Incorporating a housing project into your TCC Implementation Grant Application

Strategy 1 - Equitable Housing and Neighborhood Development

FREQUENTLY ASKED QUESTIONS

*Disclaimer: This resource Guide aims to provide responses to frequently asked questions on how to incorporate Strategy 1: Equitable Housing and Neighborhood Development projects into a Transformative Climate Communities (TCC) Implementation Grant Application. This guide does not replace any official document prepared by the California Strategic Growth Council (SGC).

1) **If an applicant wants to fund an affordable housing development with TCC, what Strategy should they select and which type of TCC grant would they apply to?**

   Applicants will need to select the "Equitable Housing and Neighborhood Development" Strategy to fund capital costs associated with an affordable housing development. Note that all projects submitted under this strategy are subject to [Affordable Housing and Sustainable Communities Program Guidelines](#). This strategy is eligible only under a TCC Implementation Grant application.

2) **If an applicant wants to fund an affordable housing development with TCC funds, do they need to fill out the entire Affordable Housing and Sustainable Communities (AHSC) workbook separately from the TCC application?**

   Yes, as in previous TCC rounds, applicants will need to fill out the entire AHSC workbook separately from the TCC application documents. Applicants should work with their technical assistance provider to determine which portions of the workbook are applicable.

3) **Do applicants need to upload all the AHSC application materials to the Department of Housing and Community Development's web portal if they are applying to TCC?**

   No, Strategy 1 application materials (AHSC workbook and associated attachments) will be submitted to TCC concurrent with the rest of the TCC application. Applicants will utilize Microsoft SharePoint consistent with prior TCC rounds.

4) **Do applicants need to include all the attachments that are part of the standard AHSC application?**

   Applicants will need to include all the required documentation pertinent to their proposed AHSC scoping elements, in addition to one of the following other items listed in Question 5 below.

5) **Are AHSC Sustainable Transportation Infrastructure (STI) and Transportation Related Amenities (TRA) scoping elements required if similar elements are included under another TCC Strategy?**

   All projects submitted under Strategy 1 must meet AHSC minimum requirements. Strategy 1 projects MUST include either an Affordable Housing Development (AHD) or Housing Related Infrastructure (HRI) project as defined in [AHSC Program Guidelines](#) AND one of the following: STI, TRA or Program (PGM) scope. Any additional projects can either be included as part of the AHSC application or another TCC Strategy.

6) **How much funding can applicants request for a housing capital project?**

   While there is no per application housing award maximum, the maximum TCC Implementation Grant award amount is $29.5 million and applicants must propose a combination of projects and required Transformative Elements using TCC funds that do not exceed this amount. Previous TCC housing projects have fallen in the ballpark range of $12 million to $15 million for projects yielding roughly 50-100 units.

7) **Do applicants need to utilize the AHSC scoring structure?**

   No, the AHSC scoring methodology will not be utilized for Strategy 1 projects. Scoring is based on the overall TCC point structure, not the AHSC point structure.

8) **If applicants are including bikeways and walkways in their Strategy 1 project as part of their overall TCC Implementation Grant application, do these scoping elements need to achieve the distances in the AHSC quantitative policy scoring section?**

   No, the AHSC scoring methodology will not be utilized for Strategy 1 projects. Scoring is based on the overall TCC point structure, not the AHSC point structure. Applicants will not need to achieve the distances noted under the AHSC quantitative policy scoring section.

9) **Do applications with AHSC components need to score the minimum amount of points established in the AHSC NOFA?**

   No, the AHSC scoring methodology will not be utilized for Strategy 1 projects. Scoring is based on the overall TCC point structure, not the AHSC point structure. Applicants do not need to score the minimum amount of points noted as required in the AHSC Round 7 NOFA.

10) **What environmental review requirements take precedent, TCC or AHSC?**

    TCC requires a minimum of 3 quantifiable and ready projects by the time of application, including complete environmental review. Strategy 1 projects will need to be consistent with AHSC threshold requirements. AHSC requires all environmental review (CEQA and NEPA) for AHD projects to be complete by the application deadline, with a 30-day grace

period after the deadline for any lawsuits or appeals to expire. Therefore, any TCC Strategy 1 project will meet 1 out of TCC's required 3 quantifiable and ready projects. AHD projects that will not meet these deadlines will be deemed ineligible.

11) **Is the Green House Gas Reduction scoring in TCC calculated the same way as it is in AHSC?**

No, the Strategy 1 component of the TCC application will calculate its GHG reductions under TCC's scoring requirements. Applicants should work with their technical assistance provider to calculate all eligible reductions for quantifiable elements.

12) **AHSC Program Guidelines state that public agencies do not need to be joint applicants. Does this apply for a TCC application?**

A public agency must be a co-applicant on the larger TCC application. But for a Strategy 1 component, applicants will need to meet AHSC threshold requirements around developer experience and site control. Applicants should work with their technical assistance providers to confirm that they meet these thresholds.

13) **Can projects in unincorporated areas apply for Strategy 1?**

Yes, projects in unincorporated areas can apply.

14) **What if an applicant proposes a housing project in a rural area?**

Rural projects are eligible to apply. The project must be located in a rural area as defined in the Health and Safety Code 50199.21. and meet Rural Innovation Project Area (RIPA) threshold requirements. Applicants should work with their technical assistance providers to confirm their site's rural status.

15) **What if the proposed housing project is on agricultural land?**

Strategy 1 projects must adhere to AHSC Program threshold requirements. If a project is proposed on agricultural land, as defined by AHSC program guidelines, it must meet the AHSC program's "Infill" definition. If this definition cannot be met, the project will be deemed ineligible. Applicants should work with their technical assistance providers to help verify infill status

16) **The Draft TCC Guidelines for Round 5 had a 90% Enforceable Funding Commitment (EFC) requirement for Strategy 1 projects at the time of application. The final Round 5 guidelines that replaced that section with a reference to the AHSC Round 7 guidelines. Has anything changed with this requirement?**

Yes, the AHSC Round 7 Guidelines have removed the 90% EFC requirement and therefore the Final Round 5 TCC Guidelines have also removed that requirement.

17) If I am interested in applying to the TCC program, do I need to have technical assistance?

Yes, all TCC Implementation Grant applicants are required to work with a statewide technical assistance team. Please visit [this link](#) to complete the application initiation form (required).