CALIFORNIA STRATEGIC GROWTH COUNCIL

September 30, 2022

AHSC Draft Round 7 Guidelines: Summary of Key Changes

Summary

The California Strategic Growth Council (SGC), California Department of Housing and Community Development (HCD), and California Air Resources Board (CARB) have undertaken a large-scale stakeholder engagement process to help inform and develop updates to the Round 7 Affordable Housing and Sustainable Communities Program (AHSC) Guidelines and the AHSC Greenhouse Gas (GHG) Quantification Methodology and Tool. As part of this outreach the AHSC Program staff released the Policy Discussion Document in April 2022 and presented a summary of comments heard (Policy Discussion Response Summary) at the June 2022 SGC Council Meeting.

The Draft Round 7 AHSC Guidelines were made available for Public Comment from Friday, September 30, 2022 with comments due by 5:00 PM on Monday, October 31, 2022. The SGC AHSC Team will be holding three in-person workshops in late October in Davis, Fresno, and San Diego as well as one virtual statewide workshop. Interested parties are encouraged to sign-up for the newsletter or check the Program website. Public Comments will be accepted in writing by emailing AHSC@sgc.ca.gov.

After SGC staff has reviewed and responded to feedback from the Draft Guidelines, the Final Draft Round 7 AHSC Guidelines will be released with a 10-day comment period before being presented to the SGC Council for adoption at the December 2022 SGC Council meeting. The Round 7 NOFA will be released in January 2023.

The following changes are a list of key changes that are proposed for AHSC Round 7. For a comprehensive list of all changes made, please refer to the Change Log document. Please note that Final Draft Round 7 AHSC Guidelines will also have a change in format and design. For clarity and transparency, proposed changes are presented in the format of Round 6 Guidelines, so that the two documents can be easily compared.

For the reader's clarity, the most significant changes below are highlighted in yellow. Each change is followed by the Change Number found in the Change Log below. There is also a section on changes that were proposed during our outreach process that we determined were infeasible for this round. Staff will continue to work with stakeholders and partners to identify opportunities for future implementation.

Topics

AHSC General Overview

- **Section 100(c):** Notes that previous AHSC R1-R6 documents are superseded by Round 7 materials, including the "Question and Answers" documents. A new Q&A process will be established for Round 7. (Change 3)
- **Section 101(a):** Updated Disadvantage Communities (DAC) designation to CalEnviroScreen 4.0 (Change 6)

- **Section 101(b):** Added SGC's Vision for Racial Equity Plan (Change 7)

Eligible Projects and Eligible Costs

- **Section 102 (a)(1):** Project Area is a contiguous area with no greater than a one-mile radius from any single point inside the parcel of the Affordable Housing Development. Removed ever-expanding Project Area options (including Transit Corridor). (Change 10)
    - **Section 102(a)(3):** Sustainable Transportation Improvements (STI) may extend beyond the boundaries of the Project Area, but must still include an entrance to the facility (i.e., transit station/stop or a portion of the walkway/bikeway) inside the Project Area. (Change 11)
- **Section 102 (c)(1) and (d)(1):** All Project Areas must include a Transit Station/Stop that includes a Qualifying Transit in operation by the time of application (High Quality Transit for TOD). BRT definition for determining High Quality Transit has been more clearly defined. (Change 16 and 21)
- **Section 102(d)(2):** ICP project definition affirmatively excludes projects that could qualify for TOD. (Change 22)
- **Section 102(c)(2) and (d)(3):** AHSC eligible costs are now uniform throughout all Project Area Types. (Change 17, 23 and 24)
- **Section 103(a)(1)(A)(iv):** Projects can now calculate Net Density using either a unit count or bedroom count. However, Applicants must still use unit count for quantification of GHG reductions. (Change 34 and 35)
- **Section 103(a)(3)(B):** Funding cap for Sustainable Transit Improvement (STI)/and Transit Related Amenities (TRA) raised to $15 million (previously $10 million). (Change 59)
- **Section 103(a)(3)(A)(vi):** Affirm that only Zero Emission Vehicles (ZEV) may be purchased using AHSC Program funds. (Change 57)
- **Section 103(a)(1)(C):** Homeownership projects now eligible for Affordable Housing Development (AHD) funding. (Change 42)
- **Section 103(b):** Added internet service as an eligible expense under Programs (PGM) and increase PGM cap to $600,000 (previously $500,000). (Change 64 and 65)

Assistance Terms and Limits, Eligible Applicants, and Threshold Items

- **Section 104(a):** Maximum award amount raised to $50 million (previously $30 million). Minimum award amount is also raised to $10 million (previously $1 million). Allows for alignment with SuperNOFA award amounts and increased costs overall. (Change 69)
- **Section 105(a)(1)(C):** Expand the list of eligible applicants to include Native American Tribes that are on the contact list maintained by the Native American Heritage Commission (NAHC). (Change 94 and 465)
- **Section 106(a)(22):** All AHD projects applying for funding under the AHSC program will be required to be All-Electric Design with no connections to natural gas infrastructure. Only zero-emission generators are AHSC Eligible Costs (Section 103(c)(6)), and battery arrays are re-affirmed as an eligible cost. (Change 142)
- **Section 106(a)(28):** Applicants will be required to provide high speed internet service to each low-income unit for 15 years, aligning with TCAC language. May use Program (PGM) to pay for the first 3 years. (Change 155-158)

Scoring Criteria

- **Section 107(a)(4):** Streamline GHG binning and scoring process. Score all projects as one cohort, then select highest total scores within each Project Area Type. (Change 186 and 187)
- **Section 107(b):** Length of Context Sensitive Bikeways (CSB) and other STI improvements will be uniformly measured by Lane Miles. For Class III to be CSB, it must have traffic calming measures in addition to shared lane markings (Appendix A). (Change 189)
- **Section 107(b)(5):** Added up to 4 points for Projects that improve existing transit routes that serve the community around the AHD. (Change 193)
- **Section 107(c)(2):** Restored points for Projects that achieve Net-Zero Energy Design. (Change 197)
- **Section 107(d)(2):** Simplified TRA points so Projects will receive 2 points for funding a minimum amount of Transit Related Amenities (TRA) funds along the side of block face(s) with a Transit Station/Stop within the Project Area. (Change 200)
- **Section 107(d)(3):** Projects will receive 2 points for having their AHD on an Excess land (EO-N-06-19), Surplus land, or land from a transit agency OR for being in a High-Speed Rail Planning Area. Deleted option to achieve points for receiving other GGRF funding. (Change 201)
- **Section 107(e):** Deleted points for Walk Score and more clearly defined each Key Destination and will provide templates to streamline identification of Key Destinations. Also, Key Destinations for RIPA projects are 0.5 points (0.33 for TOD and ICP). The list of eligible Key Destinations will now align with CARB GHG Key Destinations. (Change 203 and 204)
- **Section 107(f):** Project will receive points for Funds Committed (previously for Funds leveraged), in alignment with SuperNOFA. (Change 205)
- **Section 107(g):** Added points for Prohousing Designation. May receive points for having applied if jurisdiction meets certain policy requirements. (Change 207 and 208)
- **Section 107(h):** Projects seeking points for anti-displacement activities must provide an assessment of displacement risk and commit to funding an anti-displacement activity. (Change 224-235)
- **Section 107(i):** Restructured Local Workforce section to make options and requirements clearer. (Change 236-240)
- **Section 107(j)(1):** For rental projects, increased percentage of Extremely Low-Income households needed to achieve points and up to 2 points for projects with a minimum percentage of 3-bedroom or larger units. (Change 244-254)
- **Section 107(j)(2):** For homeownership projects, points awarded for percentage of units to Low-Income households (Change 255-260)
- **Section 107(k):** Outline types of Programs (PGM) eligible for funding and more clearly detailed requirements. (Change 261-265)
- **Section 107(l)-(p):** Narrative response will now be prompt answer format (prompts to be available as a separate supplemental document). Added an Equity and Transformation Section (additional 3 points). (Change 267-273)

Application Process

- **Section 108 (e):** Negative points will be assessed at the time of application, pursuant to HCD Negative Points Policy. (Change 295)
- **Section 108 (h):** To be awarded projects must receive 70 or more points. (Change 299)
- **Section 108(h)(1):** Clarified Project Area Type targets are “at least” the stated percentage and changed “Discretionary” funds to “Remaining” funds. (Change 300-304)

- **Section 108(h)(2):** Mandate the Geographic target and Tribal Entity target (to the extent eligible applications are received). (Change 305 and 314)
- **Section108(h)(7):** After meeting goals and targets, projects will be awarded based on highest scoring applications. In the case of a tie, the project with the total highest GHG reductions, after appeals and verification, will take precedence. (Change 318)
- **Section 108(i)(2):** Projects will not be partially funded. Projects cannot receive only a portion of their AHSC request and additional funds will carry over to future Round. (Change 322)

Other

- Appendix A: Definitions updated throughout for clarity.
- Appendix A: Net Density definition clarified to allow for septic facilities to improve access for rural projects. (Change 459)
- Appendix B: Added AB1010 language (now HSC Section 50406) to allow for additional tribal access. (Change 493)
- Regional Planning: Staff is finalizing a Sustainable Communities Strategy questionnaire (to replace SCS letter) and will provide a public list of contacts for Applicants to reach out to for their SCS/RTP alignment confirmation.
- Mapping requirements are simplified (less maps required, and less technical expertise required)
- Alignment in Traffic Calming list between CARB User Guide and Guidelines.
- Score letters: GHG score will not be calculated until after appeals. Initial Score letter will only provide MCTEO2e. Narrative score may be included in Initial Score Letter.

Additional Goals for Future Work:

- Co-location of Key Destination: Strong opposition from stakeholders. Unable to craft appropriate verification process.
- Standardization of Transit Ridership: Staff continuing to work with Caltrans ITP to develop a pilot tool for agencies to calculate ridership. Agencies will be required to use tool, but will also be allowed to submit their own estimates, and provide justification for differences between models.
- Alignment with SALC: Will award points for projects that align with priorities identified in SALC work. No additional alignment identified at this time.
- Alignment with Affirmatively Furthering Fair Housing (AFFH): Strong opposition to using TCAC Opportunity Maps. Narrative, programs and new internet requirements align with AFFH goal to improve mobility and access to high opportunity areas.
- Planned High Quality Transit: Added complexity and difficulty in verification for projects that are seeking to confirm new HQTA to compete in TOD category led team to not move forward with recommendation.

Log of Changes to AHSC Guidelines

Below is the list of changes made to Round 6 Guidelines. These are the draft guidelines for Round 7. The log of changes includes the page number, original text, and new text. Changes that are just related to Formatting are not included.

Change: 1

R6 Section: Title Page

R7 Section: Title Page

Original Text:

Affordable Housing and Sustainable Communities Program Round 6 FY2019-2020 Program Guidelines [Logos of the California Strategic Growth Council, California Department of Housing and Community Development, and California Climate Investments] February 24, 2021

Changed Text:

DRAFT Round 6 Affordable Housing and Sustainable Communities Program Round 7 Program Guidelines [Logos of the California Strategic Growth Council, California Department of Housing and Community Development, and California Climate Investments] September 30, 2022 DRAFT

Change: 2

R6 Section: Table of Contents

R7 Section: Table of Contents

Original Text:

[Table of Contents lists the page numbers of where each Article and Section starts] **Note: Defined terms are bolded throughout the document. Refer to Appendix A for complete definitions.**

Changed Text:

[Table of Contents still lists the page numbers of where each Article and Section starts. Numbers were updated to reflect the correct page numbers in Round 7] **Note: Defined terms are bolded throughout the document. Refer to Appendix A for complete definitions.**

Change: 3

R6 Section: Section 100

R7 Section: Section 100(c)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

This document will serve as the primary document related to eligibility, scoring, and the application process for Round 7 of the **AHSC Program**. Unless stated in this document, previous versions of AHSC Guidelines, attachments, Quantification Methodologies, Question and Answer ("Q&A") documents, or personal communications with staff from previous rounds are superseded by this document and no longer in effect for projects applying to Round 7.

Change: 4

R6 Section: Section 100

R7 Section: Section 100(d)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Severability: If any provision of these Guidelines are found to be unlawful, unenforceable, or invalid in whole or in part for any reason, such provisions will be severed without affecting any other provision of this document. The validity and enforceability of the remaining provisions, or portions of those provisions, will not be affected.

Change: 5

R6 Section: Section 101

R7 Section: Section 101

Original Text:

The **AHSC Program** furthers the purposes of AB 32 (Chapter 488, Statutes of 2006),
SB 375 (Chapter 728, Statutes of 2008), and SB 32 (Chapter 249, Statutes of 2016) by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. The Greenhouse Gas Reduction Fund (GGRF), an account established to receive proceeds from Cap-and-Trade auctions, provides funding for the **AHSC Program.** The Cap-and-Trade Program, a key strategy for achieving the GHG emission reduction goals of AB 32, issues a limited number of GHG emissions permits (called allowances) each year. A portion of these allowances can be purchased from the State at quarterly auctions, thereby generating auction proceeds. These State auction proceeds are then

deposited in the GGRF, where they become available for appropriation by the Legislature to further the purposes of AB 32.

The **AHSC Program** is administered by the **California Strategic Growth Council (Council** or SGC). The **Department of Housing and Community Development (Department)** will implement the transportation, housing and infrastructure components of the **AHSC Program**. The **Council** staff will coordinate efforts with **Department** staff, working with the **California Air Resources Board (CARB)** and the **Council** to administer the broader **AHSC Program**, including developing program guidelines, evaluating applications, preparing agreements, monitoring agreement implementation, and program reporting.

- The **Council** will coordinate with **CARB** to develop and incorporate consistent guidance in the following areas, which will apply to all GGRF programs, including the **AHSC Program**:
  - Expenditure records to ensure investments further the goals of AB 32.
  - SB 535 (Chapter 830, Statutes 2012) and AB 1550 requirements to maximize benefits to **Disadvantaged Communities, Low-Income Communities,** and **Low-Income Households.**
  - Consistent methodologies for quantifying GHG reductions and other economic, environmental and public health co-benefits.
  - Project tracking and reporting.

The **AHSC Program** provides grants and/or loans to projects that achieve GHG emission reductions and benefit **Disadvantaged Communities, Low-Income Communities,** and **Low-Income Households** through increasing accessibility of affordable housing, employment centers and **Key Destinations** via low-carbon transportation resulting in fewer vehicle miles traveled (VMT) through shortened or reduced vehicle trip length or mode shift to transit, bicycling or walking. Three **Project Area** types have been identified to implement this strategy: 1) Transit-Oriented Development (TOD) Project Areas, 2) Integrated Connectivity Project (ICP) Project Areas, or 3) Rural Innovation Project Areas (RIPA).

AHSC award funds will be allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds within the identified **Project Area**. The threshold requirements and application selection criteria focus on the extent to which developments realize the **AHSC Program's** objectives of reducing GHG emissions, benefiting **Disadvantaged Communities**, **Low-Income Communities,** and **Low-Income Households**, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

Changed Text:

The **AHSC Program** furthers the purposes of AB 32 (Chapter 488, Statutes of 2006), SB 375 (Chapter 728, Statutes of 2008), and SB 32 (Chapter 249, Statutes of 2016) by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl

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The **Council** will coordinate with **CARB** to develop and incorporate consistent guidance in the following areas, which will apply to all GGRF programs, including the **AHSC Program**:

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- Consistent methodologies for quantifying GHG reductions and other economic, environmental, and public health co-benefits.
- Project tracking and reporting.

The **AHSC Program** provides grants and/or loans to projects that achieve GHG emission reductions and benefit **Disadvantaged Communities, Low-Income Communities,** and **Low-Income Households** through increasing accessibility of affordable housing, employment centers and **Key Destinations** via low-carbon transportation resulting in fewer vehicle miles traveled (VMT) through shortened or reduced vehicle trip length or mode shift to transit, bicycling or walking.

The **AHSC Program** supports the Climate-Friendly, Climate-Ready Housing goals as outlined by Governor Gavin Newsom's letter to **CARB** dated July 22, 2022. AHSC is funding infill projects that are dense, affordable, and located in transit-rich areas to reduce Vehicle Miles Traveled (VMT). AHSC **Projects** also promote carbon neutrality by funding all electric design and green building techniques, **Urban Greening**, and purchase of **Zero Emission Vehicles (ZEV)**.

Three **Project Area Types** have been identified to implement this strategy: 1) **Transit-Oriented Development (TOD) Project Areas**, 2) **Integrated**

Connectivity Project (ICP) Project Areas, or 3) **Rural Innovation Project Areas (RIPA)**.

AHSC award funds will be allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds within the identified **Project Area**.

The threshold requirements and application selection criteria focus on the extent to which developments realize the **AHSC Program's** objectives of reducing GHG emissions, benefiting **Disadvantaged Communities**, **Low-Income Communities,** and **Low-Income Households**, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

Change: 6

R6 Section: Section 101

R7 Section: Section 101(a)

Original Text:

In June 2018, using the updated results from CalEnviroScreen 3.0, the California Environmental Protection Agency (CalEPA) identified **Disadvantaged Communities** to include census tracts that fall within the top 25 percent of CalEnviroScreen 3.0, plus an additional 22 census tracts that score in the highest 5 percent of CalEnviroScreen's Pollution Burden but do not have an overall CalEnviroScreen score because of unreliable socioeconomic or health data. AB 1550 has also created investment requirements for **Low-Income Communities** and **Low-Income Households**. In July 2018, CARB approved the *Funding Guidelines for Agencies Administering California Climate Investments* that will provide criteria to evaluate whether a project provides a benefit to a **Disadvantaged Community**, **Low-Income Community**, or **Low-Income Household**. These guidelines can be found here:.

A **Project** that is located in and provides benefits to a **Disadvantaged Community**, **Low-Income Community,** or **Low-Income Households** may receive priority for funding in order to meet the AHSC Program **Disadvantaged Community** and **Low-Income Community** funding requirements. **Projects**' **Disadvantaged Community** and **Low-Income Community** status are based upon the location of their AHSC funded **Affordable Housing Development**

Changed Text:

As a part of California Climate Investments, AHSC will use the updated Disadvantaged Communities (DAC) designation and the updated low-income community and household threshold collectively referred to as **Priority Populations** for Round 7. The updated designation includes:

- Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0 (1,984 tracts).

- Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores (19 tracts).
- Census tracts identified in the 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0 (305 tracts).
- Lands under the control of federally recognized Tribes. For purposes of this designation, a Tribe may establish that a particular area of land is under its control even if not represented as such on CalEPA's DAC map and therefore should be considered a DAC by requesting a consultation with the CalEPA Deputy Secretary for Environmental Justice, Tribal Affairs and Border Relations at TribalAffairs@calepa.ca.gov.

AB 1550 has also created investment requirements for **Low-Income Communities** and **Low-Income Households**. In July 2018, CARB approved the *Funding Guidelines for Agencies Administering California Climate Investments* that will provide criteria to evaluate whether a project provides a benefit to a **Disadvantaged Community**, **Low-Income Community**, or **Low-Income Household**. These guidelines can be found here.

A **Project** that is located in, and provides benefits to, a **Disadvantaged Community**, **Low-Income Community,** or **Low-Income Households** may receive priority for funding in order to meet the AHSC Program **Disadvantaged Community** and **Low-Income Community** funding requirements. **Projects**' **Disadvantaged Community** and **Low- Income Community** status is based upon the location of their AHSC-funded **Affordable Housing Development**.

Change: 7

R6 Section: Section 101

R7 Section: Section 101(b)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Vision for Racial Equity

The California Strategic Growth Council (SGC) is committed to achieving racial equity in its operations, investments, and policy initiatives and to achieving its vision that: All people in California live in healthy, thriving, and resilient communities regardless of race. Read more in the SGC Racial Equity Action Plan.

Notes and Links:

Link to Racial Equity Action Plan:
https://sgc.ca.gov/programs/healthandequity/docs/20211110-REAP.pdf

Change: 8

R6 Section: Section 101 Figure 1

R7 Section: Section 101 Figure 1

Original Text:

[Figure 1 is an AHSC Program Summary that outlines the requirements as listed in Sections 102, 103, 104, and 108.]

Changed Text:

[Figure 1 is still an AHSC Program Summary that outlines the requirements as listed in Sections 102, 103, 104, and 108. It is updated to match the language and requirements of Round 7 Sections 102, 103, 104, and 108.]

Change: 9

R6 Section: Section 102(a)

R7 Section: Section 102(a)

Original Text:

All applicants are required to define a **Project Area**. The **Project Area** is the area which encompasses transit, housing and destinations and is the area in which **AHSC Program** funds will be invested. Each **Project Area** must:

Changed Text:

The **Project Area** is the area which encompasses transit, housing and destinations and is the area in which **Project** funds will be primarily focused. Each **Project Area** must:

Change: 10

R6 Section: Section 102(a)(1)

R7 Section: Section 102(a)(1)

Original Text:

Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area

Changed Text:

Be a contiguous area with no greater than a one (1.0) mile radius from any single point inside the parcel of the **Affordable Housing Development**. Projects that are made up of **Scattered Sites** must choose one point in one of the parcels of the applicant's choice.

Change: 11

R6 Section: Section 102(a)(3)

R7 Section: Section 102(a)(3)

Original Text:

Be of a defined size consistent with one of the following:

Changed Text:

Include all AHSC-funded **Sustainable Transportation Improvements** and **Transportation Related Amenities.** AHSC-funded **STI** components (e.g., a bus-only lane, **Transit Signal Priority**, a bikeway, or sidewalk) may extend beyond the boundaries of the **Project Area**, but an entrance to the facility must be located inside the **Project Area**. If making an **STI** improvement to a fixed route transit route, there must be a **Transit Station/Stop** of that route within the **Project Area.** If making an **STI** improvement to a **Flexible Transit Service**, the service area must include the AHD.

Change: 12

R6 Section: Section 102(a)(3)(A)

R7 Section: N/A

Original Text:

For **Project Areas** with fixed transit routes, the defined **Project Area** begins with a one (1) mile radius from the identified **Transit Station/Stop.** The **Project Area** will extend by a 1/2 mile buffer around all **Sustainable Transportation Infrastructure** so long as the **Project Area** remains contiguous.

Changed Text:

(Deleted)

Change: 13

R6 Section: Section 102(a)(3)(B)

R7 Section: N/A

Original Text:

For Project Areas with **Flexible Transit Service** routes, the defined **Project Area** must be defined based on the identified service area of the transit line.

Changed Text:

(Deleted)

Change: 14

R6 Section: Section 102(a)(3)(C)

R7 Section: N/A

Original Text:

For Project Areas which include a **Transit Corridor** or bicycle network or both, the defined **Project Area** must be identified in a plan, i.e. general plan, bicycle master plan or transit corridor implementation plan.

Changed Text:

(Deleted)

Change: 15

R6 Section: Section 102(b)(3)

R7 Section: Section 102(b)(3)

Original Text:

Rural Innovation **Project Areas** (RIPA).

All projects regardless of **Project Area** type must demonstrate VMT reduction through fewer or shorter vehicle trips or incentivize mode shift to transit use, bicycling or walking within transit areas, with an emphasis on integration of or development of affordable housing, and with an emphasis on providing **Disadvantaged Community** or **Low-Income Community** benefits. There are several differentiating requirements between each **Project Area** type, as described below.

Changed Text:

Rural Innovation Project Areas (RIPA).

All projects, regardless of **Project Area Type,** must demonstrate VMT reduction through fewer or shorter vehicle trips or incentivize mode shift to transit use, bicycling or walking within transit areas, with an emphasis on integration of or development of affordable housing, and with an emphasis on providing **Disadvantaged Community** or **Low-Income Community** benefits. There are several differentiating requirements between each **Project Area Type**, as described below.

Change: 16

R6 Section: Section 102(c)(1)

R7 Section: Section 102(c)(1)

Original Text:

Include at least one (1) **Transit Station/Stop** served by **High Quality Transit** at the time of application submittal;

Changed Text:

Include at least one (1) **Transit Station/Stop** that is served by **High Quality Transit** at the time of application submittal which is located no farther than one-half (0.50) mile from the **Affordable Housing Development** along a walkable route. The walkable route must be in place by the time a certificate of occupancy is provided; and

Change: 17

R6 Section: Section 102(c)(2)

R7 Section: Section 102(c)(2)

Original Text:

Include an **Affordable Housing Development** located no farther than one-half mile from a **Transit Station/Stop** served by **High Quality Transit**. While the TOD Project Area must include an **Affordable Housing Development,** it may be funded from sources other than the AHSC Program but must meet the requirements of Section 103 (a)(1)(A) through (C); and

Changed Text:

Include **Capital Projects** or **Program Costs** as follows:

Change: 18

R6 Section: Section 102(c)(2)

R7 Section: Section 102(c)(2)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A least one of the following:

- **Affordable Housing Development (AHD)**
- **Housing Related Infrastructure (HRI)**

AND

Change: 19

R6 Section: Section 102(c)(2)

R7 Section: Section 102(c)(2)(B)

Original Text:

{Section or Subsection designation not in Round 6}

Changed Text:

At least one of the following:

- **Sustainable Transportation Infrastructure (STI)**
- **Transportation Related Amenities (TRA)**
- **Program Costs (PGM)**

Change: 20

R6 Section: Section 102(c)(3)

R7 Section: N/A

Original Text:

Include Capital Projects or Program Costs as follows: [below is a figure of required components for TOD Project Areas]

Changed Text:

(Deleted)

Change: 21

R6 Section: Section 102(d) and Section(d)(1)

R7 Section: Section 102(d)(1)

Original Text:

(d) **ICP Project Areas** must meet all of the following:

(1) Include at least one (1) **Transit Station/Stop**

Changed Text:

(d) **ICP Project Areas** must demonstrate all the following:

(1) Include at least one (1) **Transit Station/Stop** that is served by the **Qualifying Transit** at the time of application submittal that is located no farther than one-half (0.50) mile from the **Affordable Housing Development** along a walkable route. The walkable route must be in place by the time a certificate of occupancy is provided; and

Change: 22

R6 Section: Section 102(d)(2)

R7 Section: Section 102(d)(2)

Original Text:

Include an **Affordable Housing Development** served by at least one (1) mode of **Qualifying Transit** that does not meet the requirements of **High Quality Transit** at the time of application submittal; and

Changed Text:

Does not include a **Transit Station/Stop** that is served by **High Quality Transit** at the time of application submittal which is located within one-half (0.50) mile from the **Affordable Housing Development** along a walkable route; and

Change: 23

R6 Section: Section 102(d)(3)

R7 Section: Section 102(d)(3)(A)

Original Text:

(Section or Subsection designation not in Round 6}

Changed Text:

At least one of the following:

- **Affordable Housing Development (AHD)**
- **Housing Related Infrastructure (HRI)**

AND

Change: 24

R6 Section: Section 102(d)(3)

R7 Section: Section 102(d)(3)(B)

Original Text:

(Section or Subsection designation not in Round 6}

Changed Text:

At least one of the following:

- **Sustainable Transportation Infrastructure (STI)**
- **Transportation Related Amenities (TRA)**
- **Program Costs (PGM)**

Change: 25

R6 Section: Section 102(e)

R7 Section: Section 102(e)

Original Text:

RIPAs must meet all the requirements detailed in Section 102(d) above for an **ICP Project Area** and must be located within a **Rural Area.**

Changed Text:

RIPAs must meet all the requirements detailed in Section 102(d) above for an **ICP Project Area** and must be located within a **Rural Area**, as defined in California Health and Safety Code 50199.

Change: 26

R6 Section: Section 103

R7 Section: Section 103

Original Text:

The **AHSC Program** funds **Capital Projects** and eligible **Program Costs** within TOD, ICP and RIPA **Project Areas** consistent with requirements of Section 102(c), (d) and (e) as follows: [Figure 2: a list of Eligible Capital Projects and Program Costs]
Note: Each Capital Project or Program Cost must be unique to a single application and cannot be split over multiple applications.
Examples of **Eligible Costs** within each category of eligible **Capital Projects** and **Program Costs** are identified in Figure 3 below:
Changed Text:

The **AHSC Program** funds **Capital Projects** and eligible **Program Costs** within **TOD**, **ICP** and **RIPA Project Areas** consistent with requirements of Section 102(c), (d) and (e) as follows:

- **Affordable Housing Development (AHD)**
- **Housing Related Infrastructure (HRI)**
- **Sustainable Transportation Infrastructure (STI)**
- **Transportation Related Amenities (TRA)**
- **Community Education and Other Program Costs (PGM)**

Each **Capital Project** or **Program Cost** must be unique to a single application and cannot be split over multiple applications.

Examples of **Eligible Costs** within each category of eligible **Capital Projects** and

Program Costs are identified in Figure 2 below. Note that these are examples and not an exhaustive list. To be considered a stand-alone component under

any of the categories, the improvements must meet the guidelines definition of that component (e.g., **STI**, **TRA**, **PGM**, etc.):

Change: 27

R6 Section: Section 103 Figure 2

R7 Section: Section 103

Original Text:

[Figure 2: a list of Eligible Capital Projects and Program Costs]

Changed Text:

(Round 6 Figure 2 was deleted)

Change: 28

R6 Section: Section 103 Figure 3

R7 Section: Section 103 Figure 2

Original Text:

[Figure 3 is a list of Eligible Costs within each category of eligible Capital Projects and Program Costs.]

Changed Text:

[Renamed to Figure 2. It is still a list of Eligible Costs within each category of eligible Capital Projects and Program Costs. For Round 7, the examples were updated to match the appropriate categories and updated with examples of new eligible costs as listed in Section 103(a) and Section 103(b)]

Change: 29

R6 Section: Section 103(a)(1)(A)(i)b.

R7 Section: Section 103(a)(1)(A)(i)b.

Original Text:

Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate). The acquisition must be made through a bona fide sale or transfer from the existing ownership entity to the new ownership entity comprised of a completely disparate ownership structure, which contains no common entity interest at any level of the organizational structure.

Changed Text:

Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate). The acquisition must be made through

a bona fide sale or transfer from the existing ownership entity to the new ownership entity comprised of a completely disparate ownership structure, which contains no common entity interest at any level of the organizational structure. Re-syndication of an **Affordable Housing Development** is not an eligible **Capital Project.**

Change: 30

R6 Section: Section 103(a)(1)(A)(i)c.

R7 Section: Section 103(a)(1)(A)(i)c.

Original Text:

Conversion of one or more nonresidential structures to residential dwelling units;

*Note: Re-syndication of an **Affordable Housing Development** is <u>not</u> an eligible **Capital Project**.*

Changed Text:

Conversion of one or more nonresidential structures to residential dwelling units.

Change: 31

R6 Section: Section 103(a)(1)(A)(ii)

R7 Section: Section 103(a)(1)(A)(ii)

Original Text:

Be located within one-half (½) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in Section 102(c) or (d). The one-half (½) mile is to be measured from the nearest boarding point of the **Transit Station/Stop** to the entrance of the residential structure in the **Affordable Housing Development** furthest from the **Transit Station/Stop** along a walkable route. The walkable route, after completion of the proposed **Project**, shall be free of negative environmental conditions that deter pedestrian circulation such as barriers, stretches without sidewalks or walking paths, noisy vehicular tunnels, streets, arterials or highways without regulated crossings that facilitate pedestrian movement, minimize stretches without shade or cover, or stretches without lighted streets;

Changed Text:

Be located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in Section 102(c) or (d). The one-half (0.50) mile is to be measured from any edge of the **AHD** parcel to the bus stop or pedestrian entrance to a **Transit Station/Stop** along a walkable route, or along a route that will be walkable once the **STI/TRA** components of the **Project** are complete. If the walkable route is not clearly demonstrated in the submitted

supporting documentation, additional clarification may be requested to substantiate compliance with requirements.

Change: 32

R6 Section: Section 103(a)(1)(A)(iii)

R7 Section: Section 103(a)(1)(A)(iii)

Original Text:

Rental **Affordable Housing Developments** must include at least 20 percent of the total residential units as **Affordable Units** with an overall **Project** average affordability of all **Restricted Units** within the **Project** no greater than 50 percent represented by **Area Median Income** (AMI). Average affordability means the total number of **Restricted Units** multiplied by each restricted affordability level divided by the total **Restricted Units**. For example, for a 30-unit **Project** with 10 units restricted to 40 percent and 10 units restricted to 60 percent AMI the calculation of the average affordability would be as follows:
10 units @ 40% AMI → 10 x 40 = 400
10 units @ 60% AMI → 10 x 60 = 600
400 + 600 = 1000
1000/ 20 total **Restricted Units** = average affordability of 50%

Homeownership **Affordable Housing Developments** must include at least 20 percent of the total residential units as Affordable Units with an overall **Project** average affordability of all **Restricted Units** within the **Project** no greater than 80 percent represented by **Area Median Income** (AMI).

and;
Changed Text:

Rental and Homeownership **Affordable Housing Developments** must include at least 20 percent of the total residential units as **Affordable Units.** Rental **AHD Projects** must have an overall **Project** average affordability of all **Restricted Units** within the **Project** no greater than 50 percent represented by **Area Median Income** (**AMI**). Average affordability means the total number of **Restricted Units** multiplied by each restricted affordability level divided by the total **Restricted Units**. For example, for a 30-unit **Project** with 10 units restricted to 40 percent and 10 units restricted to 60 percent **AMI** the calculation of the average affordability would be as follows:

10 units @ 40% **AMI** is 10 x 40 = 400

10 units @ 60% **AMI** is 10 x 60 = 600

400 + 600 = 1,000

1,000/20 total **Restricted Units** = average affordability of 50%

and;

Change: 33

R6 Section: Section 103(a)(1)(A)(iv)

R7 Section: Section 103(a)(1)(A)(iv)

Original Text:

Have a minimum **Net Density**, upon completion of the **Affordable Housing Development**, not less than that shown on the following table:
[Figure 4: A table showing the minimum Net Density requirements by Project Area Type]
Changed Text:

The **Affordable Housing Development** must demonstrate a minimum **Net Density** not less than that shown on the below.

*Note: While applicants may choose which **Net Density** formula they wish to use for **Project Eligibility**, **Applicants** must use the Un-Adjusted Minimum Net Density (Figure 3) for quantification of GHG reductions*

Change: 34

R6 Section: Section 103(a)(1)(A)(iv)a.

R7 Section: Section 103(a)(1)(A)(iv)a.

Original Text:

Mixed-use **Affordable Housing Developments** may demonstrate consistency with the **Net Density** requirements through either the unit per acre or **Floor Area Ratio** requirements detailed in Figure 4.

Changed Text:

For the total number of dwelling units in the project to be used in the calculation of **Net Density**, the **Applicant** may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size by multiplying the factors shown below by the total number of units in each unit size category, then summing the resulting products.

[Figure 3 is the Un-Adjusted Minimum Net Density for each Project Area Type by Residential Only Projects and Mixed Use Projects]

Change: 35

R6 Section: Section 103(a)(1)(A)(iv)b.

R7 Section: Section 103(a)(1)(A)(iv)b.

Original Text:

Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate housing) are exempt from the above minimum density requirements but shall not result in fewer units or lower percentage of total affordability than currently exists except where reductions in unit count are required to meet building code requirements.

Changed Text:

For the total number of dwelling units in the project to be used in the calculation of **Net Density**, the **Applicant** may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size by multiplying the factors shown below by the total number of units in each unit size category, then summing the resulting products:

0 Bedroom = 0.7 factor

1 Bedroom = 0.9 factor

2 Bedroom = 1.5 factor

3 Bedroom = 1.6 factor

4 Bedroom = 1.8

Change: 36

R6 Section: Section 103(a)(1)(A)(iv)

R7 Section: Section 103(a)(1)(A)(iv)c.

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Mixed Use Affordable Housing Developments may demonstrate consistency with the **Net Density** requirements through either the unit per acre or **Floor Area Ratio** requirements detailed in Figure 3.

Change: 37

R6 Section: Section 103(a)(1)(A)(iv)

R7 Section: Section 103(a)(1)(A)(iv)d.

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate housing) are exempt from the above

minimum density requirements but shall not result in fewer units or lower percentage of total affordability than currently exists except where reductions in unit count are required to meet building code requirements.

Change: 38

R6 Section: Section 103(a)(1)(A)(v)

R7 Section: Section 103(a)(1)(A)(v)

Original Text:

Must supply at least one (1) **Secure Overnight Bicycle Parking** spot for every two residential units that is not publicly accessible and is completely enclosed. Bicycle parking at the **Affordable Housing Development** will be considered an eligible cost but may not be used to meet required **Project Area** components as outlined in Section 102.

Changed Text:

Must supply at least one (1) **Secure Overnight Bicycle Parking** spot that is not publicly accessible and is completely enclosed for every two residential units. Bicycle parking at the **Affordable Housing Development** will be considered an eligible cost but may not be used to meet required **Project Area** components as outlined in Section 102.

Change: 39

R6 Section: Section 103(a)(1)(B)(i)

R7 Section: Section 103(a)(1)(B)(i)

Original Text:

Include residential units that are rental or owner-occupied, or a combination of both**;**

Changed Text:

Include residential units that are rental or homeownership, or a combination of both;

Change: 40

R6 Section: Section 103(a)(1)(B)(ii)

R7 Section: Section 103(a)(1)(B)(ii)

Original Text:

Consist of scattered sites constituting a single, integrated **Affordable Housing Development** that meets the requirements set forth by Section 8303(b) of the Uniform Multifamily Regulations (UMRs); or

Changed Text:

Consist of a **Scattered Site** constituting a single, integrated **Affordable Housing Development**. Rental **Affordable Housing Developments** on a **Scattered Site** must meet all the requirements set forth by Section 8303(b) of the Uniform Multifamily Regulations (UMRs). For Homeownership **Affordable Housing Developments** on **Scattered Sites**, the individual sites must have a single owner at the time of execution of the AHSC grant agreement;

Change: 41

R6 Section: Section 103(a)(1)(C)(i)

R7 Section: Section 103(a)(1)(C)(i)

Original Text:

Costs for a **Housing Development**, as specified in Section 7304 (a) and (b) of the MHP Guidelines dated June 19, 2019 ("MHP Guidelines"). Section 7304 (b) (10) the reasonable developer fee subject to the applicable TCAC Regulations dated December 21, 2020 and the provisions of Section 7305 except that 7305(b)(2) is replaced with the following: For Projects utilizing 4 percent tax credits, the developer fee paid from development funding sources shall not exceed the amount in Title 4 CCR, Section 10327 (c)(2)(A).

Changed Text:

Loans for rental **Affordable Housing Development.** Eligible loan costs for a **Housing Development**, as specified in Section 7304 and 7305 of the **MHP** Guidelines.

Change: 42

R6 Section: Section 103(a)(1)(C)(ii)

R7 Section: Section 103(a)(1)(C)(ii)

Original Text:

Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of costs associated with the funding request for the **AHD Capital Project**.

Changed Text:

Grants for homeownership **Affordable Housing Development.** Eligible grant costs as specified in Section 7747 of the CalHome Guidelines dated November 27, 2019. Construction and **Substantial Rehabilitation** work is also an **Eligible Cost.**

Notes and Links:

Round 7 link to CalHome Guidelines: https://www.hcd.ca.gov/grants-funding/active-no-funding/calhome/docs/calhome-final-guidelines.pdf

Change: 43

R6 Section: Section 103(a)(1)(C)(iii)

R7 Section: Section 103(a)(1)(C)(iii)

Original Text:

Each AHSC application may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Changed Text:

Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of costs associated with the funding request for the **AHD Capital Project.**

Change: 44

R6 Section: Section 103(a)(1)(C)

R7 Section: Section 103(a)(1)(C)(iv)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Each AHSC application may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Change: 45

R6 Section: Section 103(a)(1)(D)

R7 Section: Section 103(a)(1)(D)

Original Text:

Affordable Housing Development and **Housing Related Infrastructure Capital Projects** must comprise *at least* fifty (50) percent of total AHSC funds requested.

Changed Text:

Affordable Housing Development and **Housing Related Infrastructure Capital Project Eligible Costs** must comprise *at least* fifty percent (50.0%) of total AHSC funds requested.

Change: 46

R6 Section: Section 103(a)(1)(E)

R7 Section: Section 103(a)(1)(E)

Original Text:

For AHSC application purposes, a **Project** may not contain more than one **Affordable Housing Development Capital Project**. A single **Affordable Housing Development Capital Project** may not include more than one **Affordable Housing Development**, nor may it include an **Affordable Housing Development** that contains multiple development sites when one development site is receiving 4 percent low-income housing tax credits, and another is receiving 9 percent low-income housing tax credits, or when the multiple development sites are each receiving separate 4 percent low-income housing tax credits. An application proposing an **Affordable Housing Development** with both 4 percent low-income housing tax credits and 9 percent low-income housing tax credits, or with multiple 4 percent low-income housing tax credits, will be disqualified on the grounds that it is not proposing a **Project** within the meaning and design of the **AHSC Program**. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent **Projects**, each of which must submit an entirely separate application and qualify independently of the other.

Changed Text:

A **Project** may not contain more than one **Affordable Housing Development Capital Project**. A single **Affordable Housing Development Capital Project** may not include more than one **Affordable Housing Development**, nor may it include an **Affordable Housing Development** that contains multiple development sites when one development site is receiving 4 percent low-income housing tax credits, and another is receiving 9 percent low-income housing tax credits, or when the multiple development sites are each receiving separate 4 percent low-income housing tax

credits. An application proposing an **Affordable Housing Development** with both 4 percent low-income housing tax credits and 9 percent low-income housing tax credits, or with multiple 4 percent low-income housing tax credits, will be disqualified on the grounds that it is not proposing a **Project** within the meaning and design of the **AHSC Program**. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent **Projects**, each of which must submit an entirely separate application and qualify independently of the other.

Change: 47

R6 Section: Section 103(a)(1)(E)(i)

R7 Section: Section 103(a)(1)(E)(i)

Original Text:

The purpose of this language is to clarify which types of Project structures are eligible within a single AHSC application and award. This reinforces AHSC's directive to SGC, HCD, and CARB to identify and fund unified, cohesive Projects which interdependent components truly work together to create reductions in VMTs and ultimately GHG emissions. Adjustments that may occur to an application's scope resulting from seeking multiple low-income housing tax credits would likely impact said **Project's** score, impacting the competitive process. As such, **Projects** contemplating multiple low-income housing tax credits should apply as two individual applications or apply as an application which contains one **Affordable Housing Development** that intends to seek a single low-income housing tax credit.

Changed Text:

The purpose of this subsection is to clarify which types of **Project** structures are eligible within a single AHSC application and award. This reinforces AHSC's directive to SGC, HCD, and CARB to identify and fund unified, cohesive **Projects** which interdependent components truly work together to create reductions in VMTs and ultimately GHG emissions. Any **Project** that represents at application as a single **Affordable Housing Development** for scoring purposes, but after receiving an award letter attempts to split its single **Affordable Housing Development** into multiple **Affordable Housing Developments** with separate ownership structures or separate financing structures will be disencumbered as it no longer meets the requirements of AHSC.

Change: 48

R6 Section: Section 103(a)(2)(A)

R7 Section: Section 103(a)(2)(A)

Original Text:

Eligible costs for **Housing-Related Infrastructure Capital Projects** are limited to:

Changed Text:

Eligible costs for **Housing Related Infrastructure Capital Projects** are limited to any of the following:

Change: 49

R6 Section: Section 103(a)(2)(A)(v)

R7 Section: Section 103(a)(2)(A)(iv)

Original Text:

Required environmental remediation necessary for the **Capital Project** where the cost of the remediation does not exceed 50 percent of **AHSC Program** grant funds.

Changed Text:

Required environmental remediation necessary for the **HRI Capital Project** where the cost of the remediation does not exceed 50 percent of **AHSC Program** grant funds.

Change: 50

R6 Section: Section 103(a)(2)(A)(vi)

R7 Section: Section 103(a)(2)(A)(v)

Original Text:

Real property acquisition of the **Housing-Related Infrastructure** project site and associated fees and costs (not to exceed 10 percent of the total **AHSC Program** award). Real estate commissions for purchase or acquisition are not an eligible expenditure.

Changed Text:

Real property acquisition (not inclusive of the **AHD** site) of the **Housing Related Infrastructure** project site and associated fees and costs (not to exceed 10 percent of the total **AHSC Program** award). Real estate commissions for purchase or acquisition are not an eligible expenditure.

Change: 51

R6 Section: Section 103(a)(2)(A)(vi)

R7 Section: Section 103(a)(2)(A)(v)

Original Text:

Real property acquisition of the **Housing-Related Infrastructure** project site and associated fees and costs (not to exceed 10 percent of the total **AHSC Program**

award). Real estate commissions for purchase or acquisition are not an eligible expenditure.

Changed Text:

Real property acquisition (not inclusive of the **AHD** site) of the **Housing Related Infrastructure** project site and associated fees and costs (not to exceed 10 percent of the total **AHSC Program** award). Real estate commissions for purchase or acquisition are not an eligible expenditure.

Change: 52

R6 Section: Section 103(a)(2)(A)(vii) and Section 103(a)(2)(A)

R7 Section: Section 103(a)(2)(A)(vi)

Original Text:

(vi) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **Capital Project** not to exceed 15 percent of the **AHSC Program** award up to $300,000.

(Section or Subsection designation not in Round 6)

Changed Text:

(vi) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **HRI Capital Project** not to exceed 15 percent of the **AHSC Program** award up to $300,000.

(vii) The purchase and installation of on-site energy storage in the form of battery arrays, as certified by an energy consultant or architect

Change: 53

R6 Section: Section 103(a)(2)(B)

R7 Section: Section 103(a)(2)(B)

Original Text:

Affordable Housing Development and **Housing Related Infrastructure Capital Projects** must comprise *at least* fifty (50) percent of total AHSC funds requested.

Changed Text:

Affordable Housing Development and **Housing Related Infrastructure Capital Projects** must comprise *at least* fifty percent (50.0%) of total AHSC funds requested.

Change: 54

R6 Section: Section 103(a)(3)(A)(i)

R7 Section: Section 103(a)(3)(A)(i)

Original Text:

Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).

Changed Text:

Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).

STI Capital Projects may extend beyond the boundaries of the **Project Area**, but an entrance to the facility must be located inside the **Project Area**. If making an **STI** improvement to a fixed transit route, there must be a **Transit Station/Stop** of that route within the **Project Area.** If making an **STI** improvement to a **Flexible Transit Service**, the service area must include the **AHD.**

Change: 55

R6 Section: Section 103(a)(3)(A)(iv)

R7 Section: Section 103(a)(3)(A)(iv)

Original Text:

Activity Delivery Costs that are associated with the implementation of the **Capital Project** not to exceed 10 percent of the costs associated with the **Capital Project**.

Changed Text:

Activity Delivery Costs that are associated with the implementation of the **STI Capital project** not to exceed 10 percent of the costs associated with the **STI Capital Project.**

Change: 56

R6 Section: Section 103(a)(3)(A)(v)

R7 Section: Section 103(a)(3)(A)(v)

Original Text:

Operations expenditures for up to 5 years that directly expand transit service, including expansion beyond service levels offered during the COVID-19 pandemic,

by supporting new, restored, or expanded routes and may include wages, fueling, maintenance, and other costs to operate those services.

Changed Text:

Transit operations expenditures for up to 5 years that directly expand transit service, by supporting new, restored, or expanded routes and may include wages, fueling, maintenance, and other costs to operate those services.

Change: 57

R6 Section: Section 103(a)(3)(A)(vi)

R7 Section: Section 103(a)(3)(A)(vi)

Original Text:

Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.

Changed Text:

All vehicles purchased using **AHSC Program** funds must be **Zero Emission Vehicles (ZEV).**

Change: 58

R6 Section: Section 103(a)(3)(A)

R7 Section: Section 103(a)(3)(A)(vii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Other **STI Capital Project** costs required as a condition of local approval for the **STI Capital Project**, as approved by the **Department.**

Change: 59

R6 Section: Section 103(a)(3)(B)

R7 Section: Section 103(a)(3)(B)

Original Text:

The total combined grant amount for **Sustainable Transportation Infrastructure Capital Projects** and **Transportation-Related Amenities Capital Projects** within a **Project Area** shall not exceed $10,000,000.

Changed Text:

The total combined grant amount for **Sustainable Transportation Infrastructure Capital Projects** and **Transportation Related Amenities Capital Projects** that are part of the AHSC funds requested shall not exceed $15,000,000.

Change: 60

R6 Section: Section 103(a)(4)(B) and Section 103(a)(4)(B)(i)

R7 Section: Section 103(a)(4)(B) Section 103(a)(4)(B)(i)

Original Text:

(B) Eligible costs for **Transportation Related Amenities Capital Projects** are limited to

(i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).

Changed Text:

(B) **Eligible Costs** for **Transportation Related Amenities Capital Projects** are limited to

(i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (e.g., bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).

Change: 61

R6 Section: Section 103(a)(4)(B)(iv)

R7 Section: Section 103(a)(4)(B)(iv)

Original Text:

Activity Delivery Costs that are associated with the implementation of the **Capital Project** not to exceed 10 percent of the costs associated with the **Capital Project**.

Changed Text:

Activity Delivery Costs that are associated with the implementation of the **TRA Capital Project** not to exceed 10 percent of the costs associated with the **TRA Capital Project.**

Change: 62

R6 Section: Section 103(a)(4)(B)(v)

R7 Section: Section 103(a)(4)(B)(v)

Original Text:

Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.

Changed Text:

Other **TRA Capital Project** costs required as a condition of local approval for the **TRA Capital Project**, as approved by the **Department.**

Change: 63

R6 Section: Section 103(a)(4)(C)

R7 Section: Section 103(a)(4)(C)

Original Text:

The total combined grant amount for **Sustainable Transportation Infrastructure Capital Projects** and **Transportation-Related Amenities Capital Projects** within a **Project Area** shall not exceed $10,000,000.

Changed Text:

The total combined grant amount for **Sustainable Transportation Infrastructure Capital Projects** and **Transportation Related Amenities Capital Projects** that are part of the AHSC funds requested shall not exceed $15,000,000.

Change: 64

R6 Section: Section 103(b)(1)

R7 Section: Section 103(b)(1)

Original Text:

Program Costs include those costs typically associated with 1) program creation or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (3 years). Programs include education, outreach and training programs for **Active Transportation** or transit ridership; air pollution exposure reduction; workforce development partnerships; tenant legal counseling services; and outreach, education, and subsidy to low-income residents for **ZEV** car sharing.

Changed Text:

Program Costs include those costs typically associated with 1) program creation or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (3 years).

Programs include education, outreach and training programs for **Active Transportation** or transit ridership; air pollution exposure reduction; workforce development partnerships; tenant legal counseling services; and outreach, education, and subsidy to low-income residents for **ZEV** car sharing. Access and availability of **Programs** may be limited to **AHD** residents or may be offered to the greater community. Additionally, costs and fees associated with the ongoing provision of internet service, as defined in Section 106, provided free of charge to the **AHD** residents.

Change: 65

R6 Section: Section 103(b)(2)

R7 Section: Section 103(b)(2)

Original Text:

The total grant amount for **Program Costs** within a **Project Area** shall not exceed 30 percent of the funding request for the overall **Project** up to $500,000. Costs incurred for required transit passes or cards described in Section 106 (4) will not contribute to this cap.

Changed Text:

The total grant amount for **Program Costs** within a **Project Area** shall not exceed 30 (30.0) percent of the funding request for the overall **Project** up to $600,000. Costs incurred for required transit passes or cards described in Section 106 (4) will not contribute to this cap.

Change: 66

R6 Section: Section 103(c)

R7 Section: Section 103(c)

Original Text:

Ineligible costs include all of the following:

Changed Text:

Ineligible costs include, but are not limited to, all the following:

Change: 67

R6 Section: Section 103(c)(2)

R7 Section: Section 103(c)(2)

Original Text:

Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;

Changed Text:

Routine maintenance or operations of transportation infrastructure unrelated to AHSC-funded transit service, including the general transit fleet;

Change: 68

R6 Section: Section 103(c)(6)

R7 Section: Section 103(c)(6)

Original Text:

Costs and fees associated with the ongoing provision of internet service.

Changed Text:

Costs associated with fossil fuel-based backup power.

Change: 69

R6 Section: Section 104(a)

R7 Section: Section 104(a)

Original Text:

The maximum **AHSC Program** loan or grant award, or combination thereof, for a TOD, ICP and RIPA **Project Area** is $30 million with a minimum award of $1 million.

Changed Text:

The maximum **AHSC Program** loan or grant award, or combination thereof, for a **TOD**, **ICP**, and **RIPA Project** is $50 million with a minimum award of $10 million.

Change: 70

R6 Section: Section 104(b)(2)

R7 Section: Section 104(b)(2)

Original Text:

The maximum loan amount shall be calculated pursuant to Section 7307 of the **MHP Guidelines** based on the number of **Restricted Units** in the **Affordable Housing Development**, affordability, unit sizes, and location in addition to the base amount for loan calculation as follows: $95,000 for projects receiving 9 percent tax credits and $175,000 for projects not receiving 9 percent tax credits. A manager's unit will

be considered to be a Restricted Unit for the purpose of allocating **Affordable Housing Development** costs and may qualify for a loan amount up to the amount applicable to the 60 percent AMI level.

Changed Text:

The maximum loan amount shall be calculated pursuant to Section 7307 of the **MHP Guidelines** based on the number of **Restricted Units** in the **Affordable Housing Development**, affordability, unit sizes, and location in addition to the base amount for loan calculation as follows: $150,000 for projects receiving 9 percent tax credits, $200,000 for projects receiving 4 percent tax credits, and $300,000 for projects not receiving 9 percent tax credits. The base per **Restricted Unit** loan limit is inclusive of all requested **AHD** loan funds and all **Department** loan awards made prior to the application close date. A manager's unit will be considered a **Restricted Unit** for the purpose of allocating **Affordable Housing Development** costs and may qualify for a loan amount up to the amount applicable to the 60 percent **AMI** level.

Total **Department** loan and grant funding, including all AHSC funds, shall not exceed the following percentages of the total development cost:

- 40 percent for **Projects** utilizing 9 percent tax credits
- 50 percent for **Projects** utilizing 4 percent tax credits
- 80 percent for **Projects** not utilizing tax credits

In calculating percentage of total development cost, total **Department** funding shall be inclusive of both loan and grant awards received at any point in time. Thus, total **Department** funding will include prior loan and grant awards, AHSC awards, and shall also be applicable to future **Department** awards subsequent to any AHSC award. Only the **Department** funding sources listed in Administrative Notice Number: 21-06, are applicable to the percentages of total development cost listed above and the total **Department** funding.

Change: 71

R6 Section: Section 104(b)(3)

R7 Section: Section 104(b)(3)

Original Text:

Unless contradictory to any other provision expressly set forth herein, the currently adopted and applicable UMRs as may be amended from time to time, all as set forth in the **CCR**, Title 25, commencing with Section 8300 ("UMRs") are hereby incorporated by reference in their totality into these Guidelines.

Changed Text:

Unless expressly contradicted by any other provision expressly set forth herein, the currently adopted and applicable UMRs as may be amended from time to time, all as

set forth in the CCR, Title 25, commencing with Section 8300 ("UMRs") are hereby incorporated by reference in their totality into these Guidelines.

Change: 72

R6 Section: Section 104(b)(4)

R7 Section: Section 104(b)(4)

Original Text:

Use of multiple **Department** funding sources on the same **Assisted Units** (subsidy stacking) is prohibited. "**Department** funding sources" shall mean loan or grant funds awarded for permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs:

Changed Text:

Use of multiple **Department** funding sources on the same **Assisted Unit(s)** (subsidy stacking) is permitted, subject to the **Department**'s Repeal of Stacking Prohibition of Multiple Department Funding Sources Memo. Additional limitations on the use of multiple **Department** funding sources may be specified in the **NOFA**. Limits on **Department** funding, including loan or grant funds on a per unit, per project, and/or per **Developer** basis may be further specified in the **NOFA.**

Change: 73

R6 Section: Section 104(b)(4)(A)

R7 Section: N/A

Original Text:

Supportive Housing Multifamily Housing program;

Changed Text:

(Deleted)

Change: 74

R6 Section: Section 104(b)(4)(B)

R7 Section: N/A

Original Text:

MHP;

Changed Text:

(Deleted)

Change: 75

R6 Section: Section 104(b)(4)(C)

R7 Section: N/A

Original Text:

Veterans Housing and Homelessness Prevention program;

Changed Text:

(Deleted)

Change: 76

R6 Section: Section 104(b)(4)(D)

R7 Section: N/A

Original Text:

No Place Like Home Program, including funds awarded either by the Department or an Alternative Process County;

Changed Text:

(Deleted)

Change: 77

R6 Section: Section 104(b)(4)(E)

R7 Section: N/A

Original Text:

Affordable Housing and Sustainable Communities program - Affordable Housing Development loans, but not grants for Housing Related Infrastructure, Sustainable Transportation Infrastructure, Transportation Related amenities or Program Costs, all as defined in the program guidelines;

Changed Text:

(Deleted)

Change: 78

R6 Section: Section 104(b)(4)(F)

R7 Section: N/A

Original Text:

Transit Oriented Development program – rental housing development loans, but not grants for infrastructure;

Changed Text:

(Deleted)

Change: 79

R6 Section: Section 104(b)(4)(G)

R7 Section: N/A

Original Text:

Joe Serna, Junior Farmworker Housing Grant program;

Changed Text:

(Deleted)

Change: 80

R6 Section: Section 104(b)(4)(H)

R7 Section: N/A

Original Text:

SB 2 Farmworker Housing Program;

Changed Text:

(Deleted)

Change: 81

R6 Section: Section 104(b)(4)(I)

R7 Section: N/A

Original Text:

Housing for a Healthy California program, including funds awarded either by the Department of Housing and Community Development or a county

Changed Text:

(Deleted)

Change: 82

R6 Section: Section 104(c)(4)

R7 Section: Section 104(c)(4)

Original Text:

If the **Capital Project** grant includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to the initial disbursement of AHSC funds.

Changed Text:

For **Housing Related Infrastructure Capital Project** grants:

Change: 83

R6 Section: Section 104(c)(4)

R7 Section: Section 104(c)(4)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The total **Housing Related Infrastructure Capital Project** grant amount is $35,000 per residential rental unit in the proposed **Affordable Housing Development**, or $50,000 per rental **Restricted Unit.**

Change: 84

R6 Section: Section 104(c)(4)

R7 Section: Section 104(c)(4)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Conditions precedent to the first disbursement of **AHSC Program** funds shall include receipt of all required **Public Agency** entitlements and all construction funding commitments for the **Affordable Housing Development** supported by the **Housing Related Infrastructure Capital Project.**

Change: 85

R6 Section: Section 104(c)(4)

R7 Section: Section 104(c)(4)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Rental **Affordable Housing Developments** supported by the **Housing- Related Infrastructure Capital Project** shall be subject to a recorded covenant ensuring affordability for duration of at least 55 years, recorded on the fee interest of the real property on which the rental **Affordable Housing Development** is to be located.

Change: 86

R6 Section: Section 104(c)(4)

R7 Section: Section 104(c)(4)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Homeownership **Affordable Housing Developments** supported by the **Housing Related Infrastructure Capital Project** shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale, recorded on the fee interest of the real property on which the homeownership **Affordable Housing Development** is to be located.

Change: 87

R6 Section: Section 104(c)(5)

R7 Section: Section 104(c)(5)

Original Text:

For **Housing-Related Infrastructure Capital Project** grants:

Changed Text:

For homeownership **Affordable Housing Developments** grants:

Change: 88

R6 Section: Section 104(c)(5)(A)

R7 Section: Section 104(c)(5)(A)

Original Text:

The total **Housing-Related Infrastructure Capital Project** grant amount is $35,000 per residential rental unit in the proposed **Affordable Housing Development**, or $50,000 per rental **Restricted Unit**.

Changed Text:

AHSC Program grant funds will be disbursed as reimbursed progress payments only after the execution of the Standard Agreement in the amount not to exceed the **AHSC Program** award of funds.

Change: 89

R6 Section: Section 104(c)(5)(B)

R7 Section: Section 104(c)(5)(B)

Original Text:

Conditions precedent to the first disbursement of **AHSC Program** funds shall include receipt of all required public agency entitlements and all construction funding commitments for the **Affordable Housing Development** supported by the **Housing-Related Infrastructure Capital Project.**

Changed Text:

All **Restricted Units** must be made available for sale to qualified **First-time homebuyers.**

Change: 90

R6 Section: Section 104(c)(5)(C)

R7 Section: Section 104(c)(5)(C)

Original Text:

Rental **Affordable Housing Developments** supported by the **Housing-Related Infrastructure Capital Project** shall be subject to a recorded covenant ensuring affordability for duration of at least 55 years, recorded on the fee interest of the real property on which the rental **Affordable Housing Development** is to be located.

Changed Text:

The maximum grant amount per **Restricted Unit** is calculated pursuant to Section 7307 of the **MHP** Guidelines based on the number of **Restricted Units** in the **Affordable Housing Development**, affordability, unit sizes, and location in addition to the base amount of $200,000 except that the maximum grant amount per **Restricted Unit** for a given homeownership **AMI** tier shall equal the maximum loan amount per **Restricted Unit** for a given rental **AMI** tier as follows:

Homeownership **AMI**	80%	75%	70%	65%	60%	55%
Rental **AMI**	40%	35%	30%	25%	20%	15%

Change: 91

R6 Section: Section 104(c)(5)(D)

R7 Section: Section 104(c)(5)(D)

Original Text:

Homeownership **Affordable Housing Developments** supported by the **Housing-Related Infrastructure Capital Project** shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale, recorded on the fee interest of the real property on which the homeownership **Affordable Housing Development** is to be located.

Changed Text:

Conditions precedent to the first disbursement of **AHSC Program** funds shall include receipt of all required **Public Agency** entitlements and all construction funding commitments for the homeownership **Affordable Housing Development.**

Change: 92

R6 Section: Section 104(c)(5)(E)

R7 Section: Section 104(c)(5)(E)

Original Text:

For homeownership **Affordable Housing Developments**, **AHSC Program** assistance will be provided in the form of a grant from the **Department** to a **Locality** or **Developer**. It will be disbursed as reimbursed progress payments for **Eligible Costs** incurred for the construction of **Housing Related Infrastructure** required as a condition of approval of the homeownership **Affordable Housing Development**, made available for sale to qualified first-time homebuyers. The maximum first-time homebuyer grant amount is calculated to match the maximum loan amount pursuant to Section 7307 of the **MHP Guidelines** based on the number of **Restricted Units** in the **Affordable Housing Development**, affordability, unit sizes, and location in addition to the base amount of $175,000**. Restricted Units** with affordability greater than 60 percent but no greater than 80 percent will have maximum first-time homebuyer grant amounts calculated according to matching unit sizes and location with affordability of 60 percent represented by **AMI.** Prior to any disbursement, an affordability covenant will be recorded against the fee interest in the property of the **Affordable Housing Development.** At the time of sale of the **Restricted Unit** to a qualified first-time homebuyer, either the affordability covenant or a resale restriction will be recorded against the **Restricted Unit** for a period of not less than 30 years from the date of recordation.

Changed Text:

Prior to any disbursement, an affordability covenant will be recorded against the fee interest in the property of the homeownership **Affordable Housing Development.**

Change: 93

R6 Section: Section 104(c)(5)

R7 Section: Section 104(c)(5)(F)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

At the time of sale of each **Restricted Unit** to a qualified **First-time homebuyer**, and at each resale of each **Restricted Unit** to a qualified **First-time homebuyer** for the following 30 years, the **Recipient** shall ensure that a covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale is recorded against the **Restricted Unit.**

Change: 94

R6 Section: Section 105(a)(1)(C)

R7 Section: Section 105(a)(1)(C)

Original Text:

A **Federally Recognized Native American Tribe** whose **Project** meets requirements listed in detail in Appendix B.

Changed Text:

A **Tribal Entity** whose **Project** meets requirements listed in detail in Appendix B.

Change: 95

R6 Section: Section 105(a)(2)

R7 Section: Section 105(a)(2)

Original Text:

A special purpose entity formed and controlled by the **Developer**, and which will serve as the ultimate borrower of AHSC loan funds, is not an eligible **Applicant**. A special purpose entity ultimate borrower may be listed on the AHSC Program application in the appropriate, designated fields for listing such a borrower entity.

Changed Text:

A special purpose entity formed and controlled by the **Developer**, and which will serve as the ultimate borrower of AHSC loan funds, is not an eligible **Applicant**. A special purpose entity ultimate borrower meeting the requirements of UMR 8313.2 may be listed on the **AHSC Program** application in the appropriate, designated fields for listing such a borrower entity.

