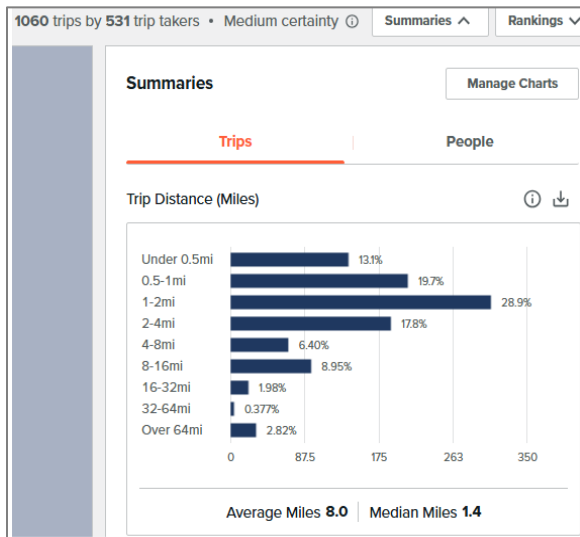


Trip lengths for All Home-Based Trips

SCAG (ICTC)

Metric	Affordable	All
Total Trips	1,060	151,000
Trip Takers	531	101,000
Distance (miles)	8.0	11.8

Sample Affordable Housing Developments	
602 Ironwood Dr, Winterhaven, CA, 92283	1735 West Euclid Avenue, El Centro, CA 92243
607 Ironwood Ter, Winterhaven, CA, 92283	2001 North 8th Street, El Centro, CA 92243
950 E 5th St, Holtville, CA, 92250	1586 I Street, Brawley, CA 92227
1100 Avenida de Oro, Calexico, CA, 92231	250 S. Eastern Ave., Brawley, CA 92227
1081 Meadows Drive, Calexico, CA 92231	963 Dominguez Court, Brawley, CA 92227
2301 Meadows Drive, Calexico, CA 92231	650 South International Blvd., Calipatria, CA 92233
1751 Adams Avenue, El Centro, CA 92243	195 Desert Sunrise Ave, Heber, CA, 92249
1725 Adams Ave El Centro, CA 92243	



Trip lengths for All Home-Based Trips

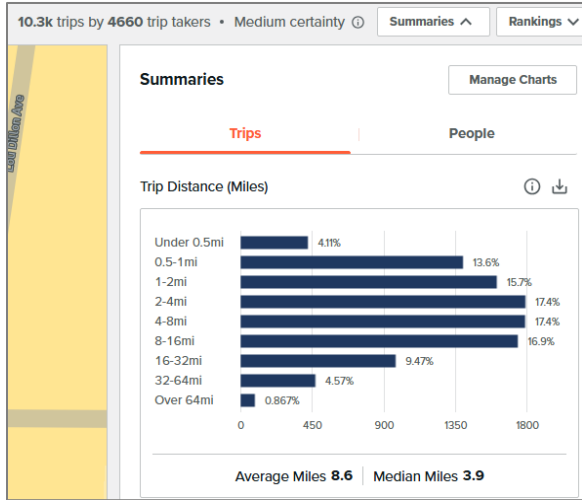
Trip lengths for Affordable Housing Sample Sites

SCAG (Metro)

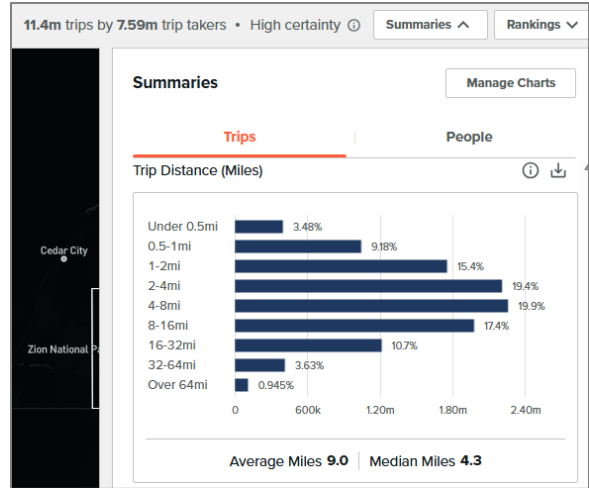
Metric	Affordable	All
Total Trips	10,300	11,400,000
Trip Takers	4,660	7,590,000
Distance (miles)	8.6	9.0

Sample Affordable Housing Developments	
458 Hartford Ave, Los Angeles, CA, 90017	Bell Avenue and Hudsonia Street, Palmdale, CA 93552
306 Loma Dr, Los Angeles, CA, 90017	11408 South Central Avenue, Los Angeles, CA 90059
1438 16th Street, Santa Monica, CA 90404	21611 Saticoy St, Canoga Park, CA, 91304*
1341 South Sepulveda Boulevard, Los Angeles, CA 90025	7939 Reseda Blvd, Reseda, CA, 91335
3790 Wisconsin St, Los Angeles, CA, 90007	19201 Nordhoff St, Northridge, CA, 91324*
3845 Wisconsin Street, Los Angeles, CA 90037	9555 Reseda Blvd, Northridge, CA, 91324
1250 West Jefferson Blvd., Los Angeles, CA 90007	9601 Reseda Blvd, Northridge, CA, 91324
1412 W. 12th Street, Los Angeles, CA 90015	14607 Blythe St, Panorama City, CA, 91402*
1300 Plaza Del Sol E, Los Angeles, CA 90033	8146 Van Nuys Blvd, Panorama City, CA, 91402
3929 E 1st St, Los Angeles, CA, 90063	8920 Orion Ave, North Hills, CA, 91343*
754 S Kern Ave, Los Angeles, CA, 90022	14825 Parthenia St, Panorama City, CA, 91402
50 E. Green Street, Pasadena, CA 91105	5415 Sepulveda Blvd, Sherman Oaks, CA, 91411*
274 North Oakland Avenue, Pasadena, CA 91101	2250 Parkside Avenue, Los Angeles, CA 90031
515 Pioneer Drive Glendale CA, 91203	2580 Soto Street, Los Angeles, CA 90032
11735 Hamlin Street, North Hollywood, CA 91606	929 West Cameron Avenue, West Covina, CA 91790
7507 Simpson Avenue, Los Angeles, CA 91605	1333 W. Garvey Ave. North, West Covina, CA 91790*
7843 Vineland Avenue, Sun Valley, CA 91352	9960 Bessie Ave, El Monte, CA 91731
2111 Williams Street, Long Beach, CA 90810	708 West Corregidor, Compton, CA 90220*
326 N. King Avenue, Wilmington, CA 90744	522 W 127th Street, Los Angeles, CA 90044*
340 Hawaiian Avenue, Los Angeles, CA 90744	11515 Budlong Avenue, Los Angeles, CA 90044*
1116 West D Street, Los Angeles, CA 90744	601 North Market Street, Inglewood, CA 90302
326-327 King Avenue, Los Angeles, CA 90744	541 South Mariposa Avenue, Los Angeles, CA 90020
410 Wilmington Boulevard, Los Angeles, CA 90744	3210 W Adams Blvd, Los Angeles, CA, 90018*
1737 W Holt Ave, Pomona, CA, 91768	3412 S Victoria Ave, Los Angeles, CA, 90016
2003 S Reservoir St, Pomona, CA, 91766	10150 Grape St, Los Angeles, CA, 90002
12129 El Dorado Ave, Sylmar, CA, 91342	2045 E 101st St, Los Angeles, CA, 90002
12831 San Fernando Rd, Sylmar, CA, 91342	2060 E Century Blvd, Los Angeles, CA, 90002
4160 East Avenue R, Palmdale, CA 93552	

*No data were available



Trip lengths for Affordable Housing Sample Sites



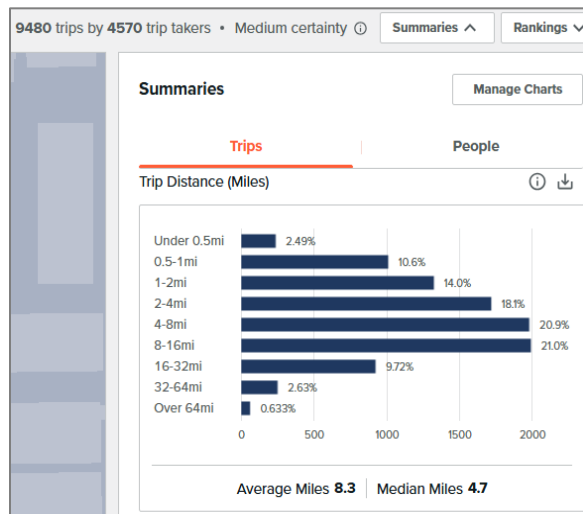
Trip lengths for All Home-Based Trips

SCAG (Orange County)

Metric	Affordable	All
Total Trips	9,480	3,000,000
Trip Takers	4,570	1,990,000
Distance (miles)	8.3	8.9

Sample Affordable Housing Developments	
644 S Knott Ave, Anaheim, CA, 92804	99 Talisman, Irvine, CA 92620
5201 Lincoln Ave, Cypress, CA, 90630	Harringay and Paramount , Irvine, CA 92618
9501 Cerritos Ave, Anaheim, CA, 92804	1860 West Crescent Street, Anaheim, CA 92801
2555 W Winston Rd, Anaheim, CA, 92804	18992 Florida Street, Huntington Beach, CA 92648
870 S Beach Blvd, Anaheim, CA, 92804	609 E 6th St, Santa Ana, CA, 92701
8720 Valley View St, Buena Park, CA, 90620	317 E 17th St, Santa Ana, CA, 92706
7101 Lincoln Ave, Buena Park, CA, 90620	923 N Santiago St, Santa Ana, CA, 92701
25952 Via Lomas, Laguna Hills, CA, 92653	2237 W 5th St, Santa Ana, CA, 92703
24551 Raymond Way, Lake Forest, CA, 92630	2516 W 1st St, Santa Ana, CA, 92703
1000 Crested Bird, Irvine, CA 92620	7122 Westminster Blvd, Westminster, CA, 92683*
1006 – 2212 Hamal, Irvine, CA 92618	400 W Orangethorpe Ave, Fullerton, CA, 92832
300 Regal Avenue, Irvine, CA 92620	4672 Plumosa Dr, Yorba Linda, CA, 92886*

* No data were available



Trip lengths for Affordable Housing Sample Sites



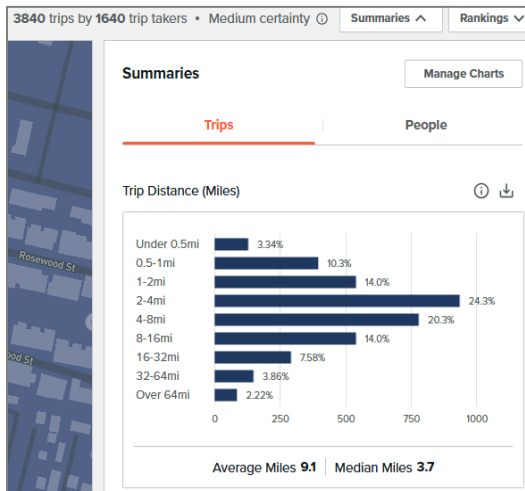
Trip lengths for All Home-Based Trips

SCAG (VCOG)

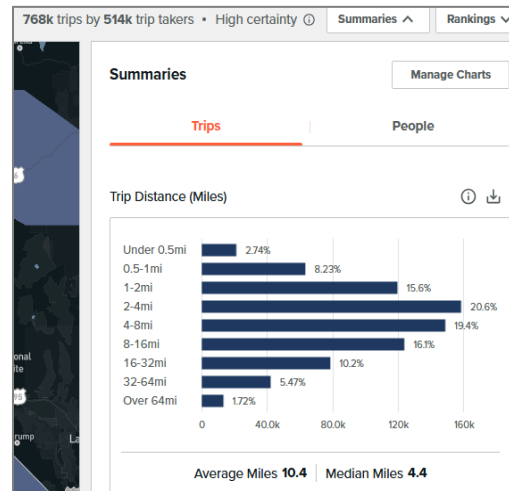
Metric	Affordable	All
Total Trips	3,840	768,000
Trip Takers	1,640	514,000
Distance (miles)	9.1	10.4

Sample Affordable Housing Developments	
1949 Los Feliz Drive, Thousand Oaks, CA 91362	5655 Cypress Rd, Oxnard, CA, 93033
1972 Los Feliz Drive, Thousand Oaks, CA 91362	931 Bismark Way, Oxnard, CA 93033*
2096 East Los Feliz Drive, Thousand Oaks, CA 91362	1250 South Oxnard Boulevard, Oxnard, CA 93030
1379 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362	500 Hobson Way, Oxnard, CA 93030*
211 E. Wilbur Road, Thousand Oaks, CA 91360	100 Amelia Court, Oxnard, CA 93030
1770 Heywood Street, Simi Valley, CA 93065*	North of Carmelita Court, Oxnard, CA 93030
4231 Alamo Street, Simi Valley, CA 93063	1924 Camino Del Sol, Oxnard, CA 93030
2804 Tapo Street, 4415 & 4473 Alamo Street Simi Valley, CA 93063	457 W. Gonzalez Road, Oxnard, CA 93036*
200 S. Glenn Drive, Camarillo, CA 93010	1001 West Gonzales Road, Oxnard, CA 93030
2700 East Ponderosa Drive, Camarillo, CA 93010	3730 Gum Tree Street, Oxnard, CA 93036
2789 Somis Rd, Somis, CA, 93066*	11155 Citrus Drive, Ventura, CA 93004*
381 E Hueneme Rd, Oxnard, CA, 93033	210 W. Santa Barbara Street, Santa Paula, CA 93060

* Indicates no data were available



Trip lengths for Affordable Housing Sample Sites



Trip lengths for All Home-Based Trips

SCAG (WRCOG)

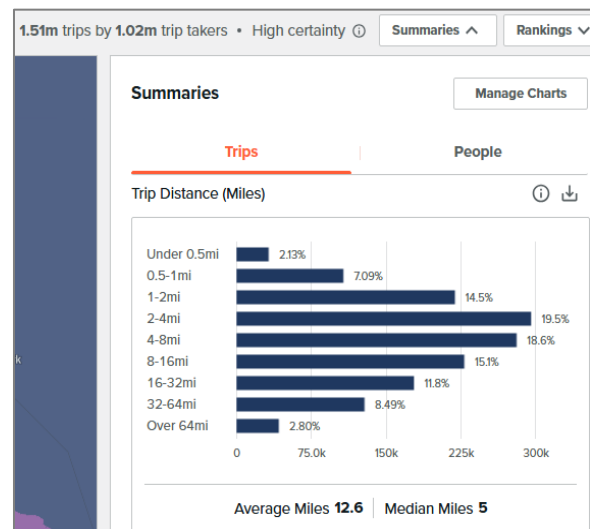
Metric	Affordable	All
Total Trips	4,260	1,510,000
Trip Takers	1,910	1,020,000
Distance (miles)	10.4	12.6

Sample Affordable Housing Developments	
44155 Margarita Road, Temecula, CA 92592	4660 Victoria Ave, Riverside, CA, 92507*
28493 Pujol St, Temecula, CA, 92590	1245 W Linden St, Riverside, CA, 92507*
28673 Pujol St, Temecula, CA, 92590	2750 Topaz Dr, Riverside, CA, 92507
29210 Stonewood Rd, Temecula, CA, 92591	3893 Kirkwood Ave, Riverside, CA, 92501
31300 Auto Center Dr, Lake Elsinore, CA, 92530*	530 Center St, Riverside, CA, 92507
1101 E Menlo Ave, Hemet, CA, 92543	7650 Lincoln Ave, Riverside, CA, 92504
1825 S Santa Fe Ave, San Jacinto, CA, 92583*	9830 County Farm Rd, Riverside, CA, 92503
1692 S Santa Fe Ave, San Jacinto, CA, 92583*	9886 County Farm Rd, Riverside, CA, 92503
1450 S Perris Blvd, Perris, CA, 92570	7850 Cypress Ave, Riverside, CA, 92503
832 S D St, Perris, CA, 92570	5797 Picker St, Riverside, CA, 92503
904 S D St, Perris, CA, 92570	11253 Pierce St, Riverside, CA, 92505
180 E Jarvis St, Perris, CA, 92571	1040 E 6th St, Corona, CA, 92879
87 E Jarvis St, Perris, CA, 92571	121 S Buena Vista Ave, Corona, CA, 92882
24115 Cottonwood Ave, Moreno Valley, CA, 92553	266 Cota Ave, Corona, CA, 92882
22717 Bay Ave, Moreno Valley, CA, 92553	320 W Grand Blvd, Corona, CA, 92882
3250 Panorama Rd, Riverside, CA, 92506	

*Indicates No data were available.



Trip lengths for Affordable Housing Sample Sites



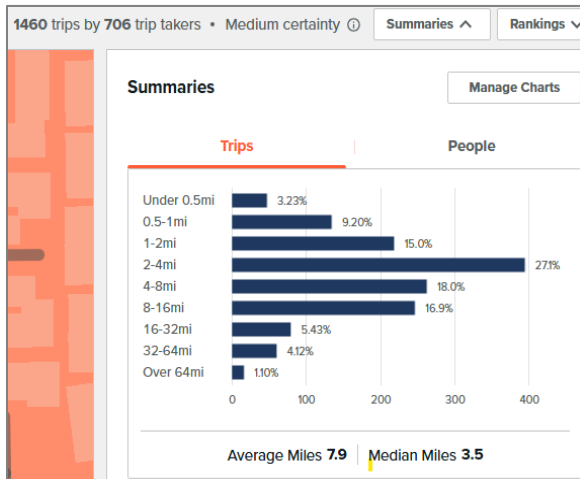
Trip lengths for All Home-Based Trips

SJCOG

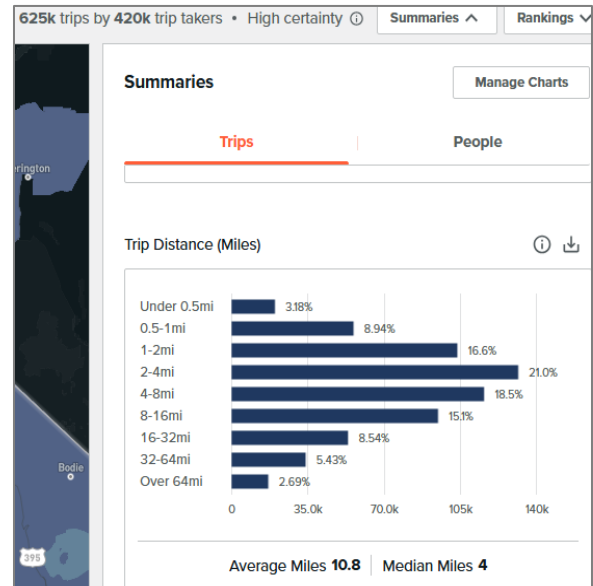
Metric	Affordable	All
Total Trips	1,460	625,000
Trip Takers	706	420,000
Distance (miles)	7.9	10.8

Sample Affordable Housing Developments	
377 W Mount Diablo Ave, Tracy, CA, 95376	1020 Rosemarie Lane, Stockton, CA 95207*
435 East 6th Street, Tracy, CA 95376	1025 Rose Marie Lane, Stockton, CA 95702*
229 W. Grant Line Road, Tracy, CA 95376	1515 E Bianchi Road, Stockton, CA 95210
2260 S. Netherton Ave., Stockton, CA 95205	5315 Carrington Circle, Stockton, CA 95210*
2172 Dockery Court, Stockton, CA 95206	5358 Carrington Circle, Stockton, CA 95210*
1921 Pock Lane, Stockton, CA 95205, United States	5506 Tam O Shanter Dr, Stockton, CA
411 South Stanislaus Street, Stockton, CA 95202*	6119 Danny Drive, Stockton, CA 95210*
639 West Worth Street, Stockton, CA, 95206*	8165 Palisades Drive, Stockton, CA 95210
804 North Hunter Street, Stockton, CA 95202*	246 Iris Avenue, Stockton, CA 95210
1625 Rosemarie Lane, Stockton, CA 95207	

*Indicates No data were available.



Trip lengths for Affordable Housing Sample Sites



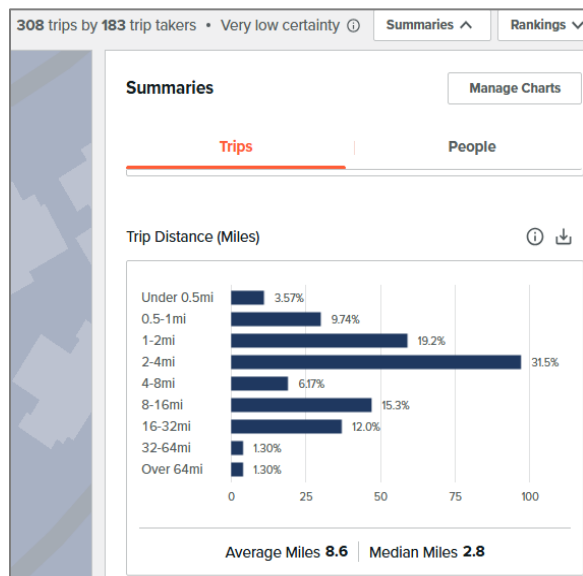
Trip lengths for All Home-Based Trips

SLOCOG

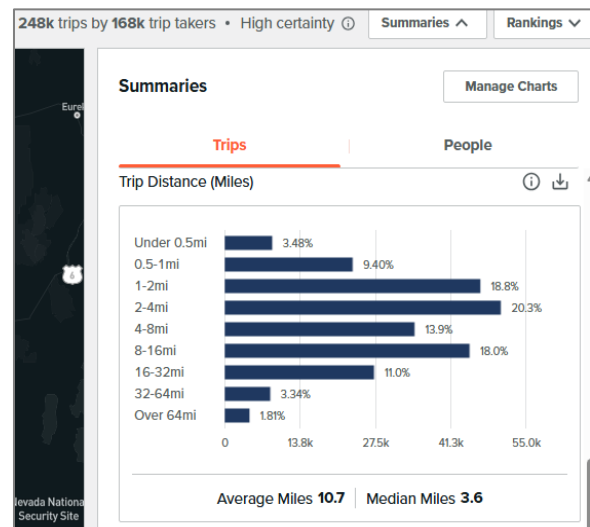
Metric	Affordable	All
Total Trips	308	248,000
Trip Takers	183	168,000
Distance (miles)	8.6	10.7

Sample Affordable Housing Developments	
750 Grande Street, Nipomo, CA 93444	999 Las Tablas Rd, Templeton, CA, 93465
119 Juniper St, Arroyo Grande, CA, 93420	400 Oak Hill Rd, Paso Robles, CA, 93446
150 S Courtland St, Arroyo Grande, CA, 93420	80 Cary St, Paso Robles, CA, 93446
3680 Broad St, San Luis Obispo, CA, 93401	3350 Park St, Paso Robles, CA, 93446
313 South Street, San Luis Obispo, CA, 93401	

*No data were available.



Trip lengths for Affordable Housing Sample Sites



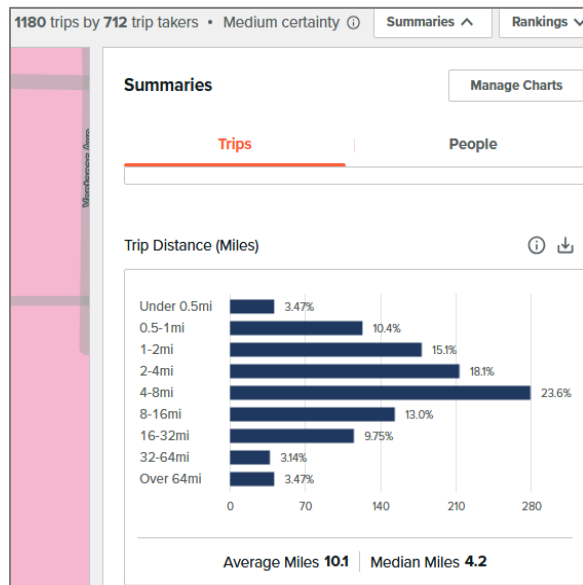
Trip lengths for All Home-Based Trips

StanCOG

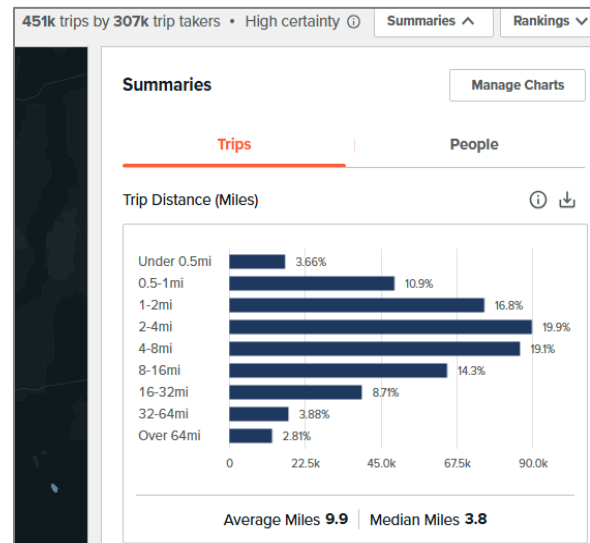
Metric	Affordable	All
Total Trips	1,180	451,000
Trip Takers	712	307,000
Distance (miles)	10.1	9.9

Sample Affordable Housing Developments	
2110 Prince Road, Newman, CA 95360	1101 Carver Road, Modesto, CA 95350
751 Driskell Avenue, Newman, CA 95360	1108 North 9th Street, Modesto, CA 95350-4724
500 W. Linwood Avenue, Turlock, CA 95380-6222	1612 Sisk Rd, Modesto, CA 95350*
381 West Hawkeye Avenue, Turlock, CA 95380	2800 Rumble Road, Modesto, CA 95350*
3800 Crowell Road, Turlock, CA 95382	301 Standiford Road, Modesto, CA 95350
2809 Della Drive, Ceres, CA 95307*	4221 Tully Road, Modesto, CA 95356
2004 Evans Road, Ceres, CA 95307*	6108 Claus Road, Riverbank, CA 95367
800 Paradise Road, Modesto, CA 95351	3952 Patterson Road, Riverbank, CA 95367
733 Maze Blvd, Modesto, CA 95351*	1135 J. Street, Oakdale, CA 95361

*No data were available.



