

Affordable Housing and Sustainable Communities

DRAFT Round 10 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) are updating the guidelines, supplementary materials, and the Affordable Housing and Sustainable Communities (AHSC) Benefits Calculator for Round 10 of the AHSC program. The final materials will be made available for public review at: <https://sgc.ca.gov/grant-programs/ahsc/>.

This document summarizes the changes from the Round 9 Guidelines to the Round 10 draft Guidelines. Round 10 draft AHSC Guidelines are open for a minimum 30-day Public Comment period and must be submitted by 5:00 p.m. on Friday, January 23, 2026 to the AHSC inbox at ahsc@sgc.ca.gov.

The SGC AHSC team will also host three public workshops that will be posted on the SGC [website](#), one virtual and two in person:

- Southern California Region: On or after Tuesday, January 20 | Time and Location TBD
- Northern California Region: On or after Tuesday, January 20 | Time and Location TBD
- Statewide (virtual): On or after Tuesday, January 20 | Time and Location TBD

For additional information on the AHSC Program, please sign up for the [AHSC Program Announcement list](#).

After AHSC staff have reviewed and responded to public feedback on the draft Guidelines, the Round 10 AHSC Final Guidelines will be released for SGC Council adoption at the February 2026 SGC Council meeting. Following adoption, the Round 10 Application Workbook and the Notice of Funding Availability will be released on or after March 2026. Applications will be accepted for 60 days, with tentative awards in late 2026.

The following is a list of key changes that are proposed for the Round 10 draft AHSC Guidelines. This document serves as a brief overview of changes, and the draft and subsequent Final Guidelines should be referred to if there are any concerns or appeals during the application and awards process. Please review the Round 10 AHSC draft Guidelines for detailed changes, available on the [AHSC Guidelines page](#). If you would like a comparison between the Round 9 Guidelines and the draft Round 10 Guidelines, please email AHSC@sgc.ca.gov.

Topics

Throughout Guidelines

- Formatting changes for legibility.
- Streamlined language, reduced repetition, and made terms consistent throughout the guidelines.

AHSC General Overview

- No Changes.

Eligible Projects and Applicants

- Section 102: AHSC is considering removing the distinction between Transit-Oriented Development (TOD) Project Areas and (2) Integrated Connectivity Project (ICP) Project Areas. *This change has not been reflected in the draft Round 10 Guidelines.*

Assistance Limits, Eligible Use of Funds, and Threshold Items

- No Changes.

Scoring Criteria

- Section 111: AHSC may clarify scoring language for homeownership applicants in this section, with the potential for a revised workbook or standalone workbook on homeownership types. The language outlines scoring criteria for Homeownership Affordable Housing Developments (AHDs), awarding 4 points for applications with confirmed funding for all construction-related expenses, excluding funds requested from the AHSC Program. It also specifies that funding for capital expenditure can be considered as an EFC if it has been officially awarded or if the Department approves evidence of its reliable availability. *This change has not been reflected in the draft Round 10 Guidelines.*

Legal and Reporting Requirements

- No Changes.

Appendices: Definitions

- No Changes.