



CALIFORNIA STRATEGIC
GROWTH COUNCIL



Affordable Housing and Sustainable Communities (AHSC) Program

AHSC 101

Dec 8, 2016

AHSC Overview & Goals



AHSC Program Vision

To fund projects that result in:

- the reduction of **greenhouse gas (GHG) emissions** and **vehicle miles traveled (VMT)** and
- **increased accessibility** of housing, employment centers and key destinations

through low-carbon transportation options such as walking, biking and transit.



Statutory Requirements

1. Reduce GHG emissions

2. Direct investment toward the most disadvantaged communities in the State

3. Maximize economic, environmental, and public health benefits to the State



What does it fund?

Eligible Capital Projects

1. Affordable Housing Development (loan)
Bricks and Mortar
2. Housing-Related Infrastructure (grant)
Required as Condition of Approval
3. Sustainable Transportation Infrastructure (grant)
Transit, Bike Lanes, Sidewalks
4. Transportation-Related Amenities (grant)
*Bike Parking, Repair Kiosks, Urban Greening,
Bus Shelters*

Eligible Programs (3 Year Grants)

1. Active Transportation Programs
2. Transit Ridership Programs
3. Criteria Air Pollutant Reduction Programs





Affordable Housing

Urban Greening

Sidewalks

Expansion of Bus Routes

Bus Shelters

Bike Lanes

Pedestrian Pathways

Key Considerations



Eligible Project Types

<h2>TOD</h2> <p>Transit Oriented Development</p>	<h2>ICP</h2> <p>Integrated Connectivity Project</p>	<h2>RIPA</h2> <p>Rural Innovation Project Area</p>
<p>Required:</p> <ul style="list-style-type: none"> ✓ High Quality Transit ✓ Affordable Housing 	<p>Required:</p> <ul style="list-style-type: none"> ✓ Qualifying Transit ✓ Sustainable Transportation Infrastructure 	<p>Required:</p> <ul style="list-style-type: none"> ✓ Qualifying Transit ✓ Sustainable Transportation Infrastructure
<p>Required: At least one additional components from the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sustainable Transportation Infrastructure <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs 	<p>Required: At least one additional components from the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs 	<p>Required: At least one additional components from the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs



Transit Quality Matters – QT & HQT

Qualifying Transit

- Fixed Transit Service (Rail Service and Bus Service)
 - Service required to depart two (2) or more times during Peak Hours
- Flexible Transit Service (Vanpool or Shuttle Service)
 - Must operate with two or more passengers

High Quality Transit includes any combination of the following characteristics:

- Center of road alignment, mixed traffic prohibitive intersection treatments
- Use of more limited-stop service including express service and skip-stopping
- Application of Intelligent Transportation Systems (ITS) technology such as signal priority, automatic vehicle location systems, system security, and customer information
- Platform level boarding and off-board fare collection.

Minimum Housing Density

Figure 3		
Project Location*	MINIMUM NET DENSITY REQUIREMENTS	
	Residential only Projects	Mixed-Use Projects (Floor Area Ratio)
Urban	30 units per acre	>2.0
Suburban	20 units per acre	>1.5
Non-Metropolitan	15 units per acre	>.75

Refer to Appendix C for definitions of Project Location designations and applicable **Net Density requirements*



No Conversion of Agricultural Land

- (14) The applicant must demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands, or natural resource lands for other uses.



Shovel Ready?

- Environmental: CEQA/NEPA clearance by application deadline
- Permits & discretionary land use approvals
- No outstanding legal challenges to Project
- Construction has not started
- Must have site control

Other Policy Thresholds

- Addresses climate adaptation
- No conversion of working or natural resource lands

Partnerships



Partnerships

- Holistic projects:
 - What makes the neighborhood successful?
 - Are the transit, transportation, housing components thoughtfully integrated, phased, and designed?
- Who are the players? Who 'touches' the Project?
- Who needs to be legally involved?
- Can Projects provide balanced investments?

Community Needs & Engagement

How does your AHSC Project meet an identified community need?

