

Affordable Housing & Sustainable Communities Program California Financing Coordinating Committee

July 9th, 2019 | Chico, CA



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL



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.



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 Programs
4. Workforce Development Programs



What does it NOT fund?

Ineligible Costs

1. Personal vehicles
2. Maintenance and operations for transit
3. Parking (except for charging infrastructure)
4. Standalone Single-family homes
5. Housing without a permanent foundation (Mobile Homes, Tiny Homes, etc.)



Funding

- Minimum Award: \$1 Million
- Maximum Award: \$20 Million
- Annual funding until 2030
 - Cap & Trade – 20% of proceeds
- Round 4 NOFA - \$400M
- Total to date: >\$1.1 billion
- **Round 5 NOFA - \$550 million**



Eligible Project Types

TOD Transit Oriented Development	ICP Integrated Connectivity Project	RIPA Rural Innovation Project Area
Required: ✓ Affordable Housing	Required: ✓ Sustainable Transportation Infrastructure	Required: ✓ Sustainable Transportation Infrastructure
Required: At least 1 additional components: <input type="checkbox"/> Sustainable Transportation Infrastructure <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs	Required: At least one additional components from the following: <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs	Required: At least one additional components from the following: <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs
Required Minimum Density: 30 units/acre	Required Minimum Density: 20 units/acre	Required Minimum Density: 15 units/acre
35% of awards	35% of awards	10% of awards

Affordable Housing

Urban Greening

Sidewalks

Bus Shelters

Expansion of Bus Routes

Pedestrian Pathways

Bike Lanes



Who is Eligible to Apply?

Eligible Applicants		
Local Governments (City, County, City/County)	Local Transportation Agencies	Public Housing Authority
Transit Agency or Operator	Regional Transportation Planning Agency	Congestion Management Agency
Joint Powers Authority	School District	Facilities District
University or Community College District	Developer: Public, Private, or Nonprofit	Program Operator: Public, Private, or Nonprofit
Federally Recognized Native American Tribes		



AHSC Program Requirements & Scoring



Threshold Overview

Readiness Requirements

- CEQA/NEPA for Affordable Housing Developments
- Discretionary Land Use Approvals
- Demonstration of Site Control
- Developer Experience
- No active or Pending Litigation
- Housing Element Compliance
- Committed Funding Threshold



Threshold Overview

Program Goals

- Transit stop within ½ mile of AHD
- Sustainable Communities Strategy Implementation
- Agricultural Land Preservation
- Urban Greening Components
- Transit Passes for Residents
- “Smoke Free” Buildings
- Adequate Lighting for Public Spaces
- Affordability Threshold
- Air Pollution Education



Enforceable Funding

The **Project** must demonstrate a level of committed funding at time of application that is 0.90 or greater calculated by the following equation:

$$\frac{\text{AHSC funds requested} + \text{Enforceable Funding Commitments (EFCs)} - \text{Deferred Costs}}{\text{Total Development Cost} - \text{Deferred Costs}}$$



Agricultural Land Preservation

- Project must not result in loss or conversion of agricultural or working lands
- Use Farmland Mapping and Monitoring Program (FMMP) tool to verify
 - Exception for infill projects
 - **3 of 4 sides**