Trip lengths for Affordable Housing Sample Sites



Trip lengths for All Home-Based Trips

TCAG

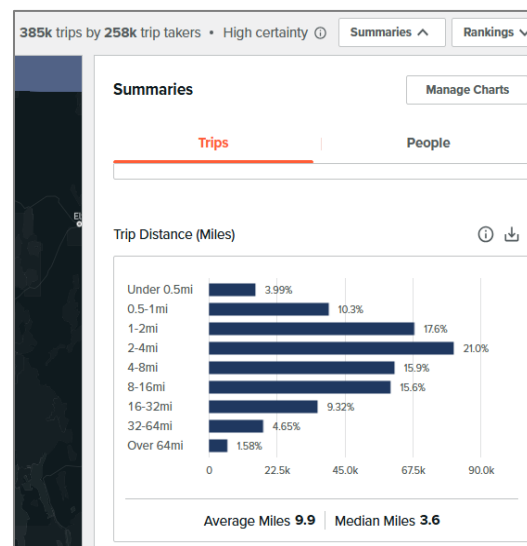
Metric	Affordable	All
Total Trips	5,530	385,000
Trip Takers	2,270	258,000
Distance (miles)	8.9	9.9

Sample Affordable Housing Developments	
170 North Church Road, Earlimart, CA 93219*	780 Sequoia Ave, Lindsay, CA, 93247
875 E. Terra Bella Avenue, Pixley, CA 93256	400 S Blackstone St, Tulare, CA, 93274
550 West Springville Avenue, Porterville, CA 93257	414 W Meadow Dr, Tulare, CA, 93274
450 W. Springville Drive, Porterville, CA 93257	1350 W San Joaquin Ave, Tulare, CA, 93274
424 S E St, Porterville, CA, 93257	351 North West Street, Tulare, CA 93274
93 E Date Ave, Porterville, CA, 93257*	955 North A Street, Tulare, CA 93274
131 W Putnam Ave, Porterville, CA, 93257	1526 S. Court St., Visalia, CA 93277
870 N Plano St, Porterville, CA, 93257	31161 Florence Avenue, Goshen, CA 93291*
648 W Mulberry Ave, Porterville, CA, 93257	E Glendale Ave, Visalia, CA, 93291
1085 Pioneer Ave, Porterville, CA, 93257*	1333 Greene Ave, Dinuba, CA, 93618
328 S Harvard Ave, Lindsay, CA, 93247	1400 S Greene Ave, Dinuba, CA, 93618
548 E Honolulu St, Lindsay, CA, 93247	1600 S Greene Ave, Dinuba, CA, 93618
151 N Westwood Ave, Lindsay, CA, 93247	600 N Euclid Ave, Dinuba, CA, 93618
200 N Westwood Ave, Lindsay, CA, 93247	

*No data were available.



Trip lengths for Affordable Housing Sample Sites



Trip lengths for All Home-Based Trips

Appendix C: Average Trip Lengths

Region	Regional Pricing Area	Average Affordable Housing Trip Length (miles) ¹	Average Market Rate Housing Trip Length (miles) ²
ABAG / MTC	East Bay	7.9	10.0
ABAG / MTC	North Bay	8.1	10.8
ABAG / MTC	Upper Peninsula	8.4	9.2
ABAG / MTC	Santa Clara	7.6	10.0
AMBAG	AMBAG	10.3	11.2
Fresno COG	Fresno COG	7.9	9.4
Inyo County LTC	East Sierra	8.9	11.2
Mono County LTC	East Sierra	8.9	11.2
San Bernadino COG	East Sierra	8.9	11.2
Kings CAG	KCAG	8.7	11.0
Kern COG	KCOG	8.7	9.0
Merced CAG	MCAG	9.6	9.9
Alpine County LTC	Eastern CA	9.0	16.8
Amador CTC	Eastern CA	9.0	16.8
Calaveras COG	Eastern CA	9.0	16.8
MCTC	Eastern CA	9.0	16.8
Mariposa County LTC	Eastern CA	9.0	16.8
Tuolumne CTC	Eastern CA	9.0	16.8
Butte CAG	NSSR	8.6	13.1
Colusa CTC	NSSR	8.6	13.1
Del Norte LTC	NSSR	8.6	13.1
Glenn CTC	NSSR	8.6	13.1
Humboldt CAG	NSSR	8.6	13.1
Lake CCAPC	NSSR	8.6	13.1
Lassen CTC	NSSR	8.6	13.1
Mendocino COG	NSSR	8.6	13.1
Modoc CTC	NSSR	8.6	13.1
Nevada CTC	NSSR	8.6	13.1
Plumas CTC	NSSR	8.6	13.1
SRTA	NSSR	8.6	13.1
Sierra County LTC	NSSR	8.6	13.1
Siskiyou County LTC	NSSR	8.6	13.1

Region	Regional Pricing Area	Average Affordable Housing Trip Length (miles) ¹	Average Market Rate Housing Trip Length (miles) ²
Tehama CTC	NSSR	8.6	13.1
Trinity CTC	NSSR	8.6	13.1
Sacramento Area COG	SACOG	8.7	9.9
Tahoe MPO	SACOG	8.7	9.9
SANDAG	SANDAG	9.1	10.1
Santa Barbara CAG	SBCAG	10.4	9.7
SCAG	CVAG	9.4	12.0
SCAG	ICTC	8.0	11.8
SCAG	Metro	8.6	9.0
SCAG	OCCOG	8.3	8.9
SCAG	VCOG	9.1	10.4
SCAG	WRCOG	10.4	12.6
San Joaquin COG	SJCOG	7.9	10.8
San Luis Obispo COG	SLOCOG	8.6	10.7
Stanislaus COG	StanCOG	10.1	9.9
Tulare CAG	TCAG	8.9	9.9

Notes:

Source: Replica, Spring 2025 data, See Appendix B

¹ Based on private auto trips for a sampling of existing affordable housing developments within the region

² Based on all home-based trips made by private autos within the region

Appendix D: VMT Generation Per Unit and Daily VMT Reductions Per Unit for Market-Rate and Affordable Housing

Region	Regional Pricing Area	Daily VMT Per Market Rate Unit	Daily VMT Per Affordable Unit	Daily VMT Reduction Per Unit
ABAG / MTC	East Bay	62.1	38.0	24.1
	North Bay	67.1	39.0	28.1
	Upper Peninsula	57.1	40.4	16.7
	Santa Clara	62.1	36.6	25.5
AMBAG	AMBAG	69.6	49.5	20.1
Fresno COG	Fresno COG	58.4	38.0	20.4
Inyo County LTC	East Sierra	69.6	42.8	26.8
Mono County LTC				
San Bernadino COG				
Kings CAG	KCAG	68.3	41.8	26.5
Kern COG	KCOG	55.9	41.8	14.1
Merced CAG	MCAG	61.5	46.2	15.3
Alpine County LTC	Eastern CA	104.3	43.3	61.0
Amador CTC				
Calaveras COG				
MCTC				
Mariposa County LTC				
Tuolumne CTC				
Butte CAG	NSSR	81.4	41.4	40.0
Colusa CTC				
Del Norte LTC				
Glenn CTC				
Humboldt CAG				
Lake CCAPC				
Lassen CTC				
Mendocino COG				
Modoc CTC				
Nevada CTC				
Plumas CTC				
SRTA				
Sierra County LTC				

Region	Regional Pricing Area	Daily VMT Per Market Rate Unit	Daily VMT Per Affordable Unit	Daily VMT Reduction Per Unit
Siskiyou County LTC				
Tehama CTC				
Trinity CTC				
Sacramento Area COG	SACOG	61.5	41.8	19.7
Tahoe MPO				
SANDAG	SANDAG	62.7	43.8	18.9
Santa Barbara CAG	SBCAG	60.2	50.0	10.2
SCAG	CVAG	74.5	45.2	29.3
	ICTC	73.3	38.5	34.8
	Metro	55.9	41.4	14.5
	OCCOG	55.3	39.9	15.4
	VCOG	64.6	43.8	20.8
	WRCOG	78.2	50.0	28.2
San Joaquin COG	SJCOG	67.1	38.0	29.1
San Luis Obispo COG	SLOCOG	66.4	41.4	25.0
Stanislaus COG	StanCOG	61.5	48.6	12.9
Tulare CAG	TCAG	61.5	42.8	18.7

Appendix E: Program Data Used to Determine Gap Funding

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2024	CA-2024-716	River Glen	Merced	80	\$46,327,623	\$3,015,234	\$3,195,213	\$49,092,914	7%
2020	CA-2021-537	Washington Arts Collective	Los Angeles	56	\$41,498,087	\$3,558,987	\$5,213,133	\$60,785,560	9%
2019	-	Ocotillo Springs	Imperial	75	\$28,687,239	\$3,655,562	\$5,501,091	\$43,170,134	13%
2021	-	Mills Ranch Apartments	Monterey	40	\$20,488,274	\$4,381,114	\$5,543,027	\$25,921,960	21%
2019	CA-2019-579	Amaya Village	Fresno	81	\$29,988,194	\$4,582,283	\$6,895,672	\$45,127,882	15%
2022	CA-2022-055	Newmark Village Apartments	Fresno	72	\$29,044,378	\$4,953,437	\$6,195,721	\$36,328,482	17%
2019	CA-2019-083	Jordan Downs Phase S3	Los Angeles	91	\$63,673,061	\$5,456,002	\$8,210,492	\$95,818,721	9%
2019	CA-2019-522	Manzanita Family Apartments	Napa	24	\$33,457,939	\$5,643,206	\$8,492,207	\$50,349,345	17%
2020	-	Arcata 30th St. Commons	Humboldt	36	\$20,372,924	\$5,799,079	\$8,494,374	\$29,841,848	28%
2022	CA-2023-484	Grandview Apartments	Los Angeles	100	\$82,139,611	\$6,191,421	\$7,744,182	\$102,739,585	8%
2020	CA-2021-529	619 Westlake	Los Angeles	78	\$53,442,697	\$6,199,579	\$9,081,019	\$78,281,784	12%
2022	CA-2022-606	Jordan Downs Area H2B	Los Angeles	106	\$104,371,838	\$6,203,788	\$7,759,650	\$130,547,481	6%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2020	CA-2021-538	Thatcher Yard Housing	Los Angeles	98	\$75,012,495	\$6,233,388	\$9,130,541	\$109,876,788	8%
2019	CA-2020-553	Hollywood Arts Collective	Los Angeles	152	\$91,042,125	\$6,530,770	\$9,827,861	\$137,005,192	7%
2019	-	Downtown Madera-Esperanza Village	Madera	39	\$21,825,186	\$6,783,778	\$10,208,602	\$32,843,739	31%
2022	CA-2022-550	Jacaranda Gardens	Imperial	96	\$34,479,876	\$6,925,286	\$8,662,094	\$43,127,160	20%
2024	-	Aspire Apartments	Ventura	88	\$57,744,329	\$6,945,843	\$7,360,440	\$61,191,082	12%
2020	CA-2021-571	Worthington Del Sol Family Apts	Imperial	70	\$19,176,365	\$7,323,899	\$10,727,899	\$28,089,152	38%
2024	CA-2025-467	Palm Villas at Red Bluff	Tehama	60	\$42,306,656	\$7,360,511	\$7,799,859	\$44,831,936	17%
2024	CA-2024-726	Arrowhead Grove Phase IV	San Bernardino	92	\$65,454,988	\$7,536,807	\$7,986,678	\$69,361,989	12%
2024	-	1401 Long Beach	Los Angeles	153	\$91,375,125	\$7,711,991	\$8,172,319	\$96,829,296	8%
2024	CA-2024-644	Saggio Hills Phase 1	Sonoma	48	\$38,636,406	\$7,808,953	\$8,275,069	\$40,942,609	20%
2020	CA-2021-136	Coalinga Pacific Apartments	Fresno	76	\$27,898,588	\$8,196,468	\$12,006,021	\$40,865,288	29%
2020	-	Madrone Terrace	Alameda	79	\$79,272,716	\$8,501,025	\$12,452,130	\$116,117,074	11%
2022	-	Sugar Pine Village Phase 2A	El Dorado	60	\$49,471,479	\$8,514,772	\$10,650,210	\$61,878,540	17%
2019	-	The Retreat at Merced	Merced	238	\$49,307,698	\$8,614,693	\$12,963,863	\$74,200,933	17%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2024	CA-2025-473	946 Linden	Los Angeles	100	\$77,754,727	\$8,719,879	\$9,240,367	\$82,395,898	11%
2019	CA-2019-588	Mirasol Village Block B and E	Sacramento	123	\$64,699,509	\$8,818,450	\$13,270,488	\$97,363,376	14%
2022	CA-2022-022	Los Arroyos I	Tulare	53	\$24,484,203	\$9,067,349	\$11,341,370	\$30,624,650	37%
2022	CA-2023-104	Longfellow Corner	Alameda	77	\$89,303,424	\$9,090,600	\$11,370,452	\$111,700,026	10%
2019	-	Berkeley Way	Alameda	142	\$60,422,538	\$9,140,441	\$13,755,038	\$90,927,155	15%
2019	CA-2020-615	Arya	Santa Clara	87	\$66,066,011	\$9,226,172	\$13,884,051	\$99,419,764	14%
2019	CA-2020-596	Gateway at Millbrae, Site 6A	San Mateo	80	\$47,287,923	\$9,379,008	\$14,114,047	\$71,161,465	20%
2019	-	Treasure Island Parcel C3.1	San Francisco	138	\$121,938,535	\$9,400,829	\$14,146,884	\$183,499,808	8%
2019	CA-2019-555	555 Larkin Street	San Francisco	108	\$83,541,677	\$9,480,586	\$14,266,907	\$125,718,106	11%
2022	CA-2025-470	Lazuli Landing	Alameda	81	\$91,344,936	\$9,535,529	\$11,926,966	\$114,253,534	10%
2019	CA-2020-512	Light Tree Two	San Mateo	128	\$110,890,873	\$9,553,880	\$14,377,204	\$166,874,679	9%
2022	CA-2022-006	Escalante Meadows	Santa Barbara	80	\$59,617,279	\$9,560,036	\$11,957,619	\$74,568,828	16%
2023	CA-2024-673	Meridian at Petaluma North Station	Sonoma	131	\$101,342,047	\$9,643,989	\$10,416,417	\$109,458,964	10%
2019	CA-2021-724	Manchester Urban Homes	Los Angeles	120	\$88,481,241	\$9,781,557	\$14,719,825	\$133,151,433	11%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2019	CA-2020-425	Pueblo Viejo Villas	Riverside	105	\$47,261,828	\$9,781,557	\$14,719,825	\$71,122,196	21%
2019	CA-2021-734	Vermont Manchester Transit Priority Project	Los Angeles	181	\$90,266,205	\$9,781,557	\$14,719,825	\$135,837,545	11%
2019	CA-2020-726	Weingart Tower LP I 134 Upper	Los Angeles	278	\$85,560,097	\$9,781,557	\$14,719,825	\$128,755,535	11%
2022	CA-2023-647	Chinatown TOD Senior Housing	Alameda	96	\$94,241,180	\$9,897,489	\$12,379,702	\$117,876,133	11%
2023	CA-2024-022	Smith Avenue Apartments	Kings	108	\$42,461,349	\$9,993,673	\$10,794,109	\$45,862,260	24%
2024	CA-2025-638	Berryessa TOD	Santa Clara	195	\$147,731,748	\$10,045,808	\$10,645,441	\$156,549,840	7%
2022	CA-2023-434	Colibri Commons	Santa Clara	136	\$138,675,338	\$10,115,313	\$12,652,155	\$173,454,032	7%
2024	CA-2024-750	Century + Restorative Care Village PSH	Los Angeles	146	\$119,211,915	\$10,181,755	\$10,789,503	\$126,327,661	9%
2023	CA-2025-492	Lupina fka 797 S. Almaden Ave.	Santa Clara	99	\$114,848,924	\$10,183,816	\$10,999,481	\$124,047,665	9%
2020	CA-2021-484	Mojave View	Kern	76	\$28,368,498	\$10,188,412	\$14,923,781	\$41,553,603	36%
2020	CA-2021-613	Maudelle Miller Shirek Community	Alameda	87	\$93,582,112	\$10,229,666	\$14,984,209	\$137,077,188	11%
2024	CA-2025-450	Residences at Liberation Park	Alameda	119	\$136,250,596	\$10,238,092	\$10,849,203	\$144,383,379	8%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2023	-	Kashia Windsor Housing	Sonoma	54	\$54,402,467	\$10,497,706	\$11,338,512	\$58,759,793	19%
2024	-	Jordan Downs Phase S6	Los Angeles	100	\$99,548,659	\$10,616,160	\$11,249,837	\$105,490,708	11%
2022	CA-2021-736	Central Terrace Apartments	Ventura	87	\$45,100,143	\$10,629,185	\$13,294,901	\$56,410,907	24%
2020	CA-2020-714	Corazón del Valle	Los Angeles	90	\$53,359,531	\$10,672,318	\$15,632,596	\$78,159,964	20%
2023	CA-2024-653	850 Turk Street	San Francisco	91	\$95,188,111	\$10,769,672	\$11,632,261	\$102,812,133	11%
2020	-	The Grinnell	Alameda	63	\$48,250,126	\$10,852,948	\$15,897,179	\$70,675,810	22%
2020	-	Parkview Affordable Housing	Los Angeles	127	\$82,369,827	\$11,070,092	\$16,215,248	\$120,653,660	13%
2022	CA-2022-625	West LA VA Building 156 & 157 and Big Blue Bus Westside Expansion	Los Angeles	110	\$95,240,363	\$11,309,706	\$14,146,092	\$119,125,903	12%
2024	CA-2024-774	Casa de la Luz	Los Angeles	95	\$75,133,508	\$11,574,004	\$12,264,855	\$79,618,219	15%
2024	CA-2024-719	Sunnydale HOPE SF Block 7	San Francisco	89	\$105,948,607	\$11,916,269	\$12,627,550	\$112,272,668	11%
2020	CA-2020-670	Rose Hill Courts Phase I	Los Angeles	89	\$63,239,979	\$11,992,091	\$17,565,772	\$92,632,645	19%
2022	CA-2024-670	Balboa Reservoir	San Francisco	127	\$151,699,485	\$12,476,755	\$15,605,828	\$189,744,533	8%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2024	CA-2024-767	160 Freelon	San Francisco	85	\$97,504,540	\$12,888,557	\$13,657,873	\$103,324,575	13%
2022	CA-2022-624	Sunnydale HOPE SF Block 3A	San Francisco	80	\$79,823,971	\$12,952,327	\$16,200,670	\$99,843,201	16%
2019	CA-2020-574	Grand View Village Connectivity Project	San Joaquin	63	\$45,430,273	\$13,084,070	\$19,689,627	\$68,365,971	29%
2023	CA-2024-026	HHH New Hampshire	Los Angeles	95	\$66,786,045	\$13,169,113	\$14,223,884	\$72,135,225	20%
2022	CA-2022-608	On Broadway Apartments	Sacramento	138	\$93,283,898	\$13,200,861	\$16,511,534	\$116,678,772	14%
2020	-	Entrada	Riverside	65	\$48,734,386	\$13,355,792	\$19,563,294	\$71,385,145	27%
2022	-	Cascade Village	Shasta	49	\$38,490,461	\$13,381,723	\$16,737,755	\$48,143,569	35%
2023	CA-2024-670	Balboa Building A	San Francisco	127	\$158,677,715	\$13,740,310	\$14,840,830	\$171,386,891	9%
2024	CA-2024-727	Sakura	Sacramento	134	\$53,900,266	\$13,761,967	\$14,583,417	\$57,117,567	26%
2022	CA-2024-759	Locke Lofts	Los Angeles	146	\$59,368,364	\$13,796,238	\$17,256,227	\$74,257,487	23%
2023	CA-2023-638	Transbay Block 2 Family	San Francisco	184	\$195,742,754	\$14,053,514	\$15,179,120	\$211,420,627	7%
2020	CA-2021-173	Sherwood Avenue Family Apartments	Kern	81	\$29,026,993	\$14,088,677	\$20,636,810	\$42,518,153	49%
2023	CA-2023-500	Metro at Florence	Los Angeles	158	\$101,421,680	\$14,204,204	\$15,341,880	\$109,544,975	14%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2024	-	Palm Villas at State	Riverside	109	\$69,292,818	\$14,299,683	\$15,153,230	\$73,428,899	21%
2024	CA-2024-746	Avanzando San Ysidro	San Diego	103	\$101,669,683	\$14,318,333	\$15,172,992	\$107,738,335	14%
2020	CA-2020-704	3rd and Dangler Apartments	Los Angeles	78	\$56,090,420	\$14,455,952	\$21,174,786	\$82,160,115	26%
2020	CA-2021-551	Santa Monica & Vermont Apartments	Los Angeles	187	\$122,961,436	\$14,486,388	\$21,219,369	\$180,111,429	12%
2024	CA-2024-680	712 Seagaze	San Diego	179	\$85,802,798	\$14,545,248	\$15,413,453	\$90,924,358	17%
2020	CA-2020-737	Balboa Park Upper Yard	San Francisco	131	\$117,505,287	\$14,577,782	\$21,353,240	\$172,119,372	12%
2024	CA-2024-649	Civic Crossing	Contra Costa	93	\$89,281,931	\$14,590,203	\$15,461,090	\$94,611,160	16%
2020	-	Fruitvale Transit Village IIB	Alameda	181	\$144,560,059	\$14,598,053	\$21,382,933	\$211,748,656	10%
2019	CA-2020-446	Mission Heritage Plaza	Riverside	72	\$49,173,879	\$14,742,612	\$22,185,493	\$73,999,555	30%
2020	CA-2024-474	Casa Roseland	Sonoma	75	\$68,700,851	\$14,787,854	\$21,660,951	\$100,631,620	22%
2023	CA-2023-620	440 Arden Way	Sacramento	122	\$81,943,406	\$14,798,111	\$15,983,355	\$88,506,603	18%
2023	CA-2024-661	Mulberry Gardens Family Apartments	Riverside	149	\$95,428,269	\$15,093,475	\$16,302,376	\$103,071,527	16%
2024	-	Sankofa Place at Centinela	Los Angeles	120	\$100,322,584	\$15,151,157	\$16,055,528	\$106,310,828	15%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2020	CA-2020-601	Legacy Square	Orange	93	\$52,364,850	\$15,280,385	\$22,382,400	\$76,702,975	29%
2020	CA-2020-664	ARCHWAY COMMONS II	Stanislaus	74	\$29,802,178	\$15,365,540	\$22,507,133	\$43,653,629	52%
2023	-	3900 Thornton	Alameda	128	\$120,172,619	\$15,719,177	\$16,978,193	\$129,797,757	13%
2022	CA-2025-472	Richland Village	Sutter	176	\$59,994,412	\$15,728,712	\$19,673,350	\$75,040,543	26%
2023	CA-2024-469	Peak Plaza Apartments	Los Angeles	104	\$72,079,587	\$15,729,029	\$16,988,835	\$77,852,749	22%
2023	CA-2024-482	Rosa's Place	Los Angeles	98	\$81,224,104	\$15,811,249	\$17,077,640	\$87,729,689	19%
2023	CA-2024-667	Wakeland Riverwalk Phase I	San Diego	190	\$154,704,226	\$15,852,022	\$17,121,678	\$167,095,148	10%
2020	-	Rick Judd Commons	Contra Costa	62	\$67,419,322	\$15,919,394	\$23,318,407	\$98,754,462	24%
2022	CA-2022-552	Tamien Station	Santa Clara	134	\$131,688,615	\$15,947,537	\$19,947,055	\$164,715,093	12%
2023	-	Metrowalk Phase 2	Contra Costa	150	\$130,789,551	\$16,304,593	\$17,610,498	\$141,265,045	12%
2019	CA-2021-117	Westview Village III	Ventura	105	\$76,621,987	\$16,393,484	\$24,669,815	\$115,304,976	21%
2023	CA-2024-628	Downtown Library Mixed Use Project	Santa Cruz	124	\$98,174,608	\$16,398,877	\$17,712,333	\$106,037,832	17%
2024	CA-2024-654	Alveare Parkview	Los Angeles	105	\$119,939,128	\$16,544,447	\$17,531,983	\$127,098,282	14%
2023	CA-2024-601	Dakota	Fresno	114	\$70,864,107	\$16,829,002	\$18,176,908	\$76,539,916	24%

Year	Fed #	Project	County	Units	Total Development Cost (TDC) (Original Cost)	Grant Amount (Original Cost)	Grant Amount (\$2026)	TDC (\$2026)	% of TDC
2024	-	NBB BRIDGE, Phase I	Alameda	120	\$110,411,103	\$17,493,727	\$18,537,926	\$117,001,530	16%
2023	-	Seventh Street Village	Stanislaus	79	\$68,840,710	\$18,373,354	\$19,844,954	\$74,354,456	27%
2020	CA-2023-463	Harrington Heights	San Diego	273	\$142,832,743	\$18,961,172	\$28,182,815	\$212,298,520	13%
2024	CA-2025-483	El Cerrito Plaza - Parcel A South	Contra Costa	69	\$69,801,855	\$19,066,478	\$20,204,554	\$73,968,320	27%

Appendix F: Affordable Housing Total Development Cost Data

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-402	Ingraham Apartments	Los Angeles	Metro	121	120	\$60,109,859	\$75,745,500	\$631,213
2020	CA-2020-406	Firehouse Square	San Mateo	Upper Peninsula	66	65	\$59,798,080	\$75,352,622	\$1,159,271
2020	CA-2020-408	Ocotillo Springs Apartments	Imperial	ICTC	75	74	\$26,538,089	\$33,441,117	\$451,907
2020	CA-2020-409	Downtown Madera Veterans & Family Housing	Madera	East CA	48	47	\$21,432,756	\$27,007,796	\$574,634
2020	CA-2020-410	Foon Lok West	Alameda	East Bay	130	129	\$108,705,279	\$136,981,452	\$1,061,872
2020	CA-2020-413	Antioch Senior and Family Apartments	Contra Costa	East Bay	394	390	\$152,289,974	\$191,903,299	\$492,060
2020	CA-2020-416	1601 Oxford	Alameda	East Bay	35	34	\$25,741,602	\$32,437,450	\$954,043
2020	CA-2020-417	Boyd Street Family Apartments	Sonoma	North Bay	46	45	\$22,168,516	\$27,934,940	\$620,776
2020	CA-2020-422	Courtyards at Cottonwood	Riverside	WRCOG	81	80	\$33,583,355	\$42,318,982	\$528,987
2020	CA-2020-423	Hayward Mission Family Apartments	Alameda	East Bay	140	139	\$65,339,604	\$82,335,595	\$592,342
2020	CA-2020-425	6th & Cesar Chavez	Riverside	CVAG	105	104	\$46,976,152	\$59,195,483	\$569,187

