



California Strategic Growth Council



2015-16 Affordable Housing and Sustainable Communities Program Final Draft Guidelines

December 17, 2015 | Sacramento, CA

Affordable Housing and Sustainable Communities Program

Since October 2015 SGC meeting:

- Public workshops in Fresno, Sacramento, Oakland & Los Angeles – more than 240 participants
- More than 100 comment letters received from variety of stakeholders
- Stakeholder follow up meetings
- Additional Guidelines revision based on public comment

Background: 2015-16

\$400 million from Greenhouse Gas Reduction Fund for projects that reduce GHG emissions and VMT through land use, housing, transportation, and agricultural land preservation practices that support infill development .

Affordable Housing & Sustainable Communities (AHSC)

\$320 million administered by Dept. of Housing and Community Development to increase accessibility of housing, employment centers and key destinations through walking, biking and transit.

Project Area Types:

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

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Summary of 2015-16 AHSC Funding

	\$\$\$ (Rounded)
SGC Affordable Housing & Sustainable Communities Program (Pursuant to 2015 Budget Act)	\$400,000,000
Less Sustainable Ag Lands Conservation Program (2015-16)	\$40,000,000
Less Fall 2015 AHSC NOFA (Pending December 17, 2015 Council adoption of awards)	\$32,000,000
Less AHSC and SALC Administrative Costs	\$8,000,000
TOTAL AVAILABLE FOR AHSC FY 2015-16 PROGRAM	\$320,000,000

PROPOSED NEW REVISIONS TO GUIDELINES

Affordable Housing and Sustainable Communities Program

Improved Alignment with Transportation & Transit Projects

GHG Reductions: TOD, ICP, RIPA Project Area types binned and ranked separately

- Allow selection of strongest projects in each project type

Increased Clarity of Definitions related to Transportation and Transit

- High Quality Transit: frequency and permanent infrastructure
- Bus Rapid Transit: typical characteristics

Increased Incentives for Housing and Transportation Collaboration

- Additional points for leveraging other GGRF program funding

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Role of Metropolitan Planning Organizations

- **Ongoing Coordination and Outreach to Local Projects**
- **Formalized role in Application Review**
 - Concept Application: MPO review to ensure alignment with regional Sustainable Communities Strategy
 - Full Application: MPO option to provide recommendations to SGC
 - Staff-level Consultation: AHSC Program and MPO staff may consult on applications

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Scoring, Eligibility & Definitions

Location Efficiency & Access to Destinations

- Additional points for critical services in addition to WalkScore & BikeScore

Anti-Displacement Strategies

- Physical Displacement - a threshold requirement
- Greater Focus on Economic Displacement & Workforce Training/Employment Strategies

Minimum Award Amount

- For ICPs and RIPAs, minimum award reduced from \$1 million to \$500,000

Incentives to Encourage Use of 4% Low Income Housing Tax Credits

- Incentive increased from \$50,000 to \$60,000 per restricted unit

GHG Quantification methodology updates and clarifications

REVIEW OF CONCEPT & FULL APPLICATION PROCESS

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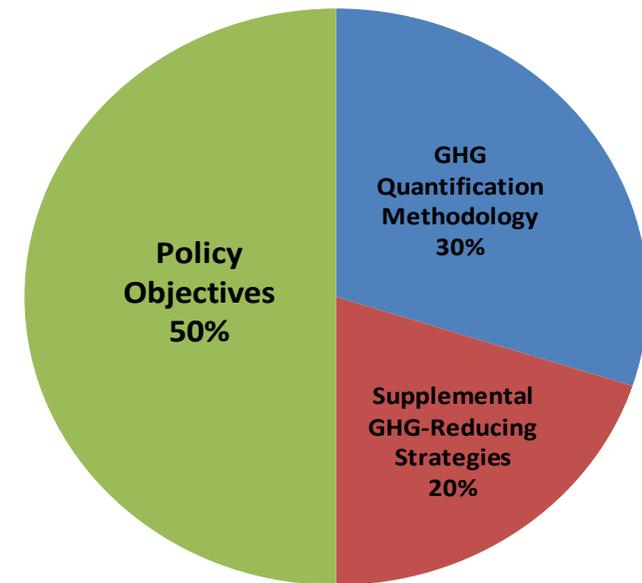
Concept Proposal Filters

Demonstration of level of Enforceable Funding Commitments (EFCs):

