

# **Affordable Housing and Sustainable Communities Program**

## **Update to the Council**

### **October 6, 2014**

# Structure of SGC-led Cap and Trade Proceed Investments

Greenhouse Gas Reduction Fund Investments

Air Resources Board

GHG Reductions

Co-Benefits

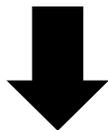
Disadvantaged  
Communities



Strategic Growth Council

Resources Agency

Dept. of Housing and Community  
Development



Ag Land Conservation

Affordable Housing and  
Sustainable Communities

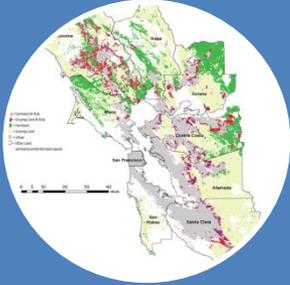
# Sustainable Agricultural Lands Conservation (SALC) Program

*The complete Draft Guidelines for the SALC Program can be found here:*

[http://sgc.ca.gov/s\\_salcprogram.php](http://sgc.ca.gov/s_salcprogram.php)

# Goals

- Reduce greenhouse gas emissions and provide other co-benefits,
- Focus on agricultural lands most critical/ at risk of conversion to non-agricultural uses, and
- Leverage investments to maximize opportunities for partnerships among entities (local/fed/private, e.g.)



## Strategy

FY 2014-15: ~\$1m



## Easements

FY 2014: ~\$4m



## Management Practices

Future Years

Program Elements

# Agricultural Land Strategy Grants

to identify important/critical ag lands and prepare strategies to guide protection

- Eligible applicants: counties and/or cities in collaboration with partners
- Maximum grant award up to \$100,000, with a required 10% local match
- Example projects –updates to General Plans to include an agricultural element, inventories of agriculturally zoned lands to establish local priorities for conservation, community consensus-building activities to develop ag preservation strategies.

# Agricultural Conservation Easements

to permanently protect important/critical ag lands

- Eligible applicants: cities, counties, nonprofits, resource conservation districts, regional park or open space districts or authorities.
- No maximum award, but requires a match of 50% or more toward the direct easement acquisition total.
- Example projects – acquisitions that demonstrate risk of conversion to non-agricultural use; contributes toward AB 32 goals; is part of a long-term commitment to ag land conservation.

**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM**

Comments on draft SALC guidelines should be submitted to [ahsc\\_ag@sgc.ca.gov](mailto:ahsc_ag@sgc.ca.gov) by October 31, 2014.

**Upcoming Workshops:**

Friday, October 24: 10:00 a.m. to Noon  
Butte County Building, Oroville, CA

Wednesday, October 29: 10:00 a.m. to Noon  
Ag Commissioner's Facility, Bakersfield CA

Thursday, October 30: 10:00 am to Noon  
Watsonville, CA (Exact location TBD soon)

# Affordable Housing and Sustainable Communities (AHSC) Program

*The complete Draft Guidelines for the AHSC Program can be found here:*

[http://sgc.ca.gov/s\\_ahscprogram.php](http://sgc.ca.gov/s_ahscprogram.php)

# What we will cover today

- Purpose of the Program
- Program Framework
- Opportunities for Public Comment
- Estimated Timeline
- Issues for Council Discussion

*To allow time for Council discussion and public comment, we are keeping this presentation brief and focused on the latest developments. For background information, please view the August public workshop presentation located here:*

[http://sgc.ca.gov/docs/AHSC\\_Workshop\\_Presentation\\_updated\\_8\\_26\\_2014.pdf](http://sgc.ca.gov/docs/AHSC_Workshop_Presentation_updated_8_26_2014.pdf)

## Purpose of the AHSC Program

Projects that will increase accessibility of housing, employment centers and key destinations via low-carbon transportation options (walking, biking and transit), resulting in fewer vehicle miles travelled (VMT).

The Program will provide grants and affordable housing loans for infill and compact transit-oriented development and related infrastructure and program activities.