ECONOMIC

ENVIRONMENTAL

PUBLIC HEALTH

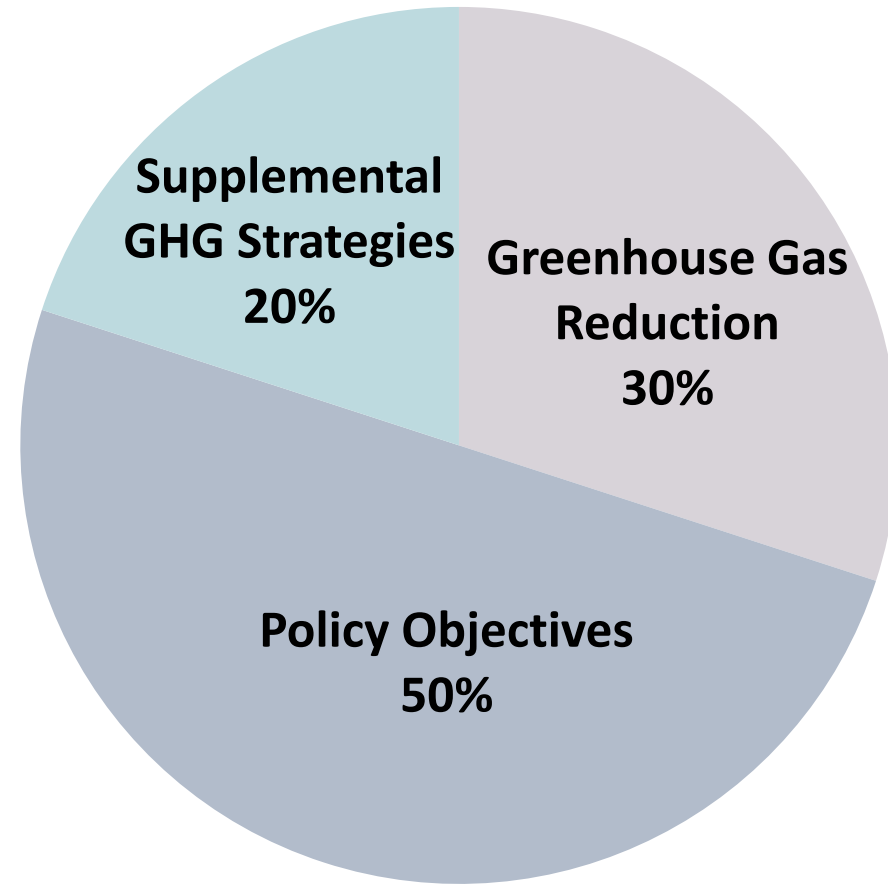
- Emphasis on maximizing benefits to all communities served by the AHSC Program
 - All applicants are required to report co-benefits beyond those of affordable housing and transportation
 - Applicants are competitively scored on how the community benefits provided by their Projects go beyond the required infrastructure components of the AHSC Program.

Enforceable Funding Commitments

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

- Committed funds must have letter from funder (grant, loan award, Capital Improvement Plan allocation, etc.) to be verified as an Enforceable Funding Commitment
- If a secondary filter needed, a project located within a Disadvantaged Community will be prioritized based on greatest percentile rank.

Full Application: Scoring Criteria



GHG Quantification Methodology (30%)

Scoring Element	Points
GHG Reduction	
GHG Quantification Methodology	
• Estimated GHG Emissions Reductions (CalEEMod and TAC):	
Total Project GHG Reductions	15
Cost Efficiency of Reductions (Total Project GHG Reductions/AHSC \$ Request)	15

- **GHG Quantification Methodology Tools**

- CalEEMod for land use development projects
- Transportation and Connectivity (TAC) method for transportation projects
- Appendix D of AHSC Guidelines

Supplemental GHG Reduction Strategies (20%)

Supplemental Strategies	
• Active Transportation Improvements	10
• Water, Energy, and Greening	10

- **Active Transportation Improvements**

- Strong projects will address both bicycle AND pedestrian access
- Transportation-Related Amenities NOT eligible for points

- **Water, Energy, and Greening**

- Reduction of GHGs through carbon sequestration, energy efficiency, renewable energy sources
- Addresses community benefits

Policy Objectives (50%)

Policy Objectives	
• Depth and Level of Housing Affordability	10
• Housing and Transportation Collaboration	10
• Community Benefit and Engagement	8
• Location Efficiency and Access to Destinations	8
• Funds Leveraged	5
• Anti-Displacement and Workforce Training Strategies	4
• Program Need and Readiness	3
• Implementation of Planning Efforts	2
POLICY OBJECTIVES CATEGORY SUBTOTAL	50



