AHSC: An Integrated Approach to GHG Reduction Strategies through Housing & Infrastructure

SANDAG & San Diego Housing Federation Joint Workshop

November 12, 2015
California Climate Investments

(aka Cap and Trade)

(aka Greenhouse Gas Reduction Fund (GGRF) Projects)
California Climate Investments

- Three-year investment plan completed in May 2013
- Covers FY 13-14, FY 14-15, FY 15-16
- Focus on enhancing or expanding existing programs
- Update to the Expenditure Plan in 2015
  - Workshops held in August and November
<table>
<thead>
<tr>
<th>Program / Agency</th>
<th>2013-14</th>
<th>2014-15</th>
<th>2015-16</th>
</tr>
</thead>
<tbody>
<tr>
<td>HSRA - High Speed Rail*</td>
<td>--</td>
<td>$250M</td>
<td>$500M</td>
</tr>
<tr>
<td>Caltrans - Low Carbon Transit Operations*</td>
<td>--</td>
<td>$25M</td>
<td>$100M</td>
</tr>
<tr>
<td>CalSTA - Transit and Intercity Rail Capital*</td>
<td>--</td>
<td>$25M</td>
<td>$265M</td>
</tr>
<tr>
<td>SGC – Afford. Housing/Sustainable Communities*</td>
<td>--</td>
<td>$130M</td>
<td>$400M</td>
</tr>
<tr>
<td>ARB - Low Carbon Transportation</td>
<td>$30M</td>
<td>$200M</td>
<td>$90M</td>
</tr>
<tr>
<td>CSD – Residential Weatherization/Solar</td>
<td>--</td>
<td>$75M</td>
<td>$79M</td>
</tr>
<tr>
<td>CEC - Energy Efficiency for Public Buildings</td>
<td>--</td>
<td>$20M</td>
<td>--</td>
</tr>
<tr>
<td>DWR – Water Energy Efficiency</td>
<td>$30M</td>
<td>$40M</td>
<td>$20M</td>
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<tr>
<td>CDFA - Agricultural Energy Efficiency</td>
<td>$10M</td>
<td>$35M</td>
<td>$40M</td>
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<td>CDFW - Wetlands and Watershed Restoration</td>
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<td>$25M</td>
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<tr>
<td>CALFIRE – Sustainable Forests</td>
<td>--</td>
<td>$42M</td>
<td>--</td>
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<tr>
<td>Cal Recycle - Waste Diversion</td>
<td>--</td>
<td>$25M</td>
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<tr>
<td><strong>Total (as of Sept. 2015)</strong></td>
<td><strong>$70M</strong></td>
<td><strong>$892M</strong></td>
<td><strong>$1,494M</strong></td>
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</table>

*Continuously appropriated agencies. FY2015-16 amounts from 2015 May Revise Budget estimates*
Affordable Housing & Sustainable Communities Program
Objectives

To fund projects that
• result in the reduction of greenhouse gas emissions and vehicle miles travelled (VMT) and
• increase accessibility of housing, employment centers and key destinations through low-carbon transportation options such as walking, biking and transit.
• Competitive Statewide Program
  • 50% required investment in affordable housing
  • 50% required investment in disadvantaged communities
• Awarded $121.9 million in 2014-15
• $400 million* available in 2015-16
• Eligible Applicants: Local Governments, Transportation and Transit Agencies, For- and Nonprofit Developers and Program Operators
<table>
<thead>
<tr>
<th>2,003 new affordable units near transit</th>
<th>28 projects</th>
<th>19 counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>21 cities</td>
<td></td>
<td>$92 million to benefit Disadvantaged Communities</td>
</tr>
<tr>
<td>$32 million for transit, walking &amp; biking</td>
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</tr>
</tbody>
</table>
2014-15 AHSC Applications in SANDAG Region

$$\text{Funded!!}$$

- **South Bay Bus Rapid Transit Project** – Chula Vista (SANDAG) - $7 million*
- **Westside Infill Transit Oriented Development** - National City - $9.2 million

**Invited to Full Application**
- Villa Encantada – City of San Diego
- San Diego Regional Inland Rail Trