



California
Strategic Growth Council



Affordable Housing & Sustainable Communities Program: Integrating GHG Reduction Strategies through Housing & Infrastructure

**San Diego Housing Federation Annual Conference
October 29, 2015**

Program Objectives

To fund projects that

- result in the reduction of greenhouse gas emissions and vehicle miles travelled (VMT) and
- increase accessibility of housing, employment centers and key destinations through low-carbon transportation options such as walking, biking and transit.

- **Competitive Statewide Program**
 - **50% required investment in affordable housing**
 - **50% required investment in disadvantaged communities**
- **Awarded \$121.9 million in 2014-15**
- **\$400 million* available in 2015-16**
- **Eligible Applicants: Local Governments, Transportation and Transit Agencies, For- and Nonprofit Developers and Program Operators**

2014-15 Statistics

723,286 METRIC TONS IN AVOIDED GHG EMISSIONS =
TAKING 140,000 CARS OFF THE ROAD FOR ONE YEAR

2,003 new
affordable units
near transit

28 projects

19 counties

21 cities

\$92 million to
benefit
Disadvantaged
Communities

\$32 million for transit,
walking & biking

2014-15 AHSC Applications in SANDAG Region

\$\$ Funded!! \$\$

- **South Bay Bus Rapid Transit Project – Chula Vista (SANDAG) - \$7 million**
- **Westside Infill Transit Oriented Development - National City - \$9.2 million**

Invited to Full Application

- Villa Encantada – City of San Diego
- San Diego Regional Inland Rail Trail

Submitted Concept Applications

- Creekside Villa Apartments (Acquisition/Rehab) - Chula Vista
- Richmar Station - San Marcos
- Main Street Residences - El Cajon
- Northwest Village - San Diego
- LGBT Senior Apartments - San Diego
- The Lofts at Normal Heights -San Diego
- American Legion The Post 310 - San Diego
- Citricado Parkway Active Transportation and Urban Greening - Escondido

Key Factors in Year One

- Timing of Application
- Balancing Transit and Active Transportation Investments
- Project Readiness (Site Control, Permits and Environmental Clearances)
- Leverage: Other Funding Sources
- Housing Unit Density
- Jurisdictional Caps

AHSC 2015-2016

Revised Program Guidelines
and
Year 2 Timeline

2015-2016 Public Review Draft Guidelines

Key proposed revisions:

- **Emphasizes Transportation investments that support mode shift**
 - **Clearer definitions of Transportation Improvements**
 - **Incentives for housing/transportation collaboration and partnerships**
-

2015-2016 Public Review Draft Guidelines

Key proposed revisions:

- **Diversified GHG scoring criteria:**
 - **GHG quantification**
 - **Supplemental Strategies**
 - **Active Transportation**
 - **Water, Energy, Greening: Green Building & Infrastructure, Urban Greening, Water & Energy Efficiency, On-Site Renewables**
- **New Rural Innovation Project Area type**
- **Elimination of the jurisdictional cap for localities**
- **Incentives to encourage use of 4% low income housing tax credits**

2015-2016 Public Review Draft Guidelines

Key proposed revisions:

- **Total maximum award amount of up to \$20 million – regardless of project type**
- **Restructured Criteria for:**
 - **Community benefit and engagement,**
 - **Access to destinations,**
 - **Depth and level of housing affordability, and**
 - **Anti-displacement strategies**

Eligible Project Area Types

- Transit-Oriented Development (TOD) Project Area
- Integrated Connectivity Project Area (ICP)
- **Rural Innovation Project Areas (RIPA)**

Project Type: Transit-Oriented Developments

- Located within a ½ mile of High-Quality Transit
- **NEW for 2015: May include transportation, but not required***

Required

**Affordable Housing
or Housing-Related
Infrastructure**

+

AND at least one additional use

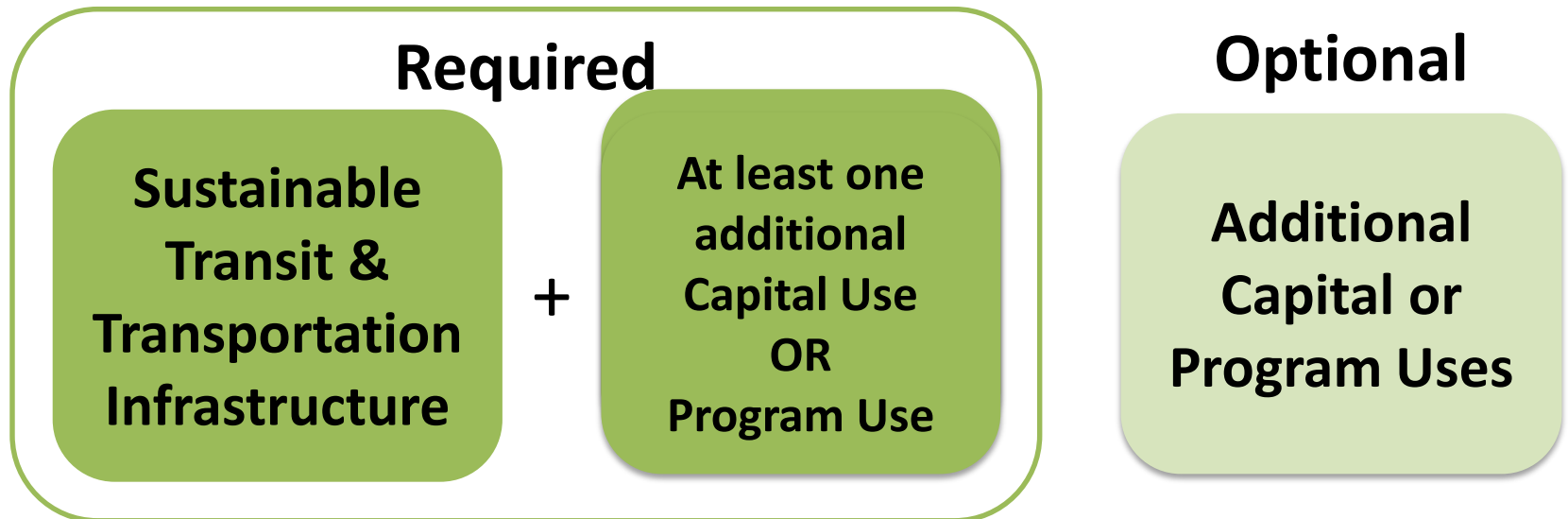
**Sustainable
Transit or
Transportation
Infrastructure**

or

**Additional
Capital or
Program Uses**

Project Type: Integrated Connectivity Projects

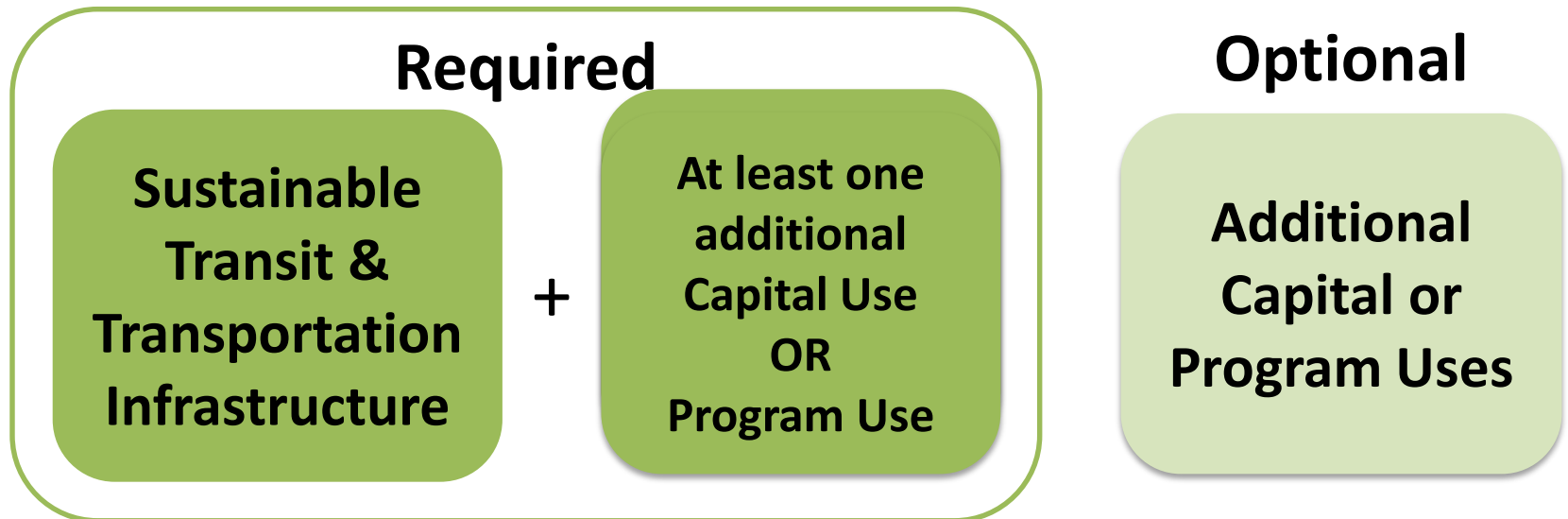
- Must have Qualifying Transit
- **NEW for 2015: Must include Transit or Transportation Infrastructure***