Change: 96

R6 Section: Section 105(a)(2)

R7 Section: Section 105(a)(2)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Single purpose entities not meeting the requirements of a special purpose entity pursuant to UMR 8313.2, whether serving as an intermediate entity within the ultimate borrower structure or not, are not **Eligible Applicants**. Such single purpose entities will not be included as a separate party on any **AHSC Program** legal documents, including but not limited to, Standard Agreements, nor are they eligible to be **Recipients** or payees of **AHSC Program** funds.

Change: 97

R6 Section: Section 105(a)(3)

R7 Section: Section 105(a)(3)

Original Text:

Where a **Public Agency** has a real property interest in the proposed **Project**, the application must include the **Public Agency** as a joint applicant or otherwise include a commitment to enter into a contractual agreement to develop the **Project**, if it is awarded.

Changed Text:

Where a **Public Agency** has a real property interest in the proposed **Project**, the application must include the **Public Agency** as a joint **Applicant** or otherwise include a commitment to enter into a contractual agreement to develop the **Project**, if it is awarded.

Change: 98

R6 Section: Section 105(a)(4)

R7 Section: Section 105(a)(4)

Original Text:

Joint applicants for the **Project** will be held jointly and severally liable for the completion of the **Project**.

Changed Text:

All eligible **Applicants** appearing on the application for the **Project** will be held jointly and severally liable for the completion of the **Project** and as such, will each sign all Standard Agreements to the award of AHSC funds.

Change: 99

R6 Section: Section 105(a)(4)(A)

R7 Section: Section 105(a)(4)(A)

Original Text:

A **Recipient** of **Department** funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple **Recipients**, all such **Recipients** must remain jointly and severally liable to the **Department** for that performance. Notwithstanding the foregoing, **Recipients** may indemnify each other by entering into agreements with one another as to particular portions of the award. In no event will any such agreement alter, amend, or revoke each individual **Recipient's** obligations to the Department, including the joint and several liability.

Changed Text:

A **Recipient** of **Department** funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple **Recipients**, all such **Recipients** must remain jointly and severally liable to the **Department** for that performance. Notwithstanding the foregoing, **Recipients** may indemnify each other by entering into agreements with one another as to individual **Capital Projects**. In no event will any such agreement alter, amend, or revoke each individual **Recipient's** obligations to the **Department**, including the joint and several liability.

Change: 100

R6 Section: Section 106(a)(1)

R7 Section: Section 106(a)(1)

Original Text:

The proposed **Project** will achieve a reduction in GHG emissions through fewer vehicle miles travelled (VMT), pursuant to the most recent **AHSC Program** Quantification Methodology, available on the California Air Resources Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting Materials

webpage. This must be evidenced by completed GHG Benefits Calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for each **Project** component.

Changed Text:

The proposed **Project** will achieve a reduction in GHG emissions through fewer vehicle miles travelled (VMT), pursuant to the most recent **AHSC Program** Quantification Methodology, available on the California Air Resources Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting Materials webpage. This must be evidenced by a completed GHG Benefits Calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for each **Project** component.

Notes and Links:

Link is the same. CARB's CCI Quantification, Benefits and Reporting Materials webpage is: https://ww2.arb.ca.gov/resources/documents/cci-quantification-benefits-and-reporting-materials

Change: 101

R6 Section: Section 106(a)(4)

R7 Section: Section 106(a)(4)

Original Text:

All proposed **Affordable Housing Developments** must provide free transit passes, reloadable transit cards, or discounted passes priced at no more than half of retail cost. At least one (1) pass or card shall be made available for each Restricted Unit for at least 3 years. The card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be paid for with AHSC funding.

Changed Text:

All proposed **Affordable Housing Developments** must provide free transit passes, reloadable transit cards, or discounted passes priced at no more than half of retail cost. At least one (1) pass or card shall be made available for each **Restricted Unit** for at least 3 years. The card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be paid for with AHSC funding pursuant to Section 103(b)(2).

Change: 102

R6 Section: Section 106(a)(5)

R7 Section: Section 106(a)(5)

Original Text:

Applicants of all proposed **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a **Smoke Free Housing** lease addendum prior to construction loan closing.

Changed Text:

Applicants of all proposed rental **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a draft of the development's **Smoke Free Housing** lease addendum.

Change: 103

R6 Section: Section 106(a)(6)(A)

R7 Section: Section 106(a)(6)(A)

Original Text:

Incorporate more than one **Urban Greening** feature with dedicated maintenance for at least two years. Applicants must propose at least $200,000 in reasonable direct **Urban Greening** costs.

Changed Text:

Incorporate more than one **Urban Greening** feature with dedicated maintenance for at least two years. The grantee is ultimately responsible for the maintenance of the **Urban Greening** features in the **Project**, even if municipal ordinance assigns responsibility for their maintenance to adjacent property owners. **Applicants** must propose at least $200,000 in reasonable direct **Urban Greening** costs.

Change: 104

R6 Section: Section 106(a)(7)

R7 Section: Section 106(a)(7)

Original Text:

The **Project** must demonstrate a level of committed funding at time of application that is 90 percent or greater calculated by the following equation:

$$\frac{\text{AHSC funds requested + Enforceable Funding Commitments (EFCs) – Deferred Costs}}{\text{Total Development Cost – Deferred Costs}}$$

*Note: **HRI** grant requests for Homeownership **Affordable Housing Developments** will not be counted as part of this equation, and therefore are exempt from this EFC threshold.*

Changed Text:

The **Project** must demonstrate a level of committed funding at time of application that is 90 percent or greater calculated by the following equation:

*[AHSC funds requested + **Enforceable Funding Commitments** (EFCs) – Deferred Costs]*
divided by:
[Total Development Cost – Deferred Costs]

*Note: All Homeownership **Affordable Housing Developments** are exempt from this EFC threshold*.

Change: 105

R6 Section: Section 106(a)(8)

R7 Section: Section 106(a)(8)

Original Text:

Completion and approval or adoption of all necessary environmental clearances including those required under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act (NEPA). All applicable time periods for filing appeals or lawsuits have lapsed within 30 days after the application due date with lawsuits or appeals resolved. Proof of NEPA clearance is shown through an Authority to Use Grant Funds document.

Changed Text:

Completion and approval or adoption of all necessary environmental clearances including those required under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act (NEPA) are due at time of application. Proof of NEPA clearance is shown through an Authority to Use Grant Funds document.

Change: 106

R6 Section: Section 106(a)(8)(A)

R7 Section: N/A

Original Text:

STI or **TRA** components of a **Project** are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in (8) above until prior to the initial disbursement of grant funds.

Changed Text:

(Deleted)

Change: 107

R6 Section: Section 106(a)(8)(B)

R7 Section: N/A

Original Text:

Applicants are not required to complete any necessary environmental clearances prompted exclusively by rental and/or operating subsidies prior to the AHSC application deadline.

Changed Text:

(Deleted)

Change: 108

R6 Section: Section 106(a)(9)

R7 Section: Section 106(a)(9)

Original Text:

Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted within 30 days of the application due date.

Changed Text:

Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.

Change: 109

R6 Section: Section 106(a)(10)

R7 Section: Section 106(a)(10)

Original Text:

The application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with **AHSC Program** and application requirements. For example, the applicant must demonstrate that the **Project** is financially feasible as evidenced by documentation including, but not limited to, a market study, project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed **Affordable Housing Development**. A market study that meets the requirements specified in the TCAC Regulations Section 10322(h)(10) will be accepted by the **Department.**

Changed Text:

The application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with **AHSC Program** and application requirements. For example, the applicant must demonstrate that the **Project** is financially feasible as evidenced by documentation including, but not limited to, a market study which meets the requirements specified in the **TCAC** Regulations Section 10322(h)(10), project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed **Affordable Housing Development.**

Change: 110

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)

Original Text:

The applicant or **Developer** of the **Project** must demonstrate **Site Control** sufficient to ensure the timely commencement of the **Project** as determined by the **Department.**

Changed Text:

The **Eligible Applicant** or **Locality** serving as the **Developer** of a particular component of the **Project** must demonstrate site control of the property on which that **Project** component will be located as set forth at UMR Sections 8303 and 8316 with the additional requirement that the **Applicant** shall maintain site control through the award date.

Change: 111

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The following shall apply to **Capital Projects:**

Change: 112

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)(A)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Where site control is in the name of another entity, the **Applicant** shall provide documentation, in form and substance reasonably satisfactory to the **Department** (e.g., a purchase and sale agreement, an option, a leasehold interest/option, a disposition and development agreement, an exclusive right to negotiate with a public agency for the acquisition of the site), which clearly demonstrates that the **Applicant** has some form of right to acquire or lease the **Project** property.

Change: 113

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)(A)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Where site control will be satisfied by a long-term ground lease, the **Department** will require the execution and recordation of the **Department's** form lease rider, which shall be entered into by and among the ground lessor, the ground lessee, the **Department**, and any other applicable parties. In all cases, the lease rider shall be recorded against the fee interest in the **Project** property.

Change: 114

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

For **Capital Projects** developed in **Indian country**, the following exceptions apply:

Change: 115

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)(B)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Where site control is a ground lease, the lease agreement between the **Tribal Entity** and the **Project** owner is for a period not less than 50 years; and

Change: 116

R6 Section: Section 106(a)(11)

R7 Section: Section 106(a)(11)(B)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

An attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.

Change: 117

R6 Section: Section 106(a)(12)

R7 Section: Section 106(a)(12)

Original Text:

Applicants must demonstrate experience by providing evidence of at least two projects that are similar to the proposed AHSC **Project** in scope and size, which have been completed by the applicant, or joint applicant, during the ten years preceding the application due date. If an Applicant relies upon the experience of its principal to meet the Applicant experience requirements, documentation of the principal's experience is required as set forth in the application, in addition to recent project evidence described in the previous sentence.

Changed Text:

Applicants must demonstrate experience by providing evidence of at least two projects that are similar to each proposed AHSC **Capital Project (AHD, HRI, STI,** and **TRA)** in scope and size, which have been completed by the **Applicant** serving as the **Developer** of that **Project** component, during the ten years preceding the application due date. If an **Applicant** relies upon the experience of its **Principal** to meet the **Applicant** experience requirements, documentation of the **Principal**'s experience is required as set forth in the application, in addition to recent project evidence described in the previous sentence.

Change: 118

R6 Section: Section 106(a)(12)(A)

R7 Section: Section 106(a)(12)(A)

Original Text:

For **STI** or **TRA** components only, an applicant may demonstrate the requisite experience (as detailed above) by using the past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC Project for which funding is sought.

Changed Text:

For **STI** or **TRA** components only, an **Applicant** may demonstrate the requisite experience (as detailed above) by using the past experience of work completed of a **Locality** or transportation agency non-applicant so long as the **Applicant** can provide an executed agreement with that specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC **Project** for which funding is sought, thereby demonstrating that the **Locality** or transportation agency will be serving as the **STI** or **TRA Developer** for that **Capital Project.**

Change: 119

R6 Section: Section 106(a)(14)

R7 Section: Section 106(a)(14)

Original Text:

Construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**.

Changed Text:

Construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**. Any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse is exempt from this requirement.

Change: 120

R6 Section: Section 106(a)(15)

R7 Section: Section 106(a)(15)

Original Text:

Qualifying Transit must be completed and offering service to the **Transit Station/Stop** of the **Project Area** by the time set forth in the Standard Agreement, but in no case later than the issuance of the certificate of occupancy for the **Affordable Housing Development**.

Changed Text:

Qualifying Transit must be completed and offering service to the **Transit Station/Stop** at the time of application submittal.

Change: 121

R6 Section: Section 106(a)(17)

R7 Section: Section 106(a)(17)

Original Text:

The Housing Element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from the Department which sets forth findings that the housing element adopted within the time frames required by Section 65588 of the Government Code includes that substance essential to every requirement of Article 10.6, commencing with Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's current housing element compliance status can be obtained by referencing the **Department's** website. **Projects** located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.

Changed Text:

The Housing Element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from the **Department** which sets forth findings that the housing element adopted within the time frames required by Section 65588 of the Government Code includes that substance essential to every requirement of Article 10.6, commencing with Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's current housing element compliance status can be obtained by referencing the **Department's** website. **Projects** located on Trust Land, as defined under **Indian country**, are exempt from this requirement.

Change: 122

R6 Section: Section 106(a)(17)

R7 Section: Section 106(a)(17)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

For the purposes of this section alone, jurisdictions that are undergoing **Department** review of their housing element at the time of award and jurisdictions which are receiving **Department** technical assistance to bring their housing element into compliance at the time of award, shall both be deemed to be in a presumptive state of substantial compliance by the **Department**. All awards premised on presumptive substantial compliance shall include conditions in their respective standard agreements requiring that prior to funds disbursement the subject jurisdiction must have received a final housing element certification letter from the **Department.**

Change: 123

R6 Section: Section 106(a)(18)

R7 Section: Section 106(a)(18)

Original Text:

Applications must integrate applicable climate adaptation measures as described in Section 107(o).

Changed Text:

Applicants that are a City, County, or City and County must at the time of application, have submitted their housing element annual progress reports as required by Government Code section 65400 to the State of California for the current and prior year.

Change: 124

R6 Section: Section 106(a)(19)

R7 Section: Section 106(a)(19)

Original Text:

The applicant must demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The **Project** site must not be designated as agricultural land according to the State Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool. An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site.**

Changed Text:

Applications must integrate applicable climate adaptation measures as described in Section 107(m).

Change: 125

R6 Section: Section 106(a)(20)

R7 Section: Section 106(a)(20)

Original Text:

Applications requesting **AHSC Program** funding for **Affordable Housing Developments** and **Housing-Related Infrastructure Capital Projects** must also demonstrate to the satisfaction of the **Department** all the following:

Changed Text:

The **Applicant** must demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The **Project** site must not be designated as agricultural land according to the State Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool. An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site.**

Change: 126

R6 Section: Section 106(a)(20)(A)

R7 Section: N/A

Original Text:

Rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and **MHP Guidelines** Section 7312.

Changed Text:

(Deleted)

Change: 127

R6 Section: Section 106(a)(20)(B)

R7 Section: N/A

Original Text:

The **Affordable Housing Development** and/or **Housing-Related Infrastructure Capital Project(s)** are infeasible without **AHSC Program** funds, and other committed funds are not and will not be supplanted by **AHSC Program** funds.

Changed Text:

(Deleted)

Change: 128

R6 Section: Section 106(a)(20)(C)

R7 Section: N/A

Original Text:

Proposed **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new **Project** is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same **Project** meeting the requirements of the UMRs Section 8303 (b).

Changed Text:

(Deleted)

Change: 129

R6 Section: Section 106(a)(20)(C)(i)

R7 Section: N/A(i)

Original Text:

The Department may approve **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as the reduction does not result in more than 25 percent fewer units upon Project completion.

Changed Text:

(Deleted)

Change: 130

R6 Section: Section 106(a)(20)(D)

R7 Section: N/A

Original Text:

If the **Affordable Housing Development** and/or **Housing-Related Infrastructure Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents.

Changed Text:

(Deleted)

Change: 131

R6 Section: Section 106(a)(20)(E)

R7 Section: N/A

Original Text:

Applicants must demonstrate the proposed **Affordable Housing Development** is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.

Changed Text:

(Deleted)

Change: 132

R6 Section: Section 106(a)(20)(F)

R7 Section: N/A

Original Text:

Where approval by a local public works department, or other responsible local agency, is required for the **Housing-Related Infrastructure Capital Project**, the application must include a statement from that department indicating that the **Housing-Related Infrastructure Capital Project** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that **Department**.

Changed Text:

(Deleted)

Change: 133

R6 Section: Section 106(a)(21)

R7 Section: Section 106(a)(21)

Original Text:

Applications requesting AHSC Program funding for **Sustainable Transportation Infrastructure** and/or **Transportation-Related Amenities Capital Projects** must satisfy all the following:

Changed Text:

Applications requesting **AHSC Program** funding for **Affordable Housing Developments** and **Housing Related Infrastructure Capital Projects** must also demonstrate to the satisfaction of the **Department** all the following.

Change: 134

R6 Section: Section 106(a)(21)(A)

R7 Section: Section 106(a)(21)(A)

Original Text:

Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure** and/or **Transportation-Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.

Changed Text:

Rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and **MHP** Guidelines Section 7312.

Change: 135

R6 Section: Section 106(a)(21)(B)

R7 Section: Section 106(a)(21)(B)

Original Text:

If the **Sustainable Transportation Infrastructure** and/or **Transportation-Related Amenities Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents.

Changed Text:

The **Affordable Housing Development, Housing Related Infrastructure,** or both are infeasible without **AHSC Program** funds, and other committed funds are not and will not be supplanted by **AHSC Program** funds.

Change: 136

R6 Section: Section 106(a)(21)(B)(i)

R7 Section: N/A(i)

Original Text:

The no net loss requirements contained in section 106(a)(20)(C) of these Guidelines apply to **Sustainable Transportation Infrastructure or Transportation-Related Amenities Capital Projects** occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application.

Changed Text:

(Deleted)

Change: 137

R6 Section: Section 106(a)(21)

R7 Section: Section 106(a)(21)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Proposed **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new **Project** is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new **Affordable Units** may exist on separate parcels provided all parcels are part of the same **Project** meeting the requirements of the UMRs Section 8303 (b).

Change: 138

R6 Section: Section 106(a)(21)

R7 Section: Section 106(a)(21)(C)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The Department may approve **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as

the reduction does not result in more than 25 percent fewer units upon Project completion.

Change: 139

R6 Section: Section 106(a)(21)

R7 Section: Section 106(a)(21)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

If the **Affordable Housing Development, Housing Related Infrastructure, or both Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

Change: 140

R6 Section: Section 106(a)(21)

R7 Section: Section 106(a)(21)(E)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Applicants must demonstrate the proposed **Affordable Housing Development** is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.

Change: 141

R6 Section: Section 106(a)(21)

R7 Section: Section 106(a)(21)(F)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Where approval by a local public works department, or other responsible local agency, is required for the **Housing Related Infrastructure Capital Project**, the

application must include a statement from that department indicating that the **Housing Related Infrastructure Capital Project** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that **Department.**

Change: 142

R6 Section: Section 106(a)(22)

R7 Section: Section 106(a)(22)

Original Text:

Applications requesting AHSC Program funding for **Program Costs** must also demonstrate to the satisfaction of the Department all the following:

Changed Text:

Applicants must affirm that the proposed **Affordable Housing Development,** or **Mixed Use Development** in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure. Only zero-emission generators are AHSC Eligible Costs. **Projects** required to include fossil fuel-based backup power by regulation or code should consider the cleanest and most renewable technology first, starting with gaseous fuel (e.g., RNG, NG, LPG), and then tier 4 compliant diesel. If a fossil fueled-based generator is installed, be advised that procurement, site preparation, installation, or operation of such units is not an AHSC **Eligible Cost.**

Change: 143

R6 Section: Section 106(a)(22)(A)

R7 Section: N/A

Original Text:

The **Program Costs** are infeasible without AHSC Program funds, and other committed funds are not being supplanted by AHSC Program funds

Changed Text:

(Deleted)

Change: 144

R6 Section: Section 106(a)(23)

R7 Section: Section 106(a)(23)

Original Text:

All proposed AHSC **Project** components are subject to all applicable codes, including the California Building Standards Code (**CCR**, Title 24). The 2019 edition of this code, effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.

Changed Text:

Applications requesting AHSC Program funding for **Sustainable Transportation Infrastructure, Transportation Related Amenities**, or both must satisfy all the following:

Change: 145

R6 Section: Section 106(a)(23)

R7 Section: Section 106(a)(23)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure** and/or **Transportation Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies, and plans enforced or implemented by that entity.

Change: 146

R6 Section: Section 106(a)(23)

R7 Section: Section 106(a)(23)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

If the **Sustainable Transportation Infrastructure** and/or **Transportation Related Amenities Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

Change: 147

R6 Section: Section 106(a)(23)

R7 Section: Section 106(a)(23)(B)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The no net loss requirements contained in section 106(a)(20)(C) of these Guidelines apply to **Sustainable Transportation Infrastructure or Transportation Related Amenities Capital Projects** occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application.

Change: 148

R6 Section: Section 106(a)(24)

R7 Section: Section 106(a)(24)

Original Text:

Outreach and education on reducing potential health impacts of air pollution must be provided to residents of **Affordable Housing Developments**. Local health departments, air districts, and nonprofits may provide useful resources for this requirement.

Changed Text:

Applications requesting AHSC Program funding for **Program Costs** must also demonstrate to the satisfaction of the **Department** all the following:

Change: 149

R6 Section: Section 106(a)(24)

R7 Section: Section 106(a)(24)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds.

Change: 150

R6 Section: Section 106(a)(25)

R7 Section: Section 106(a)(25)

Original Text:

Projects must meet the accessibility requirements specified in the TCAC regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations, must be approved in writing by the **Department** prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with TCAC regulations. The applicant or **Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met.

Changed Text:

All proposed AHSC **Project** components are subject to all applicable codes, including the California Building Standards Code (**CCR**, Title 24).

Change: 151

R6 Section: Section 106(a)(26)

R7 Section: Section 106(a)(26)

Original Text:

Projects involving new construction, acquisition and **Substantial Rehabilitation**, or conversion of nonresidential structures to residential dwelling units must be capable of accommodating broadband service with at least a speed of 25 megabits per second for downloading and 3 megabits per second for uploading (25/3). Internet service and its ongoing fee is not required.

Changed Text:

The application must demonstrate that outreach and education on reducing potential health impacts of air pollution will be provided to residents of **Affordable Housing Developments.**

Change: 152

R6 Section: Section 106(a)(26)(A)

R7 Section: N/A

Original Text:

Projects should provide a conduit from the public right of way or property line and provide pathways, wiring, cables, and other necessary infrastructure extended to each unit and public common space to provide a broadband connection.

Changed Text:

(Deleted)

Change: 153

R6 Section: Section 106(a)(26)(B)

R7 Section: N/A

Original Text:

For some rural areas, other technologies like fixed wireless, might offer the highest caliber connection. All applicants should consult with their local jurisdictions about their broadband infrastructure planning, as well as existing internet service providers in the area.

Changed Text:

(Deleted)

Change: 154

R6 Section: Section 106(a)

R7 Section: Section 106(a)(27)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Affordable Housing Developments must meet the Americans with Disabilities Act (ADA), fair housing, nondiscrimination, Pet Friendly Housing Act, physical accessibility, and Violence Against Women Act (VAWA), requirements pursuant to **MHP** Guidelines Section 7314 (a)-(d). Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with **TCAC** regulations (California Code of Regulations (**CCR**), Title 4, Section 10337(b)(2), as may be amended and renumbered from time to time). The **Applicant** or **Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met.

Change: 155

R6 Section: Section 106(a)

R7 Section: Section 106(a)(28)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Affordable Housing Development and **Housing Related Infrastructure** components involving new construction, acquisition and **Substantial Rehabilitation**, or conversion of nonresidential structures to residential, dwelling units must be capable of accommodating broadband service with at least a speed of 100 megabits (50 megabits for rural) per second for downloading and 20 megabits (10 megabits for rural) per second for uploading.

Change: 156

R6 Section: Section 106(a)

R7 Section: Section 106(a)(28)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Affordable Housing Development and **Housing Related Infrastructure** components must provide a conduit from the public right of way or property line and provide pathways, wiring, cables, and other necessary infrastructure extended to each unit and public common space to provide a broadband connection.

Change: 157

R6 Section: Section 106(a)

R7 Section: Section 106(a)(28)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

For some rural areas, other technologies like fixed wireless, might offer the highest caliber connection. All **Applicants** should consult with their local jurisdictions about their broadband infrastructure planning, as well as existing internet service providers in the area.

Change: 158

R6 Section: Section 106(a)

R7 Section: Section 106(a)(28)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

High speed internet service, with speeds listed above must be made available to each **Restricted Unit** for a minimum of 15 years, free of charge to the tenants, and available within 6 months of the **AHD's** placed-in-service date.

Change: 159

R6 Section: Section 107

R7 Section: Section 107

Original Text:

AHSC Program funds will be allocated through a competitive process, based on the merits of the application to support sustainable development that expands and improves transit, walking and bicycling infrastructure and provides opportunities to reduce VMT by supporting connectivity between housing and destinations to bring about reduction of GHG emissions.

The scoring criteria is divided by three categories, for a total of 100 points:

1. GHG Reductions Scoring (30 points)
2. Quantitative Policy Scoring (55 points)
3. Narrative-Based Policy Scoring (15 points)

Applications meeting threshold requirements as detailed in Section 106 will be reviewed and scored based upon the detailed criteria as described in Figure 5 below. The narrative-based policy scoring section of the application will be scored only for projects that obtain over 50 percent of the total points available (at least 43 of the 85 other available Quantitative and GHG-related points). Projects that are not scored for Narrative are not eligible for award. All of the scoring criteria will be applied to all **Projects**, regardless of the project components present in each specific **Project**.

To receive points related to a specific **Project** component, the component must be at least partially funded through AHSC (e.g. an applicant can only receive points related to an **Affordable Housing Development** when requesting **AHD** or **HRI** funds).

[Figure 5 is a table with the AHSC Scoring Elements and Criteria]

Changed Text:

AHSC Program funds will be allocated through a competitive process, based on the merits of the application to support a sustainable housing development that expands and improves transit, walking, and biking infrastructure, providing opportunities to reduce VMT by supporting connectivity between housing and destinations to bring about reduction of GHG emissions.

The scoring criteria is divided by three broad categories, with additional subcategories, for a total of 100 points. Scoring elements are detailed in Figure

4. It is the intent of the **AHSC Program** to use scoring to differentiate projects for ranking, so it is not expected that any project will score the full 100 points.

Projects will be reviewed and scored only after meeting threshold requirements as detailed in Section 106. Projects that are not scored are not eligible for award. All the scoring criteria will be applied to every **Project**, regardless of the project components present in each specific **Project**

[Figure 5 was renamed to Figure 4. It is still a table with the AHSC Scoring Elements and Criteria. Updated with scoring criteria for round 7 as listed in Section 108.]

To receive points related to a specific **Project** component, the **Applicant** must request a portion of the costs through AHSC (e.g., an **Applicant** can only receive points related to an **Affordable Housing Development** when requesting **AHD** or **HRI** funds).

In all scoring categories, it is the responsibility of the **Applicant** to provide accurate, complete, and clear descriptions of their proposed **Project**. The **Department** and **Council** staff will use the required supporting documentation provided in the submitted application to verify claims, and cannot accept, nor rely on, additional or alternate materials provided after the application deadline. **Applicants** shall not provide intentionally unclear or vague answers to avoid disclosing relevant or material details of a **Project** and are instead required to be forthcoming in their application and respond clearly in the spirit and intent of the program. The **Department** and **Council** staff reserve the right to withhold all points in any scoring categories if applicant-submitted documentation is determined to be unclear or incomplete. **Project** details not disclosed to the **Department** that are later discovered or disclosed, and which are determined to be inconsistent with the requirements of AHSC, will result in disencumbrance of the awarded funds and negative points, if applicable.

Change: 160

R6 Section: Section 107(a)

R7 Section: Section 107(a)

Original Text:

For this section, applications will be scored based on the estimated GHG emission reductions based on: 1) the transit **Project** GHG emission reductions; 2) the housing, active transportation, and renewable energy **Project** GHG emission reductions; AND 3) cost efficiency of total estimated GHG emission reductions per AHSC dollar. Each of these scoring methods will represent a maximum of 5, 10, and 15 points of the total combined 30 points available under this criterion, respectively. Note: While up to 5 points are available for GHG emission reductions from transit **Projects**, the 15 points for cost efficiency of total estimated GHG emissions reductions will also be strongly affected by transit **Projects**. On average, GHG reductions from transit **Projects** make strong contributions to total **Project** GHG Emissions *Reductions in a cost-effective manner.*

Applications will be awarded points for Project GHG Emissions Reductions according to the following process:
Changed Text:

For this section, applications will be scored on the GHG emission reductions of proposed project components, for a total of 30 points. Applicants are required to adhere to quantification requirements and guidance published by California Air Resources Board (CARB) and SGC regarding GHG emission reduction estimates and should refer to the AHSC Quantification Methodology and the AHSC User Guide available on the CARB CCI Quantification, Benefits, and Reporting Materials webpage.

Applicants should refer to Table 2 of the AHSC User Guide for a complete list of quantifiable project components. The GHG emission reductions attributable to AHSC will be scored in the following GHG categories:

- Transit and Shared Mobility GHG: Transit and shared mobility project component(s) for a maximum of 5 points;
- Project Area GHG: Affordable housing, active transportation, and/or grid-connected solar PV project component(s) for a maximum of 10 points; and
- GHG Efficiency: Total GHG emission reductions per Project for a maximum of 15 points.

Estimated GHG Emissions Reductions Scoring Process:

Change: 161

R6 Section: Section 107(a)(1)

R7 Section: Section 107(a)(1)

Original Text:

For each **Project**, applicants will estimate GHG emission reductions using the most recent AHSC Benefits Calculator Tool, available on the California Air Resources Board's (CARB) CCI Quantification, Benefits, and Reporting Materials webpage.

Changed Text:

Applicants will estimate GHG emission reductions of each quantifiable project component using the most recent AHSC Benefits Calculator Tool, available on the CARB CCI Quantification, Benefits, and Reporting Materials webpage.

Notes and Links:

Link is the same for Round 6 and Round 7: http://www.arb.ca.gov/cci-resources

Change: 162

R6 Section: Section 107(a)(1)(A)

R7 Section: Section 107(a)(1)(A)

Original Text:

Transit **Project** GHG emission reductions will represent the GHG emission reductions associated with AHSC funded new or expanded transit service, capital improvements, or fare reductions as estimated through the AHSC Benefits Calculator Tool and reviewed by State agency staff. For reductions associated with a single transit vehicle purchase, more than 50 percent of the vehicle cost must be funded by AHSC to be eligible for GHG quantification.

Changed Text:

Each application requesting GGRF funding must include at least one of the project components listed in Table 2 of the AHSC User Guide. Applications are not required to estimate the benefits of all quantifiable project components. Also note that the AHSC Benefits Calculator Tool will prorate GHG reductions according to the share of GGRF funding from AHSC and other programs. GGRF Funding from other programs should be specified by the applicant in the Project Info Tab and prorated GHG emission reductions will appear in the GHG Summary Tab.

Change: 163

R6 Section: Section 107(a)(1)(A)(i)

R7 Section: N/A

Original Text:

In the case that multiple transit vehicles of a single mode type are purchased, all but one vehicle must be funded *entirely* by AHSC while the additional vehicle shall have more than 50 percent, but less than total cost, funded by AHSC in order to be eligible for quantification.

Changed Text:

(Deleted)

Change: 164

R6 Section: Section 107(a)(1)(B)

R7 Section: Section 107(a)(1)(B)

Original Text:

Applicants are required to adhere to guidance published by CARB and SGC regarding GHG emission reductions estimates, including on how to estimate ridership growth. Guidance will be posted to CARB's CCI Quantification, Benefits, and Reporting Materials webpage and SGC's AHSC Resource Page, possibly in the form of a Questions and Answers document.

Changed Text:

Applications that include a single **ZEV** transit vehicle purchase as a project component, must use AHSC dollars to fund more than 50 percent of the vehicle cost to be eligible for GHG quantification. In the case that multiple **ZEV** transit vehicles of a single mode type are purchased, all but one vehicle must be funded entirely by AHSC while the additional vehicle shall have more than 50 percent funded by AHSC to be eligible for quantification.

Notes and Links:

Round 6 CCI Quantification, Benefits, and Reporting Materials webpage: https://ww2.arb.ca.gov/resources/documents/cci-quantification-benefits-and-reporting-materials

Round 6 SGC's AHSC Resource page: http://www.sgc.ca.gov/programs/ahsc/resources

Change: 165

R6 Section: Section 107(a)(1)(C)

R7 Section: Section 107(a)(1)(C)

Original Text:

Housing, active transportation, and renewable energy **Project** GHG emission reductions will represent the GHG emission reductions associated with AHSC funded **Affordable Housing Developments** and residential transit subsidies, solar photovoltaic (PV) electricity generation, new bicycle facilities and walkways, and new or expanded bikeshare as estimated through the AHSC Benefits Calculator Tool and reviewed by State agency staff.

Changed Text:

Applications quantifying solar PV electricity generation will only receive credit for electricity generation above state code requirements. Applicants should refer to the applicable energy code at the time of application for requirements.

