



CALIFORNIA STRATEGIC  
GROWTH COUNCIL



# Affordable Housing and Sustainable Communities (AHSC) Program Preparing (and Partnering) for Round 3

Statewide Energy Efficiency Forum | Riverside, CA

June 16, 2016

# AHSC Program Overview & Goals



# AHSC Program Mission

To fund projects that result in:

- the reduction of greenhouse gas (GHG) emissions and vehicle miles traveled (VMT) and
- Increased accessibility of housing, employment centers and key destinations

through low-carbon transportation options such as walking, biking and transit.



# AHSC Goals & Themes: Improving Connectivity & Access

- Transportation Options & Opportunities
- Expanding and Maintaining Housing Options
- How do people run their errands?
- What is our footprint?
- Who are we serving?
- What vision is the project implementing?
- What are the impacts on the surrounding neighborhood?



<http://planning.ubc.ca/vancouver/transportation-planning/transportation-options>



# Smart Growth and Transportation Choices

The relationship between land use, transportation,  
and the environment



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# What AHSC Funds

## Eligible Capital Projects

1. Affordable Housing Development (loan)  
*Bricks and Mortar*
2. Housing-Related Infrastructure (grant)  
*Required as Condition of Approval*
3. Sustainable Transportation Infrastructure (grant)  
*Transit, Bike Lanes, Sidewalks*
4. Transportation-Related Amenities (grant)  
*Bike Parking, Repair Kiosks, Urban Greening,  
Bus Shelters*

## Eligible Programs (3 Year Grants)

1. Active Transportation Programs
2. Transit Ridership Programs
3. Criteria Air Pollutant Reduction Programs





# March Veterans Village

## City of Riverside



CONCEPTUAL AERIAL VIEW

### Project Description

- 138 unit, multi-family, 100% affordable housing development for veterans
- Located on the old March Air Force Base
- Multi-phased Project: Upon completion more than 400 veterans will be served
- Free transit passes to residents
- Award amount: \$ 6.1 million

### Benefits to Disadvantaged Communities

- Estimated GHG reduction during Project lifetime **21,712** metric tons
- CalEnviroScreen Score: 91-95%
- Reduces housing & transportation costs
- Increases job readiness and career opportunities through supportive services.

# Eddy & Taylor Apartments

City of San Francisco



## Project Description

- 103 restricted affordable units
- Mixed-use
- 2 blocks from BART and Muni station
- 30% of units reserved for formerly homeless earning 30% AMI or below
- Upgrades of walkable corridors along Eddy and Taylor Streets
- Award Amount: \$12.3 million

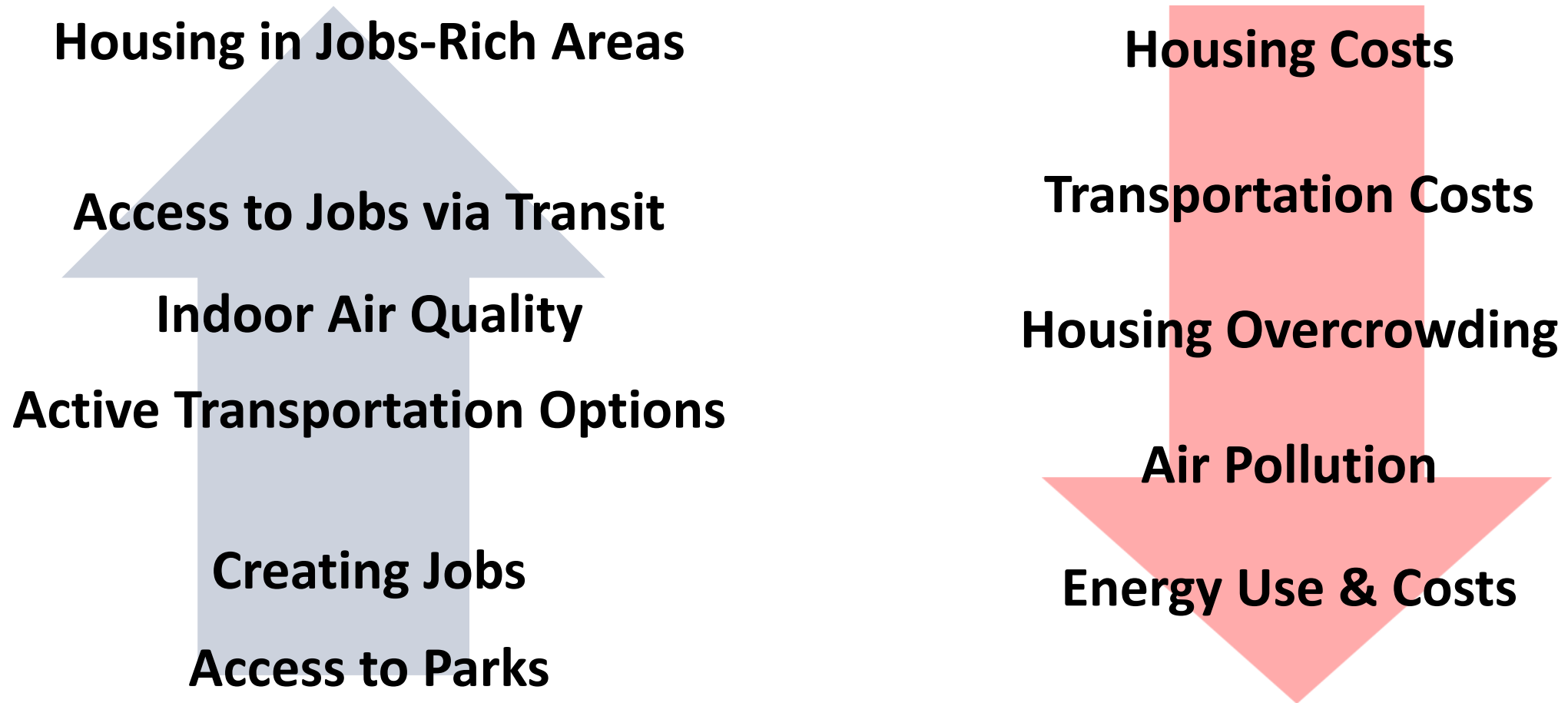
## Benefits to Disadvantaged Communities

- Estimated GHG reduction during Project lifetime **47,640** metric tons
- Reduces housing costs
- Brings jobs & housing closer together
- Creates jobs

# Important Considerations



# Common Project Co-Benefits



# Non-VMT Related GHG Reductions!

## Water, Energy, and Greening

AHSC funds and provides competitive points for reduction of GHGs through:

- Carbon sequestration,
- Energy efficiency, or
- Renewable energy sources



# Minimum Housing Density

<b>Figure 3</b>		
<b>Project Location*</b>	<b>MINIMUM NET DENSITY REQUIREMENTS</b>	
	<b>Residential only Projects</b>	<b>Mixed-Use Projects (Floor Area Ratio)</b>
<b>Urban</b>	<b>30 units per acre</b>	<b>&gt;2.0</b>
<b>Suburban</b>	<b>20 units per acre</b>	<b>&gt;1.5</b>
<b>Non-Metropolitan</b>	<b>15 units per acre</b>	<b>&gt;.75</b>

*\*Refer to Appendix C for definitions of Project Location designations and applicable **Net Density** requirements*



# Shovel Ready?

- Environmental: CEQA/NEPA clearance
- Permits & discretionary land use approvals
- No outstanding legal challenges to Project
- Construction has not started
- Must have site control

## Other Policy Thresholds

- Addresses climate adaptation
- No conversion of working or natural resource lands

# Partnerships



Courtesy  
of CHPC



# Partnerships

- Holistic projects:
  - What makes the neighborhood successful?
  - Are the transit, transportation, housing components thoughtfully integrated, phased, and designed?
- Who are the players? Who 'touches' the Project?
- Who needs to be legally involved?
- Can Projects provide balanced investments?

# Community Needs & Engagement

- In order to maximize benefits to all communities served by the AHSC Program, all applicants are required to report and are competitively scored on community benefits of the Project.
- Applicants will be required to demonstrate how the community benefits provided by their Projects go beyond the required infrastructure components of the AHSC Program.

***How does your AHSC Project meet an identified community need?***



What should I do to prepare?



# What should I do to prepare?

1. You are here!
2. What are some identified community needs?
3. What plans are completed that could be implemented?
4. What parts of your community meet Qualifying Transit and Density requirements?
5. Who do you need to engage to make this happen?
6. What timing and planning structure makes sense?



# Strategies for Effective Coordination \*\*

1. Identify AHSC lead within your organization or agency
2. Review Existing AHSC Program Materials
  - Year One (and Two) Application templates, Award Report and Project Summaries.
3. Organize and assess your pipeline for AHSC Year 3 and beyond
  - Use threshold criteria to help filter
4. Build connections
  - Identify the public and private partners you can coordinate with
  - Host partners for informational meetings where you share project ideas and discuss timelines
5. Stay engaged throughout the Fall-Winter



## Super Preliminary “Next Steps” Timeline

<b>SPRING – SUMMER - FALL - WINTER 2016</b>	<ul style="list-style-type: none"><li>• <b>Develop Possible Project Ideas &amp; Partnerships</b></li></ul>
<b>FALL 2016</b>	<ul style="list-style-type: none"><li>• <b>2016 NOFA Recommendations Announced</b></li><li>• <b>Staff Recommendations Considered by SGC</b></li></ul>
<b>FALL – WINTER 2016</b>	<ul style="list-style-type: none"><li>• <b>Lessons Learned Discussions</b></li><li>• <b>Guidelines Workshops and Revision, If Necessary</b></li><li>• <b>Council May Consider and Adopt Revised AHSC Guidelines</b></li></ul>
<b>2017</b>	<ul style="list-style-type: none"><li>• <b>HCD Releases Notice of Funding Availability</b></li></ul>



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