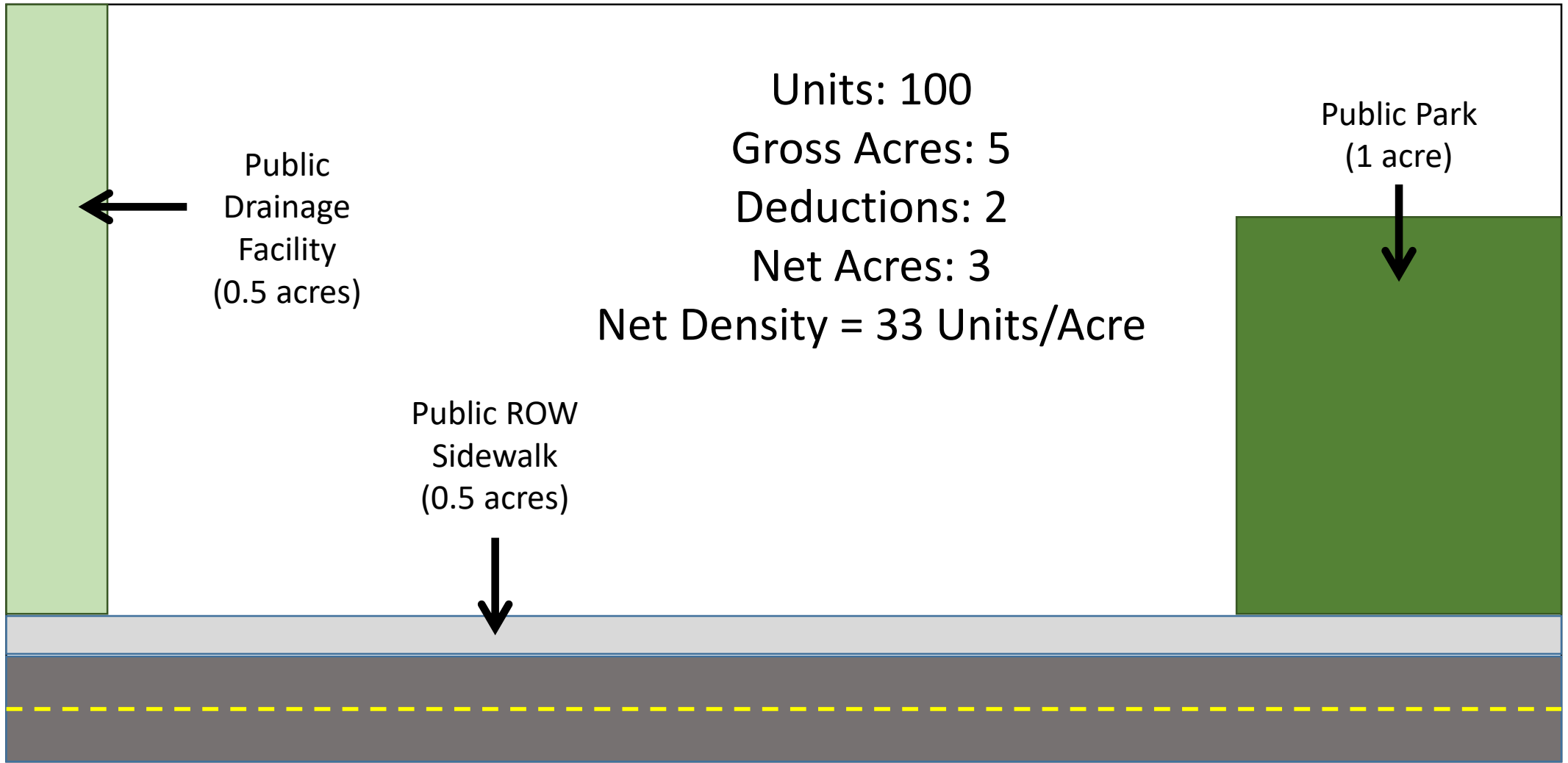


Net Density

Net Density means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas.

Minimum Net Density Requirements		
Project Area Type	Residential only Projects	Mixed-Use Projects (Floor Area Ratio)
TOD	30 units per acre	>2.0
ICP	20 units per acre	>1.5
RIPA	15 units per acre	>0.75





AHSC Scoring Criteria

AHSC Scoring Elements and Criteria	
Criteria	Points
GHG Quantification Methodology Scoring	
GHG Efficiency	15
GHG Total	15
Quantitative Policy Scoring	
Active Transportation Improvements	10
Green Buildings and Renewable Energy	8
Housing and Transportation Collaboration	10
Location Efficiency and Access to Destinations	6
Funds Leveraged	5
Anti-Displacement Strategies	5
Local Workforce Development and Hiring Practices	2
Housing Affordability Programs	5
Urban Greening	2
Narrative-Based Policy Scoring	
Collaboration & Planning	4
Community Benefit & Engagement	6
Community Climate Resiliency	3
Community Air Pollution Exposure Mitigation	2
Total Scoring	100

GHG Quantification Methodology Scoring- 30 Points

GHG Quantification Methodology Scoring

GHG Reduction: Cost Efficiency	15
GHG Reduction: Total GHGs Reduced	15

- GHG Calculator Tool
 - Housing (# of units, density)
 - Transportation (Bus or train service, walkway and bikeway improvements)
 - Solar Production
- Scored separately by Project Area Type
 - TOD
 - ICP
 - RIPA