Change: 166

R6 Section: Section 107(a)(1)(D)

R7 Section: Section 107(a)(1)(D)

Original Text:

Cost efficiency of estimated GHG emission reductions will be calculated by the following formula:
Total Project GHG Emission Reductions/AHSC $ Request

Total **Project** GHG Reduction score will represent the total GHG emission reductions estimated through the AHSC Benefits Calculator Tool.

Note: For phased projects, only the current phase (the phase seeking AHSC funding) of a project will be quantified.

Changed Text:

Phased projects should only quantify the project components for the phase seeking AHSC funding in the current application cycle. Previously funded or future phases are not included in the GHG calculation.

Change: 167

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)

Original Text:

All applications will be ranked from highest to lowest within each **Project Area** type for all of the transit **Project** GHG emission reductions; housing, active transportation, and renewable energy **Project** GHG emissions reductions; and the Efficiency of Reductions score.

Changed Text:

The GHG emission reductions of each application will be ranked from highest to lowest within each GHG category. Each application will be assigned to one of five bins in ranked order. Each bin will receive an assigned point score as follows.

Change: 168

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Transit and Shared Mobility GHG Category

Change: 169

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(A)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 1 = 5 points

Change: 170

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(A)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 2 = 4 points

Change: 171

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(A)(iii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 3 = 3 points

Change: 172

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(A)(iv)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 4 = 2 points

Change: 173

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(A)(iv)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 5 = 1 points

Note: Projects that do not include a transit component or include transit components that results in a net increase in emissions will be placed in Bin 5 but receive 0 points for Transit and Shared Mobility GHG Category.

Change: 174

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Project Area GHG Category

Change: 175

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(B)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 1 = 10 points

Change: 176

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(B)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 2 = 8 points

Change: 177

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(B)(iii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 3 = 6 points

Change: 178

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(B)(iv)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 4 = 4 points

Change: 179

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(B)(v)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 5 = 2 points

Change: 180

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

GHG Efficiency

Change: 181

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(C)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 1 = 15 points

Change: 182

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(C)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 2 = 12 points

Change: 183

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(C)(iii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 3 = 9 points

Change: 184

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(C)(iv)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 4 = 6 points

Change: 185

R6 Section: Section 107(a)(2)

R7 Section: Section 107(a)(2)(C)(v)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Bin 5 = 3 points

Change: 186

R6 Section: Section 107(a)(3)

R7 Section: Section 107(a)(3)

Original Text:

Each application will be assigned to one of five bins representing one fifth of the total number of applications in ranked order with each bin receiving an assigned point score, up to a maximum of (1) 5 points for transit **Project** GHG emission reductions; (2) 10 points for housing, active transportation, and renewable energy **Project** GHG emission reductions; and (3) 15 points for cost efficiency of estimated GHG emission reductions, as follows:

[Three tables with the bin and score points. First table is for Transit Bin Scoring going from Bin 1 at 5 points to Bin 5 at 1 points (decreasing by 1). Bin 5 for this category has a note denoted by an asterisk. The second table is for Affordable Housing, Active Transportation, and Renewable Energy Bin Scoring going from Bin 1 at 10 points to Bin 5 at 2 points (decreasing by 2). The third table is for Cost Efficiency of GHG Reductions Bin Scoring going from Bin 1 at 15 points to Bin 5 at 3 points (decreasing by 3).]

*Transit **Projects** that result in a net increase in emissions will be placed in Bin 5 but receive 0 points for transit **Project** GHG emission reductions.

Changed Text:

The score of each GHG category will be combined to determine the **Project's** Total GHG Score.

Change: 187

R6 Section: Section 107(a)(4)

R7 Section: Section 107(a)(4)

Original Text:

Bin scores for (1) transit **Project** GHG emission reductions; (2) housing, active transportation, and renewable energy **Project** GHG emission reductions; and (3) cost efficiency of estimated GHG emission reductions, will be combined to determine final GHG emission reduction criteria score as follows:

[Has each table listed out as in Section 107(a)(3) but with an addition sign in between them. The same note in Section 107(a)(3) is included.]

Note: For the purposes of calculating the points used to determine the GHG emission reductions score for the TOD, ICP, and RIPA targets, projects will be binned within their Project Area Type, and therefore will only compete within their project area type for the first 80 percent of appropriated funding per Section 108.

Changed Text:

Please note that while all projects are scored together, independent of **Project Area Type, Projects** will only compete within their **Project Area Type** for the first 80 percent of funding available in the **NOFA** per Section 108.

Change: 188

R6 Section: Section 107(b)

R7 Section: Section 107(b)

Original Text:

Active Transportation Improvements – 10 Points Maximum

Changed Text:

Active Transportation and Transit Improvements – 10 Points Maximum

Change: 189

R6 Section: Section 107(b)(1)

R7 Section: Section 107(b)(1)

Original Text:

Up to 2 points for the total length (in linear miles) of AHSC funded **Context Sensitive Bikeways** as follows:

- 2 points for over half a mile
- 1 point for less than half a mile

Changed Text:

Up to 2 points for the total length (in **Lane Miles**) of AHSC-funded **Context Sensitive Bikeways** as follows:

- 2 points for at least one (1.0) lane mile
- 1 point for at least one half (0.50) lane mile

AHSC funds may be used to install new or improved bikeways, even if they are not a **Context Sensitive Bikeway**; however, points will only be awarded for **Context Sensitive Bikeways**. Improved bikeways must be facility enhancements that allow an upgrade from Class II to Class I or IV; or Class III to a facility that creates dedicated bicycle space (Class I, II, or IV). A project that converts a temporary Class IV bikeway (e.g., paint, plastic bollards, and/or K-rail) to a permanent Class IV bikeway using permanent physical barriers (e.g., poured concrete and/or plantings) is an eligible cost and eligible **Context Sensitive Bikeway**, but would not be eligible for GHG Quantification since it is not a new bikeway.

Change: 190

R6 Section: Section 107(b)(2)

R7 Section: Section 107(b)(2)

Original Text:

1 point for **Projects** that link the **Affordable Housing Development** or **Qualifying Transit Station or Stop** to an existing bicycle network or a bicycle network identified official public planning documents. The existing or planned bicycle network must be directly linked by a new **Context Sensitive Bikeway** funded by AHSC that has an entry point within one quarter mile of either the **Affordable Housing Development** or **Qualifying Transit Station or Stop**. The existing or planned bicycle network does not have to be comprised of **Context Sensitive Bikeways.**

Changed Text:

1 point for **Projects** that link the **Affordable Housing Development** or **Qualifying Transit Station or Stop** to an existing bicycle network. The new **Context Sensitive Bikeway** funded by AHSC must have an entry point within the **Project Area** and directly intersect with an existing bikeway as a way to connect to the existing bike network. The existing bikeway and bikeway network does not have to be comprised of **Context Sensitive Bikeways.**

Change: 191

R6 Section: Section 107(b)(3)

R7 Section: Section 107(b)(3)

Original Text:

Up 2 points (1 point per improvement) for projects that address barriers to safe access of bicycle routes. Documentation must be provided to certify that the **Project**

will do at least one of the following in an attempt to increase bicycle safety and access:

- reduce vehicular speed or volume near bicycle users;
- improve sight distance and visibility;
- eliminate potential conflict points;
- improve compliance with traffic laws; or
- address any other barriers to cyclists that may have existed on the route.

Changed Text:

Up to 2 points for the length of AHSC-funded **Safe and Accessible Walkways**

as follows:

- 2 points for connecting more than 2,000 feet of continuous sidewalk, including both sides of the street as applicable.
- 1 point for connecting more than 1,000 but less than 2,000 feet of continuous sidewalk, including both sides of the street as applicable.

STI improvements that will make walkways safe and accessible (e.g., through new or repaired sidewalks, crosswalks, or curb ramps) will be measured for the distance of the entire block face on which the infrastructure improvement will be made so long as the entire distance of its walkway will then meet the AHSC definition of **Safe and Accessible Walkway**. Crosswalk improvements, which are eligible **STI** components, can be measured for the crosswalk distance plus the distance of one block face to which it connects, so long as the block face already is or will be a **Safe and Accessible Walkway** at the completion of the project.

Change: 192

R6 Section: Section 107(b)(4)

R7 Section: Section 107(b)(4)

Original Text:

Up to 2 points for the length of AHSC funded **Safe and Accessible Walkways** as follows:

- 2 points for over 2,000 feet
- 1 point for 1,000 to 1,999 feet

Indicate the measured length (in feet) of new or replaced sidewalk.
STI improvements that will make walkways safe and accessible (e.g., through sidewalk replacement) will be measured for the distance of the entire block face on which the infrastructure improvement will be made so long as the entire distance of its walkway will then meet the AHSC definition of **Safe and Accessible Walkway**. Safe and accessible crosswalk improvements, which are **STI**, can be measured for the crosswalk distance plus the distance of one block face to which it connects, so long as the block face is a **Safe and Accessible Walkway**.

TRA improvements that will create **Safe and Accessible Walkways** will be

measured according to the length of sidewalk directly improved (ex: provided shade to, illuminated). Unimproved distances of walkways in-between **TRA** improvements will not be measured.

Changed Text:

1 point for **Projects** that create at least 1,000 linear feet of new pedestrian facilities where none exist at the time of application submission. Examples include new overpasses or underpasses, and new Class 1 path or sidewalk where no walkway currently exists. Curb ramps or other wheelchair-accessible entry points are required for any crossings in this new facility but would not be sufficient in and of themselves to be eligible for this point. The **Lane Miles** of one Class I Multi-Use Path cannot be counted to fulfill the distance scoring sections for both the bikeway and walkway scoring sections; applicants may use the Multi-Use Path for only one scoring section.

Change: 193

R6 Section: Section 107(b)(5)

R7 Section: Section 107(b)(5)

Original Text:

1 point for **Projects** that provide a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route (i.e. no connecting point for one quarter mile). Examples include overpasses, underpasses, and placement of sidewalk where none previously existed. At-grade crosswalks are not eligible for this point.

Changed Text:

Up to 4 points for **Projects** that improve existing transit routes that serve the community around the **AHD**. To qualify for this point, the AHSC-funded improvements must improve service for a transit route that serves at least one (1) stop or station inside the **Project Area**. The improvement to the transit route need not be directly inside the **Project Area**, but the **Project's** effects to improving reliability and/or speed inside the **Project Area** should be evident.

Projects that improve a local bus service for at least one (1.0) **Lane Mile** by implementing any (or a multiple) of the following will be eligible for two points for each strategy, up to four points:

- Bus Only Lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) Lanes that are in effect at least eight (8) hours a day, at least five (5) days a week
- Installation of new off-board fare collection kiosks or machines
- Installation of new at-grade boarding infrastructure
- Installation of at least 4 bus bulb-outs that eliminate the need for buses to pull out of the general flow lane

- Installation of new or upgraded **Transit Signal Priority** hardware and software
- Installation of at least 5 new bus shelters where none currently exist

Procurement of at least one new **ZEV** transit vehicle that allows the provider to modify published schedules that will achieve headways of 15 minutes or less during peak hours or reduce peak hour existing headways by more than 10 minutes.

Change: 194

R6 Section: Section 107(b)(6)

R7 Section: N/A

Original Text:

Up to 2 points for projects that address barriers to safe access of pedestrian routes. Documentation must be provided to certify that the **Project** will do at least one of the following in an attempt to increase pedestrian safety and access: reduce vehicular speed or volume near pedestrians, improve sight distance and visibility, eliminate potential conflict points, improve compliance with traffic laws, or address any other barriers to pedestrians that may have existed on the route. One point will be awarded for each addressed site of a barrier(s) to safe pedestrian access.

Changed Text:

(Deleted)

Change: 195

R6 Section: Section 107(c)

R7 Section: Section 107(c)

Original Text:

Green Buildings and Renewable Energy - 10 Points Maximum

Changed Text:

Green Buildings and Renewable Energy - 8 Points Maximum

Change: 196

R6 Section: Section 107(c)(1)

R7 Section: Section 107(c)(1)

Original Text:

3 points will be awarded for **Projects** that are designed to achieve green building status beyond State mandatory building code requirements as verified by a certified LEED Green rater, certified Green Point rater, or licensed engineer. Applicants may select from the following green building certification programs:

[Includes two tables. The first table lists Certifications for residential construction programs by tier. Includes CalGreen, LEED, Green Point Rated, Energy Star, and Living Future Challenge. The second table lists certifications for non-residential construction programs by tier. includes CalGreen and LEED.]

Changed Text:

3 points will be awarded for **Affordable Housing Developments** that commit to a design that achieves green building status beyond State mandatory building code requirements as certified by the project architect, energy analyst, and/or sustainability consultant. Applicants may select from the following green building certification programs.

[Includes two tables. The first table lists Certifications for residential construction programs by tier. Includes CalGreen, LEED, Green Point Rated, Energy Star, and Living Future Challenge. The second table lists certifications for non-residential construction programs by tier. includes CalGreen and LEED.]

Change: 197

R6 Section: Section 107(c)(2)

R7 Section: Section 107(c)(2)

Original Text:

Up to 7 points will be awarded for **Affordable Housing Developments**, or **Mixed Use Developments** in the case that non-residential uses are included, that incorporate electric design, as detailed below:

- 3 points for **Affordable Housing Developments**, or **Mixed Use Developments** that achieve near electrification – projects where two out of three of the major energy appliances (cook stoves, space heating, water heating) are electric. Projects must be wired to be electric ready, defined as having 240 volts outlets near each gas appliance.
- 7 points for **Affordable Housing Developments** or **Mixed Use Developments** that are powered entirely through electricity with no connections to natural gas infrastructure.

Changed Text:

Up to 5 points will be awarded for **AHD Projects** that will invest in technologies that can achieve significant reductions in energy grid use, measured as total onsite energy consumption and as verified by a HERS rater, based on the following:

5 Points will be awarded to an **AHD Project** that has Zero Net Energy Design: A development that produces as much energy as it consumes over the course of a year, when accounted for at the energy generation source; 3 Points will be awarded to an **AHD Project** that at least two-thirds (66.6 percent) of the building energy is produced by on-site renewable sources.

Change: 198

R6 Section: Section 107(d)

R7 Section: Section 107(d)

Original Text:

Housing and Transportation Collaboration - 9 Points Maximum

Changed Text:

Housing and Transportation Collaboration - 10 Points Maximum

Change: 199

R6 Section: Section 107(d)(1)

R7 Section: Section 107(d)(1)

Original Text:

Up to 6 points for applications with an AHSC funds request of at least $1,000,000 for either **Affordable Housing Development** or **Housing-Related Infrastructure** AND an AHSC funds request for **Sustainable Transportation Infrastructure** that comprises at least a certain percentage of the total AHSC funds request as detailed below:

[Table lists out percent of STI Funds Request as a percentage of Total AHSC Request needed for points. Goes from 10 to 25 percent (increasing by 5 then 10) for 2 to 6 points (increasing by 2 points)]

Changed Text:

Up to 6 points for applications with an AHSC funds request for **Sustainable Transportation Infrastructure** that comprises at least a certain amount of funds or a percentage of the total AHSC funds request (whichever is the lower amount) as detailed below

[Table lists out percent of STI Funds Request as a percentage of Total AHSC Request needed for points. Gives option to go from 10 to 25 percent (increasing by 5 then 10) or from 3M to 7.5M (increasing by 1.5M and 3M) for 2 to 6 points (increasing by 2 points)]

Change: 200

R6 Section: Section 107(d)(2)

R7 Section: Section 107(d)(2)

Original Text:

2 points for applications which invest at least 5 percent of total AHSC funds in **Transportation Related Amenities** at a **Transit Station or Stop** within the **Project Area.** One point will be given to projects that invest at least 5 percent of total AHSC funds in **Transportation Related Amenities,** but not at a **Transit Station or Stop.**

Changed Text:

2 points for applications which invest at least $1,500,000 or five (5.0%) percent of total AHSC funding request (whichever is the lower amount) in **Transportation Related Amenities** at or along the side of block face(s) that include a **Transit Station or Stop** within the **Project Area.**

Change: 201

R6 Section: Section 107(d)(3)

R7 Section: Section 107(d)(3)

Original Text:

1 point for **Projects** which have received funding from other Greenhouse Gas Reduction Fund (GGRF) programs which directly benefit or contribute to the development of the proposed **Project.**

OR

1 point for **Projects** within environmentally cleared California high speed rail station planning areas.

Changed Text:

2 points for **Projects** which provide documentation that their site is either:

Utilizing Publicly-Owned Land: An **AHD** which is to be developed on land designated as Excess Land (EO N-06-19), Surplus Land, Exempt Surplus Land, or land covered by any other exemption in Section 103 of the Surplus Land Act Guidelines. **Projects** developed on land purchased, or leased, from a transit agency are also eligible for this point. For excess state-owned property, the **AHD** must be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property.

OR

In a High-Speed Rail Planning Area: An **AHD** that is within environmentally cleared California high-speed rail station planning areas.

Change: 202

R6 Section: Section 107(e)

R7 Section: Section 107(e)

Original Text:

Location Efficiency and Access to Destinations - 6 Points Maximum

Changed Text:

Location Efficiency and Access to Destinations - 3 Points Maximum

Change: 203

R6 Section: Section 107(e)(1)

R7 Section: Section 107(e)(1)

Original Text:

Up to 3 points will be given for the Location Efficiency of the **Project** site as determined by the US EPA Walkability Index using the address of the **Project** site. If the **Project** is a corridor and does not have a specific address, use the center most point of the **Project** for the calculation. Click here for the methodology for the Walkability Index.

Points will be given on the following scale:

- 3 points: Most Walkable (Dark Green; 15.25-20)
- 2 points: Above Average Walkable (Light Green; 10.51-15.25)
- 1 point: Below Average Walkable (Yellow; 5.76-10.5)
- 0 points: Least Walkable (Orange; 1-5.75)

Changed Text:

Up to 3 points will be given for projects that provide the location of existing **Key Destinations** within one-half (0.50) mile of the AHD. For **TOD Project Areas** and **ICP Project Areas** each type of **Key Destination** is worth one third (0.333) of a point. For **RIPA Project Areas** each type of **Key Destination** is worth one half (0.50) of a point. Each QPS **Key Destination** category may only be counted once. Facilities that meet multiple categories (e.g., a Grocery Store with a Pharmacy) may be counted toward multiple categories. Please see definitions and further specifications for each **Key Destination** in Appendix A. Please see Mapping Guidance for how to map and document **Key Destinations**.

- Market or Grocery store (SNAP Retailer)
- Medical clinic that accepts Medi-Cal payments or offers free medical services to low-income individuals
- Licensed childcare facility as identified by the California Department of Social Services
- Pharmacy
- Park accessible to the general public
- Community Center accessible to the general public
- Public library

- Public elementary, middle, high school, non-profit university or non-profit junior college
- Food bank, bank, or credit union
- Post Office

Notes and Links:

Round 6 Link for Walkability Index: http://www.epa.gov/smartgrowth/smart-location-mapping#walkability. Link was deleted for Round 7.

Change: 204

R6 Section: Section 107(e)(2)

R7 Section: N/A

Original Text:

Up to 3 points will be given for projects that provide a map highlighting the location of existing **Key Destinations** within 1/2 mile of the AHD. Each type of **Key Destination** is worth one third of a point and may only be counted once.

- Grocery store which meets the CalFresh Program requirements
- Medical clinic that accepts Medi-Cal payments
- Public elementary, middle or high school
- Licensed child care facility
- Pharmacy
- Park accessible to the general public
- Public library
- Office park
- University or junior college
- Bank or Post Office
- Place of Worship

Changed Text:

(Deleted)

Change: 205

R6 Section: Section 107(f) and Section 107(f)(1)

R7 Section: Section 107(f) and Section 107(f)(1)

Original Text:

Funds Leveraged - 4 Points Maximum

A maximum of 4 points will be awarded for applications demonstrating **Enforceable Funding Commitments** to leverage AHSC funded **Capital Projects** and **Program** activities. Applications will be scored based on the amount of **Enforceable Funding Commitments** (as defined in Appendix A with exception for tax credit equity; see below) from sources other than the **AHSC Program**, as a percentage of the requested amount of **AHSC Program** funds as follows:

[Includes table of Enforceable Funding Commitments as percentage of Total AHSC Request by points. 50-99 percent is 1 point, 100 to 149 percent is 2 points, 150 to 199 percent is 3 points, and over 200 percent is 4 points]

Low-income housing tax credit equity contributions and tax-exempt bonds in connection with 4 and 9 percent low-income housing tax credits *will not* be included in this leverage equation, overriding AHSC's **Enforceable Funding Commitment** definition. For the purpose of meeting committed funding requirements detailed in Section 106(a)(7), the **Enforceable Funding Commitment** definition is used.

Changed Text:

Funds Committed – 4 points Maximum

4 points will be awarded for applications demonstrating **Enforceable Funding Commitments** for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: the amount requested from the **AHSC Program**, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. For **Projects** with bond financing, any applicable permanent lender commitment of bond financing is required for these points. The assistance will be deemed to be an **Enforceable Funding Commitment** if it has been awarded to the **Project** or if the **Department** approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax-exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.

Change: 206

R6 Section: Section 107(g)

R7 Section: Section 107(g)

Original Text:

Anti-Displacement Strategies - 6 Points Maximum

Changed Text:

Prohousing Designation – 3 Points Maximum

Change: 207

R6 Section: Section 107(g)(1)

R7 Section: Section 107(g)(1)

Original Text:

Up to 4 points (1 point per strategy) for **Projects** that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the

area surrounding the **Project**. Each strategy or program is only eligible for fulfilling a single scoring criterion.
Applicants are required to describe the strategy or program and how it relates to the AHSC **Project**; how strategies exceed state requirements, if applicable; and who will implement any strategies under "Voluntarily Implemented by Applicants" and how they will do so.

Voluntarily Implemented by Applicants: *

- Funding a community multi-lingual tenant legal counseling service. These funds do not need to be supplied by AHSC.
- Affirmative marketing strategies or plans targeting nearby neighborhoods, a **Disadvantaged Community** or a **Low-Income Community**
- Funding and partnering with a community based organization or service provider with a history of working in the local community to conduct displacement prevention work. These funds do not need to be supplied by AHSC. The application must include an executed agreement and outline the relationship between the community based organization and applicant, one of which identifies the outcomes of the funded work.

Local Policies: **, ***

- Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Government Code section 65583.2(g)(3)
- Rent stabilization programs beyond what is required by California Civil Code 1946.2
- Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2
- Policies to preserve Single Room Occupancy (SRO) housing or mobile home parks
- Condominium conversion restrictions
- Land banking programs actively receiving funding with a cumulative value of at least $1,000,000
- Community benefit zoning and/or other land value recapture strategy
- Rent review board and/or mediation, foreclosure assistance, or multi-lingual tenant legal counseling services.
- Policies to facilitate the development of new accessory dwelling units.
- Density bonus ordinances that expand on state replacement requirements

* Strategies under "Voluntarily Implemented by Applicants" must be funded by an AHSC applicant.
** Strategies under "Local Policies" will only be awarded points if these policies are within local code or are ongoing programs of the local jurisdiction. All actions may only qualify for a single strategy.
*** Strategies or programs must exceed State minimum standards. Local ordinances that match or exceed legal provisions such as tenant protection laws adopted in response to COVID-19 or those included under Government Code

66300 (Housing Crisis Act of 2019) may count for points in this section so long as they are not temporary.

Changed Text:

3 Points will be awarded for **Projects** located in jurisdictions that have received a "Prohousing designation" as certified by the **Department** by the application due date; OR

Change: 208

R6 Section: Section 107(g)(2)

R7 Section: Section 107(g)(2)

Original Text:

Up to 2 points (1 point per strategy) for **Projects** demonstrating policies, strategies or programs that either currently exist or will be implemented through this **Project** to prevent the displacement of locally-owned businesses from the area surrounding the **Project**. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this **Project**. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this **Project,** or both newly implemented through this **Project**. Strategies should be selected from this following list:

- Implementation of an overlay zone to protect and assist small businesses;
- Establishment of a small business advocate office and single point of contact for every small business owner;
- Creation and maintenance of a small business alliance;
- Increased visibility of the jurisdiction's small business assistance programs;
- Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses;
- Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting.

Local Workforce Development & Hiring Practices - 3 Points Maximum

Up to 3 points (1.5 points per strategy) for Projects that implement workforce development strategies. Applicants shall provide the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.

For maximum points in this section, Projects must implement at least two of the following four AHSC workforce development strategies. Projects that implement one of the following four AHSC workforce development strategies will receive 1.5 points.

Changed Text:

1 Point will be awarded for **Projects** located in jurisdictions that have applied for a "Prohousing designation" from the **Department**. The prohousing application must be received by the **Department** before the application due date and the jurisdiction must have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program, and have at least three of the following policies in place:

Change: 209

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions with policies that involve meaningful actions towards Affirmatively Furthering Fair Housing pursuant to GC Section 8899.50, including, but not limited to, rezoning higher density in higher opportunity areas, prioritizing funding in higher opportunity areas or areas of concentrated poverty or lower opportunity, place based (e.g., acquisition/rehabilitation, infrastructure improvements, enhancement of community amenities and resources) or displacement strategies in areas of concentrated poverty, lower opportunity or high displacement risk.

Change: 210

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions permitting missing middle housing uses (e.g., triplexes and fourplexes) by right in existing low-density, single-family residential zones or increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law (e.g., permitting more than one ADU or JADU per single-family lot) and Government Codes sections 65852.21 and 66411.7.

Change: 211

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions with density bonus programs which exceed statutory requirements by 10 percent or more.

Change: 212

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions that are reducing or eliminating parking requirements for residential development as authorized by GC Sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of GC Section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to GC Section 65915, subdivision (p).

Change: 213

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(E)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.

Change: 214

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(F)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower Income households.

Change: 215

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(G)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower-Income allocation in the current housing element cycle.

Change: 216

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(H)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions with measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs.

Change: 217

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(I)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects located in jurisdictions that have established pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.

Change: 218

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(J)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents and Projects located in jurisdictions that have documented practice of streamlining housing development at the Project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, Sections 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28).

Change: 219

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(K)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Waiver or significant reduction of development impact fees for residential development.

Change: 220

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(L)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Establishment of local housing trust funds or collaboration on a regional housing trust fund.

Change: 221

R6 Section: Section 107(g)

R7 Section: Section 107(g)(2)(M)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.

Change: 222

R6 Section: Section 107(g)(3)

R7 Section: N/A

Original Text:

AHSC workforce development strategies include:

- Funding a workforce development organization that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from **Disadvantaged Communities**. The workforce community based organization must submit program metrics detailing the demographics and numbers of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs;
- Funding a partnership with a workforce development board that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from **Disadvantaged Communities**. The partnership or workforce development board must submit program metrics detailing the demographics and number of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs;
- **Project** is bound by a Skilled and Trained workforce commitment. Applications must submit a letter of intent between the developer and the certified apprenticeship program outlining the mechanism to deliver on the term of that commitment.

- Projects that have developed a project labor or community workforce agreement. Applications should submit documentation of those agreements, including a plan to pull a defined set of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships.
- **Projects** that are located in jurisdictions with local hire ordinances that directly apply to the proposed project. Application must include documentation of those requirements and a concrete plan to comply, including a specific number of targeted workers or apprenticeships to be hired, the mechanism for doing so, and the programs from which they will be pulled.

The purpose of these workforce partnerships and practices is to advance the recruitment, training, and hiring of low income residents and underrepresented workers living in **Disadvantaged Communities**, connecting these populations with training and hiring opportunities that the funded project creates or facilitates. *Note: Projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.*

Changed Text:

(Deleted)

Notes and Links:

Local Workforce section did not have a subsection. In Round 6 it was technically under Section107(g)(2)-(3), when it should have been its own subsection.

Change: 223

R6 Section: Section 107(h)

R7 Section: Section 107(h)

Original Text:

<u>Housing Affordability - 5 Points Maximum</u>

Changed Text:

<u>Anti-Displacement Activities - 4 Points Maximum</u>

Change: 224

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)

Original Text:

<u>Up to 5 points</u> will be awarded for applications which restrict a percentage of units in the **Affordable Housing Development** to Extremely Low Income (ELI) households:

[Includes a table of Percent of total units restricted to ELI households by Points. 5-10 percent is 2 points, 11 to 15 percent is 3 points, 16 to 20 percent is 4 points, more than 20 percent is 5 points]

Changed Text:

Up to 4 points (2 points per activity) for Projects that document commitments to implement new or expanded Anti-displacement activities, as supported by an assessment of housing needs and displacement vulnerability.

Assessment: A Housing Needs and Displacement Vulnerability Assessment is required to receive Anti-displacement points in this category. Applicants are required to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the **Project Area**. The assessment should describe housing needs and displacement vulnerability using the most recent economic statistics and demographic information available (U.S. Census or other more recently-collected local information is acceptable). The assessment should further provide details summarizing existing local policies and programs currently impacting the community, including policies described in the jurisdiction's Housing Element, other government policies, and any non-governmental organization's working on Anti-Displacement. The assessment may be an existing document that meets the goals stated above or the **Applicant** can use the prompts found in Anti-displacement Attachment.

Commitment Letter: All proposals in partnership with a non-profit or **Locality** must provide a Commitment Letter and a workplan describing how each program or activity will be implemented. The workplan should include all of the categories below:

- Scope of Work by task
- Budget by task
- Deliverables by task
- Proposed implementation timeline
- Current status of work
- Current status of the role the non-profit plays in the **Project Area**
- Proposed measures of success & tracking protocols
- Signatures from all implementing parties agreeing to the terms above

Projects may select up to two activities listed below.

Implemented by Developers, and does not require dedicated AHSC Program funding:

Change: 225

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The **Project** is a **Joint Venture** with an **Emerging Developer** or **Community-Based Developer**, with those entities as the lesser experienced co-applicant;

Change: 226

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The **Project** will ensure that at least 15% of the total AHSC request will go towards procurement from, or subcontracting with, businesses based within 5 miles of the **AHD;**

Change: 227

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The **Project** funds the construction of community-identified components or activities from another SGC-funded project, such as Transformative Communities Collaborative (TCC), Sustainable Agricultural Lands Conservation (SALC)

Change: 228

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Implemented by an independent non-profit or locality with dedicated Program Cost (PGM) funding of a minimum $150,000 per activity:

A non-profit and/or **Locality** developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan

Notes and Links:

Round 7 text includes the title of this subsection, which is listed right above Section 107(1)(D)

Change: 229

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(E)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing or implementing a pipeline or training programs that will build capacity for **Emerging, Community-Based, or BIPOC Developers**

Change: 230

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(F)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing or implementing a process for data collection, monitoring, & tracking systems related to the causes of displacement (e.g. rental property registry, landlord licensing, local eviction tracking, or a speculation watchlist)

Change: 231

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(G)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing or implementing eviction prevention and landlord anti-harassment programs

Change: 232

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(H)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing or implementing rental assistance programs

Change: 233

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(I)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing a Neighborhood Leadership Development Program for stakeholders within the project communit

Change: 234

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(J)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area

Change: 235

R6 Section: Section 107(h)(1)

R7 Section: Section 107(h)(1)(K)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A non-profit and/or **Locality** developing or operating a Community Land Trust or Land Banking activities

Change: 236

R6 Section: Section 107(i) and Section 107(i)(1)

R7 Section: Section 107(i)

Original Text:

Programs – 2 Points Maximum

1 point will be awarded to applicants that propose an AHSC funded eligible **Program**. For transit pass programs to qualify for this point, they must be offered to at least as many individuals within the community as are offered to residents of the **Affordable Housing Development.**

Changed Text:

Local Workforce Development & Hiring Practices - 3 Points Maximum

Up to 3 points (1.5 points per strategy) for **Projects** that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within **Priority Population** census tracts or **Low-Income Households**. Strategies should aim to connect these populations with training and hiring opportunities created by the **Project**. Workforce development strategies may be implemented during project construction or after completion of the project, but they must be implemented within the contract reporting period.