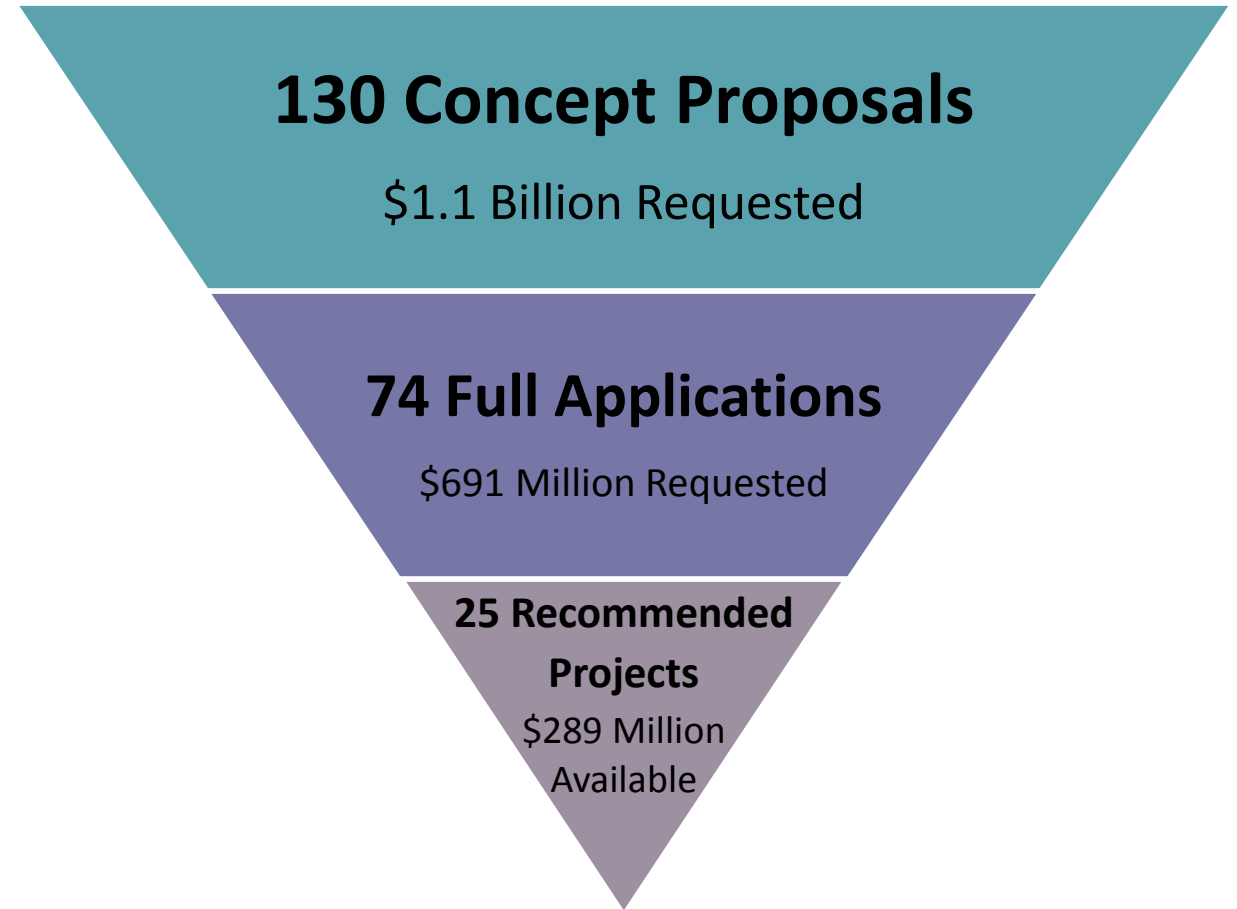
2016 Funding Round: Application Process



Application Process

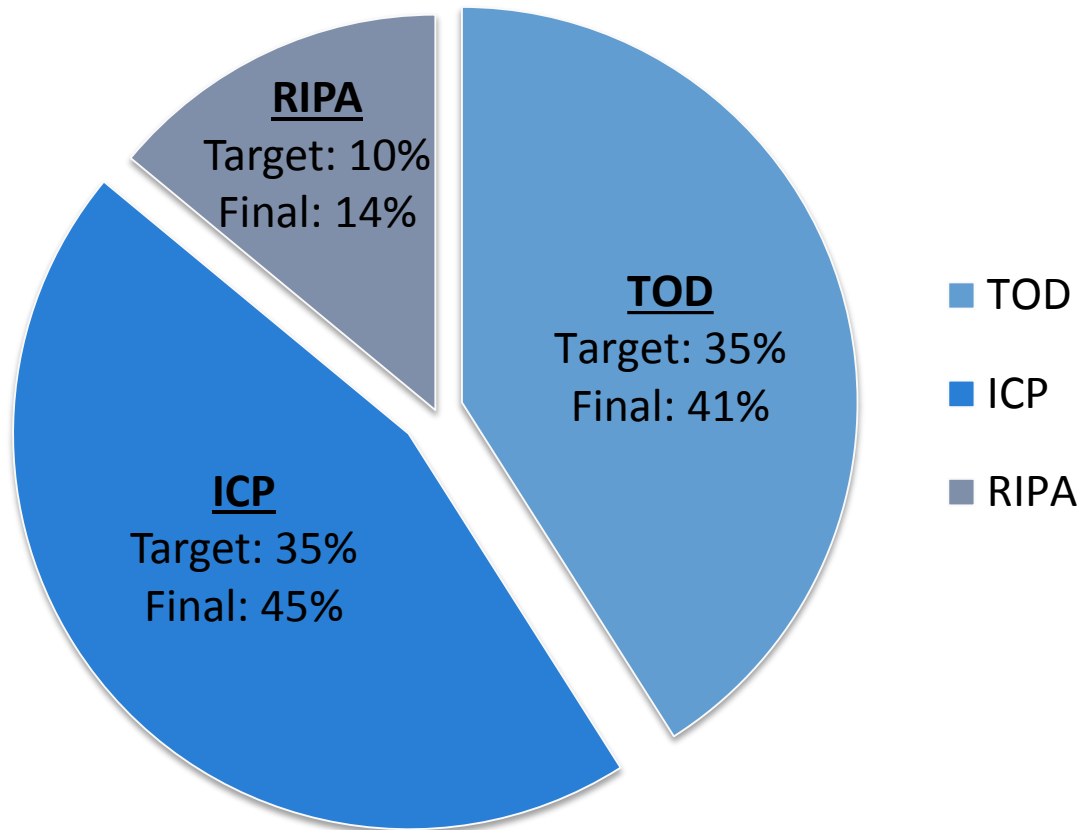
Full Application Review:

- Interagency Policy Scoring Review
- ARB GHG Quantification Methodology (QM) Review
- HCD Feasibility and Readiness Review
- Optional MPO Rating and Ranking



Targets for Funding Distribution

Project Area Targets



Process after meeting

Project Area targets:

- Remaining 20% re-ordered as a group, GHGs are re-binned, projects are re-scored
- AHSC staff recommend funding highest ranked projects that benefit the most disadvantaged communities in the state