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-426	Oakley Senior Apartments	Contra Costa	East Bay	130	115	\$47,995,058	\$60,479,424	\$525,908
2020	CA-2020-427	Chesterfield Apartments	Los Angeles	Metro	43	42	\$26,590,730	\$33,507,451	\$797,796
2020	CA-2020-429	Meadow View Place	Placer	SACOG	56	55	\$24,755,001	\$31,194,216	\$567,168
2020	CA-2020-430	Doragon @ Chinatown	Fresno	Fresno COG	57	56	\$35,466,459	\$44,691,914	\$798,070
2020	CA-2020-431	Valencia Pointe	San Diego	SANDAG	102	101	\$49,293,906	\$62,116,126	\$615,011
2020	CA-2020-432	Mission Bay South Block 9	San Francisco	Upper Peninsula	141	140	\$85,238,642	\$107,410,726	\$767,219
2020	CA-2020-433	Westview Village Phase III	Ventura	VCOG	105	104	\$69,619,280	\$87,728,490	\$843,543
2020	CA-2020-434	Otay Ranch Apartments	San Diego	SANDAG	175	173	\$63,556,098	\$80,088,167	\$462,937
2020	CA-2020-437	Windsor Pointe	San Diego	SANDAG	50	48	\$33,147,928	\$41,770,292	\$870,214
2020	CA-2020-438	Vintage at Sycamore	Ventura	VCOG	99	98	\$31,794,687	\$40,065,049	\$408,827
2020	CA-2020-440	Countryside II Family Apartments	Imperial	ICTC	56	55	\$19,229,068	\$24,230,890	\$440,562
2020	CA-2020-441	Fairbanks Terrace II	San Diego	SANDAG	31	30	\$10,942,063	\$13,788,288	\$459,610
2020	CA-2020-442	Rosefield Village	Alameda	East Bay	92	91	\$76,149,615	\$95,957,481	\$1,054,478
2020	CA-2020-444	Madera Village	Madera	East CA	52	51	\$20,923,807	\$26,366,461	\$516,989
2020	CA-2020-445	River City Senior Apartments	Sonoma	North Bay	54	53	\$28,754,910	\$36,234,572	\$683,671

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-446	Mission Heritage Plaza	Riverside	WRCOG	72	71	\$44,399,760	\$55,948,926	\$788,013
2020	CA-2020-447	VILLA LAKESHORE APARTMENTS	San Diego	SANDAG	34	33	\$12,353,997	\$15,567,491	\$471,742
2020	CA-2020-450	Willowglen Apartments	Sonoma	North Bay	36	35	\$18,225,052	\$22,965,712	\$656,163
2020	CA-2020-451	West LA VA Building 207	Los Angeles	Metro	60	59	\$33,353,105	\$42,028,840	\$712,353
2020	CA-2020-452	Alameda Point Family	Alameda	East Bay	70	69	\$57,369,613	\$72,292,468	\$1,047,717
2020	CA-2020-453	Worthington La Luna Family Apartments	Imperial	ICTC	66	65	\$21,183,032	\$26,693,115	\$410,663
2020	CA-2020-456	LakeHouse Commons Affordable Apartments	Alameda	East Bay	91	90	\$64,184,307	\$80,879,784	\$898,664
2020	CA-2020-482	Ulric Street Apartments	San Diego	SANDAG	96	95	\$52,210,589	\$65,791,490	\$692,542
2020	CA-2020-483	Mountain View Apartments	Ventura	VCOG	77	76	\$52,299,455	\$65,903,472	\$867,151
2020	CA-2020-485	Village Pointe Apartments	Los Angeles	Metro	210	208	\$84,424,910	\$106,385,328	\$511,468
2020	CA-2020-487	Wilton Court Apartments	Santa Clara	Santa Clara	59	58	\$48,831,279	\$61,533,161	\$1,060,917
2020	CA-2020-490	Veterans Square	Contra Costa	East Bay	30	29	\$22,477,409	\$28,324,182	\$976,696

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-500	Hilltop & Euclid Family Housing	San Diego	SANDAG	113	111	\$49,339,267	\$62,173,286	\$560,120
2020	CA-2020-503	Poway Commons	San Diego	SANDAG	44	43	\$16,358,442	\$20,613,563	\$479,385
2020	CA-2020-510	The Plateau Housing Project	Mendocino	NSSR	69	68	\$27,386,925	\$34,510,750	\$507,511
2020	CA-2020-511	Mutual Housing at 5th Street	Yolo	SACOG	38	37	\$23,611,749	\$29,753,584	\$804,151
2020	CA-2020-512	Light Tree Two	San Mateo	Upper Peninsula	128	126	\$106,395,292	\$134,070,596	\$1,064,052
2020	CA-2020-513	Light Tree Three	San Mateo	Upper Peninsula	57	56	\$45,068,031	\$56,791,026	\$1,014,125
2020	CA-2020-516	Fancher Creek Senior Apartments	Fresno	Fresno COG	180	178	\$31,848,797	\$40,133,234	\$225,468
2020	CA-2020-517	Childs & B Street TOD Affordable Housing	Merced	MCAG	119	118	\$48,229,305	\$60,774,603	\$515,039
2020	CA-2020-519	The Atchison	Contra Costa	East Bay	202	200	\$90,115,222	\$113,555,791	\$567,779
2020	CA-2020-523	Hope on Avalon	Los Angeles	Metro	88	87	\$43,946,158	\$55,377,334	\$636,521
2020	CA-2020-524	Marcella Gardens	Los Angeles	Metro	60	59	\$32,447,373	\$40,887,511	\$693,009
2020	CA-2020-527	The Parkway Apartments	Sacramento	SACOG	72	71	\$28,923,242	\$36,446,691	\$513,334
2020	CA-2020-529	Silva Crossing	Los Angeles	Metro	56	55	\$30,234,465	\$38,098,986	\$692,709
2020	CA-2020-530	53 Colton	San Francisco	Upper Peninsula	96	96	\$51,210,606	\$64,531,394	\$672,202

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-532	Bell Creek Apartments	Los Angeles	Metro	80	79	\$49,726,211	\$62,660,881	\$793,176
2020	CA-2020-533	Lavender Courtyard by Mutual Housing	Sacramento	SACOG	53	52	\$26,699,796	\$33,644,887	\$647,017
2020	CA-2020-535	The Courtyards at Kimball	San Diego	SANDAG	131	130	\$82,605,086	\$104,092,135	\$800,709
2020	CA-2020-536	Reseda Theater Senior Housing	Los Angeles	Metro	26	25	\$17,261,356	\$21,751,341	\$870,054
2020	CA-2020-537	Beacon Villa	Contra Costa	East Bay	54	53	\$33,159,987	\$41,785,488	\$788,405
2020	CA-2020-538	One Lake Family Apartments	Solano	North Bay	190	188	\$80,031,402	\$100,848,990	\$536,431
2020	CA-2020-539	Hope on Broadway	Los Angeles	Metro	49	48	\$22,148,687	\$27,909,954	\$581,457
2020	CA-2020-540	Arden Way Apartments	Sacramento	SACOG	120	119	\$45,973,124	\$57,931,550	\$486,820
2020	CA-2020-541	Amani Apartments	Los Angeles	Metro	54	53	\$32,737,106	\$41,252,608	\$778,351
2020	CA-2020-542	The Redwood Apartments	Sonoma	North Bay	96	95	\$42,936,913	\$54,105,566	\$569,532
2020	CA-2020-543	Frank G Mar Apartments	Alameda	East Bay	119	117	\$72,920,842	\$91,888,847	\$785,375
2020	CA-2020-545	833 Bryant Apartments	San Francisco	Upper Peninsula	146	145	\$71,031,902	\$89,508,560	\$617,300
2020	CA-2020-546	Adams Terrace	Los Angeles	Metro	86	84	\$60,032,212	\$75,647,656	\$900,567
2020	CA-2020-547	La Prensa Libre Apartments	Los Angeles	Metro	63	62	\$55,753,462	\$70,255,927	\$1,133,160

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-548	Frishman Hollow II	Nevada	NSSR	68	67	\$29,750,365	\$37,488,963	\$559,537
2020	CA-2020-550	Berendo Sage	Los Angeles	Metro	42	41	\$26,319,326	\$33,165,450	\$808,913
2020	CA-2020-551	Heritage Commons Phase III	Solano	North Bay	44	43	\$14,746,000	\$18,581,696	\$432,132
2020	CA-2020-552	681 Florida Street	San Francisco	Upper Peninsula	130	129	\$91,180,886	\$114,898,653	\$890,687
2020	CA-2020-553	Hollywood Arts Collective	Los Angeles	Metro	152	151	\$81,802,701	\$103,081,035	\$682,656
2020	CA-2020-556	Sequoia Commons II	Tulare	TCAG	60	59	\$22,404,955	\$28,232,881	\$478,523
2020	CA-2020-557	Pueblo del Sol Phase I	Los Angeles	Metro	201	200	\$62,128,137	\$78,288,768	\$391,444
2020	CA-2020-558	Hermosa Village Phase II	Orange	OCCOG	112	111	\$35,131,567	\$44,269,911	\$398,828
2020	CA-2020-562	Hope on Hyde	Los Angeles	Metro	98	97	\$40,057,844	\$50,477,600	\$520,388
2020	CA-2020-563	Page Street Studios	Santa Clara	Santa Clara	82	81	\$54,814,223	\$69,072,375	\$852,745
2020	CA-2020-569	Alum Rock Family Housing	Santa Clara	Santa Clara	87	85	\$66,623,139	\$83,953,000	\$987,682
2020	CA-2020-571	Casa Del Rio Apartments / Santa Cruz Riverfront Ap	Santa Cruz	AMBAG	103	102	\$57,646,438	\$72,641,300	\$712,170
2020	CA-2020-572	The Groves	Orange	OCCOG	75	74	\$34,104,806	\$42,976,071	\$580,758
2020	CA-2020-574	Grand View Village	San Joaquin	SJCOG	75	74	\$37,219,530	\$46,900,990	\$633,797

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-577	Twin Rivers Block A	Sacramento	SACOG	104	103	\$63,972,446	\$80,612,815	\$782,649
2020	CA-2020-579	Block 7 Downtown Apartments	Shasta	NSSR	78	77	\$60,987,268	\$76,851,139	\$998,067
2020	CA-2020-580	Las Terrazas Apartments	San Bernardino	East Sierra	112	111	\$43,915,962	\$55,339,283	\$498,552
2020	CA-2020-582	Pioneer Cottages	Kern	KCOG	37	36	\$8,637,035	\$10,883,681	\$302,324
2020	CA-2020-583	Benton Park Cottages	Kern	KCOG	25	24	\$8,350,394	\$10,522,480	\$438,437
2020	CA-2020-585	Essex Tower	Los Angeles	Metro	70	69	\$15,576,375	\$19,628,067	\$284,465
2020	CA-2020-588	Grand & Linden Family Apartments	San Mateo	Upper Peninsula	84	82	\$80,755,809	\$101,761,828	\$1,240,998
2020	CA-2020-589	5th Street PSH	Los Angeles	Metro	149	149	\$49,248,811	\$62,059,301	\$416,505
2020	CA-2020-590	Walnut Apartments	Mendocino	NSSR	56	55	\$11,572,654	\$14,582,907	\$265,144
2020	CA-2020-594	22nd Street Lofts	Kern	KCOG	20	19	\$6,118,848	\$7,710,469	\$405,814
2020	CA-2020-595	Sherman Oaks Senior Housing	Los Angeles	Metro	55	54	\$30,336,727	\$38,227,848	\$707,923
2020	CA-2020-596	Gateway at Millbrae Apartments (site 6A)	San Mateo	Upper Peninsula	80	79	\$46,309,294	\$58,355,163	\$738,673
2020	CA-2020-598	Agrihood Senior Apts.	Santa Clara	Santa Clara	165	163	\$90,365,187	\$113,870,776	\$698,594
2020	CA-2020-600	Grant Heights II	San Diego	SANDAG	42	41	\$16,665,726	\$21,000,777	\$512,214
2020	CA-2020-601	Legacy Square	Orange	OCCOG	93	92	\$49,044,692	\$61,802,087	\$671,762

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-603	Sunny Garden Apartments	Los Angeles	Metro	95	94	\$32,794,840	\$41,325,360	\$439,631
2020	CA-2020-604	Casa Bonita Senior Apartments	Los Angeles	Metro	80	79	\$22,994,339	\$28,975,575	\$366,779
2020	CA-2020-605	Villa Del Sol Apartments	Los Angeles	Metro	103	102	\$37,365,091	\$47,084,414	\$461,612
2020	CA-2020-606	1st and Kern Apartments	Santa Clara	Santa Clara	120	119	\$49,560,199	\$62,451,686	\$524,804
2020	CA-2020-610	Mariposa Lily	Los Angeles	Metro	41	40	\$25,477,548	\$32,104,710	\$802,618
2020	CA-2020-611	Washington Court Apartments	Los Angeles	Metro	102	100	\$50,651,425	\$63,826,760	\$638,268
2020	CA-2020-613	St Michael's Community Housing	Riverside	WRCOG	50	49	\$19,619,425	\$24,722,786	\$504,547
2020	CA-2020-614	Talisa Apartments	Los Angeles	Metro	49	48	\$32,833,010	\$41,373,459	\$861,947
2020	CA-2020-615	Arya	Santa Clara	Santa Clara	87	86	\$60,531,369	\$76,276,652	\$886,938
2020	CA-2020-616	Maison's Palmdale	Los Angeles	Metro	118	117	\$36,821,494	\$46,399,418	\$396,576
2020	CA-2020-619	West Terrace	Los Angeles	Metro	64	63	\$34,140,833	\$43,021,470	\$682,880
2020	CA-2020-621	Serenity Apartments	Los Angeles	Metro	75	74	\$47,500,000	\$59,855,593	\$808,859
2020	CA-2020-623	Foothill Villas	San Bernardino	East Sierra	239	237	\$91,906,076	\$115,812,478	\$488,660
2020	CA-2020-624	Fillmore Marketplace	San Francisco	Upper Peninsula	120	118	\$43,025,874	\$54,217,668	\$459,472

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-628	Jordan Downs Phase S2	Los Angeles	Metro	81	80	\$58,557,920	\$73,789,874	\$922,373
2020	CA-2020-629	Villa Raymond Apartments	Los Angeles	Metro	61	60	\$30,406,853	\$38,316,215	\$638,604
2020	CA-2020-633	Avenue 34	Los Angeles	Metro	67	66	\$27,597,414	\$34,775,991	\$526,909
2020	CA-2020-634	Front & Beech Apartments	San Diego	SANDAG	78	77	\$36,444,757	\$45,924,685	\$596,424
2020	CA-2020-637	Healdsburg Scattered Site	Sonoma	North Bay	90	88	\$43,612,803	\$54,957,267	\$624,514
2020	CA-2020-638	Vintage at Woodman	Los Angeles	Metro	239	237	\$79,696,952	\$100,427,544	\$423,745
2020	CA-2020-641	Hayes Valley North	San Francisco	Upper Peninsula	84	83	\$93,615,862	\$117,967,009	\$1,421,289
2020	CA-2020-642	St. Stephen's Retirement Center	San Diego	SANDAG	60	59	\$17,060,605	\$21,498,371	\$364,379
2020	CA-2020-644	Main Street Apartments	Los Angeles	Metro	57	56	\$33,187,280	\$41,819,881	\$746,784
2020	CA-2020-652	La Veranda	Los Angeles	Metro	77	76	\$62,936,094	\$79,306,889	\$1,043,512
2020	CA-2020-653	Oatsie's Place	Los Angeles	Metro	46	45	\$19,777,749	\$24,922,293	\$553,829
2020	CA-2020-657	Sun King Apartments	Los Angeles	Metro	26	25	\$15,467,451	\$19,490,810	\$779,632
2020	CA-2020-660	Ambassador Ritz	San Francisco	Upper Peninsula	187	187	\$107,254,606	\$135,153,433	\$722,746
2020	CA-2020-664	Archway Commons II	Stanislaus	StanCOG	74	73	\$30,460,246	\$38,383,497	\$525,801
2020	CA-2020-665	Terracina at Lancaster	Los Angeles	Metro	264	260	\$80,056,764	\$100,880,949	\$388,004

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-668	Midway Village Phase 1	San Mateo	Upper Peninsula	147	145	\$120,621,024	\$151,996,693	\$1,048,253
2020	CA-2020-669	Steinbeck Commons	Monterey	AMBAG	100	99	\$39,051,665	\$49,209,696	\$497,068
2020	CA-2020-670	Rose Hill Courts Phase I	Los Angeles	Metro	89	84	\$62,220,603	\$78,405,286	\$933,396
2020	CA-2020-671	Bidwell Place Apartments	Sacramento	SACOG	75	74	\$17,781,838	\$22,407,210	\$302,800
2020	CA-2020-673	Towne Square Apartments	Los Angeles	Metro	51	50	\$29,318,451	\$36,944,700	\$738,894
2020	CA-2020-675	South Bay Villa	Los Angeles	Metro	80	79	\$34,429,115	\$43,384,739	\$549,174
2020	CA-2020-679	Asante	Los Angeles	Metro	55	54	\$27,559,987	\$34,728,829	\$643,126
2020	CA-2020-680	Solaris Apartments	Los Angeles	Metro	43	42	\$26,950,000	\$33,960,173	\$808,576
2020	CA-2020-683	Oroville Apartments	Butte	NSSR	62	61	\$7,616,742	\$9,597,992	\$157,344
2020	CA-2020-684	Oroville Manor Apartments	Butte	NSSR	72	71	\$8,625,306	\$10,868,901	\$153,083
2020	CA-2020-685	Willow Oaks Apartments	Glenn	NSSR	60	59	\$8,239,042	\$10,382,163	\$175,969
2020	CA-2020-686	Casa Manana	San Joaquin	SJCOG	163	161	\$22,015,054	\$27,741,560	\$172,308
2020	CA-2020-688	Harriet Tubman Terrace Apartments	Alameda	East Bay	91	90	\$47,040,757	\$59,276,893	\$658,632
2020	CA-2020-690	Hacienda	Contra Costa	East Bay	150	148	\$73,929,316	\$93,159,643	\$629,457
2020	CA-2020-691	Corallina	San Diego	SANDAG	17	16	\$5,953,652	\$7,502,303	\$468,894

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-692	Fruitvale Transit Village Phase IIB	Alameda	East Bay	181	179	\$129,259,095	\$162,881,680	\$909,954
2020	CA-2020-693	Isla Vista Apartments	Santa Barbara	SBCAG	56	55	\$25,184,309	\$31,735,195	\$577,004
2020	CA-2020-695	11010 Santa Monica Boulevard	Los Angeles	Metro	51	50	\$25,210,875	\$31,768,671	\$635,373
2020	CA-2020-696	Immanuel-Sobrato Community	Santa Clara	Santa Clara	108	106	\$71,943,069	\$90,656,738	\$855,252
2020	CA-2020-703	Gateway Family	San Mateo	Upper Peninsula	140	139	\$125,839,879	\$158,573,065	\$1,140,813
2020	CA-2020-704	3rd & Dangler	Los Angeles	Metro	78	77	\$44,459,104	\$56,023,706	\$727,581
2020	CA-2020-705	The Calms at Burgess Point	Solano	North Bay	56	55	\$20,822,888	\$26,239,291	\$477,078
2020	CA-2020-706	Douglas Park Apartments	Los Angeles	Metro	72	71	\$32,041,986	\$40,376,675	\$568,686
2020	CA-2020-709	4840 Mission Street	San Francisco	Upper Peninsula	137	135	\$99,992,340	\$126,002,122	\$933,349
2020	CA-2020-712	Northlake Senior Apartments	Sacramento	SACOG	191	189	\$38,193,382	\$48,128,159	\$254,646
2020	CA-2020-714	Corazón del Valle	Los Angeles	Metro	90	88	\$47,591,615	\$59,971,039	\$681,489
2020	CA-2020-716	Pony Express Senior Apartments	Solano	North Bay	60	59	\$29,994,100	\$37,796,098	\$640,612
2020	CA-2020-718	95th & International Apartments	Alameda	East Bay	55	54	\$44,896,702	\$56,575,131	\$1,047,688

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-721	La Guadalupe	Los Angeles	Metro	44	43	\$25,989,899	\$32,750,333	\$761,636
2020	CA-2020-723	Markham Plaza II	Santa Clara	Santa Clara	152	151	\$49,448,680	\$62,311,159	\$412,657
2020	CA-2020-724	Cantamar Villas	Los Angeles	Metro	38	36	\$15,975,381	\$20,130,861	\$559,191
2020	CA-2020-725	Weingart Tower I	Los Angeles	Metro	134	133	\$80,494,315	\$101,432,315	\$762,649
2020	CA-2020-726	Weingart Tower II	Los Angeles	Metro	144	142	\$87,181,525	\$109,858,987	\$773,655
2020	CA-2020-728	SagePointe	Los Angeles	Metro	56	55	\$31,931,542	\$40,237,503	\$731,591
2020	CA-2020-729	Adcock Joyner Apartments	Alameda	East Bay	50	49	\$24,074,615	\$30,336,850	\$619,119
2020	CA-2020-730	Lake House Apartments	Los Angeles	Metro	63	62	\$36,441,402	\$45,920,457	\$740,653
2020	CA-2020-731	Blossom Hill Senior Apartments	Santa Clara	Santa Clara	147	145	\$77,962,137	\$98,241,473	\$677,527
2020	CA-2020-733	Residency at the Mayer Hollywood	Los Angeles	Metro	79	78	\$66,964,328	\$84,382,938	\$1,081,833
2020	CA-2020-734	1322 O Street	Sacramento	SACOG	56	55	\$18,469,787	\$23,274,106	\$423,166
2020	CA-2020-735	Mississippi ECB	San Diego	SANDAG	61	60	\$22,838,857	\$28,779,649	\$479,661
2020	CA-2020-737	Balboa Park Upper Yard	San Francisco	Upper Peninsula	131	130	\$120,639,509	\$152,019,987	\$1,169,385
2020	CA-2020-739	Pueblo del Sol Phase II	Los Angeles	Metro	176	175	\$50,867,145	\$64,098,592	\$366,278
2020	CA-2020-741	6th and San Julian	Los Angeles	Metro	94	93	\$59,782,492	\$75,332,979	\$810,032
2020	CA-2020-742	Central Plaza Apartments	Santa Barbara	SBCAG	112	111	\$51,382,695	\$64,748,246	\$583,318
2020	CA-2020-900	Glen Loma Ranch Apartments	Santa Clara	Santa Clara	158	156	\$86,986,949	\$109,613,798	\$702,653

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-901	The Village at Burlingame	San Mateo	Upper Peninsula	132	117	\$114,888,656	\$144,773,235	\$1,237,378
2020	CA-2020-902	Sepulveda Apartments	Los Angeles	Metro	356	352	\$137,973,160	\$173,862,428	\$493,927
2020	CA-2020-903	Scripps Mesa Apartments	San Diego	SANDAG	53	53	\$24,557,796	\$30,945,715	\$583,881
2020	CA-2020-904	Hilltop Commons Apartments	Contra Costa	East Bay	324	321	\$152,540,519	\$192,219,016	\$598,813
2020	CA-2020-907	Juniper Grove Apartments	Los Angeles	Metro	101	99	\$52,257,547	\$65,850,663	\$665,158
2020	CA-2020-910	Butterfly Gardens	Fresno	Fresno COG	75	73	\$29,495,063	\$37,167,252	\$509,140
2020	CA-2020-914	North Harbor Village	Orange	OCCOG	91	89	\$34,631,159	\$43,639,338	\$490,330
2020	CA-2020-002	Mill View Apartments	Lassen	NSSR	52	51	\$8,572,945	\$10,802,920	\$211,822
2020	CA-2020-003	Villa Hermosa Apartments, Phase III	Riverside	CVAG	100	99	\$45,059,263	\$56,779,977	\$573,535
2020	CA-2020-008	Ruth Teague Homes (formerly 67th & Main)	Los Angeles	Metro	52	51	\$32,422,000	\$40,855,538	\$801,089
2020	CA-2020-010	Harvest Garden Apartments	Merced	MCAG	44	43	\$8,176,480	\$10,303,328	\$239,612
2020	CA-2020-011	Capitol Park Hotel	Sacramento	SACOG	134	134	\$59,635,401	\$75,147,627	\$560,803

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-013	Truckee-Donner Senior Apartments	Nevada	NSSR	60	59	\$10,212,232	\$12,868,615	\$218,112
2020	CA-2020-015	11604 Vanowen Apartments	Los Angeles	Metro	49	48	\$18,518,731	\$23,335,782	\$486,162
2020	CA-2020-017	North Fork LIHTC Homes #1	Madera	East CA	26	25	\$15,796,712	\$19,905,717	\$796,229
2020	CA-2020-019	Yurok Homes #3	Humboldt	NSSR	36	35	\$16,012,048	\$20,177,066	\$576,488
2020	CA-2020-020	Nipomo Senior 40	San Luis Obispo	SLOCOG	40	39	\$19,606,195	\$24,706,114	\$633,490
2020	CA-2020-024	9th Street Lofts	Los Angeles	Metro	91	90	\$53,867,022	\$67,878,791	\$754,209
2020	CA-2020-025	South Library	Los Angeles	Metro	27	26	\$15,229,716	\$19,191,235	\$738,124
2020	CA-2020-026	Fountain Valley Housing	Orange	OCCOG	50	49	\$29,118,641	\$36,692,916	\$748,835
2020	CA-2020-030	Airport Inn Apartments	Orange	OCCOG	58	57	\$18,201,554	\$22,936,101	\$402,388
2020	CA-2020-031	Reedley Village	Fresno	Fresno COG	32	31	\$11,818,916	\$14,893,226	\$480,427
2020	CA-2020-032	Valley View Terrace	Fresno	Fresno COG	36	35	\$21,125,376	\$26,620,461	\$760,585
2020	CA-2020-033	Dorie Miller Manor	Los Angeles	Metro	36	35	\$20,622,996	\$25,987,403	\$742,497
2020	CA-2020-034	Sun Commons	Los Angeles	Metro	103	101	\$60,243,446	\$75,913,836	\$751,622
2020	CA-2020-035	Templeton Place II	San Luis Obispo	SLOCOG	36	35	\$15,516,218	\$19,552,262	\$558,636
2020	CA-2020-038	Barstow Commons	Fresno	Fresno COG	42	41	\$23,106,440	\$29,116,835	\$710,167
2020	CA-2020-039	Pacific Coast Villa	Los Angeles	Metro	50	49	\$30,614,339	\$38,577,672	\$787,299