Quantitative Policy Scoring- 55 Points

Quantitative Policy Scoring	
Active Transportation Improvements	10
Green Buildings and Renewable Energy	8
Housing and Transportation Collaboration	10
Location Efficiency and Access to Destinations	6
Funds Leveraged	5
Anti-Displacement Strategies	5
Local Workforce Development and Hiring Practices	2
Housing Affordability	5
Programs	3
Urban Greening	2

- Easy to score, quantifiable items; “checklist” approach
- Intent is not for projects to receive 100%; this will not be achievable for most projects

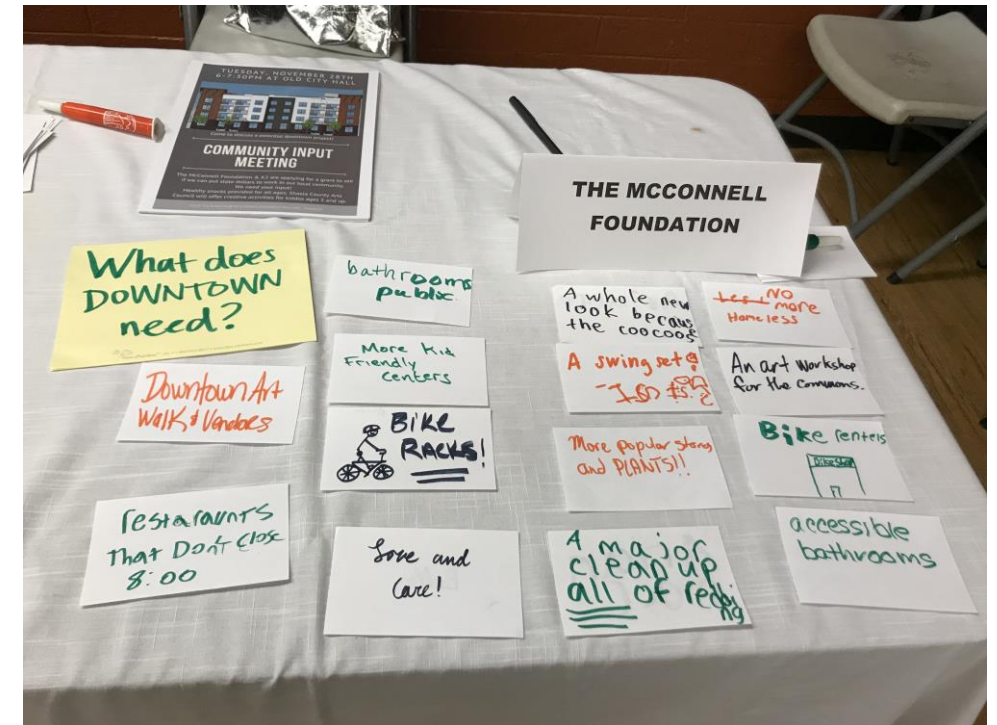


Narrative-Based Policy Scoring- 15 Points

Narrative-Based Policy Scoring

Collaboration & Planning	4
Community Benefit & Engagement	6
Community Climate Resiliency	3
Community Air Pollution Exposure Mitigation	2

- Open-ended narrative to allow for Applicants to showcase important aspects of Project



Palm Terrace

RIPA Project – City of Lindsay



Project Details

Housing

- 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-powered

Transportation

- Class 2 bike lanes , roundabouts, and other traffic calming measures at key intersection connecting neighborhood to Elementary School
- Commuter vanpool available to residents of Lindsay Village and surrounding community—in partnership with CalVans



Palm Terrace

RIPA Project – City of Lindsay

AHSC Funding Requests

- AHD: \$4,043,694
- HRI: \$405,000
- STI: \$1,069,659
- **Total Award amount: \$5,518,353**



Match Funding Sources

California Community Reinvestment Corp.	\$245,000
Multifamily Housing Program	\$4,400,000
4% Tax Credits	\$6,237,819
Self-Help Enterprises	\$829,443
Deferred Developer Fee	\$120,823

Technical Assistance

- Direct Application Assistance
- **Capacity Building**
- Assistance with...
 - Partnerships
 - Selecting application components
 - Greenhouse Gas calculations



Questions?

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