



# Affordable Housing & Sustainable Communities Program Overview & Latest Updates

June 19, 2017 | San Diego, CA



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# AHSC Overview & Goals



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# California Climate Investments: 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



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# Disadvantaged Communities: CalEnviroScreen

## Pollution Burden

### Exposures

- Ozone Concentrations
- PM2.5 Concentrations
- Diesel PM Emissions
- Drinking Water Contaminants
- Pesticide Use
- Toxic Releases from Facilities
- Traffic Density

### Environmental Effects

- Cleanup Sites
- Groundwater Threats
- Hazardous Waste
- Impaired Water Bodies
- Solid Waste Sites and Facilities

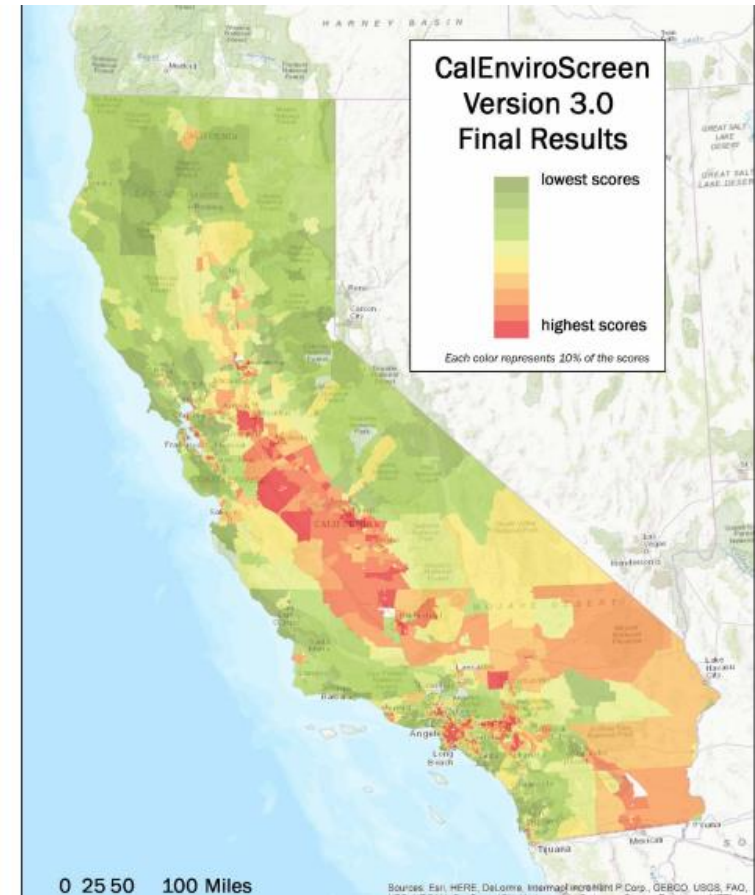
## Population Characteristics

### Sensitive Populations

- Asthma Emergency Department Visits
- Cardiovascular Disease (Emergency Department visits for Heart Attacks)
- Low Birth-Weight Infants