# Projects must demonstrate GHG reductions that focus on VMT reductions.

Projects may also demonstrate ancillary GHG reductions through:

- Improved energy efficiency
- Net GHG sequestration
- Other GHG reductions or emissions avoidance

*Demonstration of how funded projects will reduce GHG emissions will be subject to methodologies and reporting requirements being established by the California Air Resources Board.*

## Eligible Applicants

A Public Agency that has jurisdiction over the Project Area is a required co-applicant on all applications either alone or jointly with any of the following:

- Joint Powers Authorities
- Public Housing Authorities
- Developers (profit or non-profit)
- Transit Agencies/Operators
- School District
- Facilities or other special district

## Key Program Thresholds

- Reduce GHG primarily through reduced VMT, including mode shift from single occupancy vehicles
- Consistent with Sustainable Communities Strategy, or similar planning document\*
- Consistent with the State planning priorities per 65041.1 of the Government Code

*\*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.*

# AHSC Review Process

**Threshold Review**



**PASS THRESHOLD**



**TODs**  
(at least 40%  
of funds)



**ICPs**  
(at least 30%  
of funds)

## Proposed Eligible Projects

- Transit-Oriented Development (TOD)  
Corridors, Districts & Neighborhoods
- Integrated Connectivity Projects (ICP)

## Transit-Oriented Developments

- This eligible project category is designed to support TOD projects within a ½ mile of high-quality transit (defined by 15 min. headways)
- Project Area must include at least one affordable housing development
- New construction or rehab/preservation of existing housing eligible

## Integrated Connectivity Projects

- This eligible project category is designed to support projects that improve connectivity in areas with potential to improve transit
- Project Area must include transit service (high-speed rail, heavy or light rail, bus rapid transit, bus, vanpool/shuttle)
- Can include housing, but not required

## ELIGIBLE CAPITAL USES

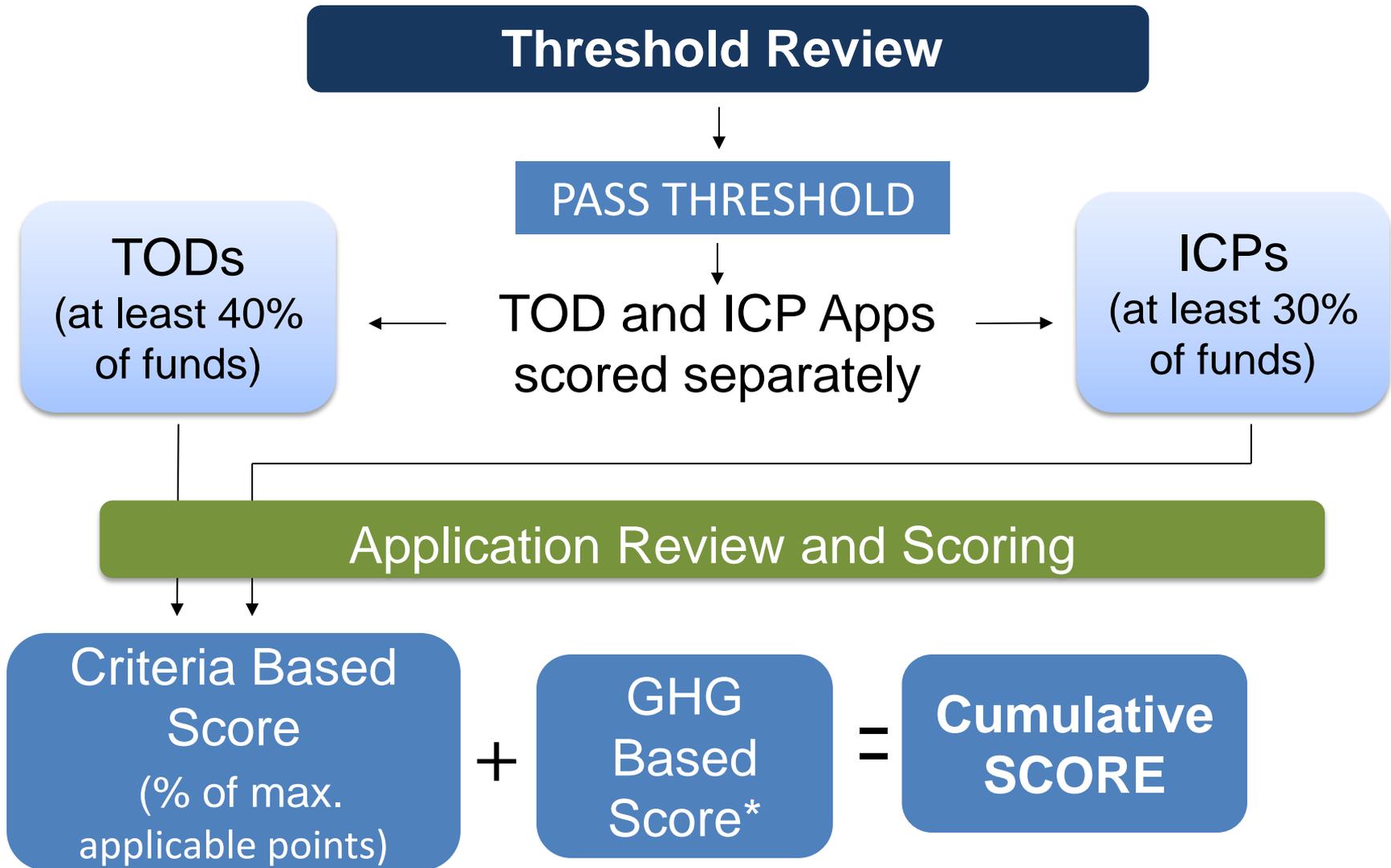
- Housing Developments\*
- Housing-Related Infrastructure\*
- Transportation or Transit-Related Infrastructure (includes Active Transportation)\*
- Green Infrastructure\*
- Planning Implementation

