

# **Affordable Housing and Sustainable Communities Program**

## **Update to the Council**

### **January 20, 2015**

**Recommended Action for Council:**  
Adoption of Program Guidelines for  
2014-15 Affordable Housing and  
Sustainable Communities (AHSC)  
Program funds.

# What we will cover today

- Program Summary
- Scoring Criteria Framework
- Application Process
- Timeline

# Vision of the AHSC Program

# Existing conditions



# Avenue developed as a mixed-use transit corridor



## Purpose of the AHSC Program

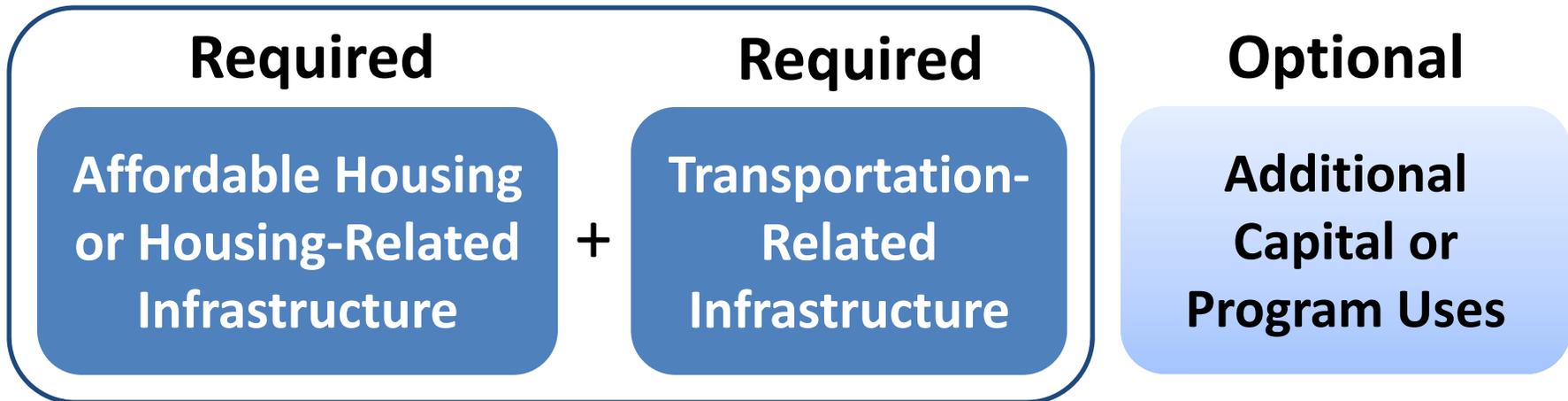
To fund projects that result in the reduction of greenhouse gas emissions and vehicle miles travelled (VMT) and increase accessibility of housing, employment centers and key destinations through low-carbon transportation options such as walking, biking and transit.

# Eligible Projects Types

- Transit-Oriented Development (TOD) Projects
- Integrated Connectivity Projects (ICP)

# Transit-Oriented Developments

- Located within a ½ mile of Qualifying High Quality Transit



# TOD Project Examples

**Affordable  
Housing  
Development**

**OR**

**Housing-  
Related  
Infrastructure**

**+**

**At least one Transportation Capital Project,  
such as...**

**Station area improvements, including bus  
stop benches or shelters**

**OR**

**Sidewalks and dedicated bicycle paths  
providing connectivity between housing  
and a transit station**

**OR**

**Transit signal priority technology systems**

# Integrated Connectivity Projects

- Must have Qualifying Transit
- May include affordable housing, but not required



# ICP Project Examples

**Capital Use**

**+**

**Capital or Program Use**

**Bicycle/pedestrian  
connections from  
employment center to  
transit**

**+**

**Improvements to a transit  
station**

**Affordable Housing  
Development**

**+**

**Complete Streets  
improvements to increase  
walking and biking to a  
transit stop**

**Vanpool Fleet**

**+**

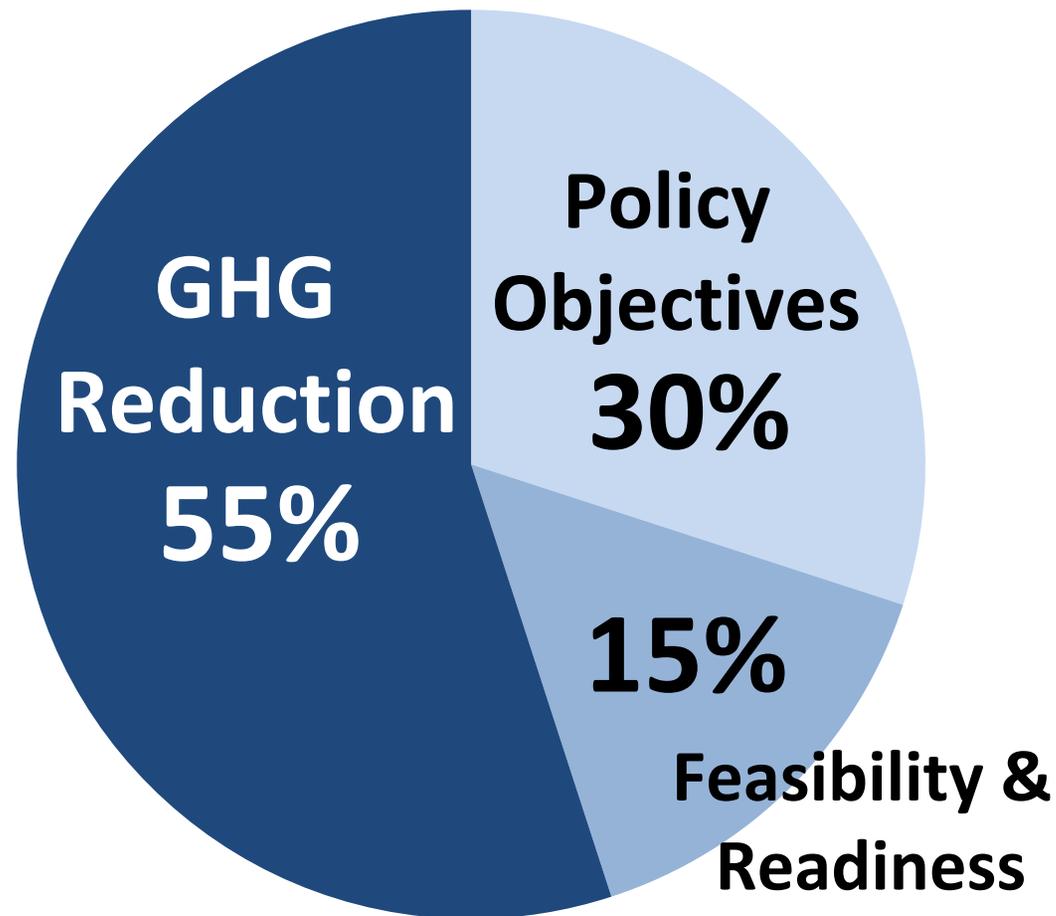
**Transit Ridership Program**

# Key Program Thresholds

- GHG Reduction
- Supports implementation of a Sustainable Community Strategy\*
- Consistent with State Planning Priorities
- Project Readiness

*\*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.*

# Scoring Criteria Framework



## GHG Reduction (55%)

- **Project score based on estimated GHG emission reductions per GGRF dollar**
- **GHG Quantification Methodology**
  - California Emissions Estimator Model (CalEEMod), e.g. for affordable housing
  - Congestion Mitigation and Air Quality Improvement Program (CMAQ Method), e.g. for transit lines, bike paths, vanpool
    - Free, accessible, research-based, and widely used
    - Ensures a consistent, statewide approach for scoring
    - Allows for future improvements/updates
- **ARB staff will provide technical assistance to applicants**

## Policy Objectives (30%)

- Level and Depth of Housing Affordability
- Co-Benefits
- Access to Qualified Employment Areas
- Walkability
- Bike-ability
- Community Engagement
- Anti-Displacement Strategies

## **Feasibility & Readiness (15%)**

- Capital Project & Program Readiness
- Leverage of Other Funds
- Implementation of Planning Efforts

# Application Process

**Step 1: Concept Proposal Stage**

**Approved Concepts Invited for Full Application**

**Step 2: Full Application Submittal**

**Funding Recommendations to SGC**

## AHSC Program Set-Aside Minimums\*

- Affordable Housing: 50%
- Disadvantaged Communities: 50%
- Transit Oriented Developments: 40%
- Integrated Connectivity Projects: 30%
  - Remaining 30% can be awarded to either category (TOD or ICP)

*\*Multiple set-aside objectives can be met in some of the same applications. Ex: **TOD project** with required **Affordable Housing Development** in a **Disadvantaged Community**.*

# Technical Assistance on Concept Proposals

*Additional Technical Assistance for preparing the AHSC full application will be provided by the California Department of Housing and Community Development (HCD) staff after March 11 notification to applicants invited to submit full proposals.*

# Technical Assistance

All-day meetings comprised of:

- 1) Informational Presentation
- 2) One-on-One Technical Assistance Sessions
  - Priority given to those proposing applications to benefit Disadvantaged Communities

**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM**

# AHSC Technical Assistance Workshop Schedule

| Mon                          | Tue                        | Wed                        | Thu                                | Fri                          |
|------------------------------|----------------------------|----------------------------|------------------------------------|------------------------------|
| 2                            | 3                          | 4<br>San Diego<br>Workshop | 5<br>San<br>Bernardino<br>Workshop | 6<br>Los Angeles<br>Workshop |
| 9<br>Bakersfield<br>Workshop | 10<br>Stockton<br>Workshop | 11<br>Oakland<br>Workshop  | 12                                 | 13                           |
| 16                           | 17                         | 18                         | 19<br>Concept<br>Proposal Due      | 20                           |
| 23                           | 24                         | 25                         | 26                                 | 27                           |

## Timeline

|   |                            |   |
|---|----------------------------|---|
| ✓ | <b>JANUARY 9, 2015</b>     | <b>Release Draft Final Guidelines</b>                 |
| ✓ | <b>JANUARY 20, 2015</b>    | <b>Final Guidelines to Council for Approval</b>       |
|   | <b>JANUARY 30, 2015</b>    | <b>Concept and NOFA Requirements Released</b>         |
|   | <b>FEBRUARY 4-11, 2015</b> | <b>Concept Technical Assistance Workshops</b>         |
|   | <b>FEBRUARY 19, 2015</b>   | <b>Concepts Due</b>                                   |
|   | <b>MARCH 11, 2015</b>      | <b>Approved Concepts Invited for Full Application</b> |
|   | <b>APRIL 15, 2015</b>      | <b>Full Applications Due</b>                          |
|   | <b>Late June 2015</b>      | <b>Awards Recommended</b>                             |

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# Questions & Public Comment



## Concept Proposal Elements

| Project Overview   | Thresholds   | Project Readiness   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• TOD or ICP Project Type</li> <li>• Project Description</li> <li>• Map of Project Area</li> <li>• Eligibility for Set-Asides</li> <li>• Project Co-Benefits</li> <li>• Grant and/or loan</li> <li>• Applicant/s</li> <li>• Participating Entities</li> </ul> | <ul style="list-style-type: none"> <li>• GHG Reduction Strategies (checklist)</li> <li>• Supports SCS Implementation</li> <li>• State Planning Priorities</li> </ul> | <ul style="list-style-type: none"> <li>• Committed Funding</li> <li>• Funds Leveraged</li> <li>• Site Control</li> <li>• Environmental Clearances</li> <li>• Discretionary Land Use Approvals</li> <li>• Consistency with local public works (infrastructure only)</li> <li>• Project Schedule</li> <li>• Construction not started yet</li> </ul> |

## Definition of High-Quality Transit

Qualifying Transit line with Peak Period headway frequency of 15 minutes or less and service seven days a week. It must operate on a railway, dedicated right-of-way, a partially dedicated right-of-way, use High Occupancy Vehicle (HOV) or High Occupancy Toll (HOT) lanes with at least two of the following characteristics:

- 1) Middle-of-road alignment bus-only lanes
- 2) Off-board fare collection
- 3) Intersection treatments that prohibit mixed-traffic from making turns across dedicated right-of-way
- 4) Use of more limited-stop service including express service and skip-stopping
- 5) Application of Intelligent Transportation Systems (ITS) technology such as signal priority, automatic vehicle location systems, system security, and customer information
- 6) Platform level boarding