

Affordable Housing and Sustainable Communities (AHSC)

Round 9: Supplemental Narrative Resource

The goal of the AHSC Narrative Based Policy Scoring section is to create space for applicants to highlight their commitment to work with communities, address climate adaptation needs, and share how the project is transformative and innovative. The intent of this document is to complement the Narrative Prompts and Narrative Rubric, and further support applicants identifying how strategies may connect to the AHSC Narrative Prompts and equity subsections to best tell the story of the project. This document includes strategies derived from the California Department of Housing and Community Development (HCD) [Affirmatively Furthering Fair Housing guidance document](#), and is not meant to be a prescriptive document. Not all possible strategies are listed and if the applicant believes that a strategy is applicable, they should still highlight its direct relevance to their AHSC Project. Please see AHSC Round 9 Guidelines page for other narrative related materials at:

<https://sgc.ca.gov/programs/ahsc/resources/guidelines.html>

The categories, outlined in more detail on the following pages, are as follows:

- Community Conservation & Revitalization (CC&R)
- Protecting Existing Residents (PER)
- Housing Mobility
- New Housing Choices and Affordability in Areas of Higher Opportunity

To identify the most applicable category for your AHSC project, please read the descriptions of each and their applicable subsections:

- **Pre-AHSC Policy**, which are alternative strategies that were used to help make the project feasible, prior to the conception of the AHSC Project;
- **AHSC (Proposal Development) Process**, which are alternative strategies that influenced AHSC project visioning or strategy that emerged during project visioning and will be implemented through the AHSC Project;
- **Strategies that fall under either category**, which are alternative strategies that were used to make the project feasible *or* strategies that influenced AHSC project visioning/emerged during project visioning and will be implemented through the AHSC Project; and
- **Equity-Focused Strategies**, which may be more typical strategies pursued but may fall under one or more of the equity subsections depending on the specifics of how the strategy was pursued.

Additionally, each strategy identifies the relevant equity subsections. Equity subsections are the four “Equity Considerations” tables in the AHSC Round 9 [Narrative Rubric](#), they are as follows:

- O&F: Outreach & Feedback
- CACR: Climate Adaptation & Climate Resilience
- PP: Project Partners
- IHO: Improving Health Outcomes

Community Conservation and Revitalization (CC&R)

Strategies under CC&R are most relevant to projects located in Disadvantaged Communities/Low-Income Communities and/or are permitted by-right. Strategies involve approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities.

Pre-AHSC Policy

- Dedicate or seek funding to prioritize basic infrastructure improvements (e.g., water, sewer) in disadvantaged communities. *Relevant equity subsections: PP, CACR, IHO*

AHSC (Proposal Development) Process

- Target acquisition and rehabilitation to vacant and blighted properties in neighborhoods of concentrated poverty. *Relevant equity subsections: PP, IHO*
- Recruit residents from areas of concentrated poverty to serve on boards, committees, taskforces, and other local decision-making bodies. *Relevant equity subsections: O&F*
- Catalyze leadership and future community wide decision-makers, including affirmative recruitment in hiring practices. *Relevant equity subsections: O&F, PP*
- Leverage private investment for community revitalization, including philanthropic sources. *Relevant equity subsections: PP*

Strategies that fall under either category

- Address negative environmental, neighborhood, housing and health impacts associated with siting and operation of land uses such as industrial, agricultural, waste storage, freeways, energy production, etc. in disadvantaged communities. *Relevant equity subsections: PP, CACR, IHO*
- Prioritized capital improvements are selected as a result of a formalized or adopted equity process (e.g. equity plan, mayor's directive, etc.).

Equity-Focused Strategies

- Targeted investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, in addition to active transportation and infrastructure. *Relevant equity subsections: PP, CACR, IHO*
- Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents. *Relevant equity subsections: PP, CACR, IHO*
- Address negative impacts from climate change through investments in adaptation measures exceeding Program expectations such as urban forestry, flood prevention measures, etc. in disadvantaged communities. *Relevant equity subsections: PP, CACR, IHO*

Protecting Existing Residents (PER)

Strategies under PER are most relevant to projects located in Disadvantaged Communities/Low-Income Communities, or Low/Moderate Resource Opportunity areas and/or are permitted by-right. Strategies involve approaches that are focused on protecting residents with low or moderate incomes and preserves housing choices and affordability.

Pre-AHSC Policy

- Policies to preserve Single Room Occupancy (SRO) housing or mobile home parks. *Relevant equity subsections: PP*
- Land Banking programs actively receiving funding. *Relevant equity subsections: PP*

Strategies that fall under either category

- First right of return to existing residents and policies that include moving expenses. *Relevant equity subsections: PP*
- Community benefit zoning and/or other land value recapture strategy. *Relevant equity subsections: PP*
- Density bonus ordinances that expand on state replacement requirements. *Relevant equity subsections: PP*
- Implementation of an overlay zone to protect and assist small businesses. *Relevant equity subsections: O&F, PP*
- Creation and maintenance of a small business alliance. *Relevant equity subsections: O&F, PP*

Equity-Focused Strategies

- Multi-lingual tenant legal counseling. *Relevant equity subsections: PP*
- Affirmative marketing strategies or plans targeting the residents of nearby neighborhoods, a Disadvantaged Community or a Low-Income Community. *Relevant equity subsections: O&F, PP*
- Rent review board and/or mediation or foreclosure assistance. *Relevant equity subsections: PP*
- Formal program to ensure that some part of a jurisdiction's purchases of goods and services come from local businesses. *Relevant equity subsections: PP*
- Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting. *Relevant equity subsections: PP*
- Environmental contamination mitigation or remediation beyond what is required by law or conditions of approval. *Relevant equity subsections: PP, CACR, IHO*

Housing Mobility

These strategies are most relevant to projects located in Moderate and Higher Opportunity areas and/or are permitted by-right. Strategies involve approaches that are focused on removing barriers to housing in areas of opportunity and strategically enhancing access.

AHSC (Proposal Development) Process

- Collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas. *Relevant equity subsections: O&F, PP*

Strategies that fall under either category

- Housing mobility counseling. *Relevant equity subsections: O&F, PP*
- Extend the time vouchers can be held while searching for housing for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities. *Relevant equity subsections: O&F, PP*
- Regional cooperation and administration of vouchers (such as through voucher portability and shared waiting lists). *Relevant equity subsections: O&F, PP*
- Collaborate with high performing school districts to promote a diversity of students and staff to serve lower income students: *Relevant equity subsections: O&F, PP*

Equity-Focused Strategies

- City-wide affordable rental registries. *Relevant equity subsections: PP*
- Landlord outreach to expand the location of participating voucher properties. *Relevant equity subsections: O&F, PP*
- Landlord education and outreach on source of income discrimination and voucher programs. *Relevant equity subsections: O&F, PP*
- Assistance with security deposits and moving expenses for voucher holders and other low-income tenants. *Relevant equity subsections: O&F, PP*
- Affirmative marketing that is targeted at promoting equal access to government-assisted housing or to promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in the neighborhood. *Relevant equity subsections: O&F, PP*

New Housing Choices and Affordability in Areas of Higher Opportunity

These strategies are most relevant to projects located in Higher Opportunity areas and/or are permitted by-right. Strategies involve approaches that can help promote housing supply, choices, and affordability in areas of high opportunity and outside of areas of concentrated poverty. Examples include:

Pre-AHSC Policy

- Zoning, permit streamlining, fees, incentives, and other approaches to increase housing choices and affordability (e.g. multifamily, transitional and supportive housing, and group homes) in high opportunity areas. *Relevant equity subsections: PP*
- Inclusionary Housing requirements. *Relevant equity subsections: PP*
- Scattered site affordable development. *Relevant equity subsections: O&F*
- Accessibility modification programs and other measures that proactively enhance accessibility. *Relevant equity subsections: O&F, IHO, PP*
- Increase number of units accessible to people with disabilities above state law through incentives, policies, funding and other similar measures. *Relevant equity subsections: O&F, IHO, PP*
- Develop a campaign to garner community support for new affordable housing projects or active transportation/transit projects. *Relevant equity subsections: O&F, PP*

Strategies that fall under either category

- Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds). *Relevant equity subsections: PP*
- Targeted investment and programs, including sweat equity, down payment assistance. *Relevant equity subsections: PP*
- Developing waiting lists for persons with disabilities, such as coordination with regional centers for developmental services and targeting those lists to property owners or homeowners making units available. *Relevant equity subsections: O&F, IHO, PP*

Equity-Focused Strategies

- Increasing opportunities for community ownership of housing (e.g. cooperatives, community land trusts, low-income ownership models, etc.). *Relevant equity subsections: PP*
- Leveraging in-home or community-based supportive services. *Relevant equity subsections: IHO, PP*