## ELIGIBLE PROGRAM USES

- Active Transportation
- Transit Ridership
- Criteria Pollutant Reduction

\* All applications must include at least one of these Primary Capital Uses.

# AHSC Review Process



# Proposed Scoring Elements

- Feasibility and Readiness (35-40%)
- Connectivity and Improved Access (40-45%)
- Community Orientation (15-20%)

## Feasibility and Readiness (35-40%)

- Readiness of the Housing Development
- Readiness of Non-Housing Infrastructure Project(s)
- Program Readiness, Capacity, Need and Leverage
- Leverage of Other Funds and Prior Planning Efforts

# Connectivity and Improved Access (40-45%)

- Access to Qualified Employment Areas
- Proximity to Transit Supportive Land Uses
- Increase in public transit ridership and VMT reductions
- Parking/Transit Passes/Car sharing/electric vehicle infrastructure
- Walkable corridors
- Bicycle features
- Community Greening and Natural Resource Conservation

## Community Orientation (15-20%)

- Extent to which Housing Development serves lower- and moderate-income households
- Location Affordability Index
- Anti-Displacement Strategies
- Extent to which the Project addresses Co-Benefits
- Community Engagement

# Threshold Review

PASS THRESHOLD

TODs  
(at least 40%  
of funds)

TOD and ICP Apps  
scored separately

ICPs  
(at least 30%  
of funds)

Application Review and Scoring

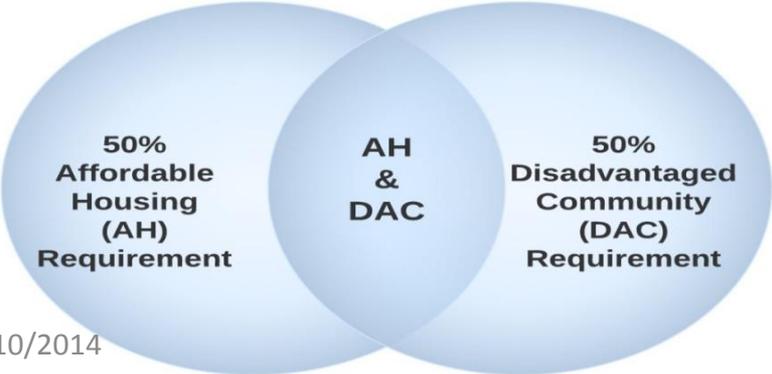
Criteria  
Based Score  
(% of max.  
applicable points)

+

GHG Based  
Score\*

=

Cumulative  
SCORE



Funding  
Recommendations  
to SGC

# Proposed Application Process

## CONCEPT Submittal and Review

- Project description
- Threshold Requirements
- Readiness
- General budget
- Requested Amount of Funds
- Identification of lead applicant and key partners
- Preliminary self-score to demonstrate minimum point score requirements