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-044	Lexington Avenue Senior Apartments	San Diego	SANDAG	100	99	\$28,463,964	\$35,867,946	\$362,302
2020	CA-2020-045	San Mateo Place	San Mateo	Upper Peninsula	85	84	\$40,105,640	\$50,537,829	\$601,641
2020	CA-2020-050	Coastal Meadows	Santa Barbara	SBCAG	40	39	\$21,715,254	\$27,363,777	\$701,635
2020	CA-2020-051	Brunswick Commons	Nevada	NSSR	41	40	\$15,762,668	\$19,862,818	\$496,570
2020	CA-2020-052	Jamboree San Ysidro Permanent Supportive Housing	San Diego	SANDAG	65	64	\$32,526,938	\$40,987,772	\$640,434
2020	CA-2020-054	Beach Park Apartments	Los Angeles	Metro	42	41	\$28,897,412	\$36,414,142	\$888,150
2020	CA-2020-056	San Mateo Senior	San Mateo	Upper Peninsula	77	76	\$32,887,308	\$41,441,881	\$545,288
2020	CA-2020-057	Las Flores Apartments	Los Angeles	Metro	73	72	\$52,037,532	\$65,573,418	\$910,742
2020	CA-2020-058	La Prensa Libre Apartments 9%	Los Angeles	Metro	42	41	\$29,730,951	\$37,464,499	\$913,768
2020	CA-2020-060	Kernwood Terrace Apartments	Los Angeles	Metro	51	50	\$18,892,492	\$23,806,765	\$476,135
2020	CA-2020-065	Alpine Family Apartments	San Diego	SANDAG	38	37	\$19,517,900	\$24,594,852	\$664,726
2020	CA-2020-066	Victory Gardens	San Joaquin	SJCOG	49	48	\$26,264,513	\$33,096,379	\$689,508

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-067	Parkside Apartments	Kern	KCOG	40	39	\$14,208,252	\$17,904,071	\$459,079
2020	CA-2020-068	Avance	Alameda	East Bay	45	44	\$28,980,114	\$36,518,356	\$829,963
2020	CA-2020-069	Denair Manor Apartments	Stanislaus	StanCOG	70	69	\$17,909,185	\$22,567,682	\$327,068
2020	CA-2020-071	Creekside Place	Butte	NSSR	101	100	\$44,126,815	\$55,604,983	\$556,050
2020	CA-2020-072	Orr Creek Commons Phase II	Mendocino	NSSR	40	39	\$16,190,183	\$20,401,537	\$523,116
2020	CA-2020-073	Parkside Phase 1	Monterey	AMBAG	80	79	\$39,738,967	\$50,075,778	\$633,871
2020	CA-2020-074	Olive Grove	Tehama	NSSR	32	31	\$12,329,888	\$15,537,111	\$501,197
2020	CA-2020-075	Sierra Heights Phase II	Butte	NSSR	48	47	\$16,414,489	\$20,684,189	\$440,089
2020	CA-2020-076	Pine Hill Village	Humboldt	NSSR	30	29	\$8,809,494	\$11,101,000	\$382,793
2020	CA-2020-077	Gallup and Mesa	Santa Clara	Santa Clara	46	45	\$32,668,139	\$41,165,702	\$914,793
2020	CA-2020-078	Mill District Lot 7	Sonoma	North Bay	41	40	\$29,587,002	\$37,283,106	\$932,078
2020	CA-2020-079	Oroville Heights Apartments	Butte	NSSR	66	65	\$23,722,012	\$29,892,528	\$459,885
2020	CA-2020-082	Tyler - Valley Metro Housing	Los Angeles	Metro	53	52	\$27,806,826	\$35,039,875	\$673,844
2020	CA-2020-083	Granite Ridge Apartments	Alameda	East Bay	73	72	\$46,405,741	\$58,476,698	\$812,176
2020	CA-2020-084	Broad Street Place	San Luis Obispo	SLOCOG	40	39	\$21,876,686	\$27,567,200	\$706,851
2020	CA-2020-089	The Crossroads at Washington	Orange	OCCOG	86	85	\$41,520,534	\$52,320,762	\$615,538

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-091	Creekside Terrace (formerly Mariposa Village)	Mariposa	East CA	42	41	\$17,720,486	\$22,329,899	\$544,632
2020	CA-2020-094	Veterans Village of Cathedral City	Riverside	CVAG	60	59	\$33,363,501	\$42,041,940	\$712,575
2020	CA-2020-100	Irvington Senior Apartments	Alameda	East Bay	90	89	\$62,755,106	\$79,078,823	\$888,526
2020	CA-2020-102	Olive Ranch Apartments Phase I	Butte	NSSR	81	80	\$30,650,580	\$38,623,340	\$482,792
2020	CA-2020-103	Olive Ranch Apartments Phase II	Butte	NSSR	80	80	\$30,331,815	\$38,221,658	\$477,771
2020	CA-2020-104	Bruce Village Commons	Butte	NSSR	60	59	\$21,817,703	\$27,492,875	\$465,981
2020	CA-2020-105	Kennett Court Apartments Phase II	Shasta	NSSR	48	47	\$18,679,485	\$23,538,351	\$500,816
2020	CA-2020-107	Kennett Court Senior Apartments	Shasta	NSSR	40	39	\$15,487,302	\$19,515,824	\$500,406
2020	CA-2020-108	Sunrise Pointe	Sacramento	SACOG	47	46	\$20,183,016	\$25,432,977	\$552,891
2020	CA-2020-109	1297 Park Avenue	Butte	NSSR	59	58	\$25,224,825	\$31,786,250	\$548,039
2020	CA-2020-111	Towne I	Los Angeles	Metro	51	50	\$27,862,105	\$35,109,533	\$702,191
2020	CA-2020-117	1819 Pico Blvd	Los Angeles	Metro	48	47	\$41,016,986	\$51,686,232	\$1,099,707
2020	CA-2020-118	Ambrose Apartments	Los Angeles	Metro	64	63	\$34,840,568	\$43,903,218	\$696,876

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-119	Stony Point Flats	Sonoma	North Bay	50	49	\$21,717,447	\$27,366,540	\$558,501
2020	CA-2020-121	Siesta Senior Apartments	Sonoma	North Bay	92	91	\$34,250,704	\$43,159,920	\$474,285
2020	CA-2020-122	Acme Family Apartments	Sonoma	North Bay	77	76	\$33,156,234	\$41,780,759	\$549,747
2020	CA-2020-124	Millview Apartments	Mendocino	NSSR	48	47	\$21,065,096	\$26,544,501	\$564,777
2020	CA-2020-127	Lemos Pointe at Watson Ranch	Napa	North Bay	186	184	\$61,349,835	\$77,308,016	\$420,152
2020	CA-2020-129	Sanger Crossing Apartments II	Fresno	Fresno COG	36	36	\$18,622,195	\$23,466,158	\$651,838
2020	CA-2020-130	Santa Maria Studios	Santa Barbara	SBCAG	160	159	\$37,251,371	\$46,941,114	\$295,227
2020	CA-2020-131	Anita Street Apartments	San Diego	SANDAG	96	95	\$36,925,632	\$46,530,644	\$489,796
2020	CA-2020-132	Senator Conness Apartments	Butte	NSSR	162	160	\$51,221,780	\$64,545,474	\$403,409
2020	CA-2020-133	Casa Paloma	Orange	OCCOG	71	69	\$38,988,000	\$49,129,471	\$712,021
2020	CA-2020-135	Konocti Gardens	Lake	NSSR	102	101	\$32,892,343	\$41,448,225	\$410,378
2020	CA-2020-136	Stony Oaks Apartments	Sonoma	North Bay	142	140	\$64,080,015	\$80,748,364	\$576,774
2020	CA-2020-138	Lava Ridge Apartments	Butte	NSSR	98	97	\$35,049,042	\$44,165,920	\$455,319
2020	CA-2020-139	North Creek Crossings at Meriam Park	Butte	NSSR	106	105	\$51,883,413	\$65,379,210	\$622,659
2020	CA-2020-140	Palmdale Terrace Apartments	Los Angeles	Metro	151	149	\$59,144,146	\$74,528,588	\$500,192

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2020	CA-2020-142	Villa Serena Phase 1	San Diego	SANDAG	85	84	\$42,219,171	\$53,201,127	\$633,347
2020	CA-2020-144	Brawley Adams II	Imperial	ICTC	60	59	\$20,344,638	\$25,636,639	\$434,519
2020	CA-2020-147	Ventura Veterans Home	Ventura	VCOG	122	120	\$60,253,664	\$75,926,711	\$632,723
2020	CA-2020-148	Hovley Gardens 1R Apartments	Riverside	CVAG	163	162	\$19,578,388	\$24,671,074	\$152,291
2020	CA-2020-152	Ambassador 9%	San Francisco	Upper Peninsula	36	35	\$20,318,016	\$25,603,093	\$731,517
2020	CA-2020-158	Cashin's Field	Nevada	NSSR	51	50	\$28,806,827	\$36,299,994	\$726,000
2020	CA-2020-160	El Cajon Senior Apartments	San Diego	SANDAG	9	8	\$4,229,488	\$5,329,653	\$666,207
2020	CA-2020-162	West Mission Apartments	Los Angeles	Metro	57	56	\$25,733,700	\$32,427,492	\$579,062
2020	CA-2020-165	Woodman Arleta Apartments	Los Angeles	Metro	104	103	\$57,263,389	\$72,158,613	\$700,569
2020	CA-2020-167	Redwood Views	Sonoma	North Bay	52	51	\$22,727,148	\$28,638,883	\$561,547
2020	CA-2020-173	Caritas Homes phase 1	Sonoma	North Bay	64	63	\$32,207,166	\$40,584,822	\$644,204
2020	CA-2020-176	Bryson II HHH Affordable Housing	Los Angeles	Metro	64	63	\$34,079,355	\$42,944,000	\$681,651
2020	CA-2020-179	1020 N 4th Street	Santa Clara	Santa Clara	94	93	\$52,800,439	\$66,534,770	\$715,428
2020	CA-2020-180	Depot at Hyde Park	Los Angeles	Metro	43	42	\$28,980,065	\$36,518,294	\$869,483
2020	CA-2020-183	Cherry Creek Village	Sonoma	North Bay	24	23	\$18,050,858	\$22,746,207	\$988,966

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2020	CA-2020-184	3575 Mendocino Avenue	Sonoma	North Bay	94	93	\$43,909,327	\$55,330,922	\$594,956
2020	CA-2020-186	Alora	San Diego	SANDAG	100	99	\$42,164,671	\$53,132,450	\$536,691
2020	CA-2020-192	Deer Creek Apartments	Butte	NSSR	156	155	\$49,995,700	\$63,000,469	\$406,455
2020	CA-2020-194	Cedar Lane Family Apartments	Yuba	SACOG	108	107	\$33,064,138	\$41,664,707	\$389,390
2020	CA-2020-196	Ford Oaks Apartments	Butte	NSSR	36	35	\$15,383,439	\$19,384,945	\$553,856
2020	CA-2020-198	Mitchell Avenue Senior Apartments	Butte	NSSR	36	35	\$12,323,761	\$15,529,390	\$443,697
2020	CA-2020-199	Riverbend Family Apartments	Butte	NSSR	72	71	\$27,924,953	\$35,188,729	\$495,616
2020	CA-2020-200	Cedar Lane Permanent Supportive Housing	Yuba	SACOG	41	40	\$17,430,542	\$21,964,535	\$549,113
2020	CA-2020-202	South Western	Los Angeles	Metro	57	56	\$29,618,802	\$37,323,178	\$666,485
2020	CA-2020-206	Woodmark Apartments	Sonoma	North Bay	48	47	\$25,341,252	\$31,932,961	\$679,425
2021	CA-2021-400	Park Crest Apartments	San Diego	SANDAG	140	139	\$58,621,378	\$69,459,215	\$499,707
2021	CA-2021-424	Broadway 2	San Diego	SANDAG	52	50	\$18,958,772	\$22,463,843	\$449,277
2021	CA-2021-425	Broadway 1	San Diego	SANDAG	161	160	\$73,297,567	\$86,848,717	\$542,804
2021	CA-2021-430	Pasadena Studios	Los Angeles	Metro	181	179	\$44,605,631	\$52,852,257	\$295,264

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-431	Finca Serena	Tulare	TCAG	80	78	\$31,111,001	\$36,862,759	\$472,599
2021	CA-2021-436	Plymouth Place	San Joaquin	SJCOG	65	64	\$23,011,277	\$27,265,569	\$426,025
2021	CA-2021-437	Anaheim & Walnut	Los Angeles	Metro	88	87	\$53,119,065	\$62,939,642	\$723,444
2021	CA-2021-439	Maison's Village I	Los Angeles	Metro	170	168	\$53,775,775	\$63,717,763	\$379,272
2021	CA-2021-443	Sage at Folsom	Sacramento	SACOG	110	109	\$31,633,393	\$37,481,730	\$343,869
2021	CA-2021-452	Allegheny Apartments (FKA Beaumont 2)	Riverside	WRCOG	48	47	\$24,925,953	\$29,534,228	\$628,388
2021	CA-2021-453	Sunnyvale Block 15	Santa Clara	Santa Clara	90	89	\$77,555,764	\$91,894,163	\$1,032,519
2021	CA-2021-456	Brentwood Crossings	Kern	KCOG	58	57	\$23,151,929	\$27,432,225	\$481,267
2021	CA-2021-465	Pismo Terrace	San Luis Obispo	SLOCOG	50	49	\$25,703,669	\$30,455,726	\$621,545
2021	CA-2021-467	425 Auzerais Apartments	Santa Clara	Santa Clara	130	128	\$81,883,176	\$97,021,621	\$757,981
2021	CA-2021-468	Sacramento Street Apartments	Solano	North Bay	75	74	\$51,550,058	\$61,080,559	\$825,413
2021	CA-2021-474	The Monarch Apartment Homes	Riverside	CVAG	60	59	\$28,825,260	\$34,154,433	\$578,889
2021	CA-2021-476	Depot Willows	Santa Clara	Santa Clara	39	37	\$24,667,427	\$29,227,906	\$789,943
2021	CA-2021-477	Centertown Apartments	Marin	North Bay	60	59	\$35,184,716	\$41,689,616	\$706,604
2021	CA-2021-478	Oasis Senior Villas	Riverside	WRCOG	95	93	\$45,509,972	\$53,923,791	\$579,826

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-479	Barrett Terrace Apartments	Contra Costa	East Bay	115	114	\$78,329,328	\$92,810,743	\$814,129
2021	CA-2021-484	Mojave View Apartments	Kern	KCOG	76	75	\$25,856,912	\$30,637,301	\$408,497
2021	CA-2021-488	Kristen Court Apartments III	Sutter	SACOG	32	32	\$16,172,111	\$19,161,988	\$598,812
2021	CA-2021-489	Arroyo Crossing	Riverside	CVAG	184	182	\$50,724,669	\$60,102,574	\$330,234
2021	CA-2021-491	The Gardens at Quail Run II	Sacramento	SACOG	108	107	\$37,245,991	\$44,131,977	\$412,448
2021	CA-2021-492	El Dorado Family Apartments II	Imperial	ICTC	48	48	\$23,879,391	\$28,294,179	\$589,462
2021	CA-2021-495	The Salvation Army Pasadena Hope Center Apartments	Los Angeles	Metro	66	65	\$38,328,364	\$45,414,457	\$698,684
2021	CA-2021-497	803 E 5th St	Los Angeles	Metro	95	94	\$57,562,665	\$68,204,769	\$725,583
2021	CA-2021-500	West Carson Villas	Los Angeles	Metro	111	110	\$62,956,819	\$74,596,186	\$678,147
2021	CA-2021-501	Villa Jardin/Coral Gables	Sacramento	SACOG	82	81	\$31,659,629	\$37,512,816	\$463,121
2021	CA-2021-502	Columba Apartments (fka Millenia II)	San Diego	SANDAG	200	198	\$99,889,749	\$118,357,224	\$597,764
2021	CA-2021-504	Depot Community Apartments	Alameda	East Bay	125	124	\$79,415,515	\$94,097,742	\$758,853
2021	CA-2021-507	Fair Oaks Senior Apartments	Sacramento	SACOG	108	107	\$28,259,742	\$33,484,363	\$312,938

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-511	Mutual Housing on the Boulevard	Sacramento	SACOG	127	126	\$58,127,447	\$68,873,967	\$546,619
2021	CA-2021-512	Hecker Pass Apartments	Santa Clara	Santa Clara	100	99	\$48,854,938	\$57,887,169	\$584,719
2021	CA-2021-513	Aquila Apartments f.k.a. 3Roots	San Diego	SANDAG	180	178	\$76,231,379	\$90,324,928	\$507,443
2021	CA-2021-519	Junction Crossing Apartments	Placer	SACOG	80	79	\$23,379,297	\$27,701,628	\$350,654
2021	CA-2021-529	619 Westlake	Los Angeles	Metro	78	77	\$50,733,198	\$60,112,679	\$780,684
2021	CA-2021-530	The Brine Residential	Los Angeles	Metro	97	96	\$55,439,888	\$65,689,536	\$684,266
2021	CA-2021-531	McDaniel House	Los Angeles	Metro	47	46	\$22,042,881	\$26,118,137	\$567,786
2021	CA-2021-532	NoHo 5050 Apartments	Los Angeles	Metro	40	39	\$24,005,515	\$28,443,620	\$729,324
2021	CA-2021-534	Pointe on La Brea	Los Angeles	Metro	50	49	\$32,100,380	\$38,035,053	\$776,226
2021	CA-2021-535	The Quincy	Los Angeles	Metro	54	53	\$33,279,467	\$39,432,128	\$744,002
2021	CA-2021-536	The Wilcox	Los Angeles	Metro	62	61	\$39,342,044	\$46,615,545	\$764,189
2021	CA-2021-537	Washington Arts Collective	Los Angeles	Metro	56	55	\$36,067,708	\$42,735,854	\$777,016
2021	CA-2021-538	Thatcher Yard Housing	Los Angeles	Metro	98	97	\$63,366,720	\$75,081,869	\$774,040
2021	CA-2021-540	Citrus Crossing	Los Angeles	Metro	127	126	\$57,496,120	\$68,125,921	\$540,682
2021	CA-2021-541	Avalon 1355	Los Angeles	Metro	54	53	\$30,856,598	\$36,561,322	\$689,836
2021	CA-2021-542	Barry Apartments	Los Angeles	Metro	61	60	\$38,278,805	\$45,355,736	\$755,929
2021	CA-2021-543	Beacon Landing	Los Angeles	Metro	89	88	\$44,795,412	\$53,077,124	\$603,149

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-544	Central Apartments	Los Angeles	Metro	57	56	\$35,561,286	\$42,135,806	\$752,425
2021	CA-2021-545	Lincoln Apartments	Los Angeles	Metro	40	39	\$28,167,704	\$33,375,309	\$855,777
2021	CA-2021-546	Lumina	Los Angeles	Metro	55	54	\$30,098,382	\$35,662,928	\$660,425
2021	CA-2021-547	Montesquieu Manor PSH	Los Angeles	Metro	53	52	\$29,111,279	\$34,493,331	\$663,333
2021	CA-2021-548	My Angel	Los Angeles	Metro	54	53	\$33,022,371	\$39,127,500	\$738,255
2021	CA-2021-550	Rousseau Residences PSH	Los Angeles	Metro	52	51	\$27,644,012	\$32,754,798	\$642,251
2021	CA-2021-551	Santa Monica & Vermont Apartments	Los Angeles	Metro	187	185	\$114,438,909	\$135,596,212	\$732,952
2021	CA-2021-556	Rancho Bernardo Senior Housing	San Diego	SANDAG	178	175	\$49,741,678	\$58,937,849	\$336,788
2021	CA-2021-557	ShoreLINE	San Diego	SANDAG	126	124	\$60,947,113	\$72,214,929	\$582,378
2021	CA-2021-563	College Creek Apartments	Sonoma	North Bay	164	163	\$66,275,621	\$78,528,564	\$481,770
2021	CA-2021-565	Heritage Park	Sonoma	North Bay	33	32	\$18,398,133	\$21,799,554	\$681,236
2021	CA-2021-567	Marina Village Apartments	Solano	North Bay	160	159	\$68,030,683	\$80,608,099	\$506,969
2021	CA-2021-568	Vista Woods	Contra Costa	East Bay	179	177	\$77,000,791	\$91,236,588	\$515,461
2021	CA-2021-570	Shiloh Terrace	Sonoma	North Bay	134	133	\$80,692,123	\$95,610,368	\$718,875
2021	CA-2021-571	Worthington Del Sol Family Apartments	Santa Cruz	AMBAG	48	47	\$19,167,204	\$22,710,809	\$483,209

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-573	Elm Lane Apartments	Contra Costa	East Bay	170	168	\$68,556,283	\$81,230,871	\$483,517
2021	CA-2021-576	Kiku Crossing	San Mateo	Upper Peninsula	225	223	\$167,865,956	\$198,900,775	\$891,932
2021	CA-2021-580	Crest on Imperial	San Diego	SANDAG	100	99	\$40,379,504	\$47,844,809	\$483,281
2021	CA-2021-588	SFHA Scattered Sites	San Francisco	Upper Peninsula	69	66	\$81,555,757	\$96,633,669	\$1,464,147
2021	CA-2021-590	Morro Bay Apartments	San Luis Obispo	SLOCOG	35	34	\$16,512,702	\$19,565,547	\$575,457
2021	CA-2021-591	Mariposa Place / West San Carlos Residential	Santa Clara	Santa Clara	80	79	\$62,237,118	\$73,743,428	\$933,461
2021	CA-2021-592	Ramona Metro Point	Los Angeles	Metro	51	50	\$30,665,431	\$36,334,812	\$726,696
2021	CA-2021-593	Bascom Apartments	Santa Clara	Santa Clara	79	77	\$67,238,991	\$79,670,040	\$1,034,676
2021	CA-2021-595	Corazón del Valle (CDV) II	Los Angeles	Metro	90	88	\$51,815,767	\$61,395,392	\$697,675
2021	CA-2021-596	The Salvation Army Anaheim Center of Hope Apartments	Orange	OCCOG	72	70	\$35,891,998	\$42,527,660	\$607,538
2021	CA-2021-597	College Heights Cottages	Kern	KCOG	29	28	\$10,406,035	\$12,329,888	\$440,353
2021	CA-2021-599	Centennial Gardens	Santa Barbara	SBCAG	160	159	\$65,840,435	\$78,012,921	\$490,647
2021	CA-2021-600	Valley Terrace Apartments	Tehama	NSSR	48	47	\$6,694,158	\$7,931,764	\$168,761

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-601	Clearlake Apartments	Lake	NSSR	72	71	\$10,525,610	\$12,471,570	\$175,656
2021	CA-2021-603	Vista de La Sierra	Riverside	WRCOG	80	79	\$45,760,004	\$54,220,048	\$686,330
2021	CA-2021-609	Huntington Beach Senior Housing	Orange	OCCOG	43	42	\$29,366,956	\$34,796,277	\$828,483
2021	CA-2021-613	Maudelle Miller Shirek Community	Alameda	East Bay	87	86	\$84,051,499	\$99,590,821	\$1,158,033
2021	CA-2021-615	Orange Corporate Yard	Orange	OCCOG	62	61	\$31,888,331	\$37,783,800	\$619,407
2021	CA-2021-616	Pacific Wind Apartments	San Diego	SANDAG	89	88	\$54,049,758	\$64,042,400	\$727,755
2021	CA-2021-621	Rancho Las Bolsas (Rancho Family)	Riverside	WRCOG	55	54	\$29,285,050	\$34,699,228	\$642,578
2021	CA-2021-629	The Meridian	Santa Clara	Santa Clara	59	58	\$58,796,870	\$69,667,152	\$1,201,158
2021	CA-2021-632	1304 El Camino Real Apartments	San Mateo	Upper Peninsula	39	38	\$13,137,244	\$15,566,039	\$409,633
2021	CA-2021-634	CHISPA East Garrison Apartments	Monterey	AMBAG	66	65	\$45,537,440	\$53,956,337	\$830,097
2021	CA-2021-639	Long Beach Senior	Los Angeles	Metro	68	67	\$42,665,272	\$50,553,167	\$754,525
2021	CA-2021-642	Little Tokyo Towers	Los Angeles	Metro	301	299	\$104,281,636	\$123,561,077	\$413,248
2021	CA-2021-643	Sango Court	Santa Clara	Santa Clara	102	101	\$79,824,965	\$94,582,891	\$936,464
2021	CA-2021-647	Portola Senior	Orange	OCCOG	58	57	\$21,794,074	\$25,823,331	\$453,041

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-648	Somis Ranch Farmworker Housing Community	Ventura	VCOG	200	198	\$91,104,824	\$107,948,154	\$545,193
2021	CA-2021-649	26 Point 2	Los Angeles	Metro	77	76	\$39,521,908	\$46,828,662	\$616,167
2021	CA-2021-650	Hotel Fresno Apartments	Fresno	Fresno COG	79	78	\$30,996,122	\$36,726,641	\$470,854
2021	CA-2021-651	Santa Fe Commons I	Tulare	TCAG	81	80	\$29,803,777	\$35,313,856	\$441,423
2021	CA-2021-652	Palm Terrace II	Tulare	TCAG	54	53	\$21,907,473	\$25,957,695	\$489,768
2021	CA-2021-653	Lofts at Fort Visalia	Tulare	TCAG	80	79	\$31,807,955	\$37,688,564	\$477,070
2021	CA-2021-655	Osgood Apartments	Alameda	East Bay	112	111	\$75,387,333	\$89,324,836	\$804,728
2021	CA-2021-656	Arroyo Crossing II	Riverside	CVAG	216	214	\$56,592,540	\$67,055,288	\$313,342
2021	CA-2021-660	Mangini Place Apartments	Sacramento	SACOG	152	150	\$59,713,322	\$70,753,036	\$471,687
2021	CA-2021-663	Cornerstone South	Sacramento	SACOG	60	60	\$24,106,773	\$28,563,599	\$476,060
2021	CA-2021-664	Central City I	Sacramento	SACOG	192	188	\$66,518,566	\$78,816,424	\$419,236
2021	CA-2021-667	Vista Sunrise II	Riverside	CVAG	61	60	\$30,410,402	\$36,032,634	\$600,544
2021	CA-2021-670	Canterbury Village	Los Angeles	Metro	64	63	\$23,321,104	\$27,632,677	\$438,614
2021	CA-2021-671	The Gardens	Los Angeles	Metro	75	74	\$33,396,533	\$39,570,837	\$534,741
2021	CA-2021-673	Woodward Family Apartments	Glenn	NSSR	36	35	\$19,130,948	\$22,667,850	\$647,653
2021	CA-2021-675	Cathedral Plaza	San Diego	SANDAG	225	222	\$93,326,438	\$110,580,497	\$498,110

