



California Strategic Growth Council



2015-16 Affordable Housing and Sustainable Communities Program Public Review Draft Guidelines

October 15, 2015 | Sacramento, CA

Background

The Affordable Housing and Sustainable Communities (AHSC) Program projects:

- Reduce GHG emissions and vehicle miles travelled (VMT) through land use, housing, transportation, and agricultural land preservation practices that support infill and compact development
- Increase accessibility of housing, employment centers and key destinations through walking, biking and transit.

Background

- Budget Act of 2014: \$130 million from the Greenhouse Gas Reduction Fund (GGRF) for the 2014-2015 AHSC and the Sustainable Agricultural Lands Conservation programs.
 - SGC awarded \$121.9 million in 2014-15 for AHSC
- 20 percent of GGRF annual proceeds to the AHSC program beginning in 2015-2016 (SB 862).
 - \$400 million available in 2015-16
- Competitive Statewide Program
 - 50% required investment in affordable housing
 - 50% required investment in disadvantaged communities

2015-2016 Public Review Draft Guidelines

Key proposed revisions:

- **Transportation investments that support mode shift**
- **Refined Transit Oriented Development (TOD) Project Areas: stronger balance of housing, transportation and transit investments**
- **Incentives for housing/transportation collaboration and partnerships**

2015-2016 Public Review Draft Guidelines

Key proposed revisions:

- **Revised GHG scoring criteria: GHG quantification & supplemental strategies**
- **Creation of a new, Rural Innovation Project Area type**
- **Elimination of the jurisdictional cap for localities**

2015-2016 Public Review Draft Guidelines

Key proposed revisions:

- **Increased award amount of up to \$20 million**
- **Financial Readiness clarified**
- **Community benefit and engagement, access to destinations, depth and level of housing affordability, and anti-displacement strategies**



California Strategic Growth Council



What's new in the draft 2015-16 AHSC Guidelines?

AHSC ELIGIBLE COSTS & PROGRAM CHANGES

What does AHSC fund?

Capital Projects – all applications must include at least one

- **Affordable Housing Developments (AHD) - (loans)**
- **Housing-Related Infrastructure (HRI) - (grants)**
- ***Sustainable Transportation or Transit-Related Infrastructure (STI) - (grants)***
 - *Capital improvements that result in the enhancement of 1) public transit access 2) pedestrian network or 3) project area bicycle network*
 - *Associated fees, green infrastructure and soft costs*
- ***Transportation or Transit-Related Amenities (TRA) - (grants)***
 - *Publically accessible capital improvements that provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelters, benches, street trees, etc)*
 - *Associated fees, green infrastructure and soft costs*

Programs that Support Mode Shift Behavior (grants for up to three years)

- Program: Active Transportation and/or Transit Ridership incentives
- Program: Community Outreach and Education on transportation safety and ridership usage

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Other Proposed Program Changes

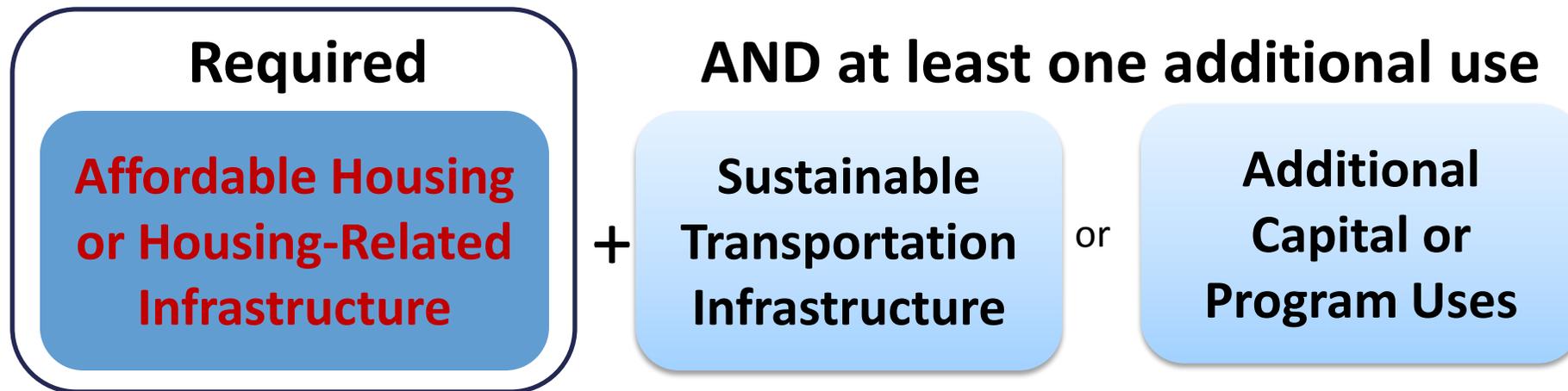
- Increase total award amount to \$20 million; minimum award of \$1 million.
- Planning Costs no longer standalone Eligible Costs
- All AHSC-funded Affordable Housing Developments must provide at least one secure overnight bicycle parking for every two units.
- Clarification that acquisition and substantial rehabilitation housing projects exempt from minimum density requirements.
- Limits amount of AHSC funds allowed for parking

AHSC PROJECT AREA TYPES

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Project Type: Transit Oriented Development (TOD) Area

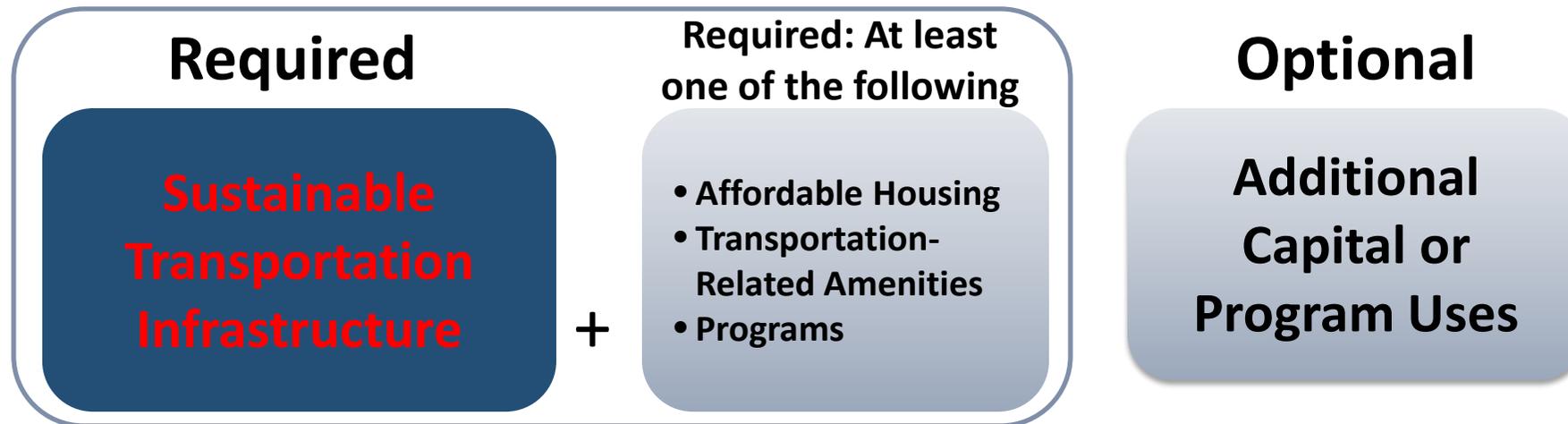
- Located within a ½ mile of High-Quality Transit
- **NEW for 2015: May include transportation, but not required**



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Project Type: Integrated Connectivity Project (ICP) Area

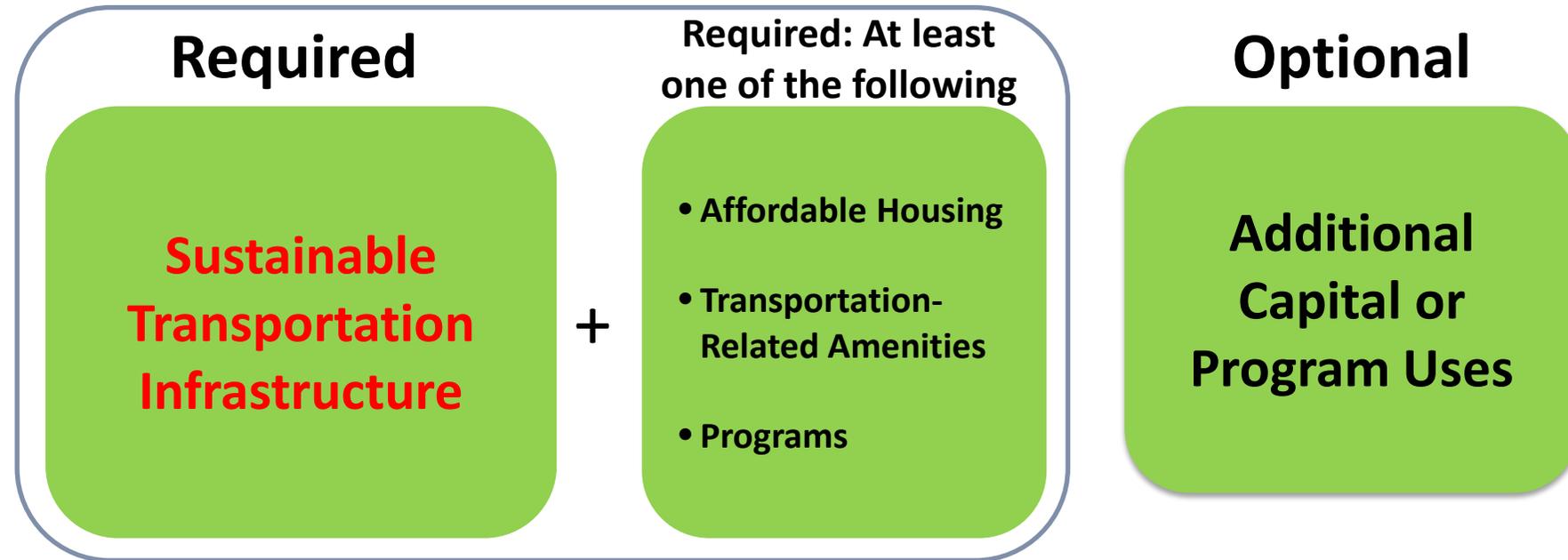
- Must have Qualifying Transit
- **NEW for 2015: Must include Transportation Infrastructure***