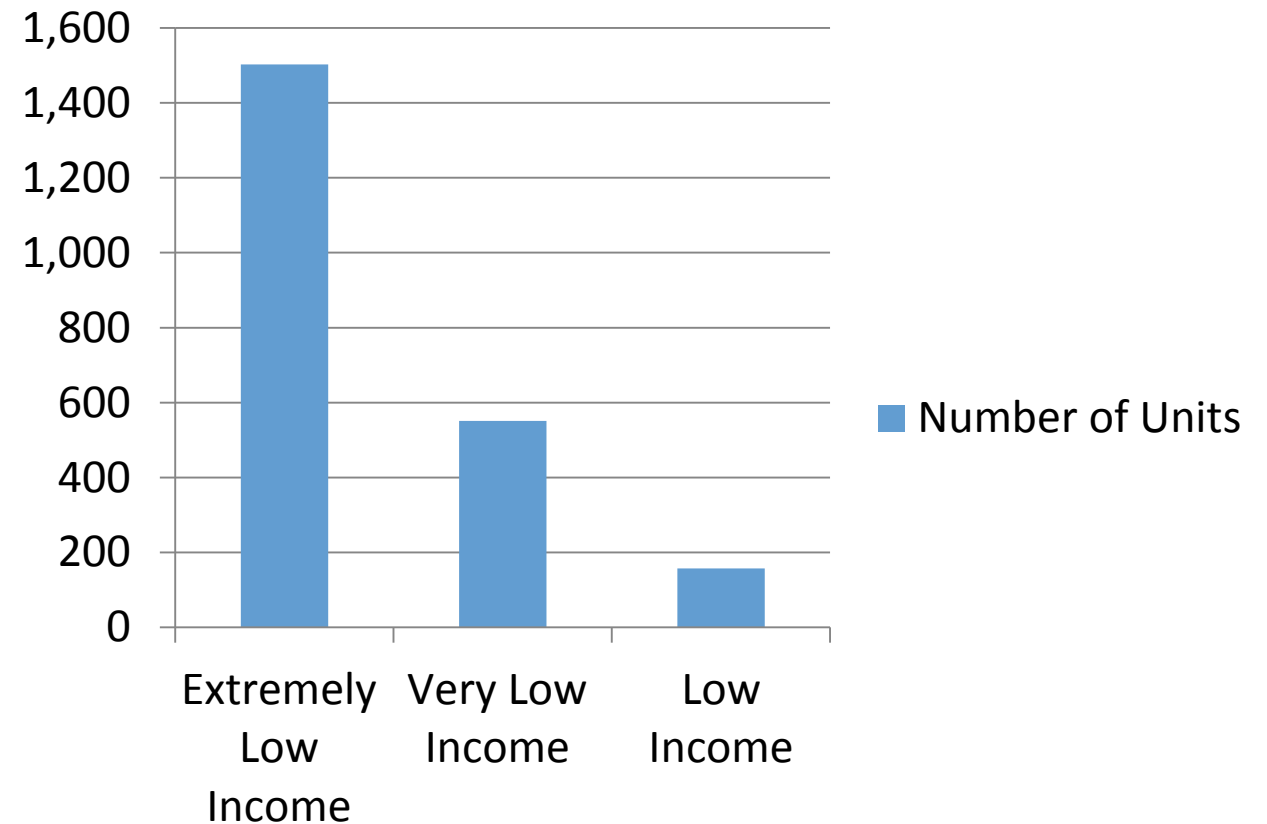
2015-16 Awards



Affordable Housing

- 80% of total funds will go towards affordable housing and related infrastructure
- More than 2,260 units of affordable housing, mostly at very deep levels of affordability

Number of Affordable Units Funded



Disadvantaged Communities

\$88.4 Million will go
to census tracts
ranked in the top 5th
percentile of
CalEnviroScreen 2.0

85% of Award Funds Benefit Disadvantaged Communities

73%

Invested directly in
disadvantaged
communities

6%

Invested within ½ mi of
a disadvantaged
community

6%

25% of Project Work
Hours by residents of
disadvantaged
communities



Transportation and Transit Improvements

More than 20% of total funding (\$55.4 Million) is being allocated for transportation-related investments

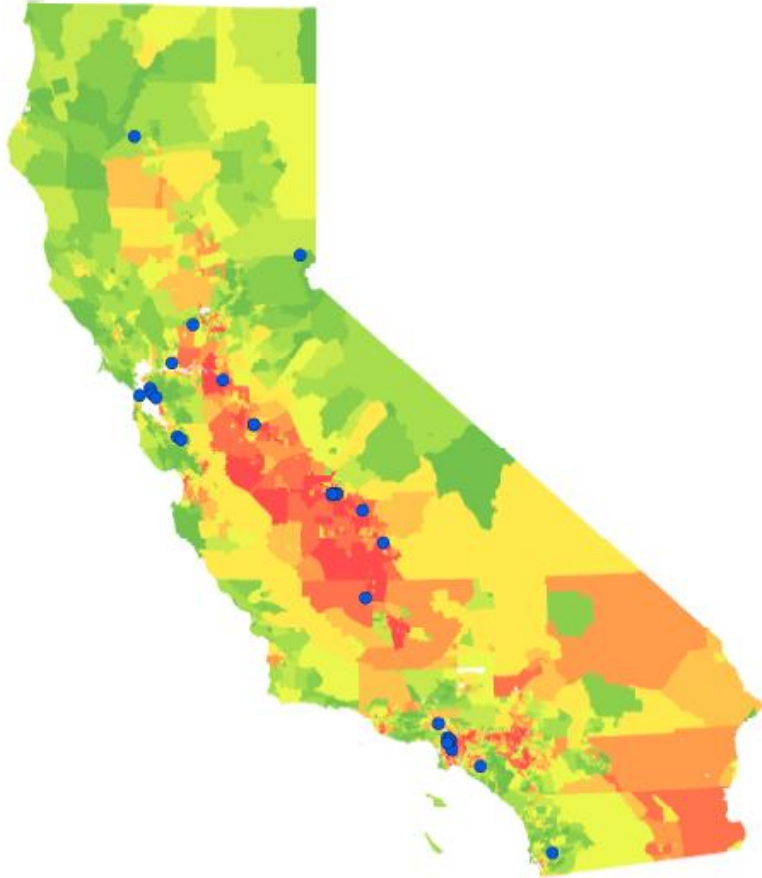
- \$48.2 Million in Sustainable Transportation Infrastructure
- \$7.2 Million in Transportation Related Amenities