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-677	Noble Creek Apartments	Riverside	WRCOG	108	107	\$16,356,875	\$19,380,911	\$181,130
2021	CA-2021-680	Terracina at Whitney Ranch	Placer	SACOG	288	285	\$94,342,704	\$111,784,649	\$392,227
2021	CA-2021-682	Poppy Grove I	Sacramento	SACOG	144	143	\$64,855,464	\$76,845,850	\$537,384
2021	CA-2021-683	Aspen Wood Apartments	Contra Costa	East Bay	123	122	\$52,465,273	\$62,164,978	\$509,549
2021	CA-2021-685	2400 Long Beach	Los Angeles	Metro	194	192	\$92,015,094	\$109,026,714	\$567,847
2021	CA-2021-686	308 Sango	Santa Clara	Santa Clara	85	84	\$64,336,980	\$76,231,509	\$907,518
2021	CA-2021-694	Sycamore Street Commons and La Playa Apartments	Santa Cruz	AMBAG	68	67	\$43,175,104	\$51,157,256	\$763,541
2021	CA-2021-700	MacArthur Studios	Alameda	East Bay	193	191	\$67,433,729	\$79,900,781	\$418,329
2021	CA-2021-701	Liberty Bell Courtyards	Glenn	NSSR	32	32	\$12,324,424	\$14,602,946	\$456,342
2021	CA-2021-702	Bear Ridge Family Apartments	Yuba	SACOG	48	47	\$25,555,194	\$30,279,802	\$644,251
2021	CA-2021-703	The Wong Center	Sacramento	SACOG	150	149	\$53,072,424	\$62,884,378	\$422,043
2021	CA-2021-705	Poppy Grove III	Sacramento	SACOG	158	157	\$70,312,830	\$83,312,166	\$530,651
2021	CA-2021-706	Algarve Apartments	Santa Clara	Santa Clara	91	90	\$63,423,095	\$75,148,667	\$834,985
2021	CA-2021-707	Vista Lane Family Homes	San Diego	SANDAG	167	165	\$61,103,008	\$72,399,645	\$438,786

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-709	Centennial Square Apartments	Santa Barbara	SBCAG	184	182	\$68,428,041	\$81,078,920	\$445,489
2021	CA-2021-712	Levant Senior Cottages	San Diego	SANDAG	127	126	\$47,659,943	\$56,471,245	\$448,184
2021	CA-2021-713	Redwood Glen Apartments	Sonoma	North Bay	43	42	\$17,306,320	\$20,505,888	\$488,235
2021	CA-2021-714	Residency at the Entrepreneur Hollywood	Los Angeles	Metro	200	198	\$98,327,704	\$116,506,390	\$588,416
2021	CA-2021-715	Bana at Palmdale	Los Angeles	Metro	48	47	\$16,726,358	\$19,818,703	\$421,675
2021	CA-2021-717	Sendero	San Diego	SANDAG	110	109	\$44,393,262	\$52,600,625	\$482,575
2021	CA-2021-718	Kifer Senior Housing	Santa Clara	Santa Clara	80	79	\$54,529,924	\$64,611,339	\$817,865
2021	CA-2021-723	Alamo Street Apartments	Ventura	VCOG	271	268	\$137,734,257	\$163,198,371	\$608,949
2021	CA-2021-724	Manchester Urban Homes	Los Angeles	Metro	122	120	\$67,653,790	\$80,161,526	\$668,013
2021	CA-2021-726	Aviara	Sonoma	North Bay	136	135	\$53,484,159	\$63,372,234	\$469,424
2021	CA-2021-727	Monroe Street Apartments	Santa Clara	Santa Clara	65	64	\$46,953,568	\$55,634,277	\$869,286
2021	CA-2021-729	Marina Dunes BMR Site 1	Monterey	AMBAG	142	140	\$67,623,959	\$80,126,180	\$572,330
2021	CA-2021-730	4995 Stockton Boulevard	Sacramento	SACOG	200	198	\$75,889,274	\$89,919,575	\$454,139
2021	CA-2021-732	Kimball Highland	San Diego	SANDAG	145	143	\$83,715,978	\$99,193,269	\$693,659

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-733	Vermont Manchester Family	Los Angeles	Metro	118	116	\$93,061,287	\$110,266,325	\$950,572
2021	CA-2021-734	Vermont Manchester Senior	Los Angeles	Metro	62	60	\$51,722,469	\$61,284,846	\$1,021,414
2021	CA-2021-735	Northstar Courts	Kings	KCAG	72	71	\$37,135,413	\$44,000,956	\$619,732
2021	CA-2021-736	Central Terrace Apartments	Ventura	VCOG	87	86	\$45,023,015	\$53,346,806	\$620,312
2021	CA-2021-737	Tiburon Place	San Luis Obispo	SLOCOG	68	67	\$34,506,827	\$40,886,401	\$610,245
2021	CA-2021-738	Oak Apartments	Los Angeles	Metro	64	63	\$37,787,205	\$44,773,250	\$710,687
2021	CA-2021-739	Villa Oakland	Alameda	East Bay	105	104	\$44,858,501	\$53,151,877	\$511,076
2021	CA-2021-742	Royal Oak Village	Santa Clara	Santa Clara	73	72	\$49,429,332	\$58,567,757	\$813,441
2021	CA-2021-744	Monterey and Madrone Apartments	Santa Clara	Santa Clara	249	246	\$124,455,933	\$147,465,169	\$599,452
2021	CA-2021-745	Juniper Valley Townhomes	Los Angeles	Metro	70	69	\$28,308,072	\$33,541,628	\$486,111
2021	CA-2021-746	McEvoy Apartments	Santa Clara	Santa Clara	224	222	\$132,176,093	\$156,612,621	\$705,462
2021	CA-2021-747	Sugar Pine Village Phase 1A	El Dorado	SACOG	68	67	\$39,936,571	\$47,319,987	\$706,268
2021	CA-2021-748	Voltaire Villas PSH	Los Angeles	Metro	72	71	\$35,808,355	\$42,428,553	\$597,585
2021	CA-2021-749	Sunrise Crossing Apartments	Sacramento	SACOG	82	81	\$23,665,414	\$28,040,642	\$346,181

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-750	The Kelsey Ayer Station	Santa Clara	Santa Clara	115	113	\$69,232,273	\$82,031,837	\$725,945
2021	CA-2021-751	Building 209	Los Angeles	Metro	55	54	\$20,769,536	\$24,609,378	\$455,729
2021	CA-2021-752	The Banning	Los Angeles	Metro	64	63	\$41,159,929	\$48,769,518	\$774,119
2021	CA-2021-753	Hayden Parkway Apartments	Placer	SACOG	94	93	\$34,196,646	\$40,518,873	\$435,687
2021	CA-2021-754	2nd & B	Ventura	VCOG	56	55	\$37,956,335	\$44,973,648	\$817,703
2021	CA-2021-755	Vintage at University Glen	Ventura	VCOG	170	168	\$66,002,721	\$78,205,210	\$465,507
2021	CA-2021-756	Westview House	Orange	OCCOG	85	84	\$46,812,041	\$55,466,585	\$660,316
2021	CA-2021-757	Lynx Family Housing	Orange	OCCOG	144	142	\$65,119,139	\$77,158,273	\$543,368
2021	CA-2021-760	600 7th Street	San Francisco	Upper Peninsula	221	220	\$139,430,851	\$165,208,628	\$750,948
2021	CA-2021-762	Montecito II Senior Housing	Los Angeles	Metro	64	63	\$41,297,830	\$48,932,914	\$776,713
2021	CA-2021-763	Monamas Terrace Apartments	Riverside	CVAG	139	138	\$64,937,469	\$76,943,016	\$557,558
2021	CA-2021-765	Merge 56 Affordable	San Diego	SANDAG	47	47	\$30,522,852	\$36,165,873	\$769,487
2021	CA-2021-766	Whittier HHH	Los Angeles	Metro	64	63	\$32,023,061	\$37,943,439	\$602,277
2021	CA-2021-767	Villa St. Joseph	Orange	OCCOG	50	49	\$29,664,073	\$35,148,325	\$717,313
2021	CA-2021-771	Southside Senior Housing	Los Angeles	Metro	50	49	\$29,938,897	\$35,473,958	\$723,958
2021	CA-2021-001	Las Haciendas Apartments	Riverside	WRCOG	77	76	\$36,307,675	\$43,020,186	\$566,055

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-002	Los Lirios Apartments	Los Angeles	Metro	64	63	\$48,194,500	\$57,104,631	\$906,423
2021	CA-2021-004	Chukchansi LIHTC #1	Madera	East CA	17	17	\$11,456,606	\$13,574,687	\$798,511
2021	CA-2021-005	QHA Homes III	Imperial	ICTC	26	26	\$10,478,568	\$12,415,831	\$477,532
2021	CA-2021-008	Grand Ave Villa Apartments	Sacramento	SACOG	18	17	\$9,376,337	\$11,109,821	\$653,519
2021	CA-2021-010	Fair Haven Commons	Solano	North Bay	72	71	\$37,397,281	\$44,311,237	\$624,102
2021	CA-2021-011	Monte Vista Manor	Tulare	TCAG	44	43	\$9,356,149	\$11,085,901	\$257,812
2021	CA-2021-015	Union Bank Apartments	San Diego	SANDAG	60	59	\$31,601,152	\$37,443,528	\$634,636
2021	CA-2021-016	Esperanza Commons	Fresno	Fresno COG	60	59	\$18,011,080	\$21,340,943	\$361,711
2021	CA-2021-024	Lorena Plaza	Los Angeles	Metro	49	48	\$34,153,498	\$40,467,748	\$843,078
2021	CA-2021-027	The Emerald	Los Angeles	Metro	72	71	\$45,067,433	\$53,399,436	\$752,105
2021	CA-2021-028	Harry's House	Santa Barbara	SBCAG	60	59	\$27,515,813	\$32,602,897	\$552,591
2021	CA-2021-032	Coachella Valley Apartments	Riverside	CVAG	56	55	\$35,333,939	\$41,866,427	\$761,208
2021	CA-2021-033	Walnut Place	Monterey	AMBAG	80	79	\$36,673,573	\$43,453,731	\$550,047
2021	CA-2021-034	Walnut Terrace	Monterey	AMBAG	63	62	\$29,326,297	\$34,748,101	\$560,453
2021	CA-2021-036	Mountain View	Orange	OCCOG	71	70	\$37,536,979	\$44,476,762	\$635,382
2021	CA-2021-041	Nadeau	Los Angeles	Metro	92	90	\$40,224,290	\$47,660,900	\$529,566
2021	CA-2021-042	The Apartments at Toscano	San Luis Obispo	SLOCOG	38	37	\$17,465,316	\$20,694,279	\$559,305

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-046	Vera Cruz Village	Santa Barbara	SBCAG	29	28	\$17,636,908	\$20,897,594	\$746,343
2021	CA-2021-047	Shasta Garden Apartments	Glenn	NSSR	49	48	\$9,346,531	\$11,074,504	\$230,719
2021	CA-2021-048	Imagine Village II	Los Angeles	Metro	80	78	\$42,006,041	\$49,772,058	\$638,103
2021	CA-2021-050	Valley Senior Village	San Diego	SANDAG	50	49	\$21,025,422	\$24,912,572	\$508,420
2021	CA-2021-053	Willow Greenridge	San Mateo	Upper Peninsula	70	68	\$53,902,059	\$63,867,395	\$939,226
2021	CA-2021-054	Sierra Village II	Tulare	TCAG	64	63	\$21,662,474	\$25,667,401	\$407,419
2021	CA-2021-056	Westport Cupertino	Santa Clara	Santa Clara	48	47	\$37,122,256	\$43,985,366	\$935,859
2021	CA-2021-058	East Lake Apartments	Yuba	SACOG	71	70	\$21,509,568	\$25,486,226	\$364,089
2021	CA-2021-060	Myrtle Avenue Senior Apartments	Tulare	TCAG	66	65	\$22,916,489	\$27,153,257	\$417,742
2021	CA-2021-061	Lindsay Senior Villa	Tulare	TCAG	42	41	\$6,848,330	\$8,114,440	\$197,913
2021	CA-2021-063	Sonora Square	San Joaquin	SJCOG	38	37	\$14,561,851	\$17,254,025	\$466,325
2021	CA-2021-065	Valley Village Apartments	Fresno	Fresno COG	72	71	\$26,831,985	\$31,792,644	\$447,784
2021	CA-2021-066	Oak Valley Villas	Lake	NSSR	80	79	\$33,969,539	\$40,249,779	\$509,491
2021	CA-2021-070	Eureka 7th & Myrtle Affordable Housing	Humboldt	NSSR	36	35	\$14,900,680	\$17,655,497	\$504,443

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-073	34320 Fremont Family Apartments	Alameda	East Bay	54	53	\$46,829,491	\$55,487,261	\$1,046,929
2021	CA-2021-074	Sycamore Place	Contra Costa	East Bay	74	73	\$29,226,505	\$34,629,860	\$474,382
2021	CA-2021-075	Tonea Senior Apartments	Butte	NSSR	104	103	\$31,776,749	\$37,651,589	\$365,549
2021	CA-2021-080	Siskiyou Crossroads	Siskiyou	NSSR	50	49	\$19,788,381	\$23,446,829	\$478,507
2021	CA-2021-081	Ulric Street Apartments II	San Diego	SANDAG	60	59	\$35,539,301	\$42,109,756	\$713,725
2021	CA-2021-084	The Cove (CVC Phase VI)	Los Angeles	Metro	90	89	\$47,493,331	\$56,273,830	\$632,290
2021	CA-2021-086	Cornerstone North by Mutual Housing	Sacramento	SACOG	48	47	\$17,688,478	\$20,958,699	\$445,930
2021	CA-2021-088	Hellenic Seniors Center	Sacramento	SACOG	70	69	\$15,235,809	\$18,052,584	\$261,632
2021	CA-2021-089	Center of Hope Apartments	Shasta	NSSR	49	48	\$22,161,649	\$26,258,863	\$547,060
2021	CA-2021-090	Warthan Place Apartments II	Fresno	Fresno COG	81	80	\$22,519,242	\$26,682,567	\$333,532
2021	CA-2021-091	Burney Commons	Shasta	NSSR	30	29	\$13,476,570	\$15,968,099	\$550,624
2021	CA-2021-092	Olive Ranch Senior Apartments	Butte	NSSR	51	50	\$17,274,408	\$20,468,076	\$409,362

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-093	Mono Apartments	Butte	NSSR	47	46	\$17,407,066	\$20,625,260	\$448,375
2021	CA-2021-094	Lucena on Court	Los Angeles	Metro	46	45	\$23,722,417	\$28,108,184	\$624,626
2021	CA-2021-095	78 Haight Street	San Francisco	Upper Peninsula	63	63	\$54,385,296	\$64,439,972	\$1,022,857
2021	CA-2021-096	Tahiti Apartment Homes	Orange	OCCOG	60	59	\$34,455,854	\$40,826,003	\$691,966
2021	CA-2021-097	People's Place	Ventura	VCOG	69	68	\$35,437,856	\$41,989,556	\$617,493
2021	CA-2021-099	Corazón del Valle Commons	Fresno	Fresno COG	61	60	\$35,040,685	\$41,518,957	\$691,983
2021	CA-2021-100	The Arthur at Blackstone	Fresno	Fresno COG	41	40	\$24,417,974	\$28,932,334	\$723,308
2021	CA-2021-101	Sun Lodge	Fresno	Fresno COG	64	63	\$28,941,151	\$34,291,750	\$544,313
2021	CA-2021-102	Live Oak Redding	Shasta	NSSR	39	38	\$17,982,622	\$21,307,224	\$560,716
2021	CA-2021-104	414 Petaluma	Sonoma	North Bay	44	43	\$35,165,028	\$41,666,288	\$968,983
2021	CA-2021-107	Anaheim Midway	Orange	OCCOG	86	85	\$44,662,215	\$52,919,302	\$622,580
2021	CA-2021-108	Entrada Apartments	Riverside	WRCOG	65	64	\$41,225,670	\$48,847,413	\$763,241
2021	CA-2021-110	Sonora Garden Apartments	Tuolumne	East CA	34	33	\$6,686,382	\$7,922,551	\$240,077
2021	CA-2021-111	1482 Freedom	Santa Cruz	AMBAG	53	52	\$36,232,949	\$42,931,645	\$825,609
2021	CA-2021-115	The Laurel	Los Angeles	Metro	58	57	\$35,603,474	\$42,185,794	\$740,102
2021	CA-2021-116	Woodland	Yolo	SACOG	72	71	\$30,265,481	\$35,860,920	\$505,083
2021	CA-2021-117	Westview Village II	Ventura	VCOG	50	49	\$35,121,118	\$41,614,260	\$849,271
2021	CA-2021-118	Los Arroyos II	Tulare	TCAG	54	53	\$21,097,051	\$24,997,444	\$471,650
2021	CA-2021-119	Nestor Senior Village	San Diego	SANDAG	74	73	\$31,478,890	\$37,298,662	\$510,941

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-121	North Creek Crossings at Meriam Park (Phase 2)	Butte	NSSR	54	53	\$27,873,772	\$33,027,035	\$623,152
2021	CA-2021-124	Heritage House & Valle Verde	Napa	North Bay	90	88	\$48,114,421	\$57,009,747	\$647,838
2021	CA-2021-126	Fourth Corner Apartments	San Diego	SANDAG	75	74	\$40,754,636	\$48,289,295	\$652,558
2021	CA-2021-127	1500 Capitola Road Housing	Santa Cruz	AMBAG	57	56	\$43,316,858	\$51,325,217	\$916,522
2021	CA-2021-128	Rialto Metrolink South	San Bernardino	East Sierra	55	54	\$28,368,975	\$33,613,791	\$622,478
2021	CA-2021-130	Madera Place	Madera	East CA	32	31	\$10,474,567	\$12,411,090	\$400,358
2021	CA-2021-131	Kelseyville Terrace	Lake	NSSR	69	68	\$24,736,050	\$29,309,216	\$431,018
2021	CA-2021-132	Baumgardner Terrace	Sonoma	North Bay	101	100	\$36,534,578	\$43,289,039	\$432,890
2021	CA-2021-133	Clinton Avenue Apartments	Fresno	Fresno COG	78	77	\$26,756,277	\$31,702,939	\$411,726
2021	CA-2021-134	Deer Creek Apartments II	Butte	NSSR	48	47	\$17,198,232	\$20,377,817	\$433,571
2021	CA-2021-136	Coalinga Pacific Apartments	Fresno	Fresno COG	76	75	\$26,163,878	\$31,001,019	\$413,347
2021	CA-2021-138	Sunrise Village Senior Apartments	Butte	NSSR	37	36	\$14,831,344	\$17,573,342	\$488,148
2021	CA-2021-140	Riverbend Family Apartments II	Butte	NSSR	48	48	\$18,847,631	\$22,332,154	\$465,253

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-141	Mitchell Avenue Senior Apartments II	Butte	NSSR	35	35	\$11,894,274	\$14,093,270	\$402,665
2021	CA-2021-142	Prospect View Apartments	Yolo	SACOG	40	39	\$16,825,077	\$19,935,673	\$511,171
2021	CA-2021-144	Magnolia Place Senior Apartments II	Monterey	AMBAG	32	32	\$14,866,361	\$17,614,833	\$550,464
2021	CA-2021-146	Stanton Apartment Homes	Orange	OCCOG	72	71	\$27,489,379	\$32,571,576	\$458,755
2021	CA-2021-147	Kern County Apartments	Kern	KCOG	116	112	\$17,465,241	\$20,694,190	\$184,770
2021	CA-2021-148	Sagewood	Kern	KCOG	72	71	\$23,264,094	\$27,565,127	\$388,241
2021	CA-2021-150	Bay Oaks Apartments	San Mateo	Upper Peninsula	38	37	\$19,048,666	\$22,570,356	\$610,010
2021	CA-2021-151	Casa Sonoma Apartments	Imperial	ICTC	68	67	\$9,971,055	\$11,814,489	\$176,336
2021	CA-2021-153	Harrower Village	Los Angeles	Metro	40	39	\$28,313,707	\$33,548,305	\$860,213
2021	CA-2021-154	Gloria Drive Apartments	Sacramento	SACOG	32	31	\$22,011,003	\$26,080,366	\$841,302
2021	CA-2021-155	Calexico Meadows	Imperial	ICTC	60	59	\$20,878,240	\$24,738,179	\$419,291
2021	CA-2021-156	PARLIER PLAZA / GARDEN VALLEY HOMES II	Fresno	Fresno COG	88	86	\$14,306,955	\$16,952,004	\$197,116
2021	CA-2021-157	Lincoln Avenue Apartments	Napa	North Bay	78	77	\$34,633,362	\$41,036,329	\$532,939

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-158	Pacific Station South	Santa Cruz	AMBAG	70	69	\$48,898,354	\$57,938,612	\$839,690
2021	CA-2021-159	Paradise Gardens III	Butte	NSSR	48	47	\$21,727,715	\$25,744,704	\$547,760
2021	CA-2021-160	Pippin Phase II	Santa Cruz	AMBAG	80	79	\$56,977,157	\$67,511,013	\$854,570
2021	CA-2021-161	Pioneer Apartments	Tulare	TCAG	68	67	\$17,971,413	\$21,293,942	\$317,820
2021	CA-2021-163	4507 Main St.	Los Angeles	Metro	61	60	\$32,632,104	\$38,665,081	\$644,418
2021	CA-2021-164	Vivalon Healthy Aging Campus	Marin	North Bay	67	66	\$47,504,043	\$56,286,523	\$852,826
2021	CA-2021-165	Village Green II	Sonoma	North Bay	34	33	\$10,740,975	\$12,726,751	\$385,659
2021	CA-2021-166	Lowden Lane Senior Apartments	Shasta	NSSR	61	60	\$29,504,188	\$34,958,880	\$582,648
2021	CA-2021-169	Miles Lane	Santa Cruz	AMBAG	72	71	\$51,214,881	\$60,683,415	\$854,696
2021	CA-2021-170	San Jacinto Manor	Riverside	WRCOG	66	65	\$12,052,601	\$14,280,869	\$219,706
2021	CA-2021-171	Cedar Street Family Apartments	Santa Cruz	AMBAG	65	64	\$30,211,579	\$35,797,053	\$559,329
2021	CA-2021-173	Sherwood Avenue Family Apartments	Kern	KCOG	81	80	\$28,021,180	\$33,201,696	\$415,021
2021	CA-2021-175	3575 Mendocino Avenue Phase II	Sonoma	North Bay	38	37	\$24,015,084	\$28,454,959	\$769,053
2021	CA-2021-176	Jordan Downs Area H2A	Los Angeles	Metro	76	61	\$46,742,700	\$55,384,424	\$907,941

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2021	CA-2021-177	Heritage Square South	Los Angeles	Metro	70	69	\$40,436,257	\$47,912,055	\$694,378
2021	CA-2021-180	Saybrook Apartments	Sacramento	SACOG	88	87	\$30,280,185	\$35,878,343	\$412,395
2021	CA-2021-183	Napa Cove Apartments	Napa	North Bay	66	65	\$36,445,998	\$43,184,082	\$664,370
2022	CA-2022-001	Bellarmino Place	Santa Clara	Santa Clara	116	115	\$97,893,417	\$106,487,055	\$925,974
2022	CA-2022-003	Paseo Adelanto Mixed-Use PSH	Orange	OCCOG	50	49	\$36,081,566	\$39,249,010	\$801,000
2022	CA-2022-005	Bi'du Khaale	Sonoma	North Bay	25	24	\$21,489,679	\$23,376,165	\$974,007
2022	CA-2022-006	Escalante Meadows	Santa Barbara	SBCAG	80	77	\$62,232,693	\$67,695,831	\$879,167
2022	CA-2022-008	Citrus Gardens	Fresno	Fresno COG	30	29	\$12,604,029	\$13,710,482	\$472,775
2022	CA-2022-010	Shell Beach Senior	San Luis Obispo	SLOCOG	26	25	\$10,256,986	\$11,157,402	\$446,296
2022	CA-2022-012	Coloma Woods	Sacramento	SACOG	29	28	\$15,211,741	\$16,547,114	\$590,968
2022	CA-2022-014	Shirley Chisholm Village	San Francisco	Upper Peninsula	35	34	\$33,884,568	\$36,859,147	\$1,084,093
2022	CA-2022-017	Norwalk Veterans Housing	Los Angeles	Metro	60	59	\$24,590,477	\$26,749,168	\$453,376
2022	CA-2022-020	North 40 Market Hall Senior Housing	Santa Clara	Santa Clara	50	49	\$45,715,722	\$49,728,907	\$1,014,876
2022	CA-2022-022	Los Arroyos I	Tulare	TCAG	54	53	\$23,639,270	\$25,714,459	\$485,178
2022	CA-2022-025	Red Tail Crossing	Los Angeles	Metro	102	100	\$63,250,360	\$68,802,835	\$688,028
2022	CA-2022-028	Lincoln Avenue Senior Housing	Los Angeles	Metro	71	70	\$36,058,171	\$39,223,561	\$560,337

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-029	Baumgardner Village	Sonoma	North Bay	59	58	\$43,329,676	\$47,133,400	\$812,645
2022	CA-2022-032	Alvarado Kent Apartments	Los Angeles	Metro	81	80	\$43,198,000	\$46,990,165	\$587,377
2022	CA-2022-033	Greenbrier Village	San Diego	SANDAG	60	59	\$25,428,066	\$27,660,286	\$468,818
2022	CA-2022-034	Park Villa Apartments	San Diego	SANDAG	38	37	\$17,477,900	\$19,012,209	\$513,843
2022	CA-2022-035	Miramar Gold	Los Angeles	Metro	94	93	\$46,029,148	\$50,069,847	\$538,385
2022	CA-2022-037	Nugent Square Apartments	San Mateo	Upper Peninsula	32	31	\$22,004,064	\$23,935,705	\$772,120
2022	CA-2022-038	Acorn Valley Plaza	Mendocino	NSSR	71	70	\$32,429,179	\$35,275,996	\$503,943
2022	CA-2022-040	Kettner Crossing (aka Cedar & Kettner)	San Diego	SANDAG	64	63	\$45,248,001	\$49,220,127	\$781,272
2022	CA-2022-041	Hellenic Seniors Center	San Diego	SANDAG	70	69	\$34,439,965	\$37,463,300	\$542,946
2022	CA-2022-042	Table Mountain Apartments II	San Bernardino	East Sierra	48	47	\$21,818,517	\$23,733,870	\$504,976
2022	CA-2022-043	Emporia Place II	San Bernardino	East Sierra	50	49	\$30,679,156	\$33,372,346	\$681,068
2022	CA-2022-045	6th Street Grand	Los Angeles	Metro	63	62	\$43,589,571	\$47,416,110	\$764,776
2022	CA-2022-047	Orchard View Apartments	Butte	NSSR	48	47	\$25,223,389	\$27,437,641	\$583,780
2022	CA-2022-048	Vista Campanario	Ventura	VCOG	60	59	\$43,815,900	\$47,662,308	\$807,836
2022	CA-2022-050	Step Up on 99	Orange	OCCOG	63	62	\$36,215,432	\$39,394,628	\$635,397

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-051	Eaglepointe Apartments	Butte	NSSR	43	42	\$20,650,313	\$22,463,114	\$534,836
2022	CA-2022-052	Broadway and 39th Street	Sacramento	SACOG	43	42	\$24,768,254	\$26,942,552	\$641,489
2022	CA-2022-053	Orchard View Senior Gardens	Los Angeles	Metro	66	65	\$26,092,683	\$28,383,246	\$436,665
2022	CA-2022-054	WISEPlace Permanent Supportive Housing (PSH)	Orange	OCCOG	48	47	\$28,691,758	\$31,210,483	\$664,053
2022	CA-2022-055	Newmark Village Apartments	Fresno	Fresno COG	72	71	\$28,444,074	\$30,941,056	\$435,790
2022	CA-2022-056	Yosemite Apartments	San Francisco	Upper Peninsula	32	31	\$29,709,639	\$32,317,719	\$1,042,507
2022	CA-2022-059	Chapel Avenue Apartments	Los Angeles	Metro	44	43	\$35,420,975	\$38,530,429	\$896,056
2022	CA-2022-060	Remington Villas	Tulare	TCAG	60	59	\$28,545,379	\$31,051,254	\$526,292
2022	CA-2022-061	Santa Fe Senior Village	San Diego	SANDAG	54	53	\$24,499,268	\$26,649,952	\$502,829
2022	CA-2022-064	Piper Way Senior Housing	Fresno	Fresno COG	60	59	\$33,377,474	\$36,307,538	\$615,382
2022	CA-2022-065	River Grove I	Madera	East CA	70	69	\$32,262,776	\$35,094,985	\$508,623
2022	CA-2022-066	Guardian Village	Fresno	Fresno COG	48	47	\$22,090,379	\$24,029,598	\$511,268
2022	CA-2022-067	Parkside Apartments	Riverside	WRCOG	37	36	\$12,147,168	\$13,213,515	\$367,042
2022	CA-2022-070	Huntington Square	Los Angeles	Metro	48	47	\$32,424,958	\$35,271,404	\$750,455
2022	CA-2022-071	Garden Estates	Tulare	TCAG	44	43	\$9,239,702	\$10,050,815	\$233,740

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2022	CA-2022-072	11730 Ramona Boulevard	Los Angeles	Metro	39	38	\$29,601,707	\$32,200,312	\$847,377
2022	CA-2022-073	Avalon Commons - Phase I	Fresno	Fresno COG	60	59	\$37,156,358	\$40,418,153	\$685,053
2022	CA-2022-074	La Joya Commons	Los Angeles	Metro	68	67	\$41,296,863	\$44,922,135	\$670,480
2022	CA-2022-075	Santa Fe Commons II	San Luis Obispo	SLOCOG	57	56	\$25,418,554	\$27,649,939	\$493,749
2022	CA-2022-076	Palos Verde Apartments	Los Angeles	Metro	32	31	\$6,792,630	\$7,388,926	\$238,352
2022	CA-2022-077	Lincoln Street Family Apartments	Butte	NSSR	61	60	\$33,981,497	\$36,964,585	\$616,076
2022	CA-2022-078	Collier Avenue	Lake	NSSR	40	39	\$21,301,167	\$23,171,104	\$594,131
2022	CA-2022-079	Courtyards at Cottonwood II	Riverside	WRCOG	32	32	\$16,277,012	\$17,705,900	\$553,309
2022	CA-2022-080	Baden Station	San Mateo	Upper Peninsula	36	35	\$28,611,040	\$31,122,679	\$889,219
2022	CA-2022-081	Third Thyme	Los Angeles	Metro	104	102	\$50,680,579	\$55,129,607	\$540,486
2022	CA-2022-082	Alvarado Gardens	Contra Costa	East Bay	50	49	\$28,203,669	\$30,679,547	\$626,113
2022	CA-2022-087	Katella Terrace	Riverside	WRCOG	74	73	\$37,802,080	\$41,120,561	\$563,295
2022	CA-2022-089	Estrella	San Diego	SANDAG	96	94	\$50,907,291	\$55,376,221	\$589,109
2022	CA-2022-090	Barnard Park Villas	Los Angeles	Metro	61	60	\$33,750,565	\$36,713,381	\$611,890
2022	CA-2022-091	River Walk Terrace	San Diego	SANDAG	79	78	\$70,527,927	\$76,719,268	\$983,580

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-092	Anderson Hotel Apartments	San Luis Obispo	SLOCOG	68	66	\$50,755,121	\$55,210,693	\$836,526
2022	CA-2022-095	Sunrise Villas	San Diego	SANDAG	69	68	\$36,475,896	\$39,677,957	\$583,499
2022	CA-2022-096	Cypress & 7th	Santa Barbara	SBCAG	15	14	\$10,732,980	\$11,675,182	\$833,942
2022	CA-2022-097	Messina	Los Angeles	Metro	79	78	\$41,119,294	\$44,728,978	\$573,448
2022	CA-2022-425	2350 S. Bascom	Santa Clara	Santa Clara	123	122	\$91,351,816	\$99,371,196	\$814,518
2022	CA-2022-426	Osgood Apartments South	Alameda	East Bay	100	99	\$65,707,909	\$71,476,121	\$721,981
2022	CA-2022-427	River Oaks Family Apartments	Yuba	SACOG	48	47	\$26,478,114	\$28,802,513	\$612,819
2022	CA-2022-428	Smoke Tree Apartments	Kern	KCOG	36	35	\$17,093,807	\$18,594,398	\$531,269
2022	CA-2022-431	The Lyla	Sacramento	SACOG	294	291	\$110,595,624	\$120,304,334	\$413,417
2022	CA-2022-432	Vine Creek Apartments	Riverside	WRCOG	60	59	\$33,356,683	\$36,284,921	\$614,999
2022	CA-2022-433	Vitalia Apartments	Riverside	CVAG	269	266	\$85,127,533	\$92,600,510	\$348,122
2022	CA-2022-438	Rancho Sierra Senior Apartments	Ventura	VCOG	50	49	\$35,707,216	\$38,841,798	\$792,690
2022	CA-2022-439	Marja Acres	San Diego	SANDAG	47	46	\$18,769,318	\$20,416,995	\$443,848
2022	CA-2022-442	Poppy Grove II	Sacramento	SACOG	82	81	\$41,792,842	\$45,461,654	\$561,255
2022	CA-2022-444	Aviara East Apartments	San Diego	SANDAG	70	69	\$31,990,786	\$34,799,118	\$504,335

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-445	Nevin Plaza I	Contra Costa	East Bay	140	138	\$81,178,423	\$88,304,725	\$639,889
2022	CA-2022-447	Miramar Development	Los Angeles	Metro	137	136	\$69,391,418	\$75,482,989	\$555,022
2022	CA-2022-449	Vendra Gardens	Ventura	VCOG	200	198	\$121,352,377	\$132,005,376	\$666,694
2022	CA-2022-451	2400 Willow Pass	Contra Costa	East Bay	181	179	\$109,702,201	\$119,332,481	\$666,662
2022	CA-2022-453	Morgan Hill Senior Housing	Santa Clara	Santa Clara	82	81	\$50,006,745	\$54,396,620	\$671,563
2022	CA-2022-456	Cortez Hill Apartments	San Diego	SANDAG	88	87	\$40,047,939	\$43,563,574	\$500,731
2022	CA-2022-458	La Vista Residential	Alameda	East Bay	176	174	\$95,182,214	\$103,537,848	\$595,045
2022	CA-2022-460	MacArthur Field A	Los Angeles	Metro	75	74	\$43,960,549	\$47,819,655	\$646,212
2022	CA-2022-461	8181 Allison	San Diego	SANDAG	147	146	\$61,588,651	\$66,995,251	\$458,872
2022	CA-2022-462	Mainline North Apartments	Santa Clara	Santa Clara	151	150	\$72,194,393	\$78,532,025	\$523,547
2022	CA-2022-463	Fiddymont Apartments	Placer	SACOG	330	326	\$119,364,334	\$129,842,811	\$398,291
2022	CA-2022-464	The Meadows Seniors Apartments	Orange	OCCOG	65	64	\$28,039,668	\$30,501,149	\$476,580
2022	CA-2022-465	West Los Angeles VA Campus Building 402	Los Angeles	Metro	120	118	\$64,261,551	\$69,902,794	\$592,397
2022	CA-2022-466	West Carson	Los Angeles	Metro	230	228	\$112,413,628	\$122,281,933	\$536,324

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-467	West LA VA-Building 404	Los Angeles	Metro	73	72	\$46,666,725	\$50,763,394	\$705,047
2022	CA-2022-470	Somis Ranch Farmworker Housing Community - Phase I	Ventura	VCOG	160	158	\$75,710,667	\$82,356,978	\$521,247
2022	CA-2022-472	Anton Power Inn	Sacramento	SACOG	194	192	\$67,776,784	\$73,726,614	\$383,993
2022	CA-2022-475	Serra Apartments	Alameda	East Bay	179	177	\$89,508,258	\$97,365,800	\$550,089
2022	CA-2022-477	Luna Vista	Los Angeles	Metro	73	71	\$46,391,459	\$50,463,964	\$710,760
2022	CA-2022-479	Alves Lane Apartments	Contra Costa	East Bay	100	99	\$58,441,783	\$63,572,134	\$642,143
2022	CA-2022-480	Beth Asher Senior Apartments	Alameda	East Bay	49	48	\$33,920,344	\$36,898,064	\$768,710
2022	CA-2022-481	515 Pioneer Drive	Los Angeles	Metro	340	337	\$149,480,811	\$162,603,083	\$482,502
2022	CA-2022-482	Harvard Adams Apartments	Los Angeles	Metro	48	47	\$25,839,480	\$28,107,816	\$598,039
2022	CA-2022-484	Sarah's Court Apartments	Fresno	Fresno COG	120	119	\$33,838,299	\$36,808,816	\$309,318
2022	CA-2022-485	Shiloh Crossing	Sonoma	North Bay	173	171	\$79,371,994	\$86,339,717	\$504,911
2022	CA-2022-486	California Manor II Apartments	San Luis Obispo	SLOCOG	76	75	\$23,030,623	\$25,052,381	\$334,032
2022	CA-2022-489	Villa Verde	Los Angeles	Metro	34	33	\$18,835,861	\$20,489,380	\$620,890
2022	CA-2022-494	Gerald Ford Apartments	Riverside	CVAG	150	149	\$57,588,381	\$62,643,815	\$420,428

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2022	CA-2022-495	Monamos Terrace Apartments	Riverside	WRCOG	139	138	\$62,478,773	\$67,963,513	\$492,489
2022	CA-2022-496	Albany Family Housing	Alameda	East Bay	62	61	\$61,804,396	\$67,229,936	\$1,102,130
2022	CA-2022-498	Vista Terrace	Los Angeles	Metro	102	101	\$68,611,246	\$74,634,330	\$738,954
2022	CA-2022-504	La Avenida Apartments	Santa Clara	Santa Clara	100	98	\$63,630,458	\$69,216,300	\$706,289
2022	CA-2022-505	Mirasol Village Block D	Sacramento	SACOG	116	115	\$62,125,034	\$67,578,721	\$587,641
2022	CA-2022-507	Hayden Parkway Apartments	Placer	SACOG	94	93	\$38,569,707	\$41,955,574	\$451,135
2022	CA-2022-508	Silvey Villas at Homestead	Solano	North Bay	72	71	\$26,723,694	\$29,069,651	\$409,432
2022	CA-2022-510	710 Broadway	Los Angeles	Metro	57	57	\$29,834,861	\$32,453,934	\$569,367
2022	CA-2022-512	Northview Pointe	Sacramento	SACOG	67	66	\$33,279,369	\$36,200,820	\$548,497
2022	CA-2022-513	River City Trio	Sacramento	SACOG	56	53	\$16,608,194	\$18,066,155	\$340,871
2022	CA-2022-516	The Aspire	Riverside	WRCOG	33	32	\$22,369,023	\$24,332,702	\$760,397
2022	CA-2022-517	Residency at Empire I	Los Angeles	Metro	148	145	\$119,073,007	\$129,525,910	\$893,282
2022	CA-2022-518	QCK Apartments	Los Angeles	Metro	36	35	\$27,229,520	\$29,619,881	\$846,282
2022	CA-2022-536	777 West San Carlos	Santa Clara	Santa Clara	154	153	\$136,203,207	\$148,159,896	\$968,365
2022	CA-2022-537	Twentynine Palms Apartments	San Bernardino	East Sierra	48	47	\$9,884,448	\$10,752,161	\$228,769
2022	CA-2022-539	Drake Avenue Apartments	Marin	North Bay	74	73	\$56,822,593	\$61,810,802	\$846,723

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-540	Hunters Point Shipyard Block 52 and 54	San Francisco	Upper Peninsula	112	112	\$118,892,041	\$129,329,057	\$1,154,724
2022	CA-2022-548	Western Landing	Los Angeles	Metro	81	80	\$47,981,184	\$52,193,244	\$652,416
2022	CA-2022-549	Ralston Tower	Stanislaus	StanCOG	178	177	\$53,866,089	\$58,594,759	\$331,044
2022	CA-2022-550	Jacaranda Gardens	Imperial	ICTC	96	95	\$33,351,832	\$36,279,644	\$381,891
2022	CA-2022-552	Tamien Station Affordable	Santa Clara	Santa Clara	135	134	\$127,135,246	\$138,295,898	\$1,032,059
2022	CA-2022-553	Cartwright Family Apartments	Orange	OCCOG	60	59	\$41,825,683	\$45,497,378	\$771,142
2022	CA-2022-556	Marple Manor	Stanislaus	StanCOG	146	145	\$44,867,942	\$48,806,704	\$336,598
2022	CA-2022-557	Tres Lagos Apartments Phase I	Riverside	WRCOG	89	88	\$53,208,433	\$57,879,370	\$657,720
2022	CA-2022-559	5256 Naranja	San Diego	SANDAG	138	137	\$50,234,684	\$54,644,569	\$398,865
2022	CA-2022-561	Modica	San Diego	SANDAG	94	93	\$55,974,152	\$60,887,880	\$654,708
2022	CA-2022-562	Taormina	San Diego	SANDAG	136	135	\$81,690,221	\$88,861,451	\$658,233
2022	CA-2022-566	El Camino Real	San Mateo	Upper Peninsula	134	133	\$75,097,731	\$81,690,235	\$614,212
2022	CA-2022-568	Junipers	San Diego	SANDAG	81	80	\$28,086,099	\$30,551,655	\$381,896
2022	CA-2022-569	Rodeo Gateway Apartments	Contra Costa	East Bay	50	49	\$29,704,966	\$32,312,636	\$659,442
2022	CA-2022-571	Bennett Valley Apartments	Sonoma	North Bay	62	61	\$46,162,486	\$50,214,890	\$823,195
2022	CA-2022-573	Ambrosia Apartments	Los Angeles	Metro	90	89	\$56,106,019	\$61,031,323	\$685,745

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2022	CA-2022-574	730 Stanyan	San Francisco	Upper Peninsula	160	159	\$155,217,860	\$168,843,762	\$1,061,910
2022	CA-2022-575	Lakeland Apartments	Los Angeles	Metro	102	101	\$59,863,366	\$65,118,511	\$644,738
2022	CA-2022-578	Polo Village Apartments	Santa Barbara	SBCAG	49	48	\$32,027,290	\$34,838,827	\$725,809
2022	CA-2022-587	Confianza	Los Angeles	Metro	64	63	\$41,675,636	\$45,334,159	\$719,590
2022	CA-2022-589	View at Blossom Hill	Santa Clara	Santa Clara	271	267	\$159,517,385	\$173,520,724	\$649,890
2022	CA-2022-590	Hunters Point Shipyard Block 56	San Francisco	Upper Peninsula	73	72	\$68,883,893	\$74,930,911	\$1,040,707
2022	CA-2022-591	811 San Pablo	Contra Costa	East Bay	33	32	\$29,450,822	\$32,036,182	\$1,001,131
2022	CA-2022-592	Prospera at Homestead	Solano	North Bay	108	107	\$35,400,952	\$38,508,648	\$359,894
2022	CA-2022-593	Tripoli	Riverside	CVAG	108	107	\$60,228,832	\$65,516,060	\$612,300
2022	CA-2022-594	Ruby Street Apartments	Alameda	East Bay	72	71	\$59,629,492	\$64,864,107	\$913,579
2022	CA-2022-597	Murrieta Apartments Phase I	Riverside	WRCOG	119	118	\$62,348,965	\$67,822,310	\$574,765
2022	CA-2022-598	Alosta Gardens	Los Angeles	Metro	61	60	\$62,462,720	\$67,946,051	\$1,132,434
2022	CA-2022-600	Vintage at Lockwood Apartments	Ventura	VCOG	341	337	\$119,200,413	\$129,664,500	\$384,761
2022	CA-2022-601	Adelante Vista	Kern	KCOG	142	139	\$44,645,272	\$48,564,487	\$349,385
2022	CA-2022-603	2111 Firestone	Los Angeles	Metro	85	83	\$41,983,286	\$45,668,817	\$550,227

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2022	CA-2022-606	Jordan Downs Area H2B	Los Angeles	Metro	119	106	\$96,649,713	\$105,134,172	\$991,832
2022	CA-2022-608	On Broadway Apartments	Sacramento	SACOG	140	138	\$89,647,297	\$97,517,044	\$706,645
2022	CA-2022-615	La Brucherie Apartments	Imperial	ICTC	96	95	\$35,449,287	\$38,561,226	\$405,908
2022	CA-2022-616	Delano RAD	Kern	KCOG	112	106	\$33,564,532	\$36,511,017	\$344,444
2022	CA-2022-617	Friendship Senior Housing	Alameda	East Bay	50	49	\$45,973,060	\$50,008,835	\$1,020,588
2022	CA-2022-618	Alum Rock Multifamily	Santa Clara	Santa Clara	60	59	\$58,012,583	\$63,105,256	\$1,069,581
2022	CA-2022-624	Sunnydale HOPE SF Block 3A	San Francisco	Upper Peninsula	80	79	\$85,469,097	\$92,972,058	\$1,176,861
2022	CA-2022-625	West LA VA-Building 156 & 157	Los Angeles	Metro	112	110	\$80,682,811	\$87,765,605	\$797,869
2022	CA-2022-626	Sunnyview Villa	Riverside	CVAG	44	43	\$20,207,082	\$21,980,974	\$511,185
2022	CA-2022-627	Hunters View Phase 3	San Francisco	Upper Peninsula	118	117	\$133,030,881	\$144,709,085	\$1,236,830
2022	CA-2022-628	Casa Aliento	Ventura	VCOG	70	69	\$41,686,916	\$45,346,429	\$657,195
2022	CA-2022-630	Rancho Colus	Colusa	NSSR	49	48	\$21,460,000	\$23,343,880	\$486,331
2022	CA-2022-631	Central City II	Sacramento	SACOG	183	179	\$80,269,569	\$87,316,086	\$487,799
2022	CA-2022-633	The Charles	Santa Clara	Santa Clara	99	97	\$86,980,914	\$94,616,591	\$975,429
2022	CA-2022-636	Jordan Downs Phase S4	Los Angeles	Metro	90	76	\$75,670,483	\$82,313,266	\$1,083,069
2023	CA-2023-001	First Street North B Apartments	Los Angeles	Metro	67	66	\$52,762,460	\$53,857,997	\$816,030

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2023	CA-2023-002	Park Center Apartments	San Joaquin	SJCOG	51	50	\$29,909,847	\$30,530,882	\$610,618
2023	CA-2023-003	North Housing PSH I	Alameda	East Bay	45	44	\$41,023,374	\$41,875,165	\$951,708
2023	CA-2023-004	Watts Arms II Apartments	Los Angeles	Metro	40	39	\$21,736,028	\$22,187,345	\$568,906
2023	CA-2023-005	Lexington Gardens	Los Angeles	Metro	48	47	\$39,396,348	\$40,214,357	\$855,625
2023	CA-2023-006	Martel EAH	Los Angeles	Metro	50	49	\$43,525,629	\$44,429,376	\$906,722
2023	CA-2023-007	Alvarado Park	Santa Clara	Santa Clara	90	89	\$69,331,902	\$70,771,479	\$795,185
2023	CA-2023-009	Casas Del Rio	Orange	OCCOG	40	39	\$18,591,998	\$18,978,034	\$486,616
2023	CA-2023-013	Yurok Homes #4	Del Norte	NSSR	24	23	\$18,949,100	\$19,342,551	\$840,980
2023	CA-2023-016	Shasta Lake Redevelopment	Shasta	NSSR	49	48	\$39,684,771	\$40,508,768	\$843,933
2023	CA-2023-017	Cypress Lane Family Apartments	Butte	NSSR	70	69	\$40,100,746	\$40,933,380	\$593,237
2023	CA-2023-020	Larkin Place	Los Angeles	Metro	33	32	\$23,269,386	\$23,752,541	\$742,267
2023	CA-2023-025	Serenade on 43rd	San Diego	SANDAG	65	64	\$39,561,890	\$40,383,336	\$630,990
2023	CA-2023-026	Orchard Grove	Orange	OCCOG	78	77	\$47,391,977	\$48,376,003	\$628,260
2023	CA-2023-030	Cleaver & Clark Commons	San Luis Obispo	SLOCOG	53	52	\$40,971,733	\$41,822,452	\$804,278
2023	CA-2023-046	Wheatland Senior Apartments	Yuba	SACOG	32	31	\$16,018,047	\$16,350,639	\$527,440
2023	CA-2023-047	Northview Senior Apartments	Colusa	NSSR	31	30	\$13,286,237	\$13,562,107	\$452,070

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2023	CA-2023-049	North Harbor	Orange	OCCOG	89	87	\$61,851,210	\$63,135,461	\$725,695
2023	CA-2023-054	2052 Lake Avenue Apartments	Los Angeles	Metro	58	57	\$38,452,770	\$39,251,186	\$688,617
2023	CA-2023-055	Bridge Street Family Apartments	San Luis Obispo	SLOCOG	31	30	\$25,001,889	\$25,521,017	\$850,701
2023	CA-2023-056	Orcutt Road Apartments (aka Maxine Lewis)	San Luis Obispo	SLOCOG	40	39	\$19,706,740	\$20,115,922	\$515,793
2023	CA-2023-057	Loma Verde	Los Angeles	Metro	19	18	\$14,804,978	\$15,112,382	\$839,577
2023	CA-2023-063	LAAC Apartments	Los Angeles	Metro	73	73	\$44,737,740	\$45,666,655	\$625,571
2023	CA-2023-064	Manchester Apartments	Los Angeles	Metro	42	41	\$24,480,600	\$24,988,904	\$609,485
2023	CA-2023-070	Rose Town Apartments	Los Angeles	Metro	48	47	\$34,914,648	\$35,639,600	\$758,289
2023	CA-2023-071	Mitchell Park Place	Santa Clara	Santa Clara	50	49	\$59,831,816	\$61,074,138	\$1,246,411
2023	CA-2023-076	Cherry Crossing I	Fresno	Fresno COG	72	71	\$34,886,204	\$35,610,566	\$501,557
2023	CA-2023-079	Canoga Park Apartments	Los Angeles	Metro	14	14	\$11,319,520	\$11,554,554	\$825,325
2023	CA-2023-080	Westwood Manor	Tulare	TCAG	40	39	\$10,761,159	\$10,984,599	\$281,656
2023	CA-2023-083	Bar Triangle Apartments	Butte	NSSR	70	69	\$39,323,685	\$40,140,185	\$581,742
2023	CA-2023-084	Tierrasanta Villas	Merced	MCAG	80	79	\$49,821,931	\$50,856,412	\$643,752

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2023	CA-2023-085	Pleasant Grove Apartments Phase I	Placer	SACOG	49	48	\$32,676,232	\$33,354,707	\$694,890
2023	CA-2023-092	Central Avenue Apartments	Los Angeles	Metro	59	58	\$53,359,224	\$54,467,152	\$939,089
2023	CA-2023-093	Pointe Common	Orange	OCCOG	65	64	\$51,057,350	\$52,117,482	\$814,336
2023	CA-2023-094	Euclid Villas Apartments	Imperial	ICTC	42	41	\$14,851,825	\$15,160,202	\$369,761
2023	CA-2023-098	Harbor Point	Del Norte	NSSR	27	26	\$17,837,667	\$18,208,041	\$700,309
2023	CA-2023-103	Willow Grove (fka Reedley I)	Fresno	Fresno COG	80	79	\$36,447,847	\$37,204,634	\$470,945
2023	CA-2023-104	Longfellow Corner	Alameda	East Bay	77	76	\$87,141,814	\$88,951,188	\$1,170,410
2023	CA-2023-108	Villa Serena Phase 2	San Diego	SANDAG	63	62	\$50,821,197	\$51,876,426	\$836,717
2023	CA-2023-117	HB Oasis	Orange	OCCOG	63	62	\$38,832,402	\$39,638,701	\$639,334
2023	CA-2023-118	Baldwin Park Affordable Housing	Los Angeles	Metro	51	50	\$47,232,405	\$48,213,118	\$964,262
2023	CA-2023-119	Village Senior Apartments	Santa Barbara	SBCAG	50	49	\$35,649,289	\$36,389,495	\$742,643
2023	CA-2023-121	Mulberry Gardens Senior Apartments	Riverside	WRCOG	59	58	\$37,867,644	\$38,653,911	\$666,447
2023	CA-2023-123	CRCD Normandie Apartments	Los Angeles	Metro	57	56	\$33,287,045	\$33,978,203	\$606,754
2023	CA-2023-126	Rancho Colegio	Tulare	TCAG	80	79	\$36,063,208	\$36,812,009	\$465,975

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2023	CA-2023-127	Corinthian House Apartments	Santa Clara	Santa Clara	102	100	\$38,275,587	\$39,070,325	\$390,703
2023	CA-2023-132	Brawley Senior Apartments	Imperial	ICTC	32	31	\$14,612,024	\$14,915,422	\$481,143
2023	CA-2023-135	Northwind Senior Apartments	Butte	NSSR	21	20	\$9,132,643	\$9,322,269	\$466,113
2023	CA-2023-139	The Carlton	Los Angeles	Metro	60	59	\$51,604,921	\$52,676,423	\$892,821
2023	CA-2023-140	Sunnyside	Los Angeles	Metro	27	26	\$19,439,945	\$19,843,588	\$763,215
2023	CA-2023-142	Palmer Park Manor	Los Angeles	Metro	12	12	\$8,504,611	\$8,681,197	\$723,433
2023	CA-2023-143	The Steps on St. Andrews	Los Angeles	Metro	20	19	\$16,767,499	\$17,115,652	\$900,824
2023	CA-2023-145	Olive Tree Senior Citizen Apartments II	Yuba	SACOG	44	43	\$10,133,330	\$10,343,734	\$240,552
2023	CA-2023-147	La Sabila (fka Santa Fe Apartments)	San Diego	SANDAG	85	84	\$45,584,382	\$46,530,876	\$553,939
2023	CA-2023-148	Miraluz (f/k/a Heber Meadows)	Imperial	ICTC	64	63	\$30,912,715	\$31,554,573	\$500,866
2023	CA-2023-149	Beaumont 3 (1343 E. 8th St)	Riverside	WRCOG	48	47	\$29,521,583	\$30,134,556	\$641,161
2023	CA-2023-151	El Dorado Apartments	San Francisco	Upper Peninsula	62	62	\$30,273,597	\$30,902,185	\$498,422
2023	CA-2023-417	Heber Del Sol Family Apartments	Imperial	ICTC	48	47	\$22,572,813	\$23,041,505	\$490,245