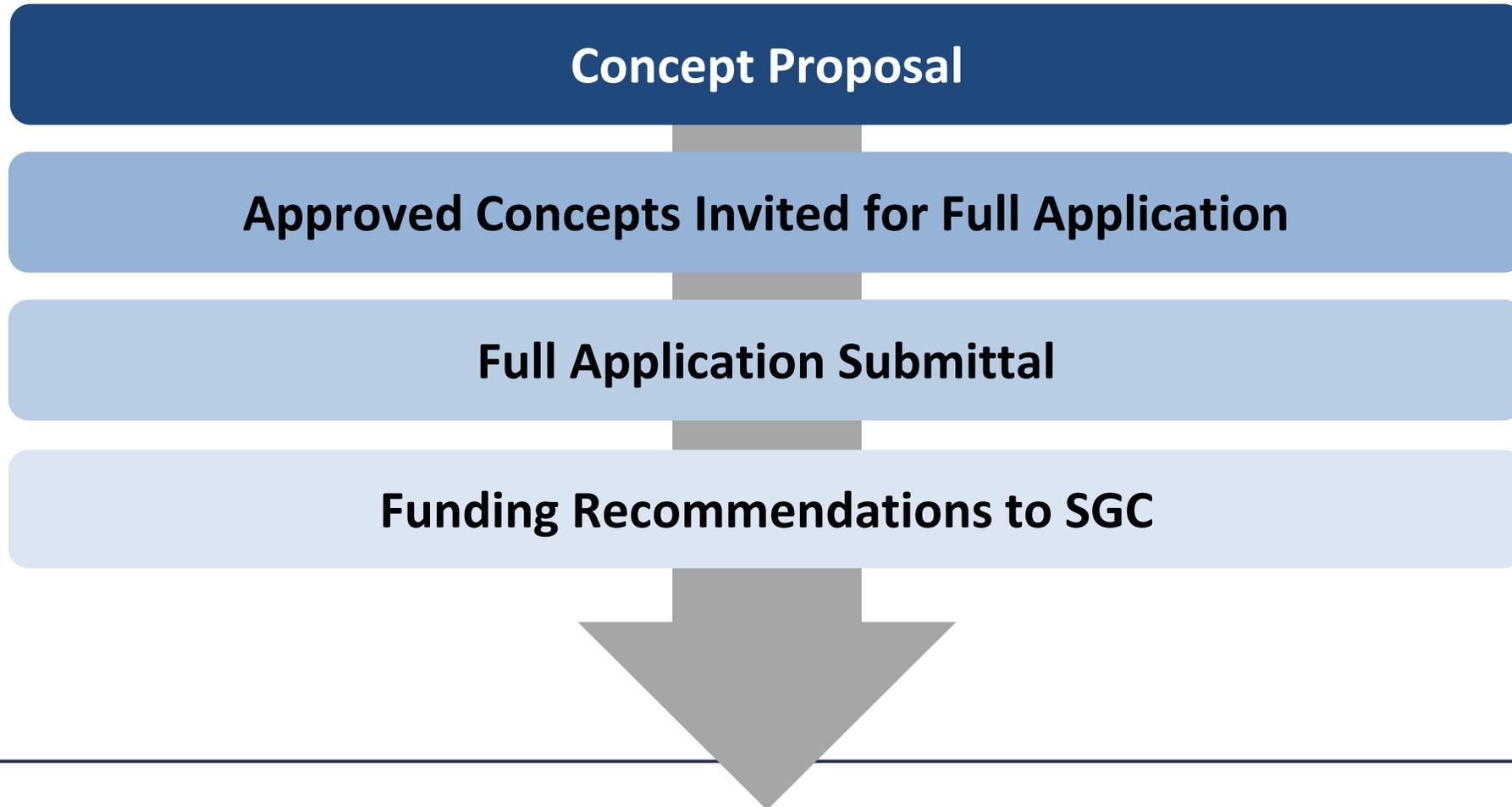
$$\frac{\text{AHSC Funds Requested} + \text{EFCs} - \text{Deferred Costs}}{\text{Total Development Costs} - \text{Deferred Costs}}$$

- If a secondary filter is necessary: a project located within a Disadvantaged Community will be prioritized based on greatest percentile rank.
- At least one eligible application from each MPO will be invited to apply

Full Application Scoring Criteria



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Estimated Timelines for 2015-16 Funds

✓ SGC Workshops: Lessons Learned (Sacramento & LA)	JULY 2015
✓ Stakeholder Meetings on 2015-2016 Draft Guidelines	Late October 2015
✓ Comments due on Draft Guidelines	October 30, 2015
✓ Revision of Guidelines	Late Fall/Early Winter 2015
Final Guidelines presented to Council for Approval	December 2015
Release of 2015-2016 Notice of Funding Availability	January 2016
Concept Applications Due	March 2016
Full Applications Due	June 2016
Awards Announced	August 2016

Recommended Action:

Adoption of Final Draft Guidelines for the FY 2015-16
Affordable Housing and Sustainable Communities
Program.