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New Project Type: Rural Innovation Project Area (RIPA)

- CANNOT be served by High Quality Transit
- Must be located in a Rural Area
- Must meet same requirements as an ICP



AHSC REVISED SCORING CRITERIA

Draft Revised 2015-16 Scoring Criteria

		POINTS
GHG REDUCTION		
<ul style="list-style-type: none"> • Greenhouse Gas (GHG) Emissions Quantification Methodology (CalEEMod and TAC): 		
<ul style="list-style-type: none"> • Total Project GHG Reductions 		15
<ul style="list-style-type: none"> • Efficiency of Reductions (Total Project GHG Reductions per AHSC \$ requested) 		15
<u>Supplemental GHG Strategies</u>		
<ul style="list-style-type: none"> • Active Transportation Improvements 		10
<ul style="list-style-type: none"> • Water, Energy, and Greening 		10
GHG REDUCTIONS CATEGORY SUBTOTAL		50
POLICY OBJECTIVES		
<ul style="list-style-type: none"> • Depth and Level of Housing Affordability 		10
<ul style="list-style-type: none"> • Housing and Transportation Collaboration 		10
<ul style="list-style-type: none"> • Community Benefit and Engagement 		8
<ul style="list-style-type: none"> • Access to Destinations 		8
<ul style="list-style-type: none"> • Funds Leveraged 		5
<ul style="list-style-type: none"> • Anti-Displacement Strategies 		4
<ul style="list-style-type: none"> • Program Need and Readiness 		3
<ul style="list-style-type: none"> • Implementation of Planning Efforts 		2
POLICY OBJECTIVES CATEGORY SUBTOTAL		50
TOTAL POINTS		100

2015-2016 Draft Quantification Methodology

- Lessons Learned Workshops informed updates
 - Additional clarifications
 - Lookup tables for emission factors
- Methodology uses existing tools to allow a consistent, statewide approach
 - GHG reductions based on reduced vehicle miles traveled
 - Additional methods to calculate new train and/or ferry service
 - Information on reporting after a project is selected for funding
- Possible updates in final include
 - New CalEEMod model
 - Automation of some calculations

PROPOSED 2015-16 APPLICATION PROCESS

2015-2016 Public Review Draft Guidelines

Concepts will be invited to Full Application based on:

- Eligibility
- Thresholds
- Demonstration of Enforceable Funding Commitments (EFCs) calculated as follows:

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

- *At least one eligible application from each MPO will be invited to apply*

Proposed Program Timeline

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	February 2016
Full Applications Due	April 2016
Awards Announced	July/August 2016

2015-16 Draft Guidelines Workshops

SACRAMENTO

Monday, October 19 --1:00-4:00 pm

CalEPA

Sierra Hearing Room

1001 I Street

Sacramento, CA 95812

Webcast: <http://www.calepa.ca.gov/Broadcast/>

LOS ANGELES

Wednesday, October 21--1:00-4:00 pm

Southern California Association of Governments

818 West 7th Street, 12th Floor

Los Angeles, CA 90017

With video conferenced locations in Ventura, El Centro, Orange, Riverside, San Bernardino

OAKLAND

Friday, October 23--9:00 am-12:00 pm

Elihu M. Harris State Building

1515 Clay Street

Oakland, CA 94612

FRESNO

Monday, October 26--1:00-4:00 pm

Hugh Burns State Building, Room 1036

2550 Mariposa Mall

Fresno, CA 93721

2015-16 Draft Guidelines Public Comment

Public Comments Due

Friday, October 30, 2015

Please send all comments to

AHSC@SGC.CA.GOV

TOPICS FOR COUNCIL DISCUSSION

For Council Discussion: Role of Metropolitan Planning Organizations

- Regional/Local Capacity Building
- Outreach and Information Sharing
- Application Development and Assistance
- Partnership and Coordination on State GHG Quantification
- Application Review and Recommendations

For Council Discussion: Proposed New Project Type: Catalytic Project

Consideration of investments that further enhance program benefits and catalyze regional transportation mode shift.

- Larger in scale and impact
- Density levels that exceed threshold requirements.
- Include at least 150 housing units and multi-phased.
- Meaningful transportation-related improvements.

For Council Discussion: Geographic Distribution of Funds

- Eliminate jurisdictional cap
- Rural Innovation Project Area
- New Catalytic Project Type
- Additional regional targets?

QUESTIONS AND COMMENTS