Project Type: **Rural Innovation Project Area**

NEW for 2015:

- CANNOT be served by High Quality Transit
- Must be located in a Rural Area
- Must meet same requirements as an ICP



Concept & Full Application Process

Concept Proposal Stage

Approved Concepts Invited for Full Application

Full Application Submittal

Funding Recommendations to SGC

Threshold Requirements

Statutory Thresholds

- Results in GHG Reductions
- Supports implementation of a Sustainable Community Strategy*
- Consistent with State Planning Priorities

**SB 862: "If a Sustainable Communities Strategy is not required for a region by law, a regional plan that includes policies and programs to reduce greenhouse gas emissions" will meet this requirement.*

Programmatic Thresholds

Must be addressed by full application deadline

- Project Readiness
 - Environmental clearances
 - Entitlements
 - Site Control
 - No outstanding legal challenges to Project
- Construction has not started
- Addresses Climate Adaptation
- No conversion of working or natural resource lands

Concept Proposal Required Components

- Project Overview
 - Project Description, Location, Map
 - Eligibility for Set-Asides
 - Co-Benefits
 - Description of Funding Request
- Thresholds
 - Statutory
 - Programmatic
- Project Readiness

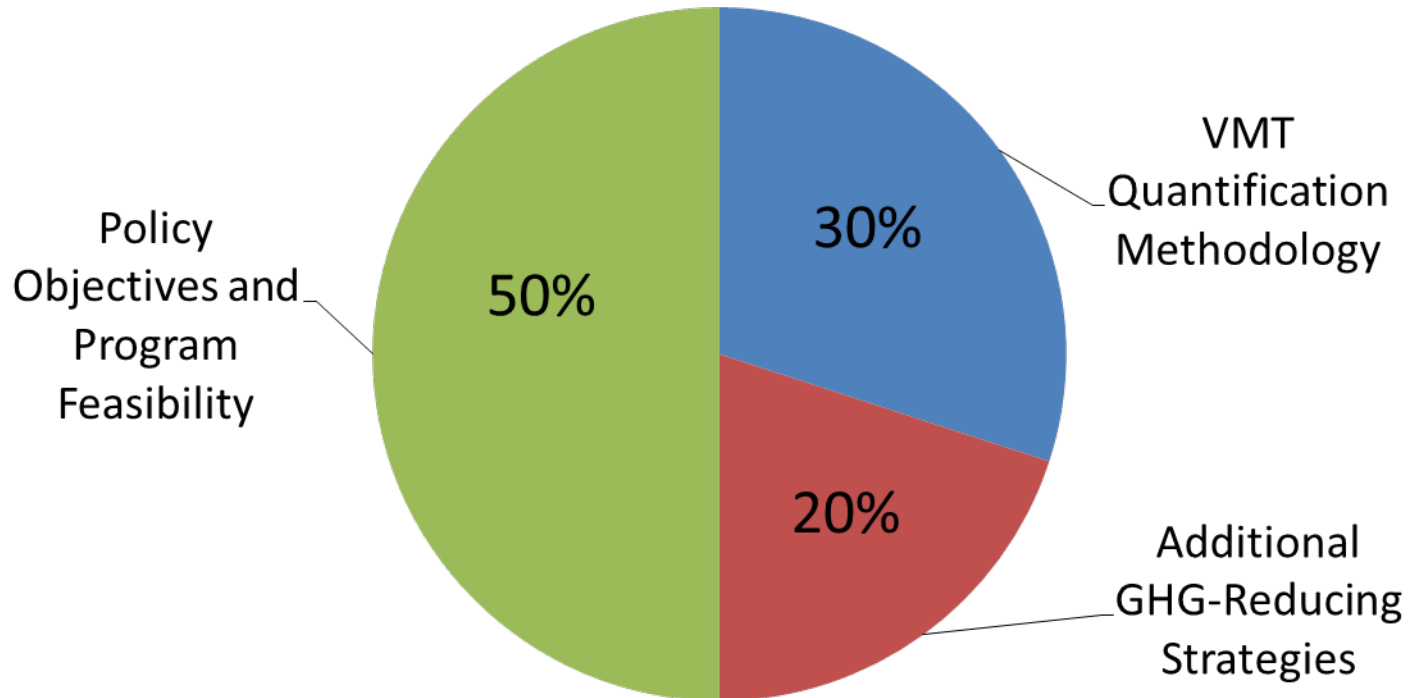
Concepts will be invited to Full Application based on:

- Eligibility
- Thresholds
- Demonstration of Enforceable Funding Commitments (EFCs) calculated as follows:

$$\frac{\text{AHSC \$ requested} + \text{EFCs} - \text{Deferred Costs}}{\text{Total Development Costs}}$$

- *At least one eligible application from each MPO will be invited to apply*

Full Application Scoring Criteria*



AHSC Scoring Criteria Framework

	POINTS
<u>VMT Quantification Methodology</u>	
1. ARB Methodology (CalEEMod and TAC):	
a. Total Project GHG Reductions	15
b. Efficiency of Reductions (Total Project GHG Reductions/AHSC \$)	15
<u>Supplementary GHG-Reducing Policy Strategies</u>	
2. Active Transportation Improvements	10
3. Water, Energy, and Greening (WEG)	10
GHG REDUCTIONS CATEGORY SUBTOTAL	50
<u>Policy Objectives</u>	
4. Depth and Level of Housing Affordability	10
5. Housing and Transportation Collaboration	10
6. Community Benefit and Engagement	8
7. Project Area Connectivity	8
8. Capital Project Leverage	5
9. Anti-Displacement Strategies	4
10. Programs	3
11. Prior Planning Efforts	2
READINESS CATEGORY SUBTOTAL	50
TOTAL POINTS	100

Estimated Timeline for 2015-16 Funds

JULY 2015	SGC Workshops: Lessons Learned (Sacramento & LA)
AUG/SEPT 2015	Revise Guidelines
FALL 2015	Release Draft Revised Guidelines and hold 3-4 Regional Workshops on Guidelines
WINTER 2015	Revise Guidelines and hold Council Meeting to vote on approval of Guidelines
EARLY 2016	Release 2015-16 Notice of Funding Availability and Application

Estimated Process for Future Year Projects

Planning & Community Engagement	<ul style="list-style-type: none">• Local General, Specific Community Plans• Sustainable Community Strategy/Metropolitan Transportation Plan• Active Transportation Plans
AHSC Project Exploration	<ul style="list-style-type: none">• Identify and prioritize potential projects – transportation & housing• Identify and cultivate relationships between applicants and partners
AHSC Project Design	<ul style="list-style-type: none">• Identify core components of project and lead applicant• Identify additional partners• Understand potential GHG reductions from project variations
Pre-Application	<ul style="list-style-type: none">• Stay apprised of AHSC Program Updates & Technical Assistance opportunities

Questions about the AHSC Program?

Email: ahsc@sgc.ca.gov

http://www.sgc.ca.gov/s_ahscprogram.php

Thank you!

2014-15 AHSC Projects Awarded in SCAG Region

- **Sylmar Court Apartments – City of Los Angeles**
- **Crenshaw Villas – City of Los Angeles**
- **Anchor Place – City of Long Beach**
- **Depot at Santiago – City of Santa Ana**
- **Mosaic Gardens at Westlake – City of Los Angeles**
- **El Segundo Family Apartments - City of Los Angeles**
- **127th Street Apartments - City of Los Angeles**
- **MacArthur Park Apartments (Phase B) - City of Los Angeles**
- **March Veterans Village – City of Riverside**

2014-15 Bay Area Projects

- 1) El Cerrito: Senior Mixed Use Apartments
- 2) Emeryville: 3706 San Pablo
- 3) Fremont: Central Commons
- 4) Hayward: Hayward Senior Apartments
- 5) Oakland: Camino 23
- 6) Oakland: Civic Center 14 Apartments
- 7) Richmond: Miraflores Senior Housing
- 8) San Francisco: Eddy & Taylor Family Housing and
- 9) San Francisco: Mission Bay South Block 6 East
- 10) San Jose: 777 Park
- 11) Walnut Creek: Riviera Family Apartments