Choose from the following AHSC workforce development strategies

Change: 237

R6 Section: Section 107(i)(1)

R7 Section: Section 107(i)(1)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Partnership with a Workforce Development organization or a Workforce Development Board

Applicants must provide the following information and verifiable documentation in a letter jointly signed by the **Applicant** and the external organization:

- The name(s) of the organization(s)
- The nature of the partnership between the **Applicant** and the organization
- Demonstrate that the implementing organization has a track record of success serving disadvantaged populations, and,
- Demonstrate that the implementing organization has a history of success in job placement rates for trainees from **Disadvantaged Communities**
- The written agreement that details the partnership strategy or policy undertaken and its outcomes
- The number and the demographic composition (race, education, and income) of participants in the external organization over the last three (3) years, for each of the following:
    - Participants who enrolled in the program;
    - Participants who completed the program; and

Participants who were successfully placed into state-certified apprenticeship or related job.

Change: 238

R6 Section: Section 107(i)(1)

R7 Section: Section 107(i)(1)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Project is bound by a Skilled and Trained Workforce Commitment.

Applicants must provide following information and verifiable documentation in a letter jointly signed by the **Applicant** and the external organization:

- A letter of intent between the **Developer** and the state-certified apprenticeship program including the mechanism to deliver on the term of that commitment
- The number and the demographic composition (race, education, income) of participants in the external organization over the last three (3) years, for each of the following:
    - Participants who enrolled in the program;

- Participants who completed the program; and
- Participants who were successfully placed into a state-certified apprenticeship or related job.

Change: 239

R6 Section: Section 107(i)(1)

R7 Section: Section 107(i)(1)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects that have developed a Project Labor or Community Workforce Agreement

Applicants must provide following information and verifiable documentation in a letter jointly signed by the **Applicant** and the external organization:

- Documentation of the agreements, including, a Targeted Hiring Plan, as defined in in HSC 38599.10, demonstrating how the applicant will:
    - Create jobs for residents of under-resourced, tribal, and **Low-income Communities** in the same region as the proposed project
    - Ensure access for the aforementioned residents to those jobs
    - Create a defined cohort of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships

Change: 240

R6 Section: Section 107(i)(1)

R7 Section: Section 107(i)(1)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects that are located in jurisdictions with Local Hire Ordinances

Applicants must provide following information and verifiable documentation in a letter:

- Date the ordinance took effect
- Documentation of the ordinance's requirements,
- Confirmation the **Project** will be subject to and comply with the ordinance's requirements that including:

- A specific number of targeted workers or apprenticeships to be hired;
- The mechanism for targeting the workers or apprenticeships; and
- The programs from which workers or apprenticeships will be recruited from.

Change: 241

R6 Section: Section 107(i)(2)

R7 Section: N/A

Original Text:

Up to 1 point will be awarded for applicants that provide documentation showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).

Changed Text:

(Deleted)

Change: 242

R6 Section: Section 107(j)

R7 Section: Section 107(j)

Original Text:

The narrative-based policy scoring section of the application will be scored only for projects that obtain over 50 percent of the Quantitative and GHG QM points (i.e., 43 points or higher). For this section, applicants must include a PDF attachment of a narrative that addresses the following questions and prompts. Please include the bolded headers listed below for each point section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.

Collaboration & Planning - 4 Points Maximum
Collaboration between local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to its contexts. Outline how the proposed project brings together the efforts of local government, including housing and transportation agencies. The following prompts must be addressed in the narrative:
Changed Text:

Housing Affordability - 5 Points Maximum

Notes and Links:

Section 107(j) from Round 6 includes the intructions for narrative. Intructions were above this section without a designated subsection.

Change: 243

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)

Original Text:

Local Planning Efforts: Identify what local planning efforts the project implements, and if applicable, describe what particular components of the project are derived from a local plan. Explain how local government agencies were involved in the process of creating the project.

- Agencies to consider in your answer may include, but are not limited to: local public works department, transit agencies, planning and community development departments, housing departments, local health department, schools/school districts, emergency services, law enforcement, etc.
- Examples of planning efforts to discuss may include, but are not limited to: General Plan (e.g., circulation element or housing element); Specific Plan; Community Plan; Climate Action Plan; Community Health Improvement Plan (CHIP); Redevelopment Plan; Bicycle Master Plan; Disadvantaged Community Assessment (Government Code Section 65302); Pedestrian Master Plan; Local Coastal Plan; Transit Plan; Transit Corridor Plan; Station Area Plan; Corridor System Management Plan; Transportation Demand Management (TDM) Strategy or Plan.

Changed Text:

For rental **Affordable Housing Developments,** the following shall apply:

Notes and Links: Section 107(j) from Round 6 includes the intructions for narrative. Intructions were above this section without a designated subsection.

Change: 244

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

<u>Up to 3 points</u> will be awarded for applications which restrict a percentage of units in a rental **Affordable Housing Development** to Extremely Low Income (ELI) households. Points will be awarded based on the percent of total units restricted to ELI households as follows:

Change: 245

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(A)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

15 to 19.9 percent = 1 points

Change: 246

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(A)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

20.0 to 24.9 percent = 2 points

Change: 247

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(A)(iii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

25 percent or more = 3 points

Change: 248

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Up to 2 points for applications which restrict a percentage of the households in a rental **Affordable Housing Development** to three-bedroom or larger in one of the following manners:

Change: 249

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Restrict a percent of ELI households in a rental **Affordable Housing Development** to three-bedroom or larger units, as follows:

Change: 250

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)(i)a.

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

10 to 19.9 percent = 1 points

Change: 251

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)(i)b.

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

20 percent or more = 2 points

OR;

Change: 252

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Restrict a percentage of the ELI or Very Low Income households in a rental **Affordable Housing Development** to three-bedroom or larger units, as follows:

Change: 253

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)(ii)a.

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

20 to 29.9 percent = 1 points

Change: 254

R6 Section: Section 107(j)(1)

R7 Section: Section 107(j)(1)(B)(ii)b.

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

30 percent or more = 2 points

Change: 255

R6 Section: Section 107(j)(2)

R7 Section: Section 107(j)(2)

Original Text:

Housing and Transportation Collaboration: Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC **Project**. Explain the process involved in coming together to create a larger vision for the **Project Area**. Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive **Project**.

Changed Text:

For homeownership **Affordable Housing Developments** the following shall apply:

Change: 256

R6 Section: Section 107(j)(2)

R7 Section: Section 107(j)(2)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Up to 5 points will be awarded for applications which restrict a percentage of units in a homeownership **Affordable Housing Development** to Low Income (LI) households. Points will be awarded based on the percent of total units restricted to LI households as follows:

Change: 257

R6 Section: Section 107(j)(2)

R7 Section: Section 107(j)(2)(A)(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

20 to 29.9 percent = 2 point

Change: 258

R6 Section: Section 107(j)(2)

R7 Section: Section 107(j)(2)(A)(ii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

30 to 39.9 percent = 3 points

Change: 259

R6 Section: Section 107(j)(2)

R7 Section: Section 107(j)(2)(A)(iii)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

40 to 49.9 percent = 4 points

Change: 260

R6 Section: Section 107(j)(2)

R7 Section: Section 107(j)(2)(A)(iv)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

50 percent or more = 5 points

Change: 261

R6 Section: Section 107(k)

R7 Section: Section 107(k)

Original Text:

Community Benefits & Engagement - 6 Points Maximum
Community involvement and leadership are crucial to ensuring that both the principle objectives and co-benefits of the project respond to the true needs of local residents. Explain how local residents and community-based organizations were meaningfully engaged in developing the **Project**, especially those from **Disadvantaged** and **Low-income Communities**, and how the project addresses community-identified needs. Please address the prompts below in your narrative.
Changed Text:

Programs – 2 Points Maximum

Change: 262

R6 Section: Section 107(k)(1)

R7 Section: Section 107(k)(1)

Original Text:

Community Engagement and Leadership: Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve **Disadvantaged** and/or **Low-Income Community** residents, including how meetings were advertised and made accessible.

Changed Text:

2 points will be awarded to applicants that propose an AHSC-funded **Program (PGM) Cost** in partnership with a non-profit organization (including churches, Community Based Organizations, or other organization registered as a 501(c)(3) Organization) for at least $150,000. All proposals in partnership with a non-profit must provide a commitment letter and a workplan describing how each program or activity will be implemented.

- Scope of Work by task
- Budget by task
- Deliverables by task
- Proposed implementation timeline
- Current status of work
- Current status of the role the non-profit plays in the **Project Area**
- Proposed measures of success & tracking protocols
- Signatures from all implementing parties agreeing to the terms

If funding is to be used to expand an existing program, the **Applicant** must also explain how the new funding will expand upon the existing work (e.g. serve new geographic or demographic populations) or offer a new program service. The document must be signed by an authorized signatory of both the **Developer** and the non-profit organization.

Applicants may choose funding a program under one of the following categories:

Change: 263

R6 Section: Section 107(k)(1)

R7 Section: Section 107(k)(1)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Active Transportation Encouragement and Safety: **Active Transportation Programs** that encourage residents to walk or bicycle more frequently and more safety. Programs may include, but are not limited to: Bike Safety Workshops, Walking School Buses or other group walking activities, Safe Routes to School or Transit. Additionally, distribution of lights, safety equipment, or bicycles to low-income residents are an eligible **Program Cost** as an incentive for participation in safety education programs.

Change: 264

R6 Section: Section 107(k)(1)

R7 Section: Section 107(k)(1)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

AHD Resident Support: Instructor-led adult educational, health and wellness, or skill building classes. Includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.

Change: 265

R6 Section: Section 107(k)(1)

R7 Section: Section 107(k)(1)(C) and Section(k)(1)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

(C) Low-Income **Zero Emission Vehicle** (**ZEV**) Car Sharing Programs: Programs that provide free or reduced cost access to **Zero Emission Vehicle** Car Sharing Programs.

(D) Tenant Legal Counseling: Programs that provide legal advice and education to renters on their rights as a tenant and access to programs to help reduce risks of evictions and displacement. Section 103(b)(1)(A) applies

Change: 266

R6 Section: Section 107(k)(2)

R7 Section: N/A

Original Text:

Addressing Community Needs: Demonstrate how the proposed AHSC project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For **Projects** located in a **Disadvantaged Community** or **Low-Income Community**, applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address. For all **Projects**,

applicants are encouraged to cite key factors contributing to less healthy community conditions from their Healthy Places Index score as community needs that their **Project** will address.

Note: AHSC recognizes that COVID-19 has placed significant constraints on the way engagement can be conducted. Not only is the pandemic affecting inter-personal interactions and shifting engagement to digital mediums, but it is putting a financial strain on government, developers, and community organizations, alike. Moreover, low-income and minority communities have been disproportionately affected by the dual financial and public health crises. Taking these facts into consideration, the review process will factor COVID-related constraints into the scoring process.

Changed Text:

(Deleted)

Change: 267

R6 Section: Section 107(l)

R7 Section: Section 107(l)

Original Text:

Community Climate Resiliency - 3 Points Maximum
Communities will continue to experience effects of climate change in various ways, including increased likelihood of droughts, sea level rise, flooding, wildfires, heatwaves and severe weather. Due to these effects, climate resiliency is a key part of planning and project implementation decisions.

Changed Text:

The narrative-based policy scoring section of the application will be scored only for projects that meet threshold requirements listed in Section 106. For Narrative-Based Policy Scoring, applicants must provide responses to the questions and prompts outlined in the Narrative Prompts document. Please reference the Narrative Prompts document and rubric at the SGC AHSC Program Website for instructions, the specific questions to answer, and necessary application materials. The following is a summary of each section:

Community Benefits & Engagement - 6 Points Maximum

Community involvement and leadership are crucial to ensuring that both the principal objectives and co-benefits of the project respond to the true needs of the community. Taken together, the responses to the prompts will explain how local residents and community-based organizations were meaningfully engaged in developing the **Project**, especially those from **Disadvantaged** and **Low- income Communities**, and how the project addresses community-identified needs and promotes community health and well-being. The prompts will ask applicants to address two main components: (1) Community

Engagement and Leadership and (2) how the AHSC **Project** addresses community needs.

Notes and Links:

Section 107(l) from Round 7 includes the intructions for narrative. Intructions were above this section without a designated subsection.

Change: 268

R6 Section: Section 107(l)(1)

R7 Section: N/A

Original Text:

Climate Adaptation Assessment Matrix: Fill out the Climate Adaptation Assessment Matrix with climate projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the project is considering climate projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g., time horizon).

Changed Text:

(Deleted)

Change: 269

R6 Section: Section 107(l)(2)

R7 Section: N/A

Original Text:

Climate Adaptation: Describe how the risks posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment. Consider the lifetime of **Project** elements, risks posed by changing climate conditions, and consequences of those risks (e.g., impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the **Project** conforms to the implementation of that plan (Government Code section 65302(g)(4), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Please separate responses according to climate impacts.

Note: If available, use localized climate impact projections. For tools to help assess general climate impacts, please visit Cal-Adapt's Local Climate Snapshot tool. For adaptation tools, resources, strategies and case studies visit the state's Adaptation Clearinghouse.*

Changed Text:

(Deleted)

Notes and Links:

Link to Cal-Adapt's Local Climate Snapshot tool from Round 6: https://cal-adapt.org/tools/local-climate-change-snapshot/. Link to the Round 6 state's Adaptation Clearinghouse: https://resilientca.org/

Change: 270

R6 Section: Section 107(m)

R7 Section: Section 107(m)

Original Text:

Community Air Pollution Exposure Mitigation – 2 Points Maximum
Decreasing air pollution exposure to residents living near sources, including (but not limited to) freeways and high-volume roadways, is essential for ensuring the benefits of infill development are actualized, including promoting public health. Implementing scientifically based air pollution mitigation strategies at the project level, can help protect public health and support GHG reduction goals.

Changed Text:

Climate Adaptation & Community Resiliency - 5 Points Maximum

Communities will continue to experience effects of climate change in many ways, including increased likelihood of droughts, flooding, heatwaves, sea level rise, severe weather, and wildfires. Due to these effects, climate resiliency is a key part of planning and project implementation. The prompts will ask applicants to address how the risks posed from climate change and other environmental exposures will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. The prompts will also ask how the **Project** will reduce the health risks of climate change and other environmental exposures including extreme heat, wildfires and smoke, air pollution from vehicle emissions, and more. Under this section applicants will fill out the Climate Adaptation Assessment Matrix.

Note: If available, use localized climate impact projections. For tools to help assess general climate impacts, please visit Cal-Adapt's Local Climate Snapshot tool. For adaptation tools, resources, strategies and case studies visit the state's Adaptation Clearinghouse.*

Notes and Links: Link to Cal-Adapt's Local Climate Snapshot tool from Round 7: https://cal-adapt.org/tools/local-climate-change-snapshot/. Link to the Round 7 state's Adaptation Clearinghouse: https://resilientca.org/

Change: 271

R6 Section: Section 107(m)(1)

R7 Section: N/A

Original Text:

Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and known sources of pollution affecting the Project Area. Report the Particulate Matter (PM) 2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the **Project**, how they were selected, and how they address pollution sources.

[Includes a table of Example Strategies]

Note: These strategies are limited by the many factors that may influence their effectiveness, ranging from local meteorology and topography to human use, maintenance, etc.
Note: For additional suggested strategies to mitigate air pollution exposure see the following resources:

- *Bay Area Air Quality Management District, "Planning Healthy Places"*
- *California Air Resources Board, "Strategies to Reduce Air Pollution Exposure near High Volume Roadways: Technical Advisory"*
- *U.S. Environmental Protection Agency, "Best Practices for Reducing Near-Road Air Pollution Exposure at Schools"*
- *California Governor's Office of Planning and Research, "General Plan Guidelines". Chapter 6- Healthy Communities*
- *U.S. Environmental Protection Agency "Recommendations for Constructing Roadside Vegetation Barriers to Improve Near-Road Air Quality"*
- *Los Angeles County Department of Public Health, "Public Health Recommendations to Minimize the Health Effects of Air Pollution Associated with Development Near Freeways and High-Volume Roads"*

Note: In CalEnviroScreen 3.0, a geographic area's percentile for a given indicator simply tells the percentage of areas with lower values of that indicator. A percentile does not describe the magnitude of the difference between two or more areas. For example, an area ranked in the 30th percentile is not necessarily three times more impacted than an area ranked in the 10th percentile.

** For a spreadsheet showing raw data and calculated percentiles for individual indicators for individual census tracts, download the CalEnviroScreen 3.0 results.*
Changed Text:

(Deleted)

Change: 272

R6 Section: Section 107

R7 Section: Section 107(n)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Collaboration & Planning - 4 Points Maximum

Collaboration between local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to the day to day needs of the community. Taken together, the responses to the prompts of this section should outline how the proposed project brings together the efforts of local government, including housing and transportation agencies to achieve projects that improve efforts related to climate adaptation, health, housing, mobility, and safety. The prompts will ask applicants to address two components of this: (1) Local Planning Efforts and (2) Housing and Transportation Collaboration.

Change: 273

R6 Section: Section 107

R7 Section: Section 107(o)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Equity & Transformation – 3 Points Maximum

As stated in the **AHSC Program** Overview, SGC is committed to achieving racial equity in its operations, investments, and policy initiatives and to achieving its vision that: All people in California live in healthy, thriving, and resilient communities regardless of race. The **AHSC Program** encourages a holistic approach to community development and broader investments in neighborhoods. Under this section, the prompts will ask applicants to describe how the **Project**: 1) advances equity and 2) is either piloting new or innovative approaches or policies, leveraging existing resources in a new way, or shaping future projects in the nearby communities.

Change: 274

R6 Section: Section 108(a)

R7 Section: Section 108(a)

Original Text:

Pursuant to direction of the **Council,** the **Department** shall offer funds through a **NOFA** and applications will be reviewed based on the steps detailed below and illustrated in Figure 6.

Changed Text:

Pursuant to direction of the **Council,** the **Department** shall offer funds through a **NOFA** and applications will be reviewed based on the steps detailed below.

Change: 275

R6 Section: Section 108(b)

R7 Section: Section 108(b)

Original Text:

The **Department** will offer optional pre-application consultations as detailed in the **NOFA** in order to provide assistance to applicants regarding minimum threshold eligibility and other program requirements.

Changed Text:

The **Department** will schedule optional pre-application consultations as detailed in the **NOFA** to provide assistance to applicants regarding minimum threshold eligibility and other requirements.

Change: 276

R6 Section: Section 108(c)

R7 Section: Section 108(c)

Original Text:

Applications will be made available through the **Department**, and complete applications must be submitted to the **Department** by the deadline detailed in the **NOFA.**

Changed Text:

Applications will be made available through the **Department**, and complete applications and supporting documentation must be submitted to the **Department** by the deadline detailed in the **NOFA.** An application workbook will be developed by SGC and the **Department** in accordance with these Guidelines, and will outline the required documentation and methods by which compliance with the Guidelines is demonstrated.

Change: 277

R6 Section: Section 108(d)

R7 Section: Section 108(d)

Original Text:

The highest scoring applications that meet all threshold requirements as determined by the **Department**, based on criteria set forth in these guidelines, shall be recommended to the **Council** for funding as specified in the **NOFA**. The **Council** will make adjustments in this procedure to meet the following objectives:

Changed Text:

The **Department** may elect to not evaluate compliance with some or all threshold requirements for applications that are not within a fundable range.

Change: 278

R6 Section: Section 108(d)(1)

R7 Section: N/A

Original Text:

At least fifty (50) percent of **AHSC Program** expenditure for **Projects** benefitting and located in **Disadvantaged Communities. Projects**' **Disadvantaged Community** status are based upon the location of their AHSC funded **Affordable Housing**.

Changed Text:

(Deleted)

Change: 279

R6 Section: Section 108(d)(2)

R7 Section: N/A

Original Text:

At least fifty (50) percent of the annual proceeds appropriated for the **AHSC Program** shall be expended for affordable housing. For the purposes of this set-aside, expenditures related to **Affordable Housing Development** and **Housing-Related Infrastructure Capital Projects** shall count toward this requirement.

Changed Text:

(Deleted)

Change: 280

R6 Section: Section 108(d)(3)

R7 Section: N/A

Original Text:

Project Area type targets are as follows:

Changed Text:

(Deleted)

Change: 281

R6 Section: Section 108(d)(3)(A)

R7 Section: N/A

Original Text:

Target thirty five (35) percent of funds available as designated in the **NOFA** to **TOD Project Area** applications.

Changed Text:

(Deleted)

Change: 282

R6 Section: Section 108(d)(3)(B)

R7 Section: N/A

Original Text:

Target thirty five (35) percent of funds available as designated in the **NOFA** to **ICP Project Area** applications.

Changed Text:

(Deleted)

Change: 283

R6 Section: Section 108(d)(3)(C)

R7 Section: N/A

Original Text:

Target ten (10) percent of funds available as designated in the **NOFA** to **RIPA** applications.

Changed Text:

(Deleted)

Change: 284

R6 Section: Section 108(d)(3)(D)

R7 Section: N/A

Original Text:

Remaining twenty (20) percent of available funds may be awarded to any eligible project area type.

Changed Text:

(Deleted)

Change: 285

R6 Section: Section 108(d)(3)(D)(i)

R7 Section: N/A(i)

Original Text:

The **Council** will use discretionary funds to fulfill statutory investment minimums for **Disadvantaged Communities** and affordable housing as detailed in (1) and (2), above. Once these minimums are met, the **Council** will use discretionary funds to ensure a distribution of total AHSC funds that allows for all geographic areas, as defined in (4), below, with competitive applications to receive funds.

Changed Text:

(Deleted)

Change: 286

R6 Section: Section 108(d)(3)(E)

R7 Section: N/A

Original Text:

To the extent applications received are not sufficient to meet **TOD Project Area**, **ICP Project Area or RIPA** targets detailed in (A), (B) and (C) above, the **Council** reserves the right to waive these requirements and recommend funding a greater percentage of applications in either of the three identified **Project Area** types. Additionally, the **Council** reserves the right to waive project area targets in order to fulfill investment minimums for **Disadvantaged Communities** and affordable housing as detailed in (1) and (2), above, as well as to ensure a distribution of funds that allow for all geographic areas, as defined in (4), below, with competitive applications to receive funds.

Changed Text:

(Deleted)

Change: 287

R6 Section: Section 108(d)(4)

R7 Section: N/A

Original Text:

The **Council** strives to achieve a diverse distribution of resources and recognizes that in order to meet the State's environmental commitments, GHG emissions reductions must be made in all regions of the State. The **Council** will use discretionary funds, as described in (d), above, to ensure a distribution of total AHSC funds that allows for all geographic areas with a competitive application to receive funds.

AHSC defines geographic areas as follows:

[Included a table of Geographic Area by Counties]

Note: *The* ***Council*** *is committed to ensuring access to AHSC funding across the State's diverse geographic areas. In future rounds, AHSC staff will evaluate all aspects of AHSC scoring, project area classification, and GHG quantification to assess changes needed to account for each region's ability to produce competitive AHSC applications relative to their existing conditions.*

Changed Text:

(Deleted)

Change: 288

R6 Section: Section 108(d)(5)

R7 Section: N/A

Original Text:

Regardless of **Project Area** type, the Council will seek to fund one project, in the tribal funding target, per funding cycle to a **Qualified Tribal Entity**. In order to be considered for the Tribal funding target, a **Qualified Tribal Entity** must be the **Developer** for the **AHD** and/or **HRI** components, or the project partner responsible for **STI** and/or **TRA** components. Projects where the only **Qualified Tribal Entity** is an applicant for **Program Costs** will not be considered for the Tribal funding target. The **Project** must meet the requirements laid out in Appendix B in order to qualify for the Tribal funding target. Unless stated otherwise, the **Project** must meet all AHSC Program requirements. The **Project** will contribute to the relevant **Project Area** type and geographic funding targets. If multiple **Federally Recognized Native American Tribes** apply for **Projects**, the Council will apply the scoring criteria from these Guidelines to rank the **Projects** such that the top-ranked **Project** will be awarded

under the Council's Tribal target and the remaining **Project**(s) will compete in their respective **Project Area** types.

Changed Text:

(Deleted)

Change: 289

R6 Section: Section 108(d)(6)

R7 Section: N/A

Original Text:

A single **Developer** may be awarded no more than $60 million per **NOFA** funding cycle, however this limitation may be waived if necessary to meet AHSC statutory funding set-asides.

Changed Text:

(Deleted)

Change: 290

R6 Section: Section 108(d)(7)

R7 Section: N/A

Original Text:

As station area plans for High Speed Rail are implemented, the **Council** may prioritize investments in these areas.

Changed Text:

(Deleted)

Change: 291

R6 Section: Section 108(d)(8)

R7 Section: N/A

Original Text:

The **Department** may elect to not evaluate compliance with some or all threshold requirements for applications that are not within a fundable range.

Changed Text:

(Deleted)

Change: 292

R6 Section: Section 108(d)(9)

R7 Section: N/A

Original Text:

In the event of two or more applications having the same scores, the Council has the discretion to make the final selection regarding these projects to ensure alignment with the objectives set out in these **AHSC Program** Guidelines

Changed Text:

(Deleted)

Change: 293

R6 Section: Section 108(d)(10)

R7 Section: N/A

Original Text:

Applications recommended for funding and approved by the **Council** are subject to conditions specified by the **Department**. Applicants will receive an official letter of award after funding recommendations are approved by the **Council.**

Changed Text:

(Deleted)

Change: 294

R6 Section: Section 108(d)(11)

R7 Section: N/A

Original Text:

Applications will be treated in accordance with Public Records Act. Certain information, in accordance with the Public Records Act, may be publicly disclosed.

Changed Text:

(Deleted)

Change: 295

R6 Section: Section 108(e)

R7 Section: Section 108(e)

Original Text:

Metropolitan Planning Agency Role in Application Review

Changed Text:

Applications will be reviewed, and negative points assessed, consistent with the **Department**'s Negative Points Policy. The Negative Points Policy, Administrative Notice Number 2022-01 dated March 30, 2022, and as published on the **Department**'s website, is hereby incorporated by this reference to these Guidelines as if set in full herein and shall apply with equal force as all other provisions set forth herein.

Change: 296

R6 Section: Section 108(e)(1)

R7 Section: N/A

Original Text:

To support implementation of an applicable SCS and consistency with activities or strategies identified in a regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG, as allowed by SB 862 (Chapter 36, Statutes of 2014), an MPO/region may develop its own process prior to the application due date to identify and recommend applications that have the highest regional priorities based on criteria established by the MPO/region.

Changed Text:

(Deleted)

Change: 297

R6 Section: Section 108

R7 Section: Section 108(f)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Applications recommended for funding and approved by the **Council** are subject to conditions specified by the **Department**. Applicants will receive an official letter of award after funding recommendations are approved by the **Council.**

Change: 298

R6 Section: Section 108

R7 Section: Section 108(g)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Applications will be treated in accordance with Public Records Act. Certain information, in accordance with the Public Records Act, may be publicly disclosed.

Change: 299

R6 Section: Section 108

R7 Section: Section 108(h)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The highest scoring applications that meet all threshold requirements as determined by the **Department**, based on criteria set forth in these guidelines, shall be recommended to the **Council** for funding as specified in the **NOFA**. If there are sufficient **Projects** that have scored 70 points or more, the **Council** may make adjustments in this procedure to meet the following objectives.

Change: 300

R6 Section: Section 108

R7 Section: Section 108(h)(1)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Project Area Type funding goals: The goals are as follows:

Change: 301

R6 Section: Section 108

R7 Section: Section 108(h)(1)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

At least thirty-five (35.0) percent of funds as designated in the **NOFA** to **TOD Project Area** application;

Change: 302

R6 Section: Section 108

R7 Section: Section 108(h)(1)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

At least thirty-five (35.0) percent of funds as designated in the **NOFA** to **ICP Project Area** applications;

Change: 303

R6 Section: Section 108

R7 Section: Section 108(h)(1)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

At least ten (10.0) percent of funds as designated in the **NOFA** to **RIPA** applications; and

Change: 304

R6 Section: Section 108

R7 Section: Section 108(h)(1)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Remaining Funds: After designating funds to **Projects** that meet the **Project Area Type** funding targets, remaining available funds may be awarded to any eligible **Project Area Type** that meets the goals detailed below.

Change: 305

R6 Section: Section 108

R7 Section: Section 108(h)(2)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Geographic Goal: The **Council** strives to achieve a diverse distribution of resources and recognizes that in order to meet the State's environmental commitments, GHG emissions reductions must be made in all regions of the State. The **Council** will use **Remaining Funds**, as described in (D), above, to ensure a distribution of total AHSC funds that allows for all geographic areas with a competitive application to receive funds, with a minimum of one (1) per region to be awarded.

The **AHSC Program** defines the eight geographic areas as follows (listed by geographic area followed by counties pertaining to each area):

Change: 306

R6 Section: Section 108

R7 Section: Section 108(h)(2)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Central Coast: Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz, Ventura

Change: 307

R6 Section: Section 108

R7 Section: Section 108(h)(2)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Coastal Southern California: Los Angeles, Orange

Change: 308

R6 Section: Section 108

R7 Section: Section 108(h)(2)(C)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Inland Southern California: Imperial, Riverside, San Bernardino

Change: 309

R6 Section: Section 108

R7 Section: Section 108(h)(2)(D)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

North State & Sierras: Mendocino, Modoc, Mono, Nevada, Plumas, Shasta, Sierra, Siskiyou, Tehama, Trinity, Tuolumne

Change: 310

R6 Section: Section 108

R7 Section: Section 108(h)(2)(E)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Sacramento Area: El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba

Change: 311

R6 Section: Section 108

R7 Section: Section 108(h)(2)(F)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

San Diego Area: San Diego

Change: 312

R6 Section: Section 108

R7 Section: Section 108(h)(2)(G)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

San Francisco Bay Area: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma

Change: 313

R6 Section: Section 108

R7 Section: Section 108(h)(2)(H)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

San Joaquin Valley: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, Tulare

Change: 314

R6 Section: Section 108

R7 Section: Section 108(h)(3)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Tribal Entity Goal: Regardless of **Project Area Type**, and to the extent qualifying **Projects** are received, the **Council** will seek to fund one project per funding cycle to a **Tribal Entity**. To be considered for the Tribal funding target, a **Tribal Entity** must be the **Developer** for the **AHD** and/or **HRI** components, or the project partner responsible for **STI** and/or **TRA** components. Projects where the only involvement of a **Tribal Entity** is as an applicant for **Program Costs**, the **Project** will not be considered for the Tribal funding target. The **Project** must meet the requirements laid out in Appendix B to qualify for the Tribal funding target. Unless stated otherwise, the **Project** must meet all **AHSC Program** requirements. If multiple **Tribal Entities** apply for **Projects** but are not awarded through the **Project Area Types** goals, the **Council** will apply the scoring criteria from these Guidelines to rank the **Projects** and may take into consideration the level of Tribal involvement and leadership in a **Project** before awarding the **Project** that will meet the Council's Tribal target. Any remaining **Project**(s) involving a **Tribal Entity** will compete for the **Remaining Funds** along with all other projects.

Change: 315

R6 Section: Section 108

R7 Section: Section 108(h)(4)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Priority Populations Statutory Requirement: At least fifty (50.0) percent of **AHSC Program** expenditure for **Projects** must benefit **Disadvantaged Communities.** In addition to this requirement, **AHSC Program** funds must be spent in accordance with the goals for **Low-Income Communities** as identified in the CARB *Funding Guidelines for Agencies Administering California Climate Investments*. **Projects**' **Disadvantaged Community** and **Low-Income Community** status are based upon the location of their AHSC-funded **Affordable Housing Development.**

Change: 316

R6 Section: Section 108

R7 Section: Section 108(h)(5)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Affordable Housing Statutory Requirement: At least fifty (50.0) percent of the annual proceeds appropriated for the **AHSC Program** shall be expended for **Affordable Housing Development(s)**. For the purposes of this set-aside, expenditures related to **Affordable Housing Development** and **Housing Related Infrastructure Capital Projects** shall count toward this requirement.

Change: 317

R6 Section: Section 108

R7 Section: Section 108(h)(6)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A single **Project** may count toward any or all the requirements and targets in Section 108(h)(1)-(5).

Change: 318

R6 Section: Section 108

R7 Section: Section 108(h)(7)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

After all the requirements and targets in Section 108(h)(1)-(5) are achieved, any **Remaining Funds** will be awarded to the highest scoring applications. In the event of two or more applications have the same final score, the **Project** with the total highest GHG reductions (MTCO2e), after appeals and verification, will take precedence.

Change: 319

R6 Section: Section 108

R7 Section: Section 108(h)(8)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

To the extent applications received are insufficient to meet any of the targets detailed above, the **Council** reserves the right to waive these targets at their discretion.

Change: 320

R6 Section: Section 108

R7 Section: Section 108(i)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The following additional policies will inform the final decision of **Project** awards:

Change: 321

R6 Section: Section 108

R7 Section: Section 108(i)(1)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A single **AHD Developer** may not be awarded more than $100 million per **NOFA** funding cycle, however this limitation may be waived if necessary to meet AHSC statutory funding set-asides.

Change: 322

R6 Section: Section 108

R7 Section: Section 108(i)(2)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Projects will not be partially funded. At the discretion of the **Council**, a **Project** that received a lower score may be awarded funding if the **Remaining Funds** are sufficient to fully fund the **Project**. If funds remain after awards, those funds would roll forward into the next **NOFA.**

Change: 323

R6 Section: Section 108

R7 Section: Section 108(i)(3)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

To support implementation of an applicable SCS and consistency with activities or strategies identified in a regional SCS, or similar planning document that demonstrates per capita reductions in VMT and GHG, as allowed by SB 862 (Chapter 36, Statutes of 2014), an MPO/region may develop its own process prior to the application due date to identify and recommend applications that have the highest regional priorities based on criteria established by the MPO/region.

Change: 324

R6 Section: Section 108 Figure 6

R7 Section: N/A

Original Text:

[Figure 6 outlined the AHSC Program Application Review Process as described in Section 108]

Changed Text:

(Deleted)

Change: 325

R6 Section: Section 109 (a)

R7 Section: Section 109(a)

Original Text:

Rental **Affordable Housing Developments**: Upon the award of **AHSC Program** funds to assist a rental **Affordable Housing Development**, the **Department** shall enter into one or more agreements with the applicant, which may be in the form a State of California Standard Agreement (Standard Agreement), which shall commit funds from the **AHSC Program** in an amount sufficient to fund the approved **AHSC Program** loan amount. The agreement or agreements shall contain the following:

Changed Text:

Affordable Housing Developments: Upon the award of **AHSC Program** funds to assist an **Affordable Housing Development**, the **Department** shall enter into one or more agreements with the applicant, one of which will be in the form a State of California Standard Agreement (Standard Agreement), which shall commit funds from the **AHSC Program** in an amount sufficient to fund the approved **AHSC Program** loan or grant amount. The agreement or agreements shall contain the following:

Notes and Links:

Change: 326

R6 Section: Section 109(a)(8)

R7 Section: Section 109(a)(8)

Original Text:

the approved schedule of the **Affordable Housing Development**, including land acquisition if any, commencement and completion of construction or rehabilitation work, and occupancy by eligible households;

Changed Text:

The approved schedule of the **Affordable Housing Development**, including land acquisition if any, commencement and completion of construction or rehabilitation work, and occupancy by eligible households;

Change: 327

R6 Section: Section 109(a)(10)

R7 Section: Section 109(a)(10)

Original Text:

Provisions regarding tenant relocation in accordance with State law;

Changed Text:

Provisions regarding compliance with California's Relocation Assistance Law (Gov. Code, Section 7260 et seq,) and the implementing regulations adopted by the **Department** (Cal. Code Regs., tit. 25, Section 6000 et seq.), or to the extent applicable, compliance with federal Uniform Relocation Act requirements;

Change: 328

R6 Section: Section 109(a)(11)

R7 Section: Section 109(a)(11)

Original Text:

Provisions relating to the placement of a sign on or in the vicinity of, the **Affordable Housing Development** site indicating that the **Council** has provided financing for the **Affordable Housing Development**. The **Council** may also arrange for publicity of the **AHSC Program** loan in its sole discretion;

Changed Text:

Provisions relating to the placement of a sign on or in the vicinity of, the **Affordable Housing Development** site indicating that the **Council** has provided financing for the **Affordable Housing Development**. The **Council** may also arrange for publicity of the AHSC **Project** in its sole discretion

Change: 329

R6 Section: Section 109(a)(12)

R7 Section: Section 109(a)(12)

Original Text:

Provisions to ensure that the eligible costs and use of **AHSC Program** funds maintain the required GHG Reduction represented in the application;

Changed Text:

Provisions to ensure that the **Eligible Costs** and use of **AHSC Program** funds maintain the required GHG Reduction represented in the application;

Change: 330

R6 Section: Section 109(a)(14)

R7 Section: Section 109(a)(14)

Original Text:

Description of the conditions constituting breach of the agreement(s) and remedies available to the parties thereto; and

Changed Text:

Description of the conditions constituting breach of the agreement(s) and remedies available to the parties thereto;

Change: 331

R6 Section: Section 109(a) (15)

R7 Section: Section 109(a)(15)

Original Text:

Any of the **Department's** standard contractual terms that may be applicable.

Changed Text:

Provisions identifying the modification or waiver of state housing finance requirements for **Tribal Entities** pursuant to Appendix B, if applicable;

Change: 332

R6 Section: Section 109(a)

R7 Section: Section 109(a)(16)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions expressly providing that all awards of **Department** loan or grant funding made to the **Project**, or to any component or components of the **Project**, are cross-defaulted to one another such that:

Change: 333

R6 Section: Section 109(a)

R7 Section: Section 109(a)(16)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Compliance with all **Department** funding awards to the **Project** is a prerequisite of funding any of the **Department** funding awards; and

Change: 334

R6 Section: Section 109(a)

R7 Section: Section 109(a)(16)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A default on any one award of **Department** funding constitutes a default of all other **Department** funding awards made to the **Project;**

Change: 335

R6 Section: Section 109(a)

R7 Section: Section 109(a)(17)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions expressly providing that if any **Project** components (**AHD**, **HRI**, **STI**, **TRA**, or **PGM**, as applicable) are not timely completed pursuant to **AHSC Program** requirements, the **Project** will no longer qualify for the **AHSC Program** award, and the award will be disencumbered; and

Change: 336

R6 Section: Section 109(a)

R7 Section: Section 109(a)(18)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Any of the **Department's** standard contractual terms that may be applicable.

Change: 337

R6 Section: Section 109(b)

R7 Section: Section 109(b)

Original Text:

For rental **Affordable Housing Developments,** the **Department** shall enter into a single **Regulatory Agreement** with the applicant for not less than the original term of the loan that shall be recorded against all sites comprising the property of the **Affordable Housing Development** prior to the disbursement of funds. The **Regulatory Agreement** shall include, but not be limited to, the following:

Changed Text:

For rental **Affordable Housing Developments,** the **Department** shall enter into a **Regulatory Agreement** with the applicant for not less than the original term of the loan that shall be recorded against all sites comprising the property of the **Affordable Housing Development** prior to the disbursement of funds. The **Regulatory Agreement** shall include, but not be limited to, the following:

Change: 338

R6 Section: Section 109(b)(2)-(3)

R7 Section: Section 109(b)(2)-(3)

Original Text:

(2) Standards for tenant selection pursuant to 25 **CCR** 8305;

(3) Provisions regulating the terms of the rental agreement pursuant to 25 **CCR** 8307

Changed Text:

(2) Standards for tenant selection pursuant to 25 CCR 8305

(3) Provisions regulating the terms of the rental agreement pursuant to 25 CCR 8307

Change: 339

R6 Section: Section 109(b)(4)-(7)

R7 Section: Section 109(b)(4)-(7)

Original Text:

(4) Provisions related to a Rent Schedule, including initial rent levels for **Restricted Units** and non-Restricted Units pursuant to subsections (a) and (b) of **MHP Guidelines** Section 7312;

(5) Conditions and procedures for permitting rent increases pursuant to **MHP Guidelines** Section 7312;

(6) Provisions for limitations on Distributions pursuant to 25 **CCR** 8314 and on developer fees pursuant to 25 **CCR** 8312;

(7) Provisions regarding the deposit and withdrawal of funds to and from reserve accounts in accordance with 25 **CCR** 8308 and 8309

Changed Text:

(4) Provisions related to a Rent Schedule, including initial rent levels for **Restricted Units** and non-Restricted Units pursuant to subsections (a) and (b) of **MHP** Guidelines Section 7312;

(5) Conditions and procedures for permitting rent increases pursuant to **MHP** Guidelines Section 7312;

(6) Provisions for limitations on Distributions pursuant to 25 CCR 8314 and on developer fees pursuant to 25 CCR 8312;

(7) Provisions regarding the deposit and withdrawal of funds to and from reserve accounts in accordance with 25 CCR 8308 and 8309

Change: 340

R6 Section: Section 109(b)(8)

R7 Section: Section 109(b)(8)

Original Text:

Assurances that the **Affordable Housing Development** will be maintained in a safe and sanitary condition in compliance with state and local housing codes and the management plan, pursuant to **MHP Guidelines** Section 7324;

Changed Text:

Assurances that the **Affordable Housing Development** will be maintained in a safe and sanitary condition in compliance with state and local housing codes and the management plan, pursuant to **MHP** Guidelines Section 7325;

Change: 341

R6 Section: Section 109(b)(11)

R7 Section: Section 109(b)(11)

Original Text:

Special conditions of loan approval imposed by the **Department**;

Changed Text:

Special conditions of loans and grants approval imposed by the **Department**;

Change: 342

R6 Section: Section 109(b)(12)

R7 Section: Section 109(b)(12)

Original Text:

"Program Operations," **MHP Guidelines** Sections 7321 through 7326, shall apply to rental **Affordable Housing Developments** assisted by the **AHSC Program**; and

Changed Text:

"Operations," **MHP** Guidelines Sections 7322 through 7327, shall apply to rental **Affordable Housing Developments** assisted by the **AHSC Program;**

Change: 343

R6 Section: Section 109(b)(13)

R7 Section: Section 109(b)(13)

Original Text:

Other provisions necessary to assure compliance with the requirements of the **AHSC Program**.

Changed Text:

Provisions expressly providing that all awards of **Department** loan or grant funding made to the **Project**, or to any component or components of the **Project**, are cross-defaulted to one another such that:

Change: 344

R6 Section: Section 109(b)(13)

R7 Section: Section 109(b)(13)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Compliance with all **Department** funding awards to the **Project** is a prerequisite of funding any of the **Department** funding awards, and

Change: 345

R6 Section: Section 109(b)(13)

R7 Section: Section 109(b)(13)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A default on any one award of the **Department** funding constitutes a default of all other **Department** funding awards made to the **Project.**

Change: 346

R6 Section: Section 109(b)

R7 Section: Section 109(b)(14)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions governing income from commercial uses pursuant to **MHP** Guidelines 7326, 7304(b)(8), and 7304(c); and

Change: 347

R6 Section: Section 109(b)

R7 Section: Section 109(b)(15)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Other provisions necessary to assure compliance with the requirements of the **AHSC Program.**

Change: 348

R6 Section: Section 109(c)

R7 Section: Section 109(c)

Original Text:

All **AHSC Program** loans for assistance to rental **Affordable Housing Developments** shall be evidenced by a promissory note payable to the **Department** in the principal amount of the loan and stating the terms of the loan consistent with the requirements of the **AHSC Program**. The note shall be secured by a deed of

trust on the **Affordable Housing Development** property naming the **Department** as beneficiary or by other security acceptable to the **Department**; this deed of trust or other security shall be recorded junior only to such liens, encumbrances and other matters of record approved by the Department and shall secure the **Department's** financial interest in the **Affordable Housing Development** and the performance of applicant's **AHSC Program** obligations.

Changed Text:

For homeownership **Affordable Housing Developments,** the **Department** shall enter into a **Regulatory Agreement** with the applicant that shall be recorded against all sites comprising the property of the **Affordable Housing Development** prior to the disbursement of funds. The **Regulatory Agreement** shall include, but not be limited to, the following:

Change: 349

R6 Section: Section 109(c)

R7 Section: Section 109(c)(1)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The number, type and income level of **Restricted Units;**

Change: 350

R6 Section: Section 109(c)

R7 Section: Section 109(c)(2)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Standards for homebuyer selection procedures;

Change: 351

R6 Section: Section 109(c)

R7 Section: Section 109(c)(3)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Requirements for a subsequent regulatory agreement to be recorded on each individual home when sold to an individual homebuyer;

Change: 352

R6 Section: Section 109(c)

R7 Section: Section 109(c)(4)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions related to the purchase price of **Restricted Units;**

Change: 353

R6 Section: Section 109(c)

R7 Section: Section 109(c)(5)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Description of the conditions constituting breach of the **Regulatory Agreement** and remedies available to the parties thereto;

Change: 354

R6 Section: Section 109(c)

R7 Section: Section 109(c)(6)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions governing use and operation of non-Restricted Units and common areas to the extent necessary to ensure compliance with **AHSC Program** requirements;

Change: 355

R6 Section: Section 109(c)

R7 Section: Section 109(c)(7)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Special conditions of loans and grants approval imposed by the **Department;**

Change: 356

R6 Section: Section 109(c)

R7 Section: Section 109(c)(8)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions expressly providing that all awards of **Department** loan or grant funding made to the **Project**, or to any component or components of the **Project**, are cross-defaulted to one another such that:

Change: 357

R6 Section: Section 109(c)

R7 Section: Section 109(c)(8)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Compliance with all **Department** funding awards to the **Project** is a prerequisite of funding any of the **Department** funding awards, and

Change: 358

R6 Section: Section 109(c)

R7 Section: Section 109(c)(8)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A default on any one award of the **Department** funding constitutes a default of all other **Department** funding awards made to the **Project**.

Change: 359

R6 Section: Section 109(c)(9)

R7 Section: Section 109(c)(9)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Other provisions necessary to assure compliance with the requirements of the **AHSC Program**.

Change: 360

R6 Section: Section 109(d)

R7 Section: Section 109(d)

Original Text:

Grants shall be governed by a Standard Agreement or other agreement with the **Recipient** in a form prescribed by the **Department**. The agreement shall ensure that the provisions of these Guidelines are applicable to the **Project** covered by the agreement and enforceable by the **Department**. The agreement will contain such other provisions as the **Department** determines are necessary to meet the requirements and goals of the **AHSC Program**, including but not limited to the following:

Changed Text:

All **AHSC Program** loans for assistance to rental **Affordable Housing Developments** shall be evidenced by a promissory note payable to the **Department** in the principal amount of the loan and stating the terms of the loan consistent with the requirements of the **AHSC Program**. The note shall be secured by a deed of trust on the **Affordable Housing Development** property naming the **Department** as beneficiary or by other security acceptable to the **Department**; this deed of trust or other security shall be recorded junior only to such liens, encumbrances and other matters of record approved by the **Department** and shall secure the **Department's** financial interest in the **Affordable Housing Development** and the performance of applicant's **AHSC Program** obligations.

Change: 361

R6 Section: Section 109(d)(1)

R7 Section: N/A

Original Text:

A description and sources and uses of the approved **Project** and the permitted uses of **AHSC Program** funds;

Changed Text:

(Deleted)

Change: 362

R6 Section: Section 109(d)(2)

R7 Section: N/A

Original Text:

Provisions governing the amount, terms and conditions of the **AHSC Program** grant;

Changed Text:

(Deleted)

Change: 363

R6 Section: Section 109(d)(3)

R7 Section: N/A

Original Text:

Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the **Capital Project**, and the manner, timing and conditions of the disbursement of grant funds;

Changed Text:

(Deleted)

Change: 364

R6 Section: Section 109(d)(4)

R7 Section: N/A

Original Text:

A schedule for completion of the **Project** and a series of milestones for progress toward **Project** completion together with the remedies available to the **Department** in the event of the failure to meet such milestones;

Changed Text:

(Deleted)

Change: 365

R6 Section: Section 109(d)(5)

R7 Section: N/A

Original Text:

Provisions for the payment of prevailing wages if and as required by state or federal law;

Changed Text:

(Deleted)

Change: 366

R6 Section: Section 109(d)(6)

R7 Section: N/A

Original Text:

Requirements for periodic reports from the **Recipient** on the construction and use of the **Project** and provisions for monitoring of the **Project** by the **Department;**

Changed Text:

(Deleted)

Change: 367

R6 Section: Section 109(d)(7)

R7 Section: N/A

Original Text:

The **Recipient's** responsibilities for the development of the approved **Project**, including, but not limited to, construction management, maintaining of files, accounts and other records, and report requirements;

Changed Text:

(Deleted)

Change: 368

R6 Section: Section 109(d)(8)

R7 Section: N/A

Original Text:

Provisions relating to the development, construction, affordability and occupancy of the **Affordable Housing Development** supported by the **Housing-Related Infrastructure Capital Project**, if applicable;

Changed Text:

(Deleted)

Change: 369

R6 Section: Section 109(d)(9)

R7 Section: N/A

Original Text:

Provisions relating to the placement on, or in the vicinity of, the **Project** site, a sign indicating that the **Council** has provided financing for the **Project**. The **Council** may also arrange for publicity of the grant in its sole discretion;

Changed Text:

(Deleted)

Change: 370

R6 Section: Section 109(d)(10)

R7 Section: N/A

Original Text:

Remedies available to the **Department** in the event of a violation, breach or default of the Standard Agreement;

Changed Text:

(Deleted)

Change: 371

R6 Section: Section 109(d)(11)

R7 Section: N/A

Original Text:

Requirements that the **Recipient** permit the **Department** or its designated agents and employees the right to inspect the **Project** and all books, records and documents maintained by the **Recipient** in connection with the **AHSC Program** grant or loan or both;

Changed Text:

(Deleted)

Change: 372

R6 Section: Section 109(d)(12)

R7 Section: N/A

Original Text:

Special conditions imposed as part of **Department** approval of the project;

Changed Text:

(Deleted)

Change: 373

R6 Section: Section 109(d)(13)

R7 Section: N/A

Original Text:

Terms and conditions required by federal or state law;

Changed Text:

(Deleted)

Change: 374

R6 Section: Section 109(d)(14)

R7 Section: N/A

Original Text:

Provisions to ensure that the **Project** maintains the required **GHG Reduction** as represented in the application; and

Changed Text:

(Deleted)

Change: 375

R6 Section: Section 109(d)(15)

R7 Section: N/A

Original Text:

Other provisions necessary to ensure compliance with the requirements of the **AHSC Program**

Changed Text:

(Deleted)

Change: 376

R6 Section: Section 109

R7 Section: Section 109(e)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Grants shall be governed by one or more agreements, which may be in the form a State of California Standard Agreement or other agreement with the **Recipient** in a form prescribed by the **Department**. The agreement or agreements shall ensure that the provisions of these Guidelines are applicable to the **Project** covered by the agreement and enforceable by the **Department**. The agreement or agreements will contain such other provisions as the **Department** determines are necessary to meet the requirements and goals of the **AHSC Program**, including but not limited to the following:

Change: 377

R6 Section: Section 109

R7 Section: Section 109(e)(1)

Original Text:

(Section or Subsection designation not in Round 6

Changed Text:

A description and sources and uses of the approved **Project** and the permitted uses of **AHSC Program** funds;

Change: 378

R6 Section: Section 109

R7 Section: Section 109(e)(2)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions governing the amount, terms and conditions of the **AHSC Program** grant;

Change: 379

R6 Section: Section 109

R7 Section: Section 109(e)(3)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the **Capital Project**, and the manner, timing and conditions of the disbursement of grant funds;

Change: 380

R6 Section: Section 109

R7 Section: Section 109(e)(4)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A schedule for completion of the **Project** and a series of milestones for progress toward **Project** completion together with the remedies available to the **Department** in the event of the failure to meet such milestones;

Change: 381

R6 Section: Section 109

R7 Section: Section 109(e)(5)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions for the payment of prevailing wages if and as required by state or federal law;

Change: 382

R6 Section: Section 109

R7 Section: Section 109(e)(6)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Requirements for periodic reports from the **Recipient** on the construction and use of the **Project** and provisions for monitoring of the **Project** by the **Department;**

Change: 383

R6 Section: Section 109

R7 Section: Section 109(e)(7)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The **Recipient's** responsibilities for the development of the approved **Project**, including, but not limited to, construction management, maintaining of files, accounts and other records, and report requirements;

Change: 384

R6 Section: Section 109

R7 Section: Section 109(e)(8)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions relating to the development, construction, affordability and occupancy of the **Affordable Housing Development** supported by the **Housing Related Infrastructure Capital Project**, if applicable;

Change: 385

R6 Section: Section 109

R7 Section: Section 109(e)(9)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions relating to the placement on, or in the vicinity of, the **Project** site, a sign indicating that the **Council** has provided financing for the **Project**. The **Council** may also arrange for publicity of the **Project** in its sole discretion;

Change: 386

R6 Section: Section 109

R7 Section: Section 109(e)(10)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Remedies available to the **Department** in the event of a violation, breach or default of the Standard Agreement;

Change: 387

R6 Section: Section 109

R7 Section: Section 109(e)(11)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Requirements that the **Recipient** permit the **Department** or its designated agents and employees the right to inspect the **Project** and all books, records and documents maintained by the **Recipient** in connection with the **AHSC Program** grant or loan or both;

Change: 388

R6 Section: Section 109

R7 Section: Section 109(e)(12)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Special conditions imposed as part of **Department** approval of the project ;

Change: 389

R6 Section: Section 109

R7 Section: Section 109(e)(13)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Terms and conditions required by federal or state law;

Change: 390

R6 Section: Section 109(d)(14)

R7 Section: Section 109(e)(14)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions to ensure that the **Project** maintains the required **GHG Reduction** as represented in the application;

Change: 391

R6 Section: Section 109

R7 Section: Section 109(e)(15)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions expressly providing that all awards of **Department** loan or grant funding made to the **Project**, or to any component or components of the **Project**, are cross-defaulted to one another such that:

Change: 392

R6 Section: Section 109

R7 Section: Section 109(e)(15)(A)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Compliance with all **Department** funding awards to the **Project**, is a prerequisite of funding any of the **Department** funding awards; and

Change: 393

R6 Section: Section 109

R7 Section: Section 109(e)(15)(B)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

A default on any one award of **Department** funding constitutes a default of all other **Department** funding awards made to the **Project:**

Change: 394

R6 Section: Section 109

R7 Section: Section 109(e)(16)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Provisions expressly providing that if any **Project** components (**AHD, HRI, STI, TRA**, or **PGM**) are not timely completed pursuant to **AHSC Program** requirements, the **Project** will no longer qualify for the AHSC award, and the award will be disencumbered; and

Change: 395

R6 Section: Section 109

R7 Section: Section 109(e)(17)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Other provisions necessary to ensure compliance with the requirements of the **AHSC Program.**

Change: 396

R6 Section: Section 110(a)

R7 Section: Section 110(a)

Original Text:

During the term of the Standard Agreement and according to the annual deadline identified in the Standard Agreement, the **Recipient** shall submit, upon request of the **Department** and the **Council**, an annual performance report that demonstrates satisfaction of all reporting requirements pursuant to the **AHSC Program** reporting requirements identified in the Standard Agreement. Recipient shall also submit the reports required by **MHP Guidelines** Sections 7325 and 7326 and any additional reporting requirements developed by the **Department**, the **Council** or **ARB**. The reports will be filed on forms provided by the **Department**.

Changed Text:

During the term of the Standard Agreement and according to the annual deadline identified in the Standard Agreement, the **Recipient** shall submit, upon request of the **Department** and the **Council**, an annual performance report that demonstrates satisfaction of all reporting requirements pursuant to the **AHSC Program** reporting requirements identified in the Standard Agreement. **Recipient** shall also submit the reports required by **MHP** Guidelines Article 5. Operations and any additional reporting requirements developed by the **Department**, the **Council** or **CARB**. The reports will be filed on forms provided by the **Department**.

Change: 397

R6 Section: Section 110

R7 Section: Section 110(b)(1)

Original Text:

Award recipients are required to submit estimates of jobs supported by their projects using CARB's Jobs Co-Benefit Assessment Methodology within 90 days of award. This methodology will estimate the number of jobs supported by the AHSC investment based upon the **Project**'s budget.

Changed Text:

Recipients are required to submit an estimate of the number of jobs supported by their projects using CARB's Jobs Co-Benefit Assessment Methodology within 90 days of award. This methodology will estimate the number of jobs supported by the AHSC investment based upon the **Project**'s budget.

Change: 398

R6 Section: Section 110

R7 Section: Section 110(b)(2)

Original Text:

Consistent with the *2018 Funding Guidelines for Agencies that Administer California Climate Investments*, AHSC funding recipients must track and report the employment outcomes of their projects. Award recipients will be required to conduct **Employment Benefits and Outcomes Reporting** for employment benefits and outcomes created supported by the AHSC investment and all leveraged funding, while accommodating provisions for data privacy. Once funds are disbursed, reporting may occur as frequently as an annual basis. AHSC Program staff will work with applicants to clarify what the jobs reporting process may look like.

Recipients must report on all jobs created as a result of the construction or delivery of the AHSC projects. This includes all jobs created, regardless of their funding source, that are used for delivering project components funded at least in-part by AHSC. The project's total development costs reported in the AHSC Application Workbook contains the scope of the AHSC funded project and all jobs created by it. Recipients must report annually on all jobs created **from the date the standard agreement is executed** and continues until the following milestones are reached.

- Grant Standard Agreement: all funds are disbursed
- Loan Standard Agreement: project converts to permanent financing

Recipients must specify jobs created by AHSC that employ individuals who live within priority population census tracts or low-income households. To identify individuals who live within priority populations census tracts or in low-income households, refer to the "Read Me" tab of the AHSC Jobs Reporting Template, posted on SGC AHSC webpage.

Recipients must ensure that all subcontractors receiving $100,000 or more, AHSC funds or otherwise, from the AHSC recipient must report on jobs created by the project. Reporting must be completed using the AHSC Jobs Reporting Template provided by SGC.

Reporting will be done according to both trade and, classification and include the following:

- Job education required*
- Job experience required*
- Job training credentials*
- Number of jobs provided*, **
- Total project work hours*, **
- Average hourly wage*, **
- Total number of workers that completed job training*, **
- Employer paid health insurance provided*
- Paid leave*
- Retirement plan*
- Targeted hiring strategy*

**Please refer to the "Data Dictionary" tab in the AHSC Jobs Reporting Template for a description of each of the reporting categories listed above.*

Each of these statistics must also be reported according to workers defined as belonging to a **Priority Population.

Changed Text:

Consistent with the *2018 Funding Guidelines for Agencies that Administer California Climate Investments*, AHSC funding recipients must track and report the employment outcomes of their projects. **Recipients** will be required to conduct Employment Benefits and Outcomes Reporting for employment benefits and outcomes created supported by the AHSC investment and all leveraged funding, while accommodating provisions for data privacy. Once funds are disbursed, reporting may occur as frequently as an annual basis. **AHSC Program** staff will work with **Recipients** to clarify what the jobs reporting process may look like.

Recipients must report on all jobs created as a result of the construction or delivery of the AHSC **Projects**. This includes all jobs created, regardless of their funding source, that are used for delivering project components funded at least in-part by AHSC. The **Project's** total development costs reported in the AHSC Application Workbook contains the scope of the AHSC-funded **Project** and all jobs created by it.

Recipients must report annually on all jobs created from the date the standard agreement is executed and continues until the following milestones are reached.

Grant Standard Agreement: all funds are disbursed

Loan Standard Agreement: The **AHD** converts to permanent financing

Recipients must specify jobs created by the **AHSC Program** that employ individuals who live within **Priority Population** census tracts or low-income households. To identify individuals who live within **Priority Populations** census tracts or in low-income households, refer to the "Read Me" tab of the AHSC Jobs Reporting Template, posted on CARB CCI Quantification, Benefits, and Reporting Materials webpage.

Recipients must ensure that all subcontractors receiving $100,000 or more, **AHSC Program** funds or otherwise, from the **Recipient** must report on jobs created by the **Project**. Reporting must be completed using the AHSC Jobs Reporting Template provided by CARB.

Reporting will be done according to both trade and classification to include the following:

- Job education required*
- Job experience required*
- Job training credentials*
- Number of jobs provided*, **
- Total project work hours*, **
- Average hourly wage*, **

- Total number of workers that completed job training*, **
- Employer paid health insurance provided*
- Paid leave*
- Retirement plan*
- Targeted hiring strategy*

**Please refer to the "Data Dictionary" tab in the AHSC Jobs Reporting Template for a description of each of the reporting categories listed above.*

Each of these statistics must also be reported according to workers defined as belonging to a **Priority Population.

Change: 399

R6 Section: Section 110

R7 Section: Section 110(b)(3)

Original Text:

Consistent with the *2018 Funding Guidelines for Agencies that Administer California Climate Investments*, AHSC funding recipients must report on all outcomes resulting from the AHSC **Projects**. This includes metrics related to **AHD/HRI, STI,** and **TRA Projects**. **Project**s will be selected for outcomes reporting at the discretion of the **Council**.

Reporting will include the following components and other metrics as requested, for a duration of no more than five (5) years:

- **AHD/HRI Project** metrics:
  - Project operational date
  - Outcome tracking start date
  - Housing unit occupancy rate
  - Income restricted housing unit occupancy rate
  - Mode share of all residents (i.e., transit, bicycling, walking, driving)
  - Mode share of Low-income residents
  - Residents using transit passes
  - Occupancy of commercial space

- **STI** and **TRA** transit **Project** metrics:
  - Average daily ridership of transit

- **STI** active transportation **Project** metrics:
  - Average traffic of bicycle and pedestrian facilities
  - Days of operational per year

Changed Text:

Consistent with the *2018 Funding Guidelines for Agencies that Administer California Climate Investments*, **Recipients** must report on all outcomes resulting from the AHSC **Projects**. This includes metrics related to **AHD, HRI, STI,** and **TRA Projects**.

Reporting will include the following components and other metrics as requested, for a duration of no more than five (5) years:

- **AHD/HRI Project** metrics:
  - Project operational date
  - Outcome tracking start date
  - Housing unit occupancy rate
  - Income restricted housing unit occupancy rate
  - Mode share of all residents (i.e., transit, bicycling, walking, driving)
  - Mode share of Low-income residents
  - Residents using transit passes
  - Occupancy of commercial space

- **STI** and **TRA** transit **Project** metrics:
  - Average daily ridership of transit

- **STI** active transportation **Project** metrics:
  - Average traffic of bicycle and pedestrian facilities
  - Days of operational per year

Change: 400

R6 Section: Section 110

R7 Section: Section 110(d)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Reporting requirements listed in this section are **Eligible Costs** under **Employment Benefits and Outcomes Reporting** for each **Capital Project** or **Program Cost** as described in **Section 103**.

Change: 401

R6 Section: Section 111(a)

R7 Section: Section 111(a)

Original Text:

Recipients shall begin construction of the housing units to be developed in the **Affordable Housing Development** that is a **Capital Project** and the housing designated in the application within the time set forth in the Standard Agreement but not later than November 30, 2024.

Changed Text:

Recipients shall begin construction of the housing units to be developed in the **Affordable Housing Development** that is a **Capital Project** within the time set forth in the Standard Agreement but not later than two years from date of award letter.

Change: 402

R6 Section: Section 111(a)(1)

R7 Section: Section111(a)(1)

Original Text:

Recipients may request extensions of the performance requirement in Section 111(a) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted.

Changed Text:

Recipients may request an extension of the performance requirement in Section 111(a) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted. Only one extension to the requirements of this section may be granted.

Change: 403

R6 Section: Section 111(b)

R7 Section: Section 111(b)

Original Text:

The housing units developed in the **Affordable Housing Development** that is a **Capital Project** and the housing designated in the application must be completed, as evidenced by receipt of a certificate of occupancy, within the period of time set forth in the Standard Agreement, but not later than November 30, 2027.

Changed Text:

The housing units developed in the **Affordable Housing Development** that is a **Capital Project** must be completed, as evidenced by receipt of a certificate of occupancy not later than two years from date of award letter.

Change: 404

R6 Section: Section 111(b)(1)

R7 Section: Section111(b)(1)

Original Text:

Recipients may request extensions of the performance requirement in Section 111(b) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted.

Changed Text:

Recipients may request an extension of the performance requirement in Section 111(b) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted. Only one extension to the requirements of this section may be granted.

Change: 405

R6 Section: Section 111(d)

R7 Section: Section 111(d)

Original Text:

Recipients may only reapply for **AHSC Program** funds in a subsequent **NOFA** for the same **Project** if the **Recipient** has disbursed at least fifty (50) percent of the funds allocated from prior awards.

Changed Text:

Recipients may not apply for **AHSC Program** funds in a subsequent **NOFA** for the same **Project** if it is already funded by a prior award of **AHSC Program** funds.

Change: 406

R6 Section: Section 111(e)

R7 Section: Section 111(e)

Original Text:

Negative points will be assessed against the Developer on subsequent AHSC applications if the Project does not comply with the dates set in the Standard Agreement for the performance requirements described in Section 111(a) or Section 111(b).

Changed Text:

Negative points will be assessed against the **AHD Developer** consistent with the **Department**'s Negative Points Policy. The Negative Points Policy, Administrative Notice Number 2022-01 dated March 30, 2022, and as published on the **Department**'s website, is hereby incorporated by this reference to these Program Guidelines as if set forth in full herein and shall apply with equal force as all other provisions set forth herein.

Change: 407

R6 Section: Section 111

R7 Section: Section 111(f)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

In addition to (a) through (e), **Affordable Housing Development** award **Recipients** will be subject to the **Department**'s Disencumbrance Policy. The Disencumbrance Policy, Administrative Notice Number 2022-22 dated March 30, 2022, and as published on the **Department**'s website, is hereby incorporated by this reference to these **AHSC Program** Guidelines as if set forth in full herein and shall apply with equal force as all other provisions set forth herein.

Change: 408

R6 Section: Section 112(a)

R7 Section: Section 112(a)

Original Text:

In the event of a breach or violation by the **Recipient** of any of the provisions of the Standard Agreement, the **Department** may give written notice to the **Recipient** to cure the breach or violation within a period of not less than 15 days. If the breach or violation is not cured to the satisfaction of the **Department** within the specified time period, the **Department**, at its option, may declare a default under the Standard Agreement and may seek legal remedies for the default including the following:

Changed Text:

In the event of a breach or violation by the **Recipient** of any of the provisions of the Standard Agreement, the **Department** may give written notice to the **Recipient** to cure the breach or violation within a period of not less than 15 days. If the breach or violation is not cured to the satisfaction of the **Department** within the specified time period, the **Department**, at its option, may declare a default under the Standard Agreement and may seek legal remedies for the default including, but not limited to, the following:

Change: 409

R6 Section: Section 112(a)(1)

R7 Section: Section 112(a)(1)

Original Text:

The **Department** may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the **Project** in accordance with **AHSC Program** requirements.

Changed Text:

The **Department** may accelerate all amounts, including outstanding principal and interest, due under the loan and demand immediate repayment thereof. Upon a failure to repay such accelerated amounts in full, the **Department** may proceed with a foreclosure in accordance with the provisions of the deed of trust and state law regarding foreclosures.

Change: 410

R6 Section: Section 112(a)(2)

R7 Section: Section 112(a)(2)

Original Text:

The **Department** may seek such other remedies as may be available under the relevant agreement or any law.

Changed Text:

The **Department** may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the **Project** in accordance with **AHSC Program** requirements.

Change: 411

R6 Section: Section 112(a)

R7 Section: Section 112(a)(3)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The **Department** may seek such other remedies as may be available under the relevant agreement or any law.

Change: 412

R6 Section: Section 112

R7 Section: Section 112(a)(4)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

In the event the **Project** is or has been awarded additional **Department** funding, any and all such funding will be cross defaulted to and among one another in the respective loan or, where applicable, grant documents. A default under one source of **Departmental** funding shall be default under any and all other sources of **Department** funding in the **Project.**

Change: 413

R6 Section: Section 112(b)

R7 Section: Section 112(b)

Original Text:

The **Department** may cancel funding commitments and Standard Agreements under any of the following conditions:

Changed Text:

If the breach or violation involves charging tenants rent or other charges in excess of those permitted under the **Regulatory Agreement**, the **Department** may demand the return of such excess rents or other charges to the respective households. In any action to enforce the provisions of the **Regulatory Agreement**, the **Department** may seek, as an additional remedy, the repayment of such overcharges.

Change: 414

R6 Section: Section 110(b)(1)

R7 Section: N/A

Original Text:

The objectives and requirements of the **AHSC Program** cannot be met by continuing the commitment or Standard Agreement;

Changed Text:

(Deleted)

Change: 415

R6 Section: Section 112(b)(2)

R7 Section: N/A

Original Text:

Construction of the **Capital Project** or implementation of **Program Costs** cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement; or

Changed Text:

(Deleted)

Change: 416

R6 Section: Section 112(b)(3)

R7 Section: N/A

Original Text:

Funding conditions have not been or cannot be fulfilled within required time periods.

Changed Text:

(Deleted)

Change: 417

R6 Section: Section 112(c)

R7 Section: Section 112(c)

Original Text:

Upon receipt of a notice of intent to cancel the grant from the **Department**, the **Recipient** shall have the right to appeal to the Director of the **Department**.

Changed Text:

The **Department** may cancel funding commitments and Standard Agreements under any of the following conditions:

Change: 418

R6 Section: Section 112(c)

R7 Section: Section 112(c)(1)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

The objectives and requirements of the **AHSC Program** cannot be met by continuing the commitment or Standard Agreement;

Change: 419

R6 Section: Section 112(c)

R7 Section: Section 112(c)(2)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

There has been a material change, not approved by the **Department**, in the **Project** or the principals or management of the **Developer** or **Project;**

Change: 420

R6 Section: Section 112(c)

R7 Section: Section 112(c)(3)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Construction of the **Capital Project** or implementation of **Program Costs** cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement; or

Change: 421

R6 Section: Section 112(c)

R7 Section: Section 112(c)(4)

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

Funding conditions have not been or cannot be fulfilled within required time periods.

Change: 422

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Accessible Housing Unit(s)" refers collectively to "Housing Units with Mobility Features" and "Housing Units with Hearing/Vision Features" as defined below:

1) A "Housing Unit with Mobility Features" means and refers to a housing unit that is located on an accessible route and complies with the requirements of the Code of Federal Regulations (CFR) 24 Section 8.22 and all applicable provisions of Uniform Federal Accessibility Standards (UFAS) or the comparable provisions of the Alternative Accessibility Standard, including but not limited to Sections 809.2 through 809.4 of the 2010 Standards for Accessible Design. A Housing Unit with Mobility Features can be approached, entered, and used by persons with mobility disabilities, including individuals who use wheelchairs. Such units must also comply with CBC 11B.
2) A "Housing Unit with Hearing/Vision Features" means and refers to a housing unit that complies with 24 CFR Section 8.22, and all applicable provisions of UFAS or the comparable provisions of the Alternative Accessibility Standard, including but not limited to Section 809.5 of the 2010 Standards for Accessible Design. Such units must also comply with the California Building Code (CBC) 11B.

Notes and Links:

New term

Change: 423

R6 Section: Appendix A(a)

R7 Section: Appendix A

Original Text:

"Active Transportation" means infrastructure and non-infrastructure projects that encourage increased use of active modes of transportation, but does not include funding program operations. The project types include but are not limited to:

1. Infrastructure Projects: capital improvements (construction) that will encourage increased use of active modes of transportation, such as biking and walking.
2. Non-infrastructure Projects: education, encouragement and planning activities must encourage increased use of active modes of transportation, such as biking and walking.

Changed Text:

"Active Transportation" means infrastructure projects that encourage increased use of active modes of transportation but does not include funding program operations. The project types include but are not limited to: design and construction of capital improvements (construction) that will improve safety and convenience of people who are biking, walking, or using non-motorized mobility devices. These infrastructure projects may include bikeways, paths, sidewalks, crosswalks, crossing beacons or signals, curb ramps, curb extensions and other similar facilities. Traffic Calming devices such as roundabouts, lane narrowing, lane reductions, or other facilities focused on vehicles speed and volume reductions may be considered Active Transportation infrastructure if installed in tandem with facilities dedicated to biking or walking

Notes and Links:

Modified term

Change: 424

R6 Section: Appendix A(b)

R7 Section: Appendix A

Original Text:

"Active Transportation Program" means non-infrastructure related programs which instill safe pedestrian, bicyclist and motorist behaviors to make safe active transportation possible. Non-infrastructure activities can stand-alone or be conducted with infrastructure projects (fixed facilities or permanent structural changes) to increase effectiveness.

Changed Text:

"Active Transportation Program" means non-infrastructure related programs which instill safe pedestrian, bicyclist, and motorist behaviors to make safe **Active Transportation** possible. Non-infrastructure activities can stand-alone or be conducted with infrastructure projects (fixed facilities or permanent structural changes) to increase effectiveness. Program that seek funding for distribution of safety gear or bicycles should use the Caltrans Active Transportation Program Guidelines as a reference for when and how distribution is acceptable.

Notes and Links:

Modified Term

Change: 425

R6 Section: Appendix A(c)

R7 Section: Appendix A

Original Text:

"Activity Delivery Costs" means staff costs incurred by the Public Agency that are directly related to implementing specific Capital Project and Program Costs. They may include costs such as project document preparation, project underwriting, construction management, inspections, or reporting to the Department.

Changed Text:

"Active Transportation Program" means non-infrastructure related programs which instill safe pedestrian, bicyclist, and motorist behaviors to make safe **Active Transportation** possible. Non-infrastructure activities can stand-alone or be conducted with infrastructure projects (fixed facilities or permanent structural changes) to increase effectiveness. Program that seek funding for distribution of safety gear or bicycles should use the Caltrans Active Transportation Program Guidelines as a reference for when and how distribution is acceptable.

Notes and Links:

Modified term

Change: 426

R6 Section: Appendix A(d)

R7 Section: Appendix A

Original Text:

"Affordable Housing Development" means a Capital Project that is a Housing Development in which at least 20 percent of the total units are Affordable Units.

Changed Text:

"Affordable Housing Development" or "AHD" means a **Capital Project** of residential development or the residential portion of a mixed-use development in which at least 20 percent of the total units are **Affordable Units.**

Notes and Links:

Modified term

Change: 427

R6 Section: Appendix A(e)

R7 Section: Appendix A

Original Text:

"Affordable Unit" means a housing unit that satisfies all the following criteria:

1. The unit must satisfy one of the following affordability criteria:
   A. It is available at an "affordable rent" as that terms is used and defined in Section 50053 of the Health & Safety Code;
   B. It is offered at an "affordable housing cost", as that terms is used and defined in Section 50052.5 of the Health & Safety Code; or
   C. It is available at an "affordable rent" or an "affordable housing cost" according to the alternative percentages of income for agency-assisted rental and cooperative housing developments pursuant to Department regulations adopted under Health and Safety Code section 50462(f).
2. For "Affordable Units" that are rental units, they must be subject to a recorded Program covenant ensuring affordability for a duration of at least 55 years.
3. For "Affordable Units" that are ownership units, they must be sold to and occupied by an income-qualified household, and subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale.
4. For the purposes of this definition, the terms "persons and families of low income" and "area median income" shall have the same meanings as set forth in Health and Safety Code section 50093 and 50093(c).
5. The unit must be occupied by a "lower income household" as defined by Health and Safety Code section 50079.5, which includes "very low income households" as defined by Health and Safety Code section 50105 and also includes "extremely low income households" as defined by Health and Safety Code section 50106.

Changed Text:

"Affordable Unit" means a housing unit that is made available at an affordable rent, as defined in Health and Safety Code Section 50053, to a household earning no more than 60 percent of the **Area Median Income (AMI)** or, for homeownership projects, at an affordable housing cost, as defined in Health and Safety Code Section 50052.5, to a household earning no more than 120 percent of the **AMI**. Rental Units shall be subject to a recorded covenant ensuring affordability for a duration of at least 55 years. Homeownership units shall initially be sold to and occupied by a qualified household and shall be subject to a recorded covenant that includes either a resale restriction for at least 30 years or equity sharing upon resale.

Notes and Links:

Modified term

Change: 428

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Alternative Accessibility Standard" also referred to as the HUD Deeming Notice (HUD-2014-0042-0001), means the alternative accessibility standard for accessibility set out in HUD's notice at 79 Fed. Reg. 29671 (May 23, 2014), when used in conjunction with the requirements of 24CFR pt. 8, 24 CFR Section 8.22, and the requirements of 28 CFR pt. 35, including 28 CFR Section 35.151 and the 2010 Standards for Accessible Design as defined in 28 CFR Section 35.104.

Notes and Links:

New Term

Change: 429

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Applicant" has a meaning set forth in Section 105 in these Program Guidelines.

Notes and Links:

New Term

Change: 430

R6 Section: Appendix A(g)

R7 Section: Appendix A

Original Text:

"Area Median Income" means the most recent applicable county median family income published by the **TCAC**.

Changed Text:

"Area Median Income" or "AMI" means the most recent applicable county median family income published by the **TCAC**. For **Tribal Entity** applicants, if United States

Department of Housing and Urban Development's (HUD's) income for a county/parish located within a **Tribal Entity**'s service area is lower than the United States median, the **Tribal Entity** may use the United States median income limit

Notes and Links:

Modified term

Change: 431

R6 Section: Appendix A(h)

R7 Section: Appendix A

Original Text:

"Assisted Unit" means a unit that is subject to the **Program's** rent and/or occupancy restrictions as a result of the financial assistance provided by the **Program**, as specified in the **Regulatory Agreement** entered into with the **Department**.

Changed Text:

"Assisted Unit" means a unit that is subject to the **Program's** regulatory and/or occupancy restrictions as a result of the financial assistance provided by the **Program**, as specified in the **Regulatory Agreement**

Notes and Links:

Modified term

Change: 432

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"BIPOC Developer" means a **Developer** that meets the definition of "BIPOC Entity" as defined by California Debt Allocation Commission (CDLAC) regulations (Section 5170).

Notes and Links:

New term

Change: 433

R6 Section: Appendix A(i)

R7 Section: Appendix A

Original Text:

“Bus Rapid Transit” (BRT) means a rubber-tired form of rapid transit in an integrated system of facilities, equipment, services, and amenities that exceed the speed and reliability of regular bus service. BRT usually includes use of dedicated right-of way, including busways, exclusive lanes, and bypass/queue jumping lanes for buses at congested intersections to reduce vehicle running time and typically includes a combination of the following additional features: (1) center of road alignment, mixed-traffic prohibitive intersection treatments; (2) use of more limited-stop service including express service and skip-stopping; (3) application of Intelligent Transportation Systems (ITS) technology such as signal priority, automatic vehicle location systems, system security, and customer information; (4) platform level boarding and (5) off-board fare collection.

Changed Text:

“Bus Rapid Transit” (BRT) means a rubber-tired form of rapid transit in an integrated system of facilities, equipment, services, and amenities that exceed the speed and reliability of regular bus service. BRT projects must meet all of the following criteria:

1) Operates along a dedicated right of way for at least 50 (50.0) percent of its route (Dedicated Right of Way (ROW) means that private motor vehicles are prohibited from use of the lane except for turns, parking, and/or the use of variable pricing High Occupancy Toll (HOT) Lanes)
2) Has an average stop spacing of no less than 800 feet (0.15 miles) along the entirety of the route
3) Maintains an average operating speed of at least 12 mph and
4) Has peak period minimum frequencies of 12 minutes or less

Notes and Links:

Modified term

Change: 434

R6 Section: Appendix A(k)

R7 Section: Appendix A

Original Text:

"Capital Project" means a project consisting of the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement that is an integral part of, or is necessary for completion of a Project.

Changed Text:

"Capital Project" means a **Project** consisting of the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement that is an integral part of or is necessary for completion of a **Project.**

Notes and Links:

Modified ter

Change: 435

R6 Section: Appendix (l)

R7 Section: N/A

Original Text:

"CCR" means the California Code of Regulations.

Changed Text:

(Deleted)

Change: 436

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Community-Based Developer" means an entity that meets the definition as set forth by Multifamily Housing Program (**MHP**) Final Guidelines, Appendix A .

Notes and Links:

New term

Change: 437

R6 Section: Appendix A (m)

R7 Section: Appendix A

Original Text:

"Context Sensitive Bikeway" means on-street infrastructure for bicycle riding that is appropriately applied based on the traffic volumes and speeds on a specific street, as recommended by the California Department of Transportation based on guidance

from the Federal Highway Administration, American Association of State Highway and Transportation Officials, and the California Highway Design Manual:

[Includes table of context sensitive bikeway based on Design Year ADT and Posted Speed]

1. Class I bicycle paths are considered **Context Sensitive Bikeways** at any ADT and posted speed.
2. **Projects** may consider either the design year or post-**Project** implementation conditions for posted speed and ADT.
3. For AHSC scoring purposes, "Rural Main Streets" shall be considered any roadway within one-quarter (1/4) of a mile of federal, state, or county highway within a **Rural Area**.

(Section or Subsection designation not in Round 6)

Changed Text:

"Context Sensitive Bikeway" means on-street infrastructure for bicycle riding that is appropriately applied based on the traffic volumes and speeds on a specific street, as recommended by the California Department of Transportation based on guidance from the Federal Highway Administration, American Association of State Highway and Transportation Officials, and the California Highway Design Manual:

[Includes table of context sensitive bikeway based on Design Year ADT and Posted Speed]

1) **Projects** may consider either the design year or post-**Project** implementation conditions for posted speed and Annual Average Daily Traffic (AADT).
2) Class I multi-use or bicycle paths are considered **Context Sensitive Bikeways** at any AADT and posted speed.
3) For the purposes of **AHSC Program** scoring and GHG quantification, a Class III bikeway must be often referred to as a 'Bicycle Boulevard.' A Bicycle Boulevard is more than just shared lane markings. A Bicycle Boulevard must combine all the following traffic calming measures: signs, pavement markings, speed and volume management measures, and infrastructure for safe and convenient crossings of busy arterials (5,000+ AADT or more).
4) For **AHSC Program** scoring purposes, "Rural Main Streets" shall be considered any roadway within one-quarter (1/4) of a mile of federal, state, or county highway within a **Rural Area**.
   For **AHSC Program** scoring purposes and GHG Quantification, bikeways should be measured using **Lane Miles.**

Notes and Links:

Modified term

Change: 438

R6 Section: Appendix A(o)

R7 Section: Appendix A

Original Text:

"Currently Developed" means that the land in question is altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated.

Changed Text:

(Deleted)

Change: 439

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

"Department" means the Department of Housing and Community Development of the State of California.

Changed Text:

"Department" means the California Department of Housing and Community Development.

Notes and Links:

Modified term

Change: 440

R6 Section: Appendix A(r)

R7 Section: Appendix A

Original Text:

"Developer" means the entity that the Department and the Council rely upon for experience, site control, and capacity, and which controls either (1) the Affordable Housing Development during development and through occupancy, (2) the Housing-Related Infrastructure during development and through completion, or (3) the Sustainable Transportation Infrastructure and Transit-Related Amenities during development and through operation.

Changed Text:

"Developer" means the entity that the **Department** and the **Council** rely upon for experience, site control, and capacity, and which controls (1) the **Affordable Housing Development** during development and through occupancy or the **Housing**

Related Infrastructure during development and through completion, (2) the **Sustainable Transportation Infrastructure** during development and through operation, or (3) the **Transit-Related Amenities** during development and through Operation.

Notes and Links:

Modified definition

Change: 441

R6 Section: Appendix A(s)

R7 Section: Appendix A

Original Text:

"Disadvantaged Community" means a census tract with a score in the top 25 percent or one of the 22 additional census tracts that score in the highest 5 percent of Pollution Burden as identified in California Environmental Protection Agency's CalEnviroScreen 3.0 tool.

Changed Text:

"Disadvantaged Community" (DAC) means:

1) Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0 (1,984 tracts).
2) Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps, but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores (19 tracts).
3) Census tracts identified in the 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0 (307 tracts).
   Lands under the control of federally recognized Tribes. For purposes of this designation, a Tribe may establish that a particular area of land is under its control even if not represented as such on CalEPA's DAC map and therefore should be considered a DAC by requesting a consultation with the CalEPA Deputy Secretary for Environmental Justice, Tribal Affairs and Border Relations at TribalAffairs@calepa.ca.gov

Notes and Links:

Modified definition

Change: 442

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Emerging Developer" means an entity that meets the definition as set forth by Multifamily Housing Program (**MHP**) Final Guidelines, Appendix A.

Notes and Links:

New term

Change: 443

R6 Section: Appendix A(t)

R7 Section: Appendix A

Original Text:

"Employment Benefit and Outcome Reporting" means submission of data about the jobs and related benefits created by the AHSC Investment as required by the *Funding Guidelines for Agencies Administering California Climate Investments*.

Changed Text:

"Employment Benefits and Outcome Reporting" means activities undertaken by **Local Agencies** and **Recipients** to coordinate and monitor the development of **Capital Projects** and **Programs** funded by the **AHSC Program** award as well as submission of data about the jobs and related benefits created by the AHSC Investment as required by the *Funding Guidelines for Agencies Administering California Climate Investments.*

Notes and Links:

Modified definition

Change: 444

R6 Section: Appendix A(u)

R7 Section: Appendix A

Original Text:

"Enforceable Funding Commitment" means permanent commitments, including but not limited to the following:

1. Low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) and tax-exempt bonds in connection with 4 and 9 percent low-income housing tax credits, will be considered committed in this calculation. The applicant must submit a valuation of their anticipated tax credit equity which documents both the proportion of the **Affordable Housing Development** purchased and assumed tax credit price.

2. Funds conditionally reserved under the following programs shall be accepted as funding commitments: the Department of Housing and Urban Development's (HUD) Supportive Housing Program (SHP), HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG), and the California Department of Mental Health's Mental Health Services Act (MHSA) Program.

3. A land donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a local fee waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") shall be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a Member-Appraisal-Institute-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency.

4. Owner equity contributions or developer funds. Such contributions or funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50 percent of deferred developer fee. The Department may require the applicant to evidence the availability of the proposed amount of owner equity or developer funds.

5. Funds for transportation projects which are programmed for allocation and expenditure in the applicable capital improvement plan consistent with the terms and timeframes of the Standard Agreement.

Changed Text:

"Enforceable Funding Commitment" or "EFC" means a letter or other document evidencing, to the satisfaction of the **Department**, a commitment of funds or a reservation of funds by a project funding source for construction or permanent financing, including, but not limited to, the following:

1) Private financing from a lender other than a mortgage broker, the **Applicant**, or an entity with an identity of interest with the **Applicant**, unless the **Applicant** is a lending institution actively and regularly engaged in residential lending;
2) Deferred-payment financing, residual receipts payment financing, grants, and subsidies from public agencies;
3) Funds awarded by another **Department** program. Proof of award must be issued prior to final rating and ranking of the Program application;
4) Funds conditionally reserved under the following programs shall be accepted as funding commitments: the Department of Housing and Urban Development's (HUD) Supportive Housing Program (SHP), HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG), and the California Department of Mental Health's Mental Health Services Act (MHSA) Program.
5) A land donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a local fee waiver resulting in quantifiable cost savings for the Project where those fees

are not otherwise required by federal or state law ("Local Fee Waiver") shall be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a Member- Appraisal-Institute-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency. A below market lease that meets the requirements of UMR section 8316 would be considered a land donation ($1 per year).

6) Owner equity contributions or developer funds. Such contributions or funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50 percent of deferred developer fee. The **Department** may require the applicant to evidence the availability of the proposed amount of owner equity or developer funds.
7) For homeownership **Affordable Housing Developments** only: Construction loans which will be repaid with revenue from the sale of homes to low- or moderate-income homebuyers.
   Funds for transportation projects which are programmed for allocation and expenditure in the applicable capital improvement plan consistent with the terms and timeframes of the Standard Agreement

Notes and Links:

Modified term

Change: 445

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"First-time homebuyer" is defined as a borrower who has not had an ownership interest in any principal residence or resided in the home owned by a spouse during the previous three years.

Notes and Links:

New term

Change: 446

R6 Section: Appendix A(y)

R7 Section: Appendix A

Original Text:

"Floor Area Ratio" (FAR) means the square footage of the floor area of a building divided by the site square footage, excluding therefrom dedicated streets, sidewalks, parks and open space. The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, floor space in open balconies, enclosed parking and elevators or stair bulkheads. Multiplying the FAR by the area of the site produces the minimum amount of floor area required in a building on the lot. For example, on a 10,000 square-foot site in a district with a minimum FAR of 1.5, the floor area of a building must be at least 15,000 square feet.

Changed Text:

"Floor Area Ratio" (FAR) means the square footage of the floor area of a building divided by the site square footage, excluding therefrom dedicated streets, sidewalks, parks, and open space. The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, floor space in open balconies, enclosed parking and elevators or stair bulkheads. Multiplying the FAR by the area of the site produces the minimum amount of floor area required in a building on the lot. For example, on a 10,000 square-foot site in a district with a minimum FAR of 1.5, the floor area of a building must be at least 15,000 square feet

Notes and Links:

Modified term

Change: 447

R6 Section: Appendix A(z)

R7 Section: Appendix A

Original Text:

"Greenhouse Gas Reduction" (GHG Reduction) means actions designed to reduce emissions of one or all of the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Changed Text:

"Greenhouse Gas Reduction" (GHG Reduction) means actions designed to reduce emissions of one or all the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Notes and Links:

Modified term

Change: 448

R6 Section: Appendix A(aa)

R7 Section: Appendix A

Original Text:

"Green Streets" means a sustainable stormwater strategy that meets regulatory compliance and resource protection goals by using a natural systems approach to manage stormwater, reduce flows, improve water quality and enhance watershed health.

Changed Text:

"Green Streets" means a sustainable stormwater strategy that meets regulatory compliance and resource protection goals by using a natural systems approach to manage stormwater, reduce flows, improve water quality, and enhance watershed health.

Notes and Links:

Modified term

Change: 449

R6 Section: Appendix A(bb)

R7 Section: Appendix A

Original Text:

"High Quality Transit" means a Qualifying Transit line with high frequencies AND permanent infrastructure as follows:

1. Frequency: High Quality Transit must have Peak Period headway frequency on the same route of every 15 minutes or less and service seven days a week. This level of service must have been publicly posted by the provider at some point between January 2020 and the time of application.
2. Permanent Infrastructure: High Quality Transit must operate on a railway or be transit service with Bus Rapid Transit features that either fully or partially operate on a dedicated bus-only lane, or uses High Occupancy Vehicle (HOV) or High Occupancy Toll (HOT) lanes.

Changed Text:

"High Quality Transit" means a **Qualifying Transit** line with high frequencies AND permanent infrastructure as follows:

1) Frequency: High Quality Transit must have **Peak Period** headway frequency on the same route, in the same direction, of every 15 minutes or less (e.g., every departure is not more than 15 minutes from the last) and service seven days a week. This level of service must have been publicly posted by the provider at some point between January 2022 and the time of application.

2) Permanent Infrastructure: High Quality Transit must operate on a railway or meet the definition of **Bus Rapid Transi**

Notes and Links:

Modified definition

Change: 450

R6 Section: Appendix A(cc)

R7 Section: N/A

Original Text:

"Housing Development" means a residential development or the residential portion of a mixed-use development.

Changed Text:

(Deleted)

Change: 451

R6 Section: Appendix A(dd)

R7 Section: Appendix A

Original Text:

"Housing-Related Infrastructure" means a capital infrastructure improvement required as a condition of approval of an affordable housing development by a Locality, transit agency or special district such as sewer, water or utility system upgrades, streets, drainage basins, etc.

Changed Text:

"Housing Related Infrastructure" means a capital infrastructure improvement required as a condition of approval of an **Affordable Housing Development** by a **Locality**, transit agency or special district such as sewer, water or utility system upgrades, streets, drainage basins, etc. or a capital infrastructure improvement allowed under Section 103(a)(2)(A).

Notes and Links:

Modified definition

Change: 452

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Indian Country" means (i) all land located in "Indian country" as defined by 18 U.S. Code (USC) 1151; (ii) all land within the limits of a Rancheria under the jurisdiction of the United States Government; (iii) all land held in trust by the United States for an Indian tribe or individual; and (iv) all land held by an Indian tribe or individual subject to a restriction by the United States against alienation.

Notes and Links:

New term

Change: 453

R6 Section: Appendix A(ee)

R7 Section: Appendix A

Original Text:

"Infill Site" means a site for which at least three of four sides or 75 percent of the perimeter of the site adjoins parcels that are **Currently Developed** qualified **Urban Uses**. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included. In order to qualify as an infill site, the site must also be located in an urbanized area meaning that it fulfills one of the following requirements:

1. located within an incorporated city according to an official City or County map, OR
2. located within an urbanized area or urban cluster as defined by the U.S. Census Bureau, OR
3. for unincorporated areas outside an urbanized area or urban cluster, the area shall be within a designated urban service area that is designated in the local general plan for urban development and is served by public sewer and water.

Changed Text:

"Infill Site" means a site that has been previously developed or at least three of four sides or 75 percent of the perimeter of the site adjoins parcels that are currently developed with qualified **Urban Uses**. Perimeters bordering navigable bodies of water and improved parks shall not be included in this calculation. To qualify as an infill site, the site must also be located in an urbanized area meaning that it fulfills one of the following requirements:

1) located within an incorporated city with a charter recorded with the State of California, OR
2) for unincorporated areas outside an urbanized area or urban cluster, the area shall be within a designated urban service area that is designated in the local general plan for urban development and is served by public sewer and water.

3) Applications from **Tribal Entities** may request an exemption to the requirement to be located within an urbanized area or urban cluster.

Notes and Links:

Modified definition

Change: 454

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Innovative Transit" means a broad category transportation services that includes on-demand shuttles and circulators, paratransit services, and private sector transit solutions commonly referred to as "microtransit," The innovative transit service must be demand-responsive (routes and/or frequency of service are determined dynamically based on customer demand) and capable of serving multiple riders simultaneously (not only a single rider service).

Notes and Links:

New term

Change: 455

R6 Section: Appendix A(ff)

R7 Section: Appendix A

Original Text:

"Integrated Connectivity Project (ICP) Project Area" means a Project Area which includes at least one (1) Transit Station/Stop with a combination of two or more eligible costs as defined in Section 103.

Changed Text:

"Integrated Connectivity Project (ICP) Project Area" means a **Project Area** which includes at least one (1) **Transit Station/Stop** that is served by **Qualifying Transit**, but not **High Quality Transit** as defined in Section 102.

Notes and Links:

Modified definition

Change: 456

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6

Changed Text:

Joint Venture" means a partnership between applicants that meets the definition as set forth by **Multifamily Housing Program (MHP)** Guidelines, Appendix A.

Notes and Links:

New term

Change: 454

R6 Section: Appendix A(hh)

R7 Section: Appendix A

Original Text:

"Key Destinations" means vital community amenities and resources including medical centers, schools, grocery stores, child care centers, pharmacies, public parks, or public libraries. Key Destinations must be operational at the time of application. This definition differs from "Activity Centers" as used in the AHSC Benefits Calculator Tool.

Changed Text:

"Key Destinations" means vital community amenities and resources. The specification of each Key Destination is listed below in (1-10). Key Destinations must be operational at the time of application. For scattered site projects, applicants should identify distance of Key Destinations around the single point identified for the **Project Area** Map.

1) Grocery store: either a full-service grocery store or neighborhood market that is listed on the U.S. Department of Agriculture (USDA) as a SNAP Retail Locator tool.
2) Medical clinic: a medical clinic that accepts Medi-Cal payments or has an equally comprehensive subsidy program for low-income patients
3) Licensed childcare facility: infant center, school age childcare center, childcare center, childcare center preschool, family childcare home (small), family childcare home (large) as licensed by the Department of Social Services.
4) Pharmacy
5) Public Park: An open space accessible by the general public managed by a public agency. A public park shall not include 1) school grounds

unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities, 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

6) Community or Recreation Center accessible to the general public and managed by a public agency
7) Public library: must be a book-lending public library that also allows for inter-branch lending (when in a multi-branch system)
8) Public elementary, middle, high school (which includes public charter schools as indicated by the California Department of Education) and non-profit university or non-profit junior college
9) Food bank, bank, or credit union: All three facility types must include on-site staff. A food bank must be managed by a non-profit that distributes free food at least once a week on a publicly advertised schedule.
   Post Office: United States Postal Service (USPS) Post Office location as indicated by the USPS Locator tool

Notes and Links:

Modified definition

Change: 455

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

“Lane Mile” means the total length of roadway or bikeway taking number of lanes into account. For scoring, consistency and reporting purposes, applicants are required to describe all bikeways and busways using lane miles. As an example, a project that installs a bikeway in only one direction along one mile of roadway would be considered having installed one lane mile. If the bikeway is bidirectional or on both sides of the roadway for one mile, the project would be considered having installed two lane miles (one mile each way).

Notes and Links:

New term

Change: 455

R6 Section: Appendix A(kk)

R7 Section: Appendix A

Original Text:

"Lower Income" has the meaning set forth in Health and Safety Code Section 50079.5.

Changed Text:

"Lower Income" has the meaning set forth in Health and Safety Code Section 50079.5, households with gross incomes not exceeding 80 percent of **Area Median Income**.

Notes and Links:

Modified definition

Change: 456

R6 Section: Appendix A(kk)

R7 Section: Appendix A

Original Text:

"Low-Income Community" means a census tract with either 1) median household incomes at or below 80 percent of the statewide median income, or 2) median household income at or below the threshold designated as low-income by Department of Housing and Community Development's State Income Limits pursuant to the Health and Safety Code Section 50093.

Changed Text:

"Low-Income Community" means a census tract with either 1) median household incomes at or below 80 percent of the statewide median income, or 2) median household income at or below the threshold designated as low-income by Department of Housing and Community Development's State Income Limits pursuant to the Health and Safety Code Section 50093. For **Tribal Entities**, if the HUD income for a county/parish located within a **Tribal Entity**'s service area is lower than the State Income Limits, the United States median income limit may be used in determining a Low-Income Community.

Notes and Links:

Modified definition

Change: 457

R6 Section: Appendix A(oo)

R7 Section: Appendix A

Original Text:

"MHP" shall mean the Multifamily Housing Program authorized and governed by Sections 50675 through 50675.14 of the Health and Safety Code, and the MHP Guidelines dated June 19, 2019.

Changed Text:

"MHP" shall mean the Multifamily Housing Program authorized and governed by Sections 50675 through 50675.14 of the Health and Safety Code, and the MHP Guidelines dated March 30, 2022, as amended"

Notes and Links:

Modified term

Change: 458

R6 Section: Appendix A(pp)

R7 Section: Appendix A

Original Text:

"Natural Infrastructure" means the preservation and/or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change and/or manage other environmental problems. Some examples relative to AHSC could include street trees and greenspace for water catchment, infiltration and surface cooling; water treatment facilities that utilize ecologically functioning wetlands; flood mitigation systems that utilize the natural floodplain and stable shorelines used in tandem with constructed flood barriers.

Changed Text:

"Natural Infrastructure" means improvements that result in the preservation and/or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change and/or manage other environmental problems. Some examples relative to the **AHSC Program** could include street trees and greenspace for water catchment, infiltration and surface cooling; water treatment facilities that utilize ecologically functioning wetlands; flood mitigation systems that utilize the natural floodplain and stable shorelines used in tandem with constructed flood barriers

Notes and Links:

Modified definition

Change: 459

R6 Section: Appendix A(qq)

R7 Section: Appendix A

Original Text:

“Net Density” means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas. Allowed deductible areas are public dedications of land which are for public streets, public sidewalks, public open space, public drainage facilities, and utility easements. Areas that are non-developable due to natural landscape features (ex: steep grade) are allowable deductible areas so long as the size and location of the non-developable area is identified by a licensed surveyor. Non-allowed deductible areas include setbacks, private drives and walkways, general landscaping, common areas and facilities, off street parking, and traditional drainage facilities exclusive to a development project. Mitigations required for development will not be included in the allowed deductible areas.

Changed Text:

“Net Density” means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas. Allowed deductible areas are septic system requirements and public dedications of land which are for public streets, public sidewalks, public Open Space, and public drainage facilities. Non-allowed deductible areas include utility easements, setbacks, private drives and walkways, general landscaping, common areas and facilities, off street parking, and traditional drainage facilities exclusive to a development project. Mitigations required for development will not be included in the allowed deductible areas

Notes and Links:

Modified definition

Change: 460

R6 Section: Appendix A(ss)

R7 Section: Appendix A

Original Text:

“Peak Hours” or “Peak Period” means the period with the highest ridership during the entire transit service day as determined by the transit operator. Must include at least one hour during the morning commute hours and one during evening commute hours, Monday through Friday. Each Peak Period cannot be longer than three hours.

Changed Text:

“Peak Hours” or “Peak Period” means the periods with the highest ridership during the entire transit service day as determined by the transit operator. Must include at least one hour during the morning commute hours and one during evening commute hours, Monday through Friday. Each Peak Period cannot be longer than three hours.

Notes and Links:

Modified term

Change: 461

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Principal" means employees of the **Developer** who are in a position responsible for the oversight and management of development activities.
Notes and Links:

New term

Change: 462

R6 Section: Appendix A(xx)

R7 Section: Appendix A

Original Text:

"Project" means the proposed use of funds representing a combination of Capital Projects or Program Costs which are proposed by the applicant to be funded the AHSC Program.

Changed Text:

"Project" means the proposed use of funds representing a combination of **Capital Projects** or **Program Costs** which are proposed by the **Applicant** to be funded the **AHSC Program**

Notes and Links:

Modified definition

Change: 463

R6 Section: Appendix A

R7 Section: Appendix A(yy)

Original Text:

"Project Area" means the area encompassing the Transit Station/Stop, housing and Key Destinations.

Changed Text:

"Project Area" means the one (1.0) mile radius from a single point inside the parcel of the **AHD**. The point may be chosen anywhere inside of the **AHD** parcel and should be used and referenced consistently through all application materials, in mapping and calculation of distances. If a **Project** is a **Scattered Site Project**, then the applicant may choose which parcel they wish to use.

Notes and Links:

Modified term

Change: 464

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Project Area Type" means one of the three categories of **Projects** funded by the **AHSC Program**. Project Area Types are decided based on two main factors: The **AHD** proximity to **High Quality Transit** or **Qualifying Transit** and if the **AHD Project** is located in a **Rural Area**. **Project Area Types** are used to improve distribution of funds to a diverse type of communities throughout California.

Notes and Links:

New Term

Change: 465

R6 Section: Appendix A(aaa)

R7 Section: Appendix A

Original Text:

"Qualified Tribal Entity" means a **Federally Recognized Native American Tribe**, an eligible entity having co-ownership with a **Federally Recognized Native American Tribe**, or an eligible entity established by a **Federally Recognized Native American Tribe** to undertake Tribal housing or transportation projects.

Changed Text:

"Tribal Entity" means: Tribe or a tribally designated housing entity. An Applicant that is any of the following:

(i) An Indian Tribe as defined under USC Section 4103(13)(B) of Title 25
(ii) A Tribally Designated Housing Entity under 25 USC 4103(22)
(iii) If not a federally recognized tribe as identified above, either:

a. Listed in the Bureau of Indian Affairs Office of Federal Acknowledgement Petitioner List, pursuant to CFR Section 83.1 of Title 25; or
b. Indian Tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purpose of consultation pursuant to GC Section 65352.3

Notes and Links:

Modified term

Change: 466

R6 Section: Appendix A(bbb)

R7 Section: Appendix A

Original Text:

"Qualifying Transit" means a transit line serving the public that is operated by the following: (1) Directly operated by a public entity; (2) Operated by a public entity via a contract for purchased transportation service with a private or non-profit provider; or (3) Operated by a private or non-profit entity as a grant Recipient or sub-recipient from a public entity. Qualifying Transit for the purpose of the Program includes various forms of fixed transit service (Rail Service and Bus Service) and Flexible Transit Service. A Qualifying Transit line requires service that departs two (2) or more times on the same route during Peak Hours as defined by the transit operator. This level of service must have occurred regularly at some point between January 2020 and the time of application. Flexible Transit service is exempt from these Peak Hours frequency requirements.

Changed Text:

"Qualifying Transit" means a transit line serving the public that includes various forms of fixed transit service (Rail Service and Bus Service) and Flexible Transit Service. A Qualifying Transit line requires service that departs two (2) or more times on the same route during Peak Hours as defined by the transit operator. This level of service must have occurred regularly at some point between January 2020 and the time of application. **Flexible Transit Service is** exempt from these **Peak Hours** frequency requirements. The Transit service must be operated by the following:

1) Directly operated by a public entity;
2) Operated by a public entity via a contract for purchased transportation service with a private or non-profit provider; or
3) Operated by a private or non-profit entity as a grant **Recipient** or sub-recipient from a public entity.

Notes and Links:

Modified definition

Change: 467

R6 Section: Appendix A(ddd)

R7 Section: Appendix A

Original Text:

"Recipient" means the eligible applicant receiving a commitment of Program funds.

Changed Text:

Recipient" means the eligible **Applicant** receiving a commitment of **AHSC Program** funds.

Notes and Links:

Modified definition

Change: 468

R6 Section: Appendix A(eee)

R7 Section: Appendix A

Original Text:

"Regulatory Agreement" means the written agreement between the **Department** and the Sponsor that will be recorded as a lien on the **Affordable Housing Development** to control the use and maintenance of the **Project**, including restricting the rent and occupancy of the **Assisted Units**.

Changed Text:

"Regulatory Agreement" as set forth by UMR 8301(o)

Notes and Links:

Modified definition

Change: 469

R6 Section: Appendix A(fff)

R7 Section: Appendix A

Original Text:

"Restricted Units" mean residential units restricted by an enforceable covenant or agreement with the Department or other public agency to occupancy by low- or very low-income households, with affordable rents pursuant to **MHP** Guidelines Section 7312 or affordable housing costs pursuant to the CalHOME Program. Restricted Units must be substantially equivalent in size and number of bedrooms to the balance of units in the Housing Development. Restricted Units may consist of units

designated for any housing tenure, rental or owner-occupied, within the Housing Development.

Changed Text:

"Restricted Units" as set forth by UMR 8301(q)

Notes and Links:

Modified term

Change: 470

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Remaining Funds" means the funds available for **Project** awards after the **Project Area Type** Targets are met. These funds are to be used primarily for funding projects to achieve the statutory and **Council**-identified priorities of Geographic and **Tribal Entity** Targets.

Notes and Links:

New term

Change: 471

R6 Section: Appendix A(ggg)

R7 Section: Appendix A

Original Text:

"Rural Area" means the definition in Health and Safety Code Section 50199.21

Changed Text:

"Rural Area" means the definition in Health and Safety Code 50199.21

Notes and Links:

Link updated. Previous link: http://law.onecle.com/california/health/50199.21.html

New Link: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=50199.21.

Change: 472

R6 Section: Appendix A(hhh)

R7 Section: Appendix A

Original Text:

"Rural Innovation Project Area (RIPA)" means a Project Area located within a Rural Area which includes at least one (1) Transit Station/Stop with a combination of two or more eligible costs as defined in Section 103.

Changed Text:

"Rural Innovation Project Area (RIPA)" means a **Project** that meets the definition of **Integrated Connectivity Project** and is located within a **Rural Area**.

Notes and Links:

Modified definition

Change: 473

R6 Section: Appendix A(iii)

R7 Section: Appendix A

Original Text:

"Safe and Accessible Walkway" means a pedestrian corridor that has the following:

1. Continuously-paved, ADA-compliant sidewalks.
2. Marked pedestrian crossings at all arterial intersections.
3. Attributes which contribute to comfort and safety including, but not limited to, adequate lighting or shade canopy.

Changed Text:

"Safe and Accessible Walkway" means a pedestrian corridor that meets or exceeds accessibility design standards in Caltrans Design Information Bulletin (DIB) 82-06.

Notes and Links:

Modified definition

Change: 474

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Scattered Site" means an **AHD Project** in which the parcels of land are not contiguous except for the interposition of a road, street, stream or similar interposition.

1) For acquisition and/or rehabilitation projects with one pre-existing project-based Section 8 contract in effect for all the sites, there shall be no limit on the number or proximity of sites.
2) For acquisition and/or rehabilitation projects with any of the following:
    a. Existing federal or state rental assistance or operating subsidies,
    b. An existing CTCAC Regulatory Agreement, or
    c. An existing regulatory agreement with a federal, state, or local public entity, the number of sites shall be limited to five, unless the Executive Director approves a higher number, and all sites shall be either within the boundaries of the same city, within a 10-mile diameter circle in the same county, or within the same county if no location is within a city having a population of five-hundred thousand (500,000) or more.

For new construction projects and all other acquisition and/or rehabilitation projects, the number of sites shall be limited to five, and all sites shall be within a one (1.0) mile diameter circle within the same county

Notes and Links:

New term

Change: 475

R6 Section: Appendix A(kkk)

R7 Section: Appendix A

Original Text:

Site Control" means the applicant or Developer has control of property through one or more of the following:

1. Fee title;
2. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all program requirements;
3. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;
4. An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
5. An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
6. An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site;

provided that the major terms of the acquisition have been agreed to by all parties;

7. A land sales contract or enforceable agreement for acquisition of the property; or

8. Other forms of site control that give the Department assurance (equivalent to 1-7 above) that the applicant or Developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program.

Changed Text:

"Site Control" means the applicant or Developer has control of property as set forth in UMR Sections 8303 and 8316 through one or more of the following:

1) Fee title;
2) A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all **AHSC Program** requirements. Where site control will be satisfied by a long-term ground lease, the **Department** will require the execution and recordation of the **Department's** form lease rider, which shall be entered into by and among the ground lessor, the ground lessee, the **Department**, and any other applicable parties. In all cases, the lease rider shall be recorded against the fee interest in the **Project** property;
3) An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the **NOFA**;
4) An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a public agency;
5) An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
6) An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by all parties; or
7) A land sales contract or enforceable agreement for acquisition of the property.

Notes and Links:

Modified definition

Change: 476

R6 Section: Appendix A(mmm)

R7 Section: Appendix A

Original Text:

"Substantial Rehabilitation" means a Housing Development with reasonable direct rehabilitation construction contract costs of at least $35,000 per residential unit. Rehabilitation shall include energy efficiency upgrades per residential units.

Rehabilitation projects must fully and efficiently address all of the physical needs of the Project for the term of the project loan and therefore merely meeting the minimum threshold cost amount of $35,000 per residential unit may not, in and of itself, be sufficient to be considered Substantial Rehabilitation for purposes of the project loan.

Changed Text:

"Substantial Rehabilitation" means a Housing Development with reasonable direct rehabilitation construction contract costs of at least $35,000 per residential unit. Rehabilitation shall include energy efficiency upgrades per residential units. Rehabilitation projects must fully and efficiently address all the physical needs of the **Project** for the term of the project loan and therefore merely meeting the minimum threshold cost amount of $35,000 per residential unit may not, in and of itself, be sufficient to be considered Substantial Rehabilitation for purposes of the project loan.

Change: 477

R6 Section: Appendix A(nnn)

R7 Section: Appendix A

Original Text:

"Sustainable Transportation Infrastructure" means capital project(s) that result in the improvement or addition of infrastructure that encourages mode-shift from single occupancy vehicles by enhancing: 1) public transit service, 2) pedestrian networks, or 3) bicycle networks (includes public bike-share programs) as well as operations expenditures that directly support transit expansion, or a return to service levels seen prior to COVID-19 induced service cuts, within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).

Changed Text:

"Sustainable Transportation Infrastructure" means capital project(s) that result in the improvement or addition of infrastructure that encourages mode-shift from single-occupancy vehicles by enhancing: 1) public transit service, 2) pedestrian networks, or 3) bicycle networks (includes public bike-share programs) as well as transit operations expenditures that directly support transit expansion, within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).

Notes and Links:

Modified definition

Change: 478

R6 Section: Appendix A(ooo)

R7 Section: Appendix A

Original Text:

"TCAC" means the California Tax Credit Allocation Committee.

Changed Text:

"TCAC" shall mean the California Tax Credit Allocation Committee and the California Tax Credit Allocation Committee Regulations, Title 4 **CCR**, Division 17, Chapter 1, as adopted July 20, 2022.

Notes and Links:

Modified definition

Change: 479

R6 Section: Appendix A

R7 Section: Appendix A

Original Text:

(Section or Subsection designation not in Round 6)

Changed Text:

"Transit Oriented Development (TOD) Project Area" means a **Project Area** which includes at least one (1) Transit Station/Stop that is served by **High Quality Transit**.

Notes and Links:

New term

Change: 480

R6 Section: Appendix A(rrr)

R7 Section: Appendix A

Original Text:

"Transit Station/Stop" means a designated location at which the various Qualifying Transit service(s) drop-off and pick-up riders.

Changed Text:

"Transit Station/Stop" means a designated location at which the various **Qualifying Transit** service(s) drop-off and pick-up riders.

Notes and Links:

Modified definition

Change: 481

R6 Section: Appendix A(ttt)

R7 Section: Appendix A

Original Text:

“Transportation-Related Amenities” means capital improvements that are publicly accessible and provide supportive amenities to pedestrians, cyclists and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).

Changed Text:

“Transportation Related Amenities” means capital improvements that are publicly accessible and provide supportive amenities to pedestrians, cyclists and transit riders (e.g., bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d). TRA improvements encourage the use of the transit or active transportation activity.

Notes and Links:

Modified definition

Change: 482

R6 Section: Appendix A(vvv)

R7 Section: Appendix A

Original Text:

"Urban forest" means those native or introduced trees and related vegetation in the urban and near-urban areas, including, but not limited to urban watersheds, soils and related habitats, street trees, park trees, residential trees, natural riparian habitats, and trees on other private and public properties.

Changed Text:

"Urban Forest" means those native or introduced trees and related vegetation in the urban and near-urban areas, including, but not limited to urban watersheds, soils and related habitats, street trees, park trees, residential trees, natural riparian habitats, and trees on other private and public properties.

Notes and Links:

Modified definition

Change: 483

R6 Section: Appendix A(www)

R7 Section: Appendix A

Original Text:

"Urban Greening" means the incorporation of greenscaped pedestrian and bicycle trail systems, urban street canopy, green alleys, drought tolerant and native species landscaping and landscape restoration, green roofing, community gardens, natural infrastructure and stormwater features into public open spaces. If not abundantly clear, public accessibility must be demonstrated to the satisfaction of Department staff, such as through a recorded instrument, and run for at least 55 years. Public open space must offer reasonable hours of use for the public, such as dawn to dusk. Community gardens do not have to be publicly accessible as long as they are available to residents of the **Affordable Housing Development.**

Changed Text:

"Urban Greening" means the incorporation of greenscaped pedestrian and bicycle trail systems, urban forestry, urban street canopy, green alleys, drought tolerant and native species landscaping and landscape restoration, green roofing, community gardens, **Natural Infrastructure** and stormwater features into public open spaces. If not abundantly clear, public accessibility must be demonstrated to the satisfaction of **Department** staff, such as through a recorded instrument, and run for at least 55 years. Public open space must offer reasonable hours of use for the public, such as dawn to dusk. Community gardens do not have to be publicly accessible as long as they are available to residents of the **Affordable Housing Development.**

Notes and Links:

Modified definition

Change: 484

R6 Section: Appendix A(yyy)

R7 Section: Appendix A

Original Text:

"Very-Low Income" has the meaning set forth in Health and Safety Code Section 50105.

Changed Text:

"Very-Low Income" has the meaning set forth in Health and Safety Code Section 50105, households with gross incomes not exceeding 50 percent of Area Median Income.

Notes and Links:

Modified definition

Change: 485

R6 Section: Appendix A (aaaa)

R7 Section: Appendix A

Original Text:

"Zero Emission Vehicle (ZEV)" means battery electric vehicles, plug-in hybrid electric vehicles, and hydrogen fuel cell vehicles.

Changed Text:

"Zero Emission Vehicle (ZEV)" means a motor vehicle equipped with clean technologies consistent with the State of California's zero emission vehicle regulations and standards, including battery-electric vehicles (BEVs), hydrogen fuel cell electric vehicles (FCEVs), and plug-in hybrid electric vehicles (PHEVs).

Notes and Links:

Modified definition

Change: 486

R6 Section: Appendix B

R7 Section: Appendix B

Original Text:

Federally Recognized Native American Tribe Eligibility
Federally Recognized Native American Tribes may qualify for AHSC funds if their **Project** meets the following requirements:
Changed Text:

Tribal Eligibility

A Tribal Entity may qualify for AHSC funds if their **Project** meets the following requirements:

Change: 487

R6 Section: Appendix B(a)

R7 Section: Appendix B(a)

Original Text:

Projects are located on one of the following lands:

Changed Text:

Projects are located in **Indian country**, or located on a parcel owned by a **Tribal Entity** in fee or held in trust for the benefit of a **Tribal Entity** within the state of California

and;

Change: 488

R6 Section: Appendix B(1)

R7 Section: N/A

Original Text:

Tribal Trust Lands. Real property that is held in trust by the United States Government for the benefit of a **Federally Recognized Native American Tribe**;

Changed Text:

(Deleted)

Change: 489

R6 Section: Appendix B(2)

R7 Section: Appendix A

Original Text:

Individual Trust Lands. Real property that is held in trust by the United States Government for the benefit of an individual member of a **Federally Recognized Native American Tribe**;

Changed Text:

(Deleted)

Change: 490

R6 Section: Appendix B(3)

R7 Section: Appendix A

Original Text:

Tribal Fee Restricted Lands. Fee lands that are owned by or under the control of a **Federally Recognized Native American Tribe** that are subject to a United States Government restriction that the land continue to be owned by or remain under the control of a **Federally Recognized Native American Tribe** or member or members thereof;

Changed Text:

(Deleted)

Change: 491

R6 Section: Appendix B(4)

R7 Section: Appendix A

Original Text:

Individual Fee Restricted Lands**.** Fee lands that were conveyed by the United States Government as individual allotments to member or members of a **Federally Recognized Native American Tribe**, regardless as to whether the property is now under common ownership among several members of that same **Federally Recognized Native American Tribe;**

Changed Text:

(Deleted)

Change: 492

R6 Section: Appendix B(5)

R7 Section: Appendix A

Original Text:

Tribally-Owned Unrestricted Lands. Fee lands that are owned by or under the control of a **Federally Recognized Native American Tribe** that are not subject to a United States Government restriction that the land continue to be owned by or remain under the control of a **Federally Recognized Native American Tribe** or member or members thereof;

AND;

Changed Text:

(Deleted)

Change: 493

R6 Section: Appendix B(b)

R7 Section: Appendix B(b)

Original Text:

The applicant meets the following requirements as a condition of award funding as set forth in a Standard Agreement, but not as a condition to engage in the competitive award process:

Changed Text:

The applicant meets the conditions of award funding to the extent applicable, and subject to any modifications or waivers as provided for in HSC Section 50406, subdivision

(p) that shall be set forth in a Standard Agreement. It is noted that these same conditions do not need to be satisfied initially to engage in the competitive award process:

Change: 494

R6 Section: Appendix B(b)(1)

R7 Section: Appendix B(b)(1)

Original Text:

BIA Consent. Applicants shall obtain Bureau of Indian Affairs consent to applicant's execution and recordation (as applicable) of all Department-required documents that are subject to 25 CFR sec. 152.34 or 25 CFR sec. 162.12, all prior to award disbursement. This requirement shall not apply to projects that are within subdivision (i)(5) of this Section.

Changed Text:

BIA Consent. The Bureau of Indian Affairs (BIA) has consented to the applicant's execution and recordation (as applicable) of all **Department**-required documents that are subject to 25 CFR sec. 152.34, 25 CFR sec. 162.012, or 25 CFR sec. 162.388, et seq., prior to award disbursement. This requirement shall not apply to projects that are located on fee land not subject to a restriction by the United States against alienation

Change: 495

R6 Section: Appendix B(b)(2)

R7 Section: Appendix B(b)(2)

Original Text:

Personal Jurisdiction for Tribal Applicants. For applicants that are **Federally Recognized Native American Tribes** or Tribal controlled entities, all such applicants shall provide and execute a limited waiver of sovereign immunity agreeing to the personal jurisdictions of state court.

Changed Text:

Personal and Subject Matter Jurisdiction. Personal and subject matter jurisdiction in regard to the Standard Agreement, Project, or any matters arising from either of them is in state court and the **Department** has received any legal instruments or waivers, all dully approved and executed, as are or may be legally necessary and effective to provide for such personal and subject matter jurisdiction in state court.

Change: 496

R6 Section: Appendix B(b)(3)

R7 Section: Appendix B(b)(3)

Original Text:

Subject Matter Jurisdiction for Restricted Tribal Lands. For applicants proposing projects that are to be within property described in sub-divisions (i)(1), (i)(2), (i)(3), and (i)(4), all such applicants shall cause the subject Native American Tribe to provide and execute a limited waiver of sovereign immunity satisfactory to the Department, agreeing to the subject matter jurisdiction of state court.

Changed Text:

Title Insurance. The **Department** has received title insurance for the property underlying the **Project** satisfactory to the **Department**. Notwithstanding the foregoing sentence, upon a showing of good cause, for **Applicants** unable to provide a conventional title insurance policy satisfactory to the **Department**, this condition may be satisfied by a title status report issued by the BIA Land Title and Records Office and pursuant to a title opinion letter issued for the benefit of the **Department** but paid for by the **Applicant.**

Change: 497

R6 Section: Appendix B(b)(4)

R7 Section: Appendix B(b)(4)

Original Text:

Title Insurance Requirements. Applicants shall provide title insurance for the property underlying the **Project** satisfactory to the Department. Notwithstanding the foregoing sentence, upon a showing of good cause, for Applicants unable to provide a conventional title insurance policy satisfactory to the Department, all such Applicants shall demonstrate to the satisfaction of the Department that they hold title to the property pursuant to a title condition report issued by the BIA Land Title and Records Office, and pursuant to a title opinion letter issued for the benefit of the Department but paid for by the Applicant.

Changed Text:

Recordation Requirements. Where recordation of instruments is a condition of award funding or otherwise required under or pursuant to the Standard Agreement, the subject instrument is recorded if recorded with the Land Titles and Records Office at the BIA or in the appropriate official records of the County in which the **Project** is located, as may be applicable.

Change: 498

R6 Section: Appendix B(b)(5)

R7 Section: Appendix B(b)(5)

Original Text:

Recordation Requirements. Where recordation of instruments are required by the Department, the subject instrument shall be deemed sufficiently recorded if recorded with the Land Titles and Records Office at the BIA or if the subject instruments are recorded in the County recording system having jurisdiction over the property.

Changed Text:

Fee Security Required. For all **Projects**, except those located on trust or restricted land within **Indian country,** fee security shall be required, unless the terms allowing leasehold security are satisfied as set forth in Title 25 **CCR** 8316. If a **Department** loan/grant is recorded on fee land then there must be a restriction preventing that land being put into trust until the **Department** loan/grant term is complete.

Change: 499

R6 Section: Appendix B(b)(6)

R7 Section: Appendix B(b)(6)

Original Text:

Fee Security Required. For all Projects, except those falling within subdivision (i)(1) and (ii)(2), fee security shall be required, unless the terms allowing leasehold security are satisfied as set forth in Title 25 CCR 8316. If a Department loan/grant is recorded on fee land then there must be a restriction preventing that land being put into trust until the Department loan/grant term is complete.

Changed Text:

Minimum Requirements for Sovereign Immunity Waivers. Sovereign immunity waiver language shall be included in the Department Standard Agreement, and all Department regulatory and loan or grant agreements, all of which may be accomplished by incorporating by reference a separately executed sovereign immunity waiver instrument. The **Recipient** shall also provide or obtain a separate limited waiver of sovereign immunity instruments for both personal and subject matter jurisdictions which shall require, at a minimum, compliance with State construction standards and regulations or with respect to tribal housing Projects in Indian Country, compliance with tribal construction standards and regulations that are at least as stringent as State construction standards and regulations, subject to the Department's review and satisfaction.

Change: 500

R6 Section: Appendix B(b)(7)

R7 Section: Appendix B(b)(7)

Original Text:

Minimum Requirements for Sovereign Immunity Waivers. Sovereign immunity waiver language shall be included in the Department Standard Agreement, and all Department regulatory and loan or grant agreements, all of which may be accomplished by incorporating by reference a separately executed sovereign immunity waiver instrument. The Applicant shall also provide or obtain a separate limited waiver of sovereign immunity instruments for both personal and subject matter jurisdictions which shall require, at a minimum, compliance with State construction standards and regulations.

Changed Text:

(Deleted)

Change: 501

R6 Section: Appendix C

R7 Section: Appendix C

Original Text:

AHSC award **Recipients** are required to acknowledge SGC, HCD, and California Climate Investments (CCI) in all publications, websites, signage, invitations, and other media-related and public-outreach products related to the AHSC Project. Guidance on CCI logo usage, signage, and logo files contained in the Style Guide are available at: www.caclimateinvestments.ca.gov/logo-graphics-request. SGC and HCD staff will provide their respective logo files and guidance on their usage directly to **Recipients**.

Changed Text:

Recipients are required to acknowledge SGC, HCD, and California Climate Investments (CCI) in all publications, websites, signage, invitations, and other media- related and public-outreach products related to the **AHSC Project**. Guidance on CCI logo usage, signage, and logo files contained in the Style Guide are available at: www.caclimateinvestments.ca.gov/logo-graphics-request. SGC and HCD staff will provide their respective logo files and guidance on their usage directly to **Recipients**.

Change: 502

R6 Section: Appendix C(a)(1)

R7 Section: Appendix C(a)(1)

Original Text:

“The Affordable Housing and Sustainable Communities (AHSC) Program builds healthier communities and protects the environment by increasing the supply of

affordable places to live near jobs, stores, transit, and other daily needs. This program is administered by Strategic Growth Council (SGC), which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians (www.sgc.ca.gov) and implemented by the Department of Housing and Community Development (HCD).

The AHSC Program is part of CCI, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities. The Cap-and-Trade program also creates a financial incentive for industries to invest in clean technologies and develop innovative ways to reduce pollution. California Climate Investments projects include affordable housing, renewable energy, public transportation, zero-emission vehicles, environmental restoration, more sustainable agriculture, recycling, and much more. At least 35 percent of these investments are located within and benefiting residents of disadvantaged communities, low-income communities, and low-income households across California. www.caclimateinvestments.ca.gov."

Changed Text:

"The Affordable Housing and Sustainable Communities (AHSC) Program builds healthier communities and protects the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. This program is administered by Strategic Growth Council (SGC), which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians (www.sgc.ca.gov) and implemented by the Department of Housing and Community Development (HCD).

The AHSC Program is part of CCI, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities. The Cap-and-Trade program also creates a financial incentive for industries to invest in clean technologies and develop innovative ways to reduce pollution. California Climate Investments projects include affordable housing, renewable energy, public transportation, zero emission vehicles (ZEV), environmental restoration, more sustainable agriculture, recycling, and much more. Find our more about the program at: www.caclimateinvestments.ca.gov."

Change: 503

R6 Section: Appendix C(d)

R7 Section: Appendix C(d)

Original Text:

AHSC award **Recipients** are required to identify a point of contact for all press inquiries and communications needs related to the project and provide the name, phone number and email address of this individual to SGC. **Recipients** must also distribute a press release after grant decisions are made at SGC's Public Council Meeting and are encouraged to do so for other major milestones throughout the lifecycle of the grant. All press releases must be approved by SGC Communications Office prior to distribution and SGC must be alerted and invited to participate in any and all press conferences related to the award.

Changed Text:

Recipients are required to identify a point of contact for all press inquiries and communications needs related to the project and provide the name, phone number and email address of this individual to SGC. **Recipients** must also distribute a press release after grant decisions are made at SGC's Public Council Meeting and are encouraged to do so for other major milestones throughout the lifecycle of the grant. All press releases must be approved by SGC Communications Office prior to distribution and SGC must be alerted and invited to participate in any and all press conferences related to the award by emailing ASHC@sgc.ca.gov.

Change: 504

R6 Section: Appendix C(e)

R7 Section: Appendix C(e)

Original Text:

AHSC **Recipients** are required to prepare one or more two-to-four-page documents that provide a summary of the Project components and tell the story of the AHSC proposal development process and/or implementation. All such materials must be approved by SGC Communications Office prior to distribution. These materials will be displayed on SGC website.

Changed Text:

Recipients are required to prepare one or more two-to-four-page documents that provide a summary of the Project components and tell the story of the AHSC proposal development process and/or implementation. All such materials must be approved by SGC Communications Office prior to distribution. These materials will be displayed on SGC website.

Change: 505

R6 Section: Appendix C(f)

R7 Section: Appendix C(f)

Original Text:

AHSC Applicants and **Recipients** are encouraged to use social media to share the process of creating an AHSC proposal and to inform the throughout implementation. @CalSGC, @California_HCD, and @CAClimateInvest should be tagged on all posts related to the AHSC grant. Use of the hashtags #AHSC, #AffordableHousing, and #SustainableCommunities is encouraged.

Changed Text:

Applicants and **Recipients** are encouraged to use social media to share the process of creating an AHSC proposal and to inform the throughout implementation. @CalSGC, @California_HCD, and @CAClimateInvest should be tagged on all posts related to the AHSC grant. Use of the hashtags #AHSC, #AffordableHousing, and #SustainableCommunities is encouraged.