Synergy with other Cap-and-Trade Programs

Transit Intercity Rail Capital Program (TIRCP)	AHSC
<p>Metro Red Line and Purple Line Core Capacity Improvements Project Significantly improves frequency of Metro Red and Purple lines in Los Angeles (10-min → 4-min)</p>	<p>PATH Metro Villas – 0.2 miles from Metro Red line</p> <p>Six Four Nine Lofts – 0.6 miles from Metro Red and Purple lines</p>
<p>BART Silicon Valley Phase II Extension Extends BART service from Berryessa to Alum Rock, Downtown San Jose, San Jose Diridon Station & Santa Clara</p>	<p>St. James TOD, San Jose – 0.8 miles from future BART station in Downtown San Jose</p>
<p>OC Streetcar and OCTA System-Wide Mobile Ticketing Streetcar will connect the Santa Ana Regional Transit Center with a new multimodal hub in Garden Grove</p>	<p>Santa Ana Arts Collective – 0.8 miles from the 4th/Main St. OCTA streetcar stop</p>
<p>Metropolitan Rapid Transit and Rail Connectivity Project Highest Priority improvements to Fresno’s BRT and High Frequency Route system</p>	<p>South Stadium – 0.3 miles from future BRT stop</p> <p>Kings Canyon – 0.2 miles from future Willow/Kings and 0.3 miles from future Peach/Kings BRT stops</p>
<p>Light Rail Modernization and Expansion Program Adds 10 expansion vehicles to the Muni light rail system</p>	<p>455 Fell Mercy Housing – 0.4 miles from Market/Gough Street MUNI F stop</p>