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2023	CA-2023-421	Cussick Apartments	Butte	NSSR	75	74	\$40,170,277	\$41,004,355	\$554,113
2023	CA-2023-423	Heywood Gardens	Ventura	VCOG	75	74	\$29,586,985	\$30,201,316	\$408,126
2023	CA-2023-424	Oleander Community Housing	Butte	NSSR	38	37	\$16,104,793	\$16,439,186	\$444,302
2023	CA-2023-430	80 Saratoga Avenue Apartments	Santa Clara	Santa Clara	200	198	\$148,568,639	\$151,653,453	\$765,927
2023	CA-2023-434	Colibri Commons (fka 965 Weeks Street)	San Mateo	Upper Peninsula	136	135	\$140,549,066	\$143,467,365	\$1,062,721
2023	CA-2023-436	Valhalla Townhomes	Del Norte	NSSR	45	44	\$12,490,177	\$12,749,518	\$289,762
2023	CA-2023-440	Dry Creek Crossing	Santa Clara	Santa Clara	64	63	\$63,747,444	\$65,071,068	\$1,032,874
2023	CA-2023-442	Warner Center I	Los Angeles	Metro	173	171	\$100,535,242	\$102,622,712	\$600,133
2023	CA-2023-445	Rancho Bernardo Transit Village	San Diego	SANDAG	100	99	\$100,535,242	\$102,622,712	\$1,036,593
2023	CA-2023-446	The Pardes 1	Sacramento	SACOG	96	95	\$54,537,923	\$55,670,325	\$586,003
2023	CA-2023-450	Eucalyptus Grove Apartments	San Mateo	Upper Peninsula	69	68	\$73,829,434	\$75,362,396	\$1,108,271
2023	CA-2023-451	West LA VA - MacArthur Field B	Los Angeles	Metro	75	74	\$48,524,783	\$49,532,330	\$669,356

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2023	CA-2023-455	West LA VA-Building 158	Los Angeles	Metro	49	48	\$48,602,254	\$49,611,410	\$1,033,571
2023	CA-2023-459	Del Sur Family Housing	San Diego	SANDAG	171	169	\$85,940,920	\$87,725,360	\$519,085
2023	CA-2023-460	Maison's Heights	Los Angeles	Metro	132	131	\$49,464,988	\$50,492,057	\$385,436
2023	CA-2023-462	The Arlington	Los Angeles	Metro	84	83	\$66,404,824	\$67,783,625	\$816,670
2023	CA-2023-463	Harrington Heights (fka 13th & Broadway)	San Diego	SANDAG	273	270	\$139,500,530	\$142,397,058	\$527,397
2023	CA-2023-464	Downtown River Apartments	Sonoma	North Bay	87	86	\$50,490,798	\$51,539,167	\$599,293
2023	CA-2023-466	Vista Lane Affordable Apartments	San Diego	SANDAG	100	99	\$44,463,879	\$45,387,108	\$458,456
2023	CA-2023-472	Woodlake Family Apartments	Los Angeles	Metro	100	99	\$74,729,600	\$76,281,253	\$770,518
2023	CA-2023-476	Crossings at Palm Desert	Riverside	CVAG	176	174	\$106,016,565	\$108,217,847	\$621,942
2023	CA-2023-482	21300 Devonshire	Los Angeles	Metro	100	99	\$56,329,094	\$57,498,687	\$580,795
2023	CA-2023-484	Grandview Apartments	Los Angeles	Metro	100	99	\$81,808,830	\$83,507,473	\$843,510
2023	CA-2023-485	Iris at San Ysidro	San Diego	SANDAG	100	99	\$67,893,282	\$69,302,988	\$700,030
2023	CA-2023-487	Tres Lagos Apartments Phase II	Riverside	WRCOG	88	87	\$51,405,579	\$52,472,942	\$603,137
2023	CA-2023-488	Belmont Family Apartments	San Mateo	Upper Peninsula	125	124	\$130,067,043	\$132,767,698	\$1,070,707

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2023	CA-2023-489	219-221 5th Street	Yolo	SACOG	18	17	\$11,613,342	\$11,854,477	\$697,322
2023	CA-2023-490	Parkmoor	Santa Clara	Santa Clara	81	79	\$78,229,182	\$79,853,499	\$1,010,804
2023	CA-2023-491	St. Anton Ascent	Sacramento	SACOG	120	119	\$45,324,919	\$46,266,026	\$388,790
2023	CA-2023-497	Buellton Garden Apartments	Santa Barbara	SBCAG	89	88	\$61,889,914	\$63,174,969	\$717,897
2023	CA-2023-499	San Martin de Porres Apartments Rehab	San Diego	SANDAG	116	115	\$40,804,866	\$41,652,120	\$362,192
2023	CA-2023-500	Metro @ Florence	Los Angeles	Metro	160	158	\$95,593,407	\$97,578,266	\$617,584
2023	CA-2023-517	Stevens Creek Promenade	Santa Clara	Santa Clara	173	171	\$119,084,744	\$121,557,368	\$710,862
2023	CA-2023-518	Battery Point Apartments	Del Norte	NSSR	162	160	\$78,024,592	\$79,644,660	\$497,779
2023	CA-2023-521	Demaree Street Apartments	Tulare	TCAG	222	220	\$74,543,900	\$76,091,697	\$345,871
2023	CA-2023-522	The Gardens at Bella Breeze	Placer	SACOG	189	187	\$65,674,554	\$67,038,192	\$358,493
2023	CA-2023-525	Clark Terrace	Riverside	WRCOG	80	79	\$38,944,045	\$39,752,662	\$503,198
2023	CA-2023-526	Creekview Affordable (Site1)	Placer	SACOG	284	281	\$122,456,888	\$124,999,529	\$444,838
2023	CA-2023-527	East 12th Street	Alameda	East Bay	91	90	\$100,303,924	\$102,386,591	\$1,137,629
2023	CA-2023-528	The Orion	Orange	OCCOG	166	164	\$59,097,552	\$60,324,628	\$367,833
2023	CA-2023-531	Casa Nueva	San Diego	SANDAG	52	51	\$25,753,636	\$26,288,373	\$515,458
2023	CA-2023-532	The Bluffs at 44th	Santa Cruz	AMBAG	36	35	\$38,212,230	\$39,005,652	\$1,114,447

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2023	CA-2023-534	Montecito Multifamily	Santa Clara	Santa Clara	85	84	\$92,645,172	\$94,568,816	\$1,125,819
2023	CA-2023-537	1612 Apartments	Stanislaus	StanCOG	144	143	\$38,754,192	\$39,558,867	\$276,635
2023	CA-2023-538	Horton House	San Diego	SANDAG	153	150	\$120,505,002	\$123,007,115	\$820,047
2023	CA-2023-541	Maison's Sierra	Los Angeles	Metro	196	195	\$72,409,545	\$73,913,025	\$379,041
2023	CA-2023-542	North Housing Senior Apartments	Alameda	East Bay	64	63	\$49,704,921	\$50,736,973	\$805,349
2023	CA-2023-543	Devonwood Apartments	Merced	MCAG	156	154	\$74,729,819	\$76,281,476	\$495,334
2023	CA-2023-544	Pacific Station North Apartments	Santa Cruz	AMBAG	128	126	\$116,853,896	\$119,280,199	\$946,668
2023	CA-2023-545	View at Julian	Santa Clara	Santa Clara	300	296	\$149,359,910	\$152,461,154	\$515,071
2023	CA-2023-548	Meridian Family Apartments	Santa Clara	Santa Clara	233	231	\$183,229,358	\$187,033,852	\$809,670
2023	CA-2023-550	1178 Sonora Court	Santa Clara	Santa Clara	176	174	\$165,973,650	\$169,419,854	\$973,677
2023	CA-2023-551	Vintage at Vizcaya	Santa Barbara	SBCAG	236	234	\$97,613,041	\$99,639,835	\$425,811
2023	CA-2023-554	South River Village	San Diego	SANDAG	43	42	\$21,958,538	\$22,414,475	\$533,678
2023	CA-2023-556	Union Tower	San Diego	SANDAG	94	93	\$74,504,938	\$76,051,926	\$817,763
2023	CA-2023-558	Valley Pride Village	Los Angeles	Metro	180	178	\$73,979,157	\$75,515,228	\$424,243
2023	CA-2023-560	1400 Long Beach	Los Angeles	Metro	163	161	\$82,969,648	\$84,692,393	\$526,040
2023	CA-2023-563	Cuatro at City Heights (Site 1)	San Diego	SANDAG	117	115	\$95,208,256	\$97,185,119	\$845,088

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2023	CA-2023-564	First Street North A Apartments	Los Angeles	Metro	181	179	\$93,128,312	\$95,061,988	\$531,073
2023	CA-2023-566	8th Avenue Family Housing	San Diego	SANDAG	80	79	\$43,823,452	\$44,733,383	\$566,245
2023	CA-2023-567	Transbay Block 2 West	San Francisco	Upper Peninsula	151	150	\$127,899,058	\$130,554,698	\$870,365
2023	CA-2023-568	Timber Senior Housing	Alameda	East Bay	79	78	\$75,890,691	\$77,466,452	\$993,160
2023	CA-2023-573	3050 International	Alameda	East Bay	76	75	\$83,283,560	\$85,012,823	\$1,133,504
2023	CA-2023-574	Maganda Park	Kern	KCOG	20	20	\$10,132,199	\$10,342,580	\$517,129
2023	CA-2023-575	Milagro del Valle	Kern	KCOG	46	46	\$19,174,036	\$19,572,157	\$425,482
2023	CA-2023-593	Monterey Park Senior Village	Los Angeles	Metro	114	113	\$50,481,623	\$51,529,801	\$456,016
2023	CA-2023-594	Vigil Light Senior Apartments	Sonoma	North Bay	49	48	\$28,596,350	\$29,190,112	\$608,127
2023	CA-2023-595	Gibson Drive Apartments Phase I	Placer	SACOG	261	258	\$113,628,000	\$115,987,322	\$449,563
2023	CA-2023-596	Gibson Drive Apartments Phase II	Placer	SACOG	95	94	\$38,910,000	\$39,717,910	\$422,531
2023	CA-2023-597	Cerro Pueblo Apartments	San Diego	SANDAG	46	45	\$19,599,606	\$20,006,564	\$444,590
2023	CA-2023-600	U.S. VETS-WLAVA Building 210	Los Angeles	Metro	38	37	\$33,128,970	\$33,816,845	\$913,969
2023	CA-2023-601	Del Nido Apartments	Sonoma	North Bay	206	204	\$74,468,171	\$76,014,396	\$372,620

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2023	CA-2023-602	Alexander Valley Apartments	Sonoma	North Bay	75	74	\$39,384,694	\$40,202,461	\$543,276
2023	CA-2023-603	Mayfair Affordable	Contra Costa	East Bay	69	68	\$68,879,547	\$70,309,732	\$1,033,967
2023	CA-2023-605	The Sawyer	Mono	East Sierra	81	80	\$56,806,871	\$57,986,384	\$724,830
2023	CA-2023-606	The Parcel Phase 2.2	Mono	East Sierra	76	75	\$46,098,377	\$47,055,544	\$627,407
2023	CA-2023-608	Martha Gardens Apartments	Santa Clara	Santa Clara	166	164	\$95,860,019	\$97,850,414	\$596,649
2023	CA-2023-609	Monterey Road Apartments	Santa Clara	Santa Clara	240	237	\$119,167,043	\$121,641,375	\$513,255
2023	CA-2023-610	2880 Alum Rock Avenue Apartments	Santa Clara	Santa Clara	164	162	\$98,595,737	\$100,642,936	\$621,253
2023	CA-2023-611	Villa Del Sol	Santa Clara	Santa Clara	194	192	\$113,666,544	\$116,026,666	\$604,306
2023	CA-2023-612	West Harbor Park Affordable Apartments	Solano	North Bay	25	24	\$7,426,790	\$7,580,997	\$315,875
2023	CA-2023-613	Congregational Suites	San Diego	SANDAG	56	55	\$39,089,985	\$39,901,632	\$725,484
2023	CA-2023-614	The Courtyards on International	Alameda	East Bay	140	139	\$80,604,753	\$82,278,395	\$591,931
2023	CA-2023-615	Hunt's Grove and La Pradera	Napa	North Bay	104	102	\$34,230,522	\$34,941,270	\$342,561
2023	CA-2023-616	Central Metro Place	Los Angeles	Metro	55	54	\$34,041,482	\$34,748,304	\$643,487
2023	CA-2023-618	Vintage at Folsom	Sacramento	SACOG	136	135	\$42,459,001	\$43,340,601	\$321,041

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2023	CA-2023-619	Shadows Garden Apartments	Siskiyou	NSSR	46	45	\$11,623,506	\$11,864,851	\$263,663
2023	CA-2023-620	440 Arden Way	Sacramento	SACOG	124	122	\$88,231,903	\$90,063,912	\$738,229
2023	CA-2023-622	Lexington Green Apartments	San Diego	SANDAG	144	143	\$80,158,902	\$81,823,286	\$572,191
2023	CA-2023-623	The Ashbury	Contra Costa	East Bay	183	181	\$116,149,795	\$118,561,479	\$655,036
2023	CA-2023-624	2550 Irving	San Francisco	Upper Peninsula	90	89	\$106,155,559	\$108,359,727	\$1,217,525
2023	CA-2023-625	Avalon Courtyard	Los Angeles	Metro	92	91	\$26,951,299	\$27,510,904	\$302,318
2023	CA-2023-626	Ridge View Commons	Alameda	East Bay	200	198	\$82,044,447	\$83,747,982	\$422,970
2023	CA-2023-627	Green Hotel Apartments	Los Angeles	Metro	139	138	\$101,311,285	\$103,414,868	\$749,383
2023	CA-2023-628	Bandar Salaam	San Diego	SANDAG	68	67	\$25,865,249	\$26,402,304	\$394,064
2023	CA-2023-630	1633 Valencia	San Francisco	Upper Peninsula	146	145	\$83,839,078	\$85,579,876	\$590,206
2023	CA-2023-631	Mendocino at Talega II	Orange	OCCOG	62	61	\$19,770,604	\$20,181,112	\$330,838
2023	CA-2023-633	Mendocino at Talega I	Orange	OCCOG	124	123	\$37,114,272	\$37,884,897	\$308,007
2023	CA-2023-635	Giant Road Apartments	Contra Costa	East Bay	86	84	\$61,439,840	\$62,715,550	\$746,614
2023	CA-2023-638	Transbay Block 2 Family	San Francisco	Upper Peninsula	184	182	\$183,187,876	\$186,991,509	\$1,027,426
2023	CA-2023-639	Terry Manor Apartments	Los Angeles	Metro	170	168	\$80,771,685	\$82,448,793	\$490,767

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2023	CA-2023-640	Grisham Community Housing	Los Angeles	Metro	96	94	\$42,556,765	\$43,440,395	\$462,132
2023	CA-2023-641	San Juan Apartments by Mutual Housing	Sacramento	SACOG	113	112	\$69,738,054	\$71,186,064	\$635,590
2023	CA-2023-643	Albert Einstein Residence Center	Sacramento	SACOG	78	77	\$35,388,416	\$36,123,206	\$469,133
2023	CA-2023-645	Villa Plumosa	Orange	OCCOG	76	75	\$40,935,554	\$41,785,522	\$557,140
2023	CA-2023-646	Citrus Grove	San Bernardino	East Sierra	152	150	\$64,326,516	\$65,662,164	\$437,748
2023	CA-2023-647	Lake Merritt BART Senior Affordable Housing	Alameda	East Bay	97	96	\$95,655,204	\$97,641,347	\$1,017,097
2023	CA-2023-648	Humble Heart	San Diego	SANDAG	73	72	\$67,701,303	\$69,107,023	\$959,820
2023	CA-2023-650	Playa del Alameda Apartments	Alameda	East Bay	40	39	\$28,849,238	\$29,448,251	\$755,083
2023	CA-2023-651	SOHI Seniors Affordable	San Diego	SANDAG	32	32	\$16,898,534	\$17,249,408	\$539,044
2023	CA-2023-652	Lion Creek Crossings Phase I	Alameda	East Bay	115	114	\$52,517,739	\$53,608,194	\$470,247
2023	CA-2023-653	One San Pedro Phase I	Los Angeles	Metro	47	46	\$43,190,075	\$44,086,855	\$958,410
2023	CA-2023-654	OTC by Vintage	San Diego	SANDAG	228	226	\$89,389,242	\$91,245,281	\$403,740

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2023	CA-2023-656	Two Worlds Apartments	Los Angeles	Metro	96	93	\$30,231,728	\$30,859,446	\$331,822
2023	CA-2023-657	Second St Andrews Apartments	Los Angeles	Metro	65	64	\$26,726,495	\$27,281,432	\$426,272
2023	CA-2023-658	Oceanview Garden Apartments (Site 1)	Alameda	East Bay	62	61	\$47,207,781	\$48,187,983	\$789,967
2023	CA-2023-659	Panorama View Apartments	Los Angeles	Metro	89	87	\$35,372,760	\$36,107,225	\$415,026
2023	CA-2023-660	All Hallows Apartments	San Francisco	Upper Peninsula	157	156	\$144,109,571	\$147,101,799	\$942,960
2023	CA-2023-661	Bayview Apartments	San Francisco	Upper Peninsula	146	144	\$113,149,548	\$115,498,935	\$802,076
2023	CA-2023-662	La Salle Apartments	San Francisco	Upper Peninsula	145	142	\$127,672,997	\$130,323,943	\$917,774
2023	CA-2023-663	Lion Creek Crossings Phase II	Alameda	East Bay	146	145	\$63,064,822	\$64,374,272	\$443,960
2023	CA-2023-664	Shoreview Apartments	San Francisco	Upper Peninsula	156	154	\$140,636,278	\$143,556,388	\$932,184
2023	CA-2023-665	Sea Breeze Gardens Apartments	San Diego	SANDAG	268	267	\$154,481,789	\$157,689,381	\$590,597
2023	CA-2023-666	Auburn Park II	San Diego	SANDAG	69	68	\$22,981,811	\$23,458,995	\$344,985
2023	CA-2023-667	Patterson Point	Santa Barbara	SBCAG	24	23	\$18,836,671	\$19,227,787	\$835,991

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2023	CA-2023-673	Laurel Tree Apartments	San Diego	SANDAG	138	136	\$64,876,151	\$66,223,211	\$486,935
2024	CA-2024-001	Elders' Place	Humboldt	NSSR	25	25	\$19,033,987	\$19,426,834	\$777,073
2024	CA-2024-003	3300 Mission Street	San Francisco	Upper Peninsula	35	34	\$38,617,878	\$39,414,922	\$1,159,262
2024	CA-2024-004	Beech Hill Apartments	Sacramento	SACOG	29	28	\$14,305,594	\$14,600,851	\$521,459
2024	CA-2024-006	Center of Hope Apartments II	Shasta	NSSR	49	48	\$21,145,629	\$21,582,059	\$449,626
2024	CA-2024-008	El Dorado Haven	El Dorado	SACOG	65	64	\$43,902,870	\$44,808,993	\$700,141
2024	CA-2024-015	The Rigby	Los Angeles	Metro	64	62	\$57,457,888	\$58,643,776	\$945,867
2024	CA-2024-017	Arroyo Terrace	San Luis Obispo	SLOCOG	63	62	\$36,598,716	\$37,354,086	\$602,485
2024	CA-2024-018	Monterey Senior	San Luis Obispo	SLOCOG	55	54	\$37,575,544	\$38,351,075	\$710,205
2024	CA-2024-022	Smith Avenue Apartments	Kings	KCAG	108	107	\$40,613,538	\$41,451,771	\$387,400
2024	CA-2024-026	HHH New Hampshire	Los Angeles	Metro	95	93	\$70,823,714	\$72,285,463	\$777,263
2024	CA-2024-028	Piedmont Glendale	Los Angeles	Metro	68	67	\$36,432,026	\$37,183,956	\$554,984
2024	CA-2024-031	Alma	Los Angeles	Metro	47	46	\$35,085,672	\$35,809,814	\$778,474
2024	CA-2024-032	Willowbrook 3	Los Angeles	Metro	51	50	\$40,744,982	\$41,585,928	\$831,719
2024	CA-2024-033	Legacy Court	Contra Costa	East Bay	43	42	\$41,456,323	\$42,311,951	\$1,007,427
2024	CA-2024-036	Normandie Villas Apartments	Los Angeles	Metro	25	24	\$20,519,765	\$20,943,278	\$872,637
2024	CA-2024-037	Auburn Street	Kern	KCOG	60	59	\$26,383,437	\$26,927,971	\$456,406

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-038	Terrasini	San Diego	SANDAG	95	94	\$45,686,382	\$46,629,315	\$496,057
2024	CA-2024-039	Eastern Ridge Apartments	Imperial	ICTC	51	50	\$27,546,461	\$28,114,999	\$562,300
2024	CA-2024-044	18722 Sherman Way	Los Angeles	Metro	64	63	\$47,599,587	\$48,582,007	\$771,143
2024	CA-2024-045	Alvarado Senior Village	San Diego	SANDAG	54	53	\$36,251,599	\$36,999,805	\$698,110
2024	CA-2024-048	Westgate Manor	Kings	KCAG	44	43	\$10,897,567	\$11,122,485	\$258,662
2024	CA-2024-052	Fox Point Farms	San Diego	SANDAG	40	39	\$31,367,096	\$32,014,490	\$820,884
2024	CA-2024-053	Jordan Downs Phase S5	Los Angeles	Metro	75	57	\$66,002,049	\$67,364,282	\$1,181,830
2024	CA-2024-054	300 Alamitos	Los Angeles	Metro	82	81	\$54,659,467	\$55,787,598	\$688,736
2024	CA-2024-055	MCA#3 Apartments	Los Angeles	Metro	20	19	\$13,326,359	\$13,601,405	\$715,863
2024	CA-2024-059	Oak Gardens	San Mateo	Upper Peninsula	62	60	\$56,405,344	\$57,569,508	\$959,492
2024	CA-2024-069	Hawthorn Senior Apartments	Santa Clara	Santa Clara	103	101	\$88,954,411	\$90,790,364	\$898,914
2024	CA-2024-070	Pacific Avenue Senior Homes	Alameda	East Bay	79	78	\$57,151,502	\$58,331,067	\$747,834
2024	CA-2024-071	The Garvey	Los Angeles	Metro	75	74	\$56,800,529	\$57,972,850	\$783,417
2024	CA-2024-072	Letzring Senior Housing	Kern	KCOG	150	148	\$49,315,624	\$50,333,462	\$340,091
2024	CA-2024-073	Summer Oaks	Sonoma	North Bay	72	71	\$57,108,010	\$58,286,677	\$820,939
2024	CA-2024-077	Westside Subdivision	Tuolumne	East CA	30	30	\$25,025,517	\$25,542,025	\$851,401
2024	CA-2024-082	Highland Manor	Orange	OCCOG	12	12	\$12,194,908	\$12,446,602	\$1,037,217
2024	CA-2024-083	Casa Longwood	Los Angeles	Metro	20	19	\$11,176,048	\$11,406,713	\$600,353

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-085	Cherry Street Commons	San Mateo	Upper Peninsula	33	32	\$38,379,674	\$39,171,802	\$1,224,119
2024	CA-2024-086	Grace Villas	Los Angeles	Metro	48	47	\$47,512,725	\$48,493,352	\$1,031,773
2024	CA-2024-087	Sierra Madre Apartments	San Francisco	Upper Peninsula	47	46	\$41,287,307	\$42,139,446	\$916,075
2024	CA-2024-092	Cambern Avenue Apartments	Riverside	WRCOG	76	75	\$46,026,498	\$46,976,451	\$626,353
2024	CA-2024-096	Lincoln Street Senior Apartments	Butte	NSSR	61	60	\$32,482,523	\$33,152,938	\$552,549
2024	CA-2024-103	Hill Street	San Mateo	Upper Peninsula	37	36	\$44,780,948	\$45,705,193	\$1,269,589
2024	CA-2024-116	Central Sacramento Studios II	Sacramento	SACOG	52	51	\$31,317,701	\$31,964,075	\$626,747
2024	CA-2024-130	Maple Meadows I	Madera	East CA	80	79	\$43,347,273	\$44,241,928	\$560,024
2024	CA-2024-132	Arc Village Apartments	Riverside	CVAG	40	39	\$23,647,294	\$24,135,357	\$618,855
2024	CA-2024-133	Harmony Senior Apartments	Los Angeles	Metro	84	83	\$53,447,563	\$54,550,681	\$657,237
2024	CA-2024-135	Oak Park Senior Apartments	Butte	NSSR	60	59	\$21,207,073	\$21,644,771	\$366,861
2024	CA-2024-142	Eureka Scattered Site Project	Humboldt	NSSR	90	87	\$73,025,816	\$74,533,014	\$856,701
2024	CA-2024-147	Rose Creek Village	San Diego	SANDAG	60	59	\$37,973,889	\$38,757,642	\$656,909
2024	CA-2024-149	Sundance Apartments	Kern	KCOG	60	59	\$32,649,225	\$33,323,081	\$564,798

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-150	Valentine Road Apartments	Ventura	VCOG	136	134	\$77,014,569	\$78,604,092	\$586,598
2024	CA-2024-151	15081 Jackson	Orange	OCCOG	65	63	\$46,599,898	\$47,561,685	\$754,947
2024	CA-2024-154	The 101	Los Angeles	Metro	52	51	\$39,136,460	\$39,944,207	\$783,220
2024	CA-2024-160	Ramona Park Apartments	Los Angeles	Metro	49	48	\$35,740,996	\$36,478,664	\$759,972
2024	CA-2024-168	Prisma Artist Lofts	Los Angeles	Metro	75	74	\$52,868,951	\$53,960,127	\$729,191
2024	CA-2024-171	Lincoln Beach	Orange	OCCOG	47	46	\$34,078,212	\$34,781,561	\$756,121
2024	CA-2024-172	Bella Vista	Santa Barbara	SBCAG	48	47	\$51,044,489	\$52,098,009	\$1,108,468
2024	CA-2024-408	Parnow Friendship House	Marin	North Bay	72	71	\$53,585,664	\$54,691,632	\$770,305
2024	CA-2024-414	20th Street Apartments	Los Angeles	Metro	78	76	\$87,595,855	\$89,403,768	\$1,176,365
2024	CA-2024-424	1241 North Main	San Joaquin	SJCOG	100	99	\$74,564,494	\$76,103,450	\$768,722
2024	CA-2024-426	121 Mathews	Los Angeles	Metro	40	39	\$11,983,946	\$12,231,286	\$313,623
2024	CA-2024-427	Quince Street Seniors	San Diego	SANDAG	145	142	\$79,504,378	\$81,145,289	\$571,446
2024	CA-2024-428	6018 Brynhurst	Los Angeles	Metro	50	49	\$14,407,942	\$14,705,312	\$300,108
2024	CA-2024-433	Terracina at Wildhawk	Sacramento	SACOG	145	144	\$67,522,388	\$68,916,000	\$478,583
2024	CA-2024-434	Wildomar Cottages	Riverside	WRCOG	130	128	\$79,135,406	\$80,768,702	\$631,005
2024	CA-2024-435	Sugar Pine Village Phase 1B	El Dorado	SACOG	60	59	\$50,510,726	\$51,553,230	\$873,784
2024	CA-2024-441	The Pardes 2	Sacramento	SACOG	140	139	\$73,815,142	\$75,338,632	\$542,005