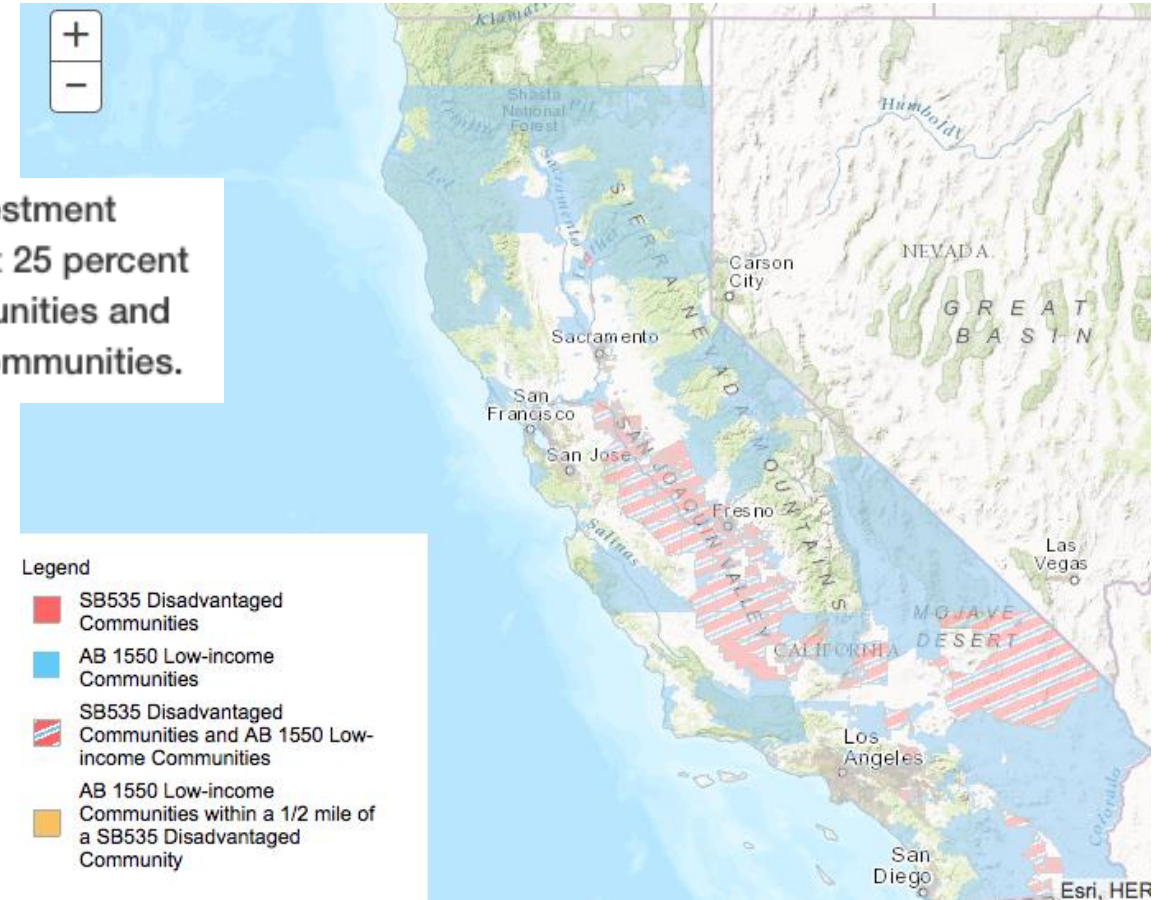
### Socioeconomic Factors

- Educational Attainment
- Housing Burdened Low Income Households
- Linguistic Isolation
- Poverty
- Unemployment



# Disadvantaged Communities: AB 1550

Assembly Bill (AB) 1550 (Gomez, Statutes of 2016) modified the investment minimums to disadvantaged communities. AB 1550 requires at least 25 percent of funds go to projects within and benefitting disadvantaged communities and at least an additional 10 percent is for low-income households or communities.



# AHSC Program Goal

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





# PATH Metro Villas Phase II

## TOD Project – City of Los Angeles



*Madison Avenue*



*Westmoreland Avenue*

### Project Details

- 96-100% DAC
  - 120 affordable housing units for 30-60% AMI
    - 60 efficiency units
    - 60 one-bedroom
  - 100% Affordable
  - Density: 140 units/acre
  - Significant case management and supportive services for transitioning homeless
- 
- Transportation Service: Metro, BRT, Bus
  - Connects Beverly/Vermont Red Line Station to Virgil Ave bike lane via sidewalk improvements and bike-enhanced network
  - Sidewalk repair, curb ramps, tree replacement, pedestrian signals, and bike share

AHD: \$12,413,648

STI: \$1,192,345

Program: \$144,190

**Total Award amount: \$13,750,183**



# 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 ft<sup>2</sup> 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**



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# March Veterans Village

ICP Project – City of Riverside



## Project Details

- 91-95% DAC
  - 138 units for veterans
  - 100% Affordable
  - Robust supportive services already on-site
- 
- Transportation Service: Bus
  - Free transit passes for residents
  - Silver LEED standards

**Total Award amount: \$6,109,114**





# 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**



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# 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**



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# AHSC Program Requirements & Scoring



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# Eligible Project Types

TOD	ICP	RIPA
Transit Oriented Development	Integrated Connectivity Project	Rural Innovation Project Area
Required: ✓ High Quality Transit ✓ Affordable Housing	Required: ✓ Qualifying Transit ✓ Sustainable Transportation Infrastructure	Required: ✓ Qualifying Transit ✓ Sustainable Transportation Infrastructure
Required: At least one additional components from the following:  <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



# Continuing Threshold Requirements

- Sustainable Communities Strategy Implementation
- Demonstration of State Planning Priorities
- CEQA/NEPA for Affordable Housing Developments
- Discretionary Land Use Approvals
- Demonstration of Site Control
- Developer Experience
- No active or Pending Litigation
- Agricultural Land Preservation



# New Threshold Requirements

- Housing Element Compliance
- Urban Greening Component Required
- Transit Passes for Residents
- “Smoke Free” Buildings
- Adequate Lighting for Public Spaces
- Affordability Threshold
- Committed Funding Threshold



# AHSC Scoring Criteria

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





# AHSC Program Application Process & Timeline



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# AHSC Application Process

- Final Draft Guidelines are posted on SGC website
- AHSC 2016-2017 Final Draft Guidelines to be considered for adoption by SGC at July 17<sup>th</sup> Council Meeting
- 2017 NOFA and Application Release Date October 2<sup>nd</sup> 2017
- Pre-Application Consultations and Checklist offered in October
- Application Due Date in early January 2018





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