Geographic Distribution of Awards

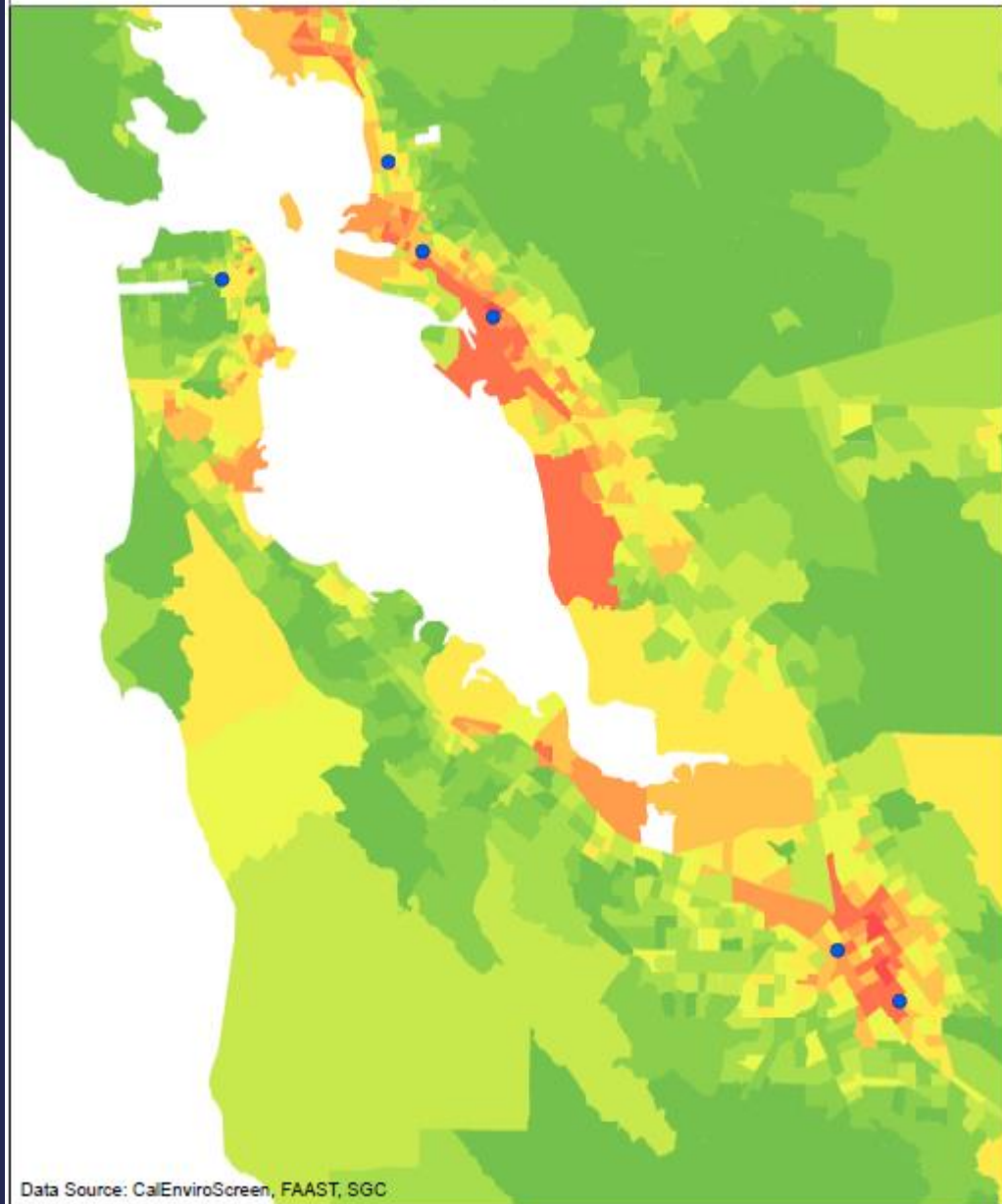


Region	Total Awards
Bay Area	7
Southern California	7
Sacramento	1
San Diego	1
San Joaquin Valley	7
North State-Sierra	2
TOTAL	25

Data Source: CalEnviroScreen, FFAST, SGC

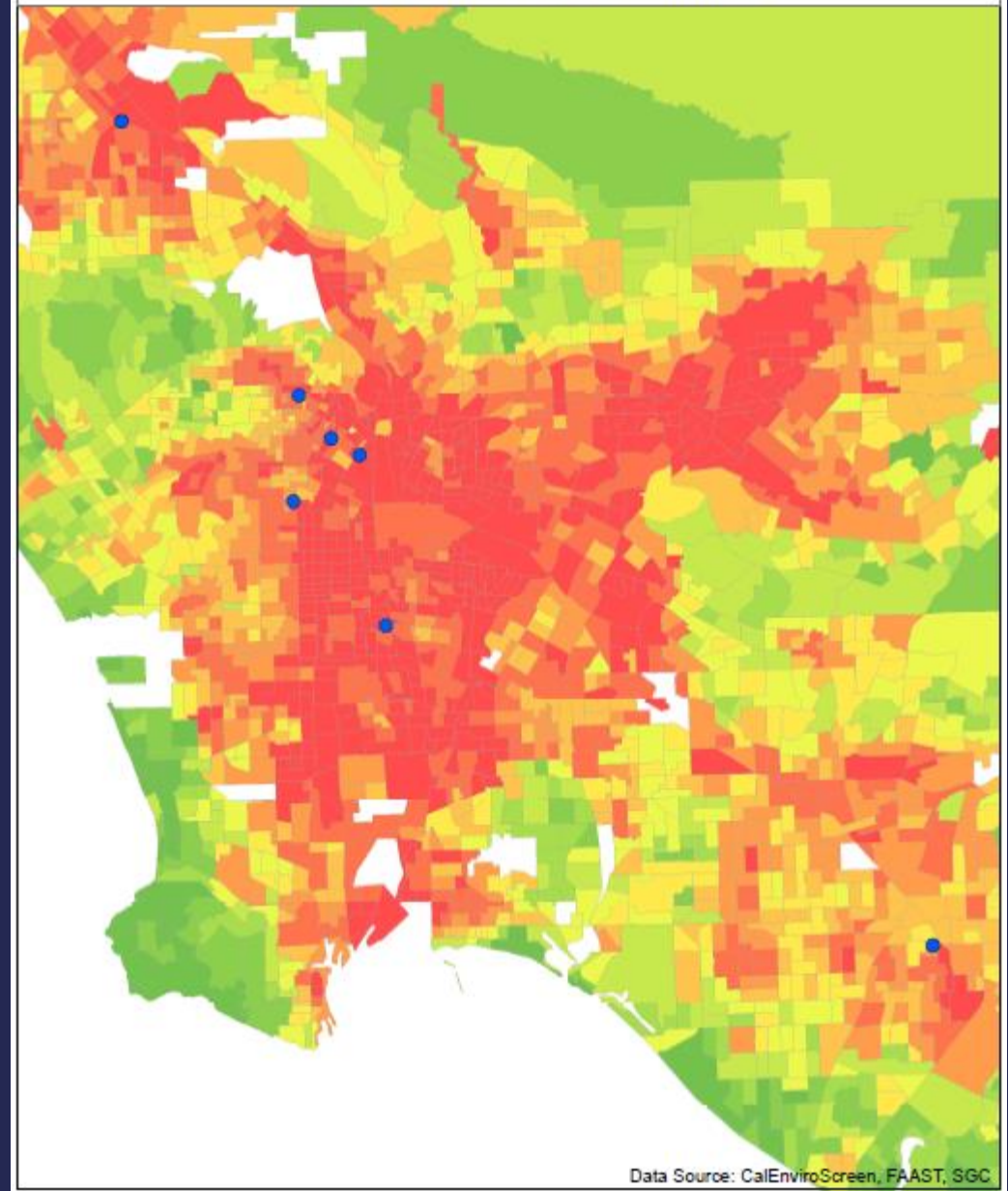


AHSC Award Recommendations 2016 Bay Area, California



Data Source: CalEnviroScreen, FFAST, SGC

AHSC Award Recommendations 2016 Greater Los Angeles Area, California



Data Source: CalEnviroScreen, FFAST, SGC

Examples of Recommended Projects



455 Fell Street

TOD Project – City of San Francisco



Project Details

- 81-85 % DAC (25% of work hours)
- 108 affordable housing units for 30-60% AMI
 - 57 one-bedroom
 - 42 two-bedroom
 - 8 three-bedroom
- 100% Affordable
- Density: 125 units/acre
- 1,700 ft² community garden
- Transportation Service: Light Rail & Bus
- Adding landscaped medians, ADA upgrades, travel lane reductions for angled parking, pedestrian bulbouts, and traffic calming
- AHD: \$15,037,563
- STI: \$1,019,000
- **Total Award amount: \$16,059,563**

Kings Canyon Connectivity Project

ICP Project – City of Fresno



Project Details

- 96-100% DAC
- 135 affordable housing units for 30-60% AMI
 - 89 family units
 - 46 senior units
- 100% Affordable
- Workforce training program and construction apprenticeships
- Transportation Service: Bus
- Building important bike and pedestrian infrastructure along several blocks to 2 new BRT stops (July 2017)

AHD: \$14,863,754

HRI: \$47,200

STI: \$513,222

TRA: \$155,250

Total Award amount: \$15,579,426

Redding Downtown Loop and Affordable Housing

ICP Project – City of Redding



Project Details

- Not in a DAC
- 56 affordable housing units for 30-60% AMI
 - 15 one-bedroom
 - 47 two-bedroom
 - 17 three-bedroom
- 70% Affordable
- 2,700 sq. ft. Commercial
- Transportation Service: Bus
- Adding Class IV cycle track and bike lanes, curb extensions, sidewalk construction, bus vouchers
- AHD: \$5,873,372
- HRI: \$3,570,000
- STI: \$8,973,958
- TRA: \$1,582,670
- **Total Award amount: \$20,000,000**

Lindsay Village

RIPA Project – City of Lindsay



Project Details

- 86-90% DAC
- 49 affordable housing units for 30-60% AMI
 - 14 one-bedroom
 - 18 two-bedroom
 - 18 three-bedroom
- 100% Affordable
- Density: 20 units/acre
- 100% Solar PV and grey water recycling
- Transportation Service: Bus
- Vanpool and Public Transit ridership program with sidewalks, bike lanes, traffic calming
- AHD: \$4,043,694
- HRI: \$405,000
- STI: \$1,069,659
- **Total Award amount: \$5,518,353**

Next Steps and Timeline



Tentative Schedule

Figure 2: Tentative Schedule for AHSC Round 3	
<i>Quarterly Cap & Trade Auction</i>	<i>November 2016</i>
Listening Sessions on Lessons Learned in AHSC Round 2	Fall 2016
Release of Round 3 Draft Program Guidelines	Winter 2017
Stakeholder Meetings/Comments on Draft Guidelines	Winter 2017
<i>Quarterly Cap & Trade Auction</i>	<i>February 2017</i>
<i>TCAC Applications Due</i>	<i>Early March 2017</i>
Final Guidelines to Council for Approval	Spring 2017
<i>Quarterly Cap & Trade Auction</i>	<i>May 2017</i>
<i>TCAC Applications Due</i>	<i>Late June 2017</i>
Release of Round 3 Application	Summer 2017



Next Steps

- **Robust Feedback and Guideline Revision Process**
 - Several months to gather meaningful recommendations
 - Consider changes to application process



Questions?