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-442	Witmer Manor	Los Angeles	Metro	238	236	\$85,328,873	\$87,089,997	\$369,025
2024	CA-2024-443	69th Street Apartments	Sacramento	SACOG	130	129	\$96,964,274	\$98,965,544	\$767,175
2024	CA-2024-455	El Dorado Senior Village Apartments I	El Dorado	SACOG	72	71	\$48,785,337	\$49,792,230	\$701,299
2024	CA-2024-459	Sunrise at Bogart	Riverside	WRCOG	23	22	\$16,077,856	\$16,409,691	\$745,895
2024	CA-2024-460	Chula Vista Seniors	San Diego	SANDAG	58	57	\$23,144,375	\$23,622,058	\$414,422
2024	CA-2024-467	College Community Courts	Ventura	VCOG	57	56	\$42,275,756	\$43,148,296	\$770,505
2024	CA-2024-469	Peak Plaza Apartments	Los Angeles	Metro	104	102	\$76,611,923	\$78,193,136	\$766,599
2024	CA-2024-470	Seniors on Broadway Apartments	San Diego	SANDAG	42	41	\$11,187,996	\$11,418,908	\$278,510
2024	CA-2024-471	Midway Village Phase 2	San Mateo	Upper Peninsula	113	111	\$130,994,476	\$133,698,104	\$1,204,487
2024	CA-2024-472	Citrus Flats	Ventura	VCOG	166	164	\$79,958,261	\$81,608,540	\$497,613
2024	CA-2024-473	Regional Street Apartments	Alameda	East Bay	113	112	\$84,896,587	\$86,648,789	\$773,650
2024	CA-2024-474	Casa Roseland	Sonoma	North Bay	75	74	\$67,577,317	\$68,972,062	\$932,055
2024	CA-2024-476	La Passeggiata	San Joaquin	SJCOG	94	93	\$70,479,035	\$71,933,670	\$773,480
2024	CA-2024-477	Bella Vista Apartments	Merced	MCAG	108	106	\$70,703,476	\$72,162,743	\$680,781
2024	CA-2024-478	Bana at Palmdale	Los Angeles	Metro	48	47	\$19,103,588	\$19,497,872	\$414,848

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-481	Sandstone Valley Apartments	Riverside	WRCOG	96	95	\$56,733,699	\$57,904,640	\$609,523
2024	CA-2024-482	Rosa's Place	Los Angeles	Metro	98	97	\$83,509,511	\$85,233,085	\$878,692
2024	CA-2024-483	Holt & Main	Los Angeles	Metro	160	158	\$78,744,594	\$80,369,824	\$508,670
2024	CA-2024-485	Jubilo Village	Los Angeles	Metro	95	93	\$78,585,078	\$80,207,015	\$862,441
2024	CA-2024-490	Golden Gate Avenue Phase 1 LIHTC	San Francisco	Upper Peninsula	55	54	\$61,952,252	\$63,230,900	\$1,170,943
2024	CA-2024-492	Monterey Family Apartments	Santa Clara	Santa Clara	94	93	\$59,468,224	\$60,695,604	\$652,641
2024	CA-2024-493	Vera Avenue Apartments	San Mateo	Upper Peninsula	178	176	\$95,842,387	\$97,820,502	\$555,798
2024	CA-2024-494	Sutter Street	San Francisco	Upper Peninsula	102	101	\$84,519,252	\$86,263,667	\$854,096
2024	CA-2024-497	El Camino Real Affordable Apartments	San Diego	SANDAG	111	110	\$56,820,273	\$57,993,001	\$527,209
2024	CA-2024-500	The Walk Residences	Los Angeles	Metro	56	55	\$47,945,114	\$48,934,665	\$889,721
2024	CA-2024-502	Maison's Village - Phase II	Los Angeles	Metro	191	189	\$70,484,091	\$71,938,830	\$380,629
2024	CA-2024-503	Julian Street Studios	Santa Clara	Santa Clara	305	301	\$138,236,316	\$141,089,411	\$468,736
2024	CA-2024-504	Monarch	Sacramento	SACOG	241	239	\$110,662,180	\$112,946,165	\$472,578
2024	CA-2024-509	831 Water Street	Santa Cruz	AMBAG	140	135	\$101,368,546	\$103,460,717	\$766,376
2024	CA-2024-511	Costa Mesa M6	Orange	OCCOG	87	86	\$44,067,841	\$44,977,368	\$522,993
2024	CA-2024-515	Residency at Sky Village	Los Angeles	Metro	237	235	\$151,294,076	\$154,416,673	\$657,092

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
		Hollywood - Phase I							
2024	CA-2024-516	Residency at Sky Village Hollywood - Phase II	Los Angeles	Metro	245	242	\$145,380,952	\$148,381,507	\$613,147
2024	CA-2024-521	View at San Bruno	San Mateo	Upper Peninsula	341	337	\$236,695,240	\$241,580,453	\$716,856
2024	CA-2024-522	St. Luke's Affordable	San Diego	SANDAG	78	77	\$35,671,215	\$36,407,442	\$472,824
2024	CA-2024-524	Auburn Falls (Site 1)	Sacramento	SACOG	104	99	\$56,820,269	\$57,992,997	\$585,788
2024	CA-2024-525	Kindred	San Diego	SANDAG	126	125	\$92,104,047	\$94,005,006	\$752,040
2024	CA-2024-527	910 Wetherly Drive	Los Angeles	Metro	89	86	\$69,500,408	\$70,934,845	\$824,824
2024	CA-2024-528	La Costa Family Apartments	San Diego	SANDAG	19	19	\$10,658,986	\$10,878,980	\$572,578
2024	CA-2024-535	Casa Adelante 1515 South Van Ness	San Francisco	Upper Peninsula	168	167	\$163,430,862	\$166,803,953	\$998,826
2024	CA-2024-539	North City Affordable	San Diego	SANDAG	224	222	\$120,870,229	\$123,364,900	\$555,698
2024	CA-2024-541	Toyon Gardens	Los Angeles	Metro	78	77	\$60,133,574	\$61,374,686	\$797,074
2024	CA-2024-545	Lincoln Avenue Apartments	Orange	OCCOG	55	54	\$41,348,419	\$42,201,820	\$781,515
2024	CA-2024-547	Rose Hill Courts Phase II	Los Angeles	Metro	96	95	\$92,246,326	\$94,150,222	\$991,055

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-549	Vacaville Gables Apartments	Solano	North Bay	65	64	\$23,734,421	\$24,224,282	\$378,504
2024	CA-2024-552	The Trails at Carmel Mountain Ranch	San Diego	SANDAG	125	124	\$78,617,047	\$80,239,644	\$647,094
2024	CA-2024-553	Pacific Street Apartments Four	Placer	SACOG	50	50	\$22,012,425	\$22,466,745	\$449,335
2024	CA-2024-554	Windsor Park	Sonoma	North Bay	33	32	\$26,439,597	\$26,985,291	\$843,290
2024	CA-2024-558	Seaside Apartments	Santa Cruz	AMBAG	84	83	\$74,957,876	\$76,504,951	\$921,746
2024	CA-2024-596	Niles Street Apartments	Kern	KCOG	51	50	\$19,567,602	\$19,971,463	\$399,429
2024	CA-2024-597	Pioneer Drive Apartments	Kern	KCOG	85	84	\$28,207,360	\$28,789,539	\$342,733
2024	CA-2024-600	Palm Villas at Millennium	Riverside	CVAG	121	120	\$76,886,635	\$78,473,518	\$653,946
2024	CA-2024-601	Dakota	Fresno	Fresno COG	114	113	\$70,325,973	\$71,777,449	\$635,199
2024	CA-2024-602	Almond Gardens Apartments	Solano	North Bay	97	96	\$66,126,000	\$67,490,791	\$703,029
2024	CA-2024-604	4345 Matilija	Los Angeles	Metro	75	74	\$20,671,736	\$21,098,385	\$285,113
2024	CA-2024-605	3981 Meier	Los Angeles	Metro	75	74	\$21,925,547	\$22,378,074	\$302,406
2024	CA-2024-606	3412 Victoria	Los Angeles	Metro	58	57	\$16,664,303	\$17,008,242	\$298,390
2024	CA-2024-607	5625 Case	Los Angeles	Metro	70	69	\$20,978,322	\$21,411,299	\$310,309
2024	CA-2024-608	5749 Brynhurst	Los Angeles	Metro	53	52	\$16,567,788	\$16,909,735	\$325,187
2024	CA-2024-609	8911 Ramsgate	Los Angeles	Metro	77	76	\$21,554,641	\$21,999,513	\$289,467
2024	CA-2024-615	Monarch Hillside Affordable Apartments	San Diego	SANDAG	51	50	\$25,082,594	\$25,600,280	\$512,006

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-617	Pleasant View Apartments	Fresno	Fresno COG	60	59	\$29,000,438	\$29,598,985	\$501,678
2024	CA-2024-622	U.S.VETS-WLAVA Building 300	Los Angeles	Metro	44	43	\$47,863,010	\$48,850,867	\$1,136,067
2024	CA-2024-623	Dry Creek Commons	Sonoma	North Bay	58	57	\$51,106,677	\$52,161,481	\$915,114
2024	CA-2024-624	Maison's Sierra - Phase 2	Los Angeles	Metro	171	169	\$52,627,450	\$53,713,641	\$317,832
2024	CA-2024-627	Paseo Senter I Rehab	Santa Clara	Santa Clara	117	115	\$53,426,856	\$54,529,546	\$474,170
2024	CA-2024-628	Downtown Library Mixed Use Project	Santa Cruz	AMBAG	124	123	\$110,732,375	\$113,017,809	\$918,844
2024	CA-2024-630	Montecito Village	San Diego	SANDAG	70	69	\$29,638,776	\$30,250,498	\$438,413
2024	CA-2024-633	Arvin RAD Site 1: Monta Vista	Kern	KCOG	114	107	\$43,413,513	\$44,309,536	\$414,108
2024	CA-2024-638	JFM Villas Family Apartments	Riverside	CVAG	100	99	\$77,133,603	\$78,725,583	\$795,208
2024	CA-2024-639	JFM Villas Senior Apartments	Riverside	CVAG	50	49	\$38,597,807	\$39,394,437	\$803,968
2024	CA-2024-644	Saggio Hills Phase I	Sonoma	North Bay	48	47	\$37,640,074	\$38,416,937	\$817,382
2024	CA-2024-647	The Grant at Mission Trails	San Diego	SANDAG	48	47	\$35,418,548	\$36,149,561	\$769,140
2024	CA-2024-648	Seventh Street Village	Stanislaus	StanCOG	79	77	\$71,856,403	\$73,339,466	\$952,461

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-649	Civic Crossing (699 Ygnacio Valley Road)	Contra Costa	East Bay	93	92	\$90,431,267	\$92,297,701	\$1,003,236
2024	CA-2024-652	The Crawford	Placer	SACOG	265	262	\$115,695,800	\$118,083,675	\$450,701
2024	CA-2024-653	850 Turk Street	San Francisco	Upper Peninsula	92	91	\$94,197,642	\$96,141,812	\$1,056,503
2024	CA-2024-654	Alveare Parkview	Los Angeles	Metro	105	104	\$103,444,506	\$105,579,524	\$1,015,188
2024	CA-2024-661	Mulberry Gardens Family Apartments	Riverside	WRCOG	150	149	\$92,566,197	\$94,476,694	\$634,072
2024	CA-2024-664	Parkside Apartments	Lake	NSSR	64	63	\$36,341,784	\$37,091,851	\$588,760
2024	CA-2024-666	Brandon Place Apartments	Riverside	WRCOG	197	195	\$53,145,638	\$54,242,524	\$278,167
2024	CA-2024-667	Wakeland Riverwalk	San Diego	SANDAG	190	188	\$144,833,197	\$147,822,446	\$786,290
2024	CA-2024-670	Balboa Reservoir - Building E	San Francisco	Upper Peninsula	128	127	\$139,831,746	\$142,717,769	\$1,123,762
2024	CA-2024-671	1250 West Jeff	Los Angeles	Metro	122	121	\$92,485,901	\$94,394,741	\$780,122
2024	CA-2024-672	525 N Capitol	Santa Clara	Santa Clara	160	158	\$126,218,435	\$128,823,490	\$815,339
2024	CA-2024-673	Meridian at Corona Station	Sonoma	North Bay	131	130	\$91,175,517	\$93,057,312	\$715,825
2024	CA-2024-675	Mountain Townhomes	Siskiyou	NSSR	25	24	\$17,843,391	\$18,211,665	\$758,819
2024	CA-2024-679	Oaks on Balboa	Los Angeles	Metro	117	116	\$75,243,950	\$76,796,929	\$662,042
2024	CA-2024-680	712 Seagaze	San Diego	SANDAG	179	177	\$90,513,569	\$92,381,702	\$521,931
2024	CA-2024-681	Walnut Apartments	Contra Costa	East Bay	44	43	\$23,896,410	\$24,389,614	\$567,200

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-683	Via Vail Village	Riverside	CVAG	236	234	\$105,975,430	\$108,162,684	\$462,234
2024	CA-2024-684	Twin Park Landing	Los Angeles	Metro	275	272	\$127,018,239	\$129,639,801	\$476,617
2024	CA-2024-686	Sunnydale HOPE SF Block 9	San Francisco	Upper Peninsula	95	94	\$112,594,902	\$114,918,777	\$1,222,540
2024	CA-2024-690	Rovina Lane Apartments	Sonoma	North Bay	32	31	\$21,071,964	\$21,506,874	\$693,770
2024	CA-2024-691	Pacific Crest Commons	Nevada	NSSR	55	54	\$40,056,490	\$40,883,226	\$757,097
2024	CA-2024-700	Kensington Apartments	Riverside	WRCOG	126	125	\$53,278,212	\$54,377,835	\$435,023
2024	CA-2024-703	Broadway Meadows	San Mateo	Upper Peninsula	97	96	\$86,284,218	\$88,065,060	\$917,344
2024	CA-2024-705	Avenue 44 Apartments	Riverside	CVAG	180	178	\$72,267,389	\$73,758,934	\$414,376
2024	CA-2024-706	Alvarado Creek Apartments	San Diego	SANDAG	227	225	\$163,153,019	\$166,520,376	\$740,091
2024	CA-2024-716	Livingston B Street	Merced	MCAG	80	79	\$47,789,311	\$48,775,647	\$617,413
2024	CA-2024-719	Sunnydale HOPE SF Block 7	San Francisco	Upper Peninsula	89	88	\$107,090,280	\$109,300,544	\$1,242,052
2024	CA-2024-724	River Grove II	Madera	East CA	50	49	\$37,228,850	\$37,997,226	\$775,454
2024	CA-2024-726	Arrowhead Grove Phase IV	San Bernardino	East Sierra	92	91	\$66,279,761	\$67,647,726	\$743,382
2024	CA-2024-727	Sakura	Sacramento	SACOG	134	133	\$58,086,338	\$59,285,197	\$445,753
2024	CA-2024-731	North Fair Oaks Apartments	San Mateo	Upper Peninsula	86	85	\$68,632,776	\$70,049,305	\$824,109

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-732	Veteran Commons	Los Angeles	Metro	100	99	\$67,228,492	\$68,616,038	\$693,091
2024	CA-2024-735	Victory Blvd	Los Angeles	Metro	194	192	\$149,485,350	\$152,570,616	\$794,639
2024	CA-2024-736	Distel Circle	Santa Clara	Santa Clara	90	88	\$95,239,137	\$97,204,801	\$1,104,600
2024	CA-2024-737	Larkin Pine Senior Housing	San Francisco	Upper Peninsula	63	62	\$34,472,284	\$35,183,766	\$567,480
2024	CA-2024-738	Kooser Apartments	Santa Clara	Santa Clara	191	189	\$156,894,457	\$160,132,642	\$847,263
2024	CA-2024-740	Westside Village	Santa Cruz	AMBAG	38	37	\$38,551,485	\$39,347,159	\$1,063,437
2024	CA-2024-744	Villa Verde	Riverside	CVAG	116	115	\$82,806,134	\$84,515,191	\$734,915
2024	CA-2024-745	300 De Haro	San Francisco	Upper Peninsula	425	421	\$204,000,115	\$208,210,525	\$494,562
2024	CA-2024-746	Avanzando San Ysidro (Site 1: Cypress)	San Diego	SANDAG	103	101	\$94,339,367	\$96,286,461	\$953,331
2024	CA-2024-750	Century + Restorative Care Village Phase I	Los Angeles	Metro	146	145	\$103,132,088	\$105,260,657	\$725,936
2024	CA-2024-751	Weingart Tower 1B	Los Angeles	Metro	104	103	\$90,028,238	\$91,886,354	\$892,101
2024	CA-2024-753	Harrington Grove Apartments	Sacramento	SACOG	52	51	\$24,814,231	\$25,326,378	\$496,596
2024	CA-2024-754	Oak View Ranch Senior Apartments	Riverside	WRCOG	81	80	\$36,449,942	\$37,202,242	\$465,028
2024	CA-2024-756	Viscar Terrace Apartments	Riverside	WRCOG	172	170	\$107,342,841	\$109,558,317	\$644,461

Year	TCAC #	Project Name	County	Regional Pricing Area	Total Units	Low Income Units	Total Development Cost (TDC) (Original Cost)	TDC (\$2026)	TDC/Unit
2024	CA-2024-757	Tampico Motel Conversion	Orange	OCCOG	32	31	\$25,932,090	\$26,467,309	\$853,784
2024	CA-2024-759	Locke Lofts	Los Angeles	Metro	148	146	\$94,767,705	\$96,723,640	\$662,491
2024	CA-2024-767	160 Freelon	San Francisco	Upper Peninsula	85	84	\$100,460,605	\$102,534,037	\$1,220,643
2024	CA-2024-768	Moreland Apartments	Santa Clara	Santa Clara	160	159	\$118,712,625	\$121,162,765	\$762,030
2024	CA-2024-771	4575 Scotts Valley Apartments	Santa Cruz	AMBAG	100	99	\$87,154,721	\$88,953,530	\$898,521
2024	CA-2024-774	Casa de la Luz	Los Angeles	Metro	95	93	\$72,480,339	\$73,976,279	\$795,444
2024	CA-2024-775	Cudahy Seniors	Los Angeles	Metro	140	138	\$101,735,823	\$103,835,575	\$752,432
2024	CA-2024-785	San Joaquin Apartments and California Apartments	Fresno	Fresno COG	100	99	\$21,623,031	\$22,069,314	\$222,922
2024	CA-2024-787	Lake Isabella Senior Apartments I & II	Kern	KCOG	86	85	\$16,347,782	\$16,685,188	\$196,296

Appendix G: Gap Funding Needed Per Unit

Region	Regional Pricing Area	Average Total Development Cost Per Unit	Gap Funding Needed
ABAG / MTC	East Bay	\$778,000	\$116,700
ABAG / MTC	North Bay	\$635,000	\$95,300
ABAG / MTC	Upper Peninsula	\$943,000	\$141,500
ABAG / MTC	Santa Clara	\$807,000	\$121,100
AMBAG	AMBAG	\$767,000	\$115,100
Fresno COG	Fresno COG	\$503,000	\$75,500
Inyo County LTC	East Sierra	\$556,000	\$83,400
Mono County LTC	East Sierra	\$556,000	\$83,400
San Bernadino COG	East Sierra	\$556,000	\$83,400
Kings CAG	KCAG	\$422,000	\$63,300
Kern COG	KCOG	\$400,000	\$60,000
Merced CAG	MCAG	\$532,000	\$79,800
Alpine County LTC	Eastern CA	\$597,000	\$89,600
Amador CTC	Eastern CA	\$597,000	\$89,600
Calaveras COG	Eastern CA	\$597,000	\$89,600
MCTC	Eastern CA	\$597,000	\$89,600
Mariposa County LTC	Eastern CA	\$597,000	\$89,600
Tuolumne CTC	Eastern CA	\$597,000	\$89,600
Butte CAG	NSSR	\$497,000	\$74,600
Colusa CTC	NSSR	\$497,000	\$74,600
Del Norte LTC	NSSR	\$497,000	\$74,600
Glenn CTC	NSSR	\$497,000	\$74,600
Humboldt CAG	NSSR	\$497,000	\$74,600
Lake CCAPC	NSSR	\$497,000	\$74,600
Lassen CTC	NSSR	\$497,000	\$74,600
Mendocino COG	NSSR	\$497,000	\$74,600
Modoc CTC	NSSR	\$497,000	\$74,600
Nevada CTC	NSSR	\$497,000	\$74,600
Plumas CTC	NSSR	\$497,000	\$74,600
SRTA	NSSR	\$497,000	\$74,600
Sierra County LTC	NSSR	\$497,000	\$74,600
Siskiyou County LTC	NSSR	\$497,000	\$74,600
Tehama CTC	NSSR	\$497,000	\$74,600

Region	Regional Pricing Area	Average Total Development Cost Per Unit	Gap Funding Needed
Trinity CTC	NSSR	\$497,000	\$74,600
Sacramento Area COG	SACOG	\$541,000	\$81,200
Tahoe MPO	SACOG	\$541,000	\$81,200
SANDAG	SANDAG	\$587,000	\$88,100
Santa Barbara CAG	SBCAG	\$666,000	\$99,900
SCAG	CVAG	\$552,000	\$82,800
SCAG	ICTC	\$439,000	\$65,900
SCAG	Metro	\$682,000	\$102,300
SCAG	OCCOG	\$625,000	\$93,800
SCAG	VCOG	\$637,000	\$95,600
SCAG	WRCOG	\$567,000	\$85,100
San Joaquin COG	SJCOG	\$568,000	\$85,200
San Luis Obispo COG	SLOCOG	\$616,000	\$92,400
Stanislaus COG	StanCOG	\$458,000	\$68,700
Tulare CAG	TCAG	\$398,000	\$59,700

Appendix H: VMT Mitigation Credit Value

Region	Regional Pricing Area	Daily VMT Reduction	Gap Funding Needed	VMT Credit Value (Daily VMT Reduced) ¹	VMT Credit Value (Annual VMT Reduced) ¹	VMT Credit Value (Over Mitigation Lifespan) ^{1,2}
ABAG / MTC	East Bay	24.1	\$116,700	\$4,988	\$14	\$0.24
ABAG / MTC	North Bay	28.1	\$95,300	\$3,493	\$10	\$0.17
ABAG / MTC	Upper Peninsula	16.7	\$141,500	\$8,727	\$24	\$0.42
ABAG / MTC	Santa Clara	25.5	\$121,100	\$4,891	\$13	\$0.24
AMBAG	AMBAG	20.1	\$115,100	\$5,898	\$16	\$0.29
Fresno COG	Fresno COG	20.4	\$75,500	\$3,812	\$10	\$0.18
Inyo County LTC	East Sierra	26.8	\$83,400	\$3,205	\$9	\$0.16
Mono County LTC	East Sierra	26.8	\$83,400	\$3,205	\$9	\$0.16
San Bernadino COG	East Sierra	26.8	\$83,400	\$3,205	\$9	\$0.16
Kings CAG	KCAG	26.5	\$63,300	\$2,460	\$7	\$0.12
Kern COG	KCOG	14.1	\$60,000	\$4,383	\$12	\$0.21
Merced CAG	MCAG	15.3	\$79,800	\$5,372	\$15	\$0.26
Alpine County LTC	Eastern CA	61.0	\$89,600	\$1,513	\$4	\$0.07
Amador CTC	Eastern CA	61.0	\$89,600	\$1,513	\$4	\$0.07
Calaveras COG	Eastern CA	61.0	\$89,600	\$1,513	\$4	\$0.07
MCTC	Eastern CA	61.0	\$89,600	\$1,513	\$4	\$0.07
Mariposa County LTC	Eastern CA	61.0	\$89,600	\$1,513	\$4	\$0.07
Tuolumne CTC	Eastern CA	61.0	\$89,600	\$1,513	\$4	\$0.07
Butte CAG	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Colusa CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Del Norte LTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Glenn CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Humboldt CAG	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Lake CCAPC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Lassen CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Mendocino COG	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Modoc CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Nevada CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Plumas CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09

Region	Regional Pricing Area	Daily VMT Reduction	Gap Funding Needed	VMT Credit Value (Daily VMT Reduced) ¹	VMT Credit Value (Annual VMT Reduced) ¹	VMT Credit Value (Over Mitigation Lifespan) ^{1,2}
SRTA	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Sierra County LTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Siskiyou County LTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Tehama CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Trinity CTC	NSSR	40.0	\$74,600	\$1,921	\$5	\$0.09
Sacramento Area COG	SACOG	19.7	\$81,200	\$4,245	\$12	\$0.21
Tahoe MPO	SACOG	19.7	\$81,200	\$4,245	\$12	\$0.21
SANDAG	SANDAG	18.9	\$88,100	\$4,801	\$13	\$0.23
Santa Barbara CAG	SBCAG	10.2	\$99,900	\$10,088	\$28	\$0.49
SCAG	CVAG	29.3	\$82,800	\$2,911	\$8	\$0.14
SCAG	ICTC	34.8	\$65,900	\$1,950	\$5	\$0.09
SCAG	Metro	14.5	\$102,300	\$7,267	\$20	\$0.35
SCAG	OCCOG	15.4	\$93,800	\$6,274	\$17	\$0.30
SCAG	VCOG	20.8	\$95,600	\$4,734	\$13	\$0.23
SCAG	WRCOG	28.2	\$85,100	\$3,108	\$9	\$0.15
San Joaquin COG	SJCOG	29.1	\$85,200	\$3,016	\$8	\$0.15
San Luis Obispo COG	SLOCOG	25.0	\$92,400	\$3,807	\$10	\$0.18
Stanislaus COG	StanCOG	12.9	\$68,700	\$5,485	\$15	\$0.27
Tulare CAG	TCAG	18.7	\$59,700	\$3,288	\$9	\$0.16

Notes:

¹ VMT Credit Values include the associated cost of administration.

² Lifespan of the mitigation is based on a 55-year deed restriction for Mitigating Projects.