Developer: Reliance Development Group Architect: Fisher-Friedman Associates

Alder Springs

Laytonville, California

Builder: Ireland-Robinson & Hadley, Inc. Architect: Sutton Suzuki Architects

Best Affordable Housing Project -Attached 1 to 3 Stories

Grand Award

Sycamore Street Commons

Santa Cruz, California

Builder: Devcon

Developer: Mercy Charities Housing

California/Santa Cruz Architect: Pyatok Associates

Awards of Merit Ohlone Court

San Iose, California

Builder: L & D Construction Company Developer: Bridge Housing Corp./

Cilker Orchards

Architect: McLarand, Vasquez & Partners

Rotary Valley

Terra Linda, California

Builder: Segue Construction, Inc.

Developer: Bridge Housing Corporation Architect: Backen, Arrigoni & Ross, Inc.

The Promenade

Pleasanton, California Builder: Regis Contractors Developer: A.F. Evans, Inc.

Architect: Hardison Komatsu Ivelich

& Tucker

Pickering Place

Fremont, California

Builder: Ross Construction

Developer: Mid-Peninsula Housing

Coalition

Architect: Columbus Architecture

Best Affordable Housing Project -Attached 4 or More Stories

Grand Award Bridgecourt

Emeryville, California

Builder: Catellus Residential Construction Developer: Catellus Residential Group Architect: McLarand, Vasquez & Partners

Bost Affordable Housing Project - Detached

Awards of Merit

Vest Pocket Community

Fairfax, California

Builder: Joseph DiGiorgio & Sons, Inc. Developer: Innovative Housing for

Community

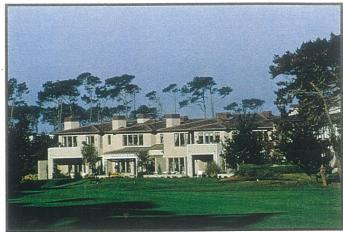
Architect: Solomon Architecture & Urban Design

Best Apartment Project - 4+ Stories

Award of Merit Embarcadero Lofts San Francisco, CA Builder: Oliver & Company Developer: Embarcadero Pacific

Architect: MBH Architects

Best Mixed Use Grand Award



The Residences at Spanish Bay in Pebble Beach were developed by Spanish Bay Phase III, L.P. and designed by McLarand, Vasquez & Partners, Inc.



The Embarcadero Lofts in San Francisco were built by Oliver & Company, developed by Embarcadero Pacific and designed by MBH Architects.

Embarcadero Lofts

San Francisco, California Builder: Oliver & Company Developer: Embarcadero Pacific Architect: MBH Architects

Best Seniors Housing Project

Grand Award

Cecilia Place Housing for Seniors

Tiburon, California

Builder: Midstate Construction

Developer: Ecumenical Association for

Architect: Richard H. Olmsted, AIA

Awards of Merit The Hamilton Palo Alto, California Builder: Vance M. Brown, Inc. Developer: The Hamilton Group Architect: Backen, Arrigoni & Ross, Inc.

Pagemill Court

Palo Alto, California

Builder: Branagh Construction, Inc. Developer: Mid-Peninsula Housing

Coalition

Architect: Barnhart Associates

Architects, Inc.

Best Community Site Plan-500 Acres or Less

Award of Merit Rose Lane

Modesto, California

Builder/Developer: Florsheim Homes Architect/Land Planner: William Hezmalhalch Architects, Inc.

Best Community/Town Site Plan - Over **500 Acres**

Awards of Merit The Parkway

Folsom, California

Builder: Parker Development Company

Developer: Parker Development

Company & Teichert Construction, Inc. Architect: Forrar-Williams Architects Land Planner: Spink Corporation/James

& Stokes Associates

Wingfield Springs

Sparks, Nevada

Developer: Loeb Enterprises, L.L.C. Architect: Sheehan Van Woert Architects

Land Planner: EDAW, Inc.

Best Redevelopment, Rehab or Infill Site Plan

Awards of Merit Classics at Town Square Mountain View, California