**Approved Concepts Invited to Submit Full Application**

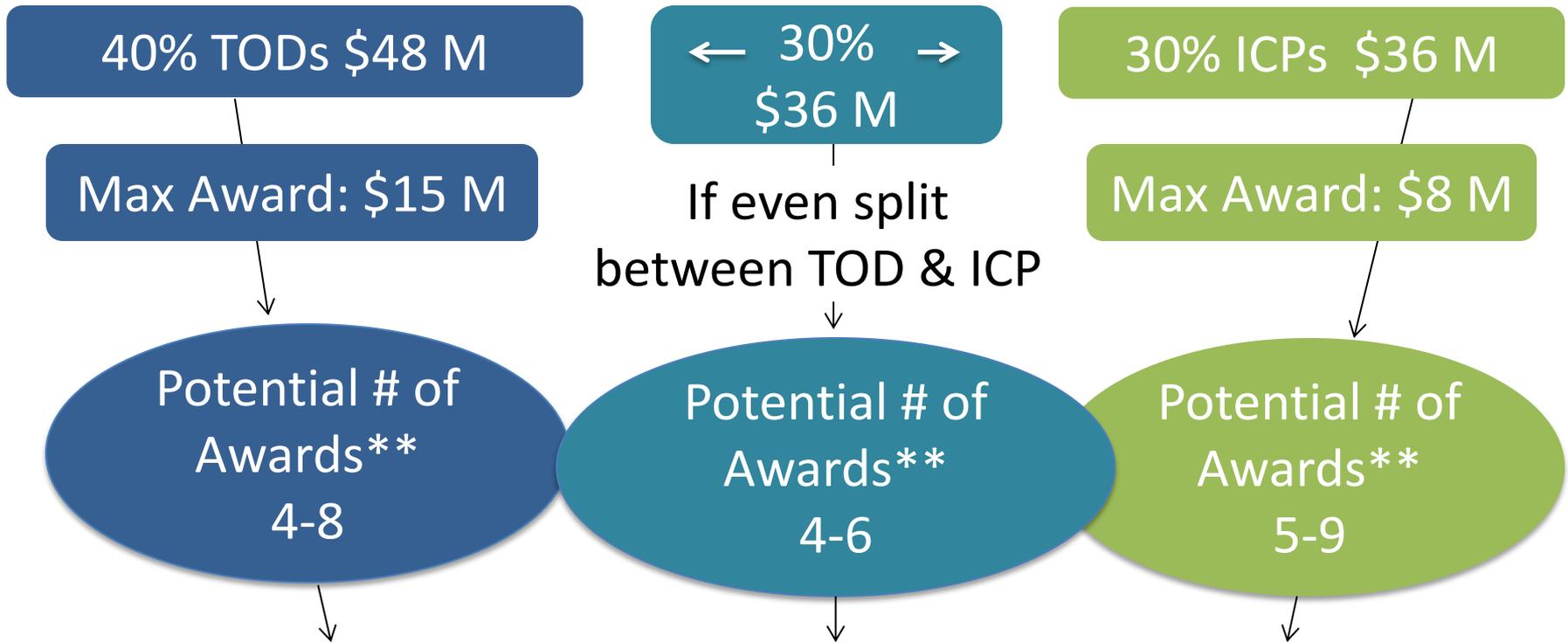
**Full Application Submittal and Review**

**Potential Project Site Visits**

**Funding Recommendations to SGC**

# Hypothetical Awards Scenario

AHSC Total FY 2014-15--Approx. \$120 million\*



**Approx. 13-23 Awards Statewide\*\***

\*excludes SALC Program

\*\*range of awards based upon all awards at max (low end=13 awards) vs. all awards at mid-range, i.e. 50% of maximum award (high end=23 awards)

# Estimated Timeline

✓	<b>AUGUST 2014</b>	<b>Three Public Workshops on Guideline Development</b>
✓	<b>SEPTEMBER 2014</b>	<b>Release Draft Guidelines</b>
	<b>OCTOBER 2014</b>	<b>Four Public Workshops on Draft Guidelines</b>
	<b>DECEMBER 1, 2014</b>	<b>Release Draft Final Guidelines</b>
	<b>DECEMBER 11, 2014</b>	<b>Final Guidelines presented to Council for Approval</b>
	<b>JANUARY 2015</b>	<b>Funding Solicitation Released</b>
	<b>FEBRUARY 2015</b>	<b>Concepts Due</b>
	<b>APRIL 2015</b>	<b>Full Applications Due</b>
	<b>TBD</b>	<b>Potential Site Visits</b>
	<b>TBD</b>	<b>Awards Announced</b>

# Opportunities for Public Comment

- **October Public Workshops**
  - October 23: Merced
  - October 24: Oakland
  - October 27: Los Angeles (*webcast to satellite locations and recording will be posted for public*)
  - October 28: Sacramento (*public webcast and recording will be posted for public*)
- **Written comments to inform the guidelines must be submitted to [ahsc@sgc.ca.gov](mailto:ahsc@sgc.ca.gov) by October 31, 2014**

# Outstanding Issues for Council Discussion

- **ROLE OF METROPOLITAN PLANNING ORGANIZATIONS**
- **AWARD SIZE:** Do the award size ranges for TODs and ICPs seem appropriate for the types of projects the program is designed to fund? (Ranges: TODs: \$1-\$15m; ICPs: \$500,000-\$8m)
- **GEOGRAPHIC DISTRIBUTION:** Should the guidelines contain a percent or amount minimum for different regions?
- **GHG QUANTIFICATION:** Should GHG reduction be a threshold and in addition, scored based on the amount of reductions in relation to the funding request and/or scope of the project?

# Questions/Public Comment?

Additional comments can be  
submitted to:

**[AHSC@sgc.ca.gov](mailto:AHSC@sgc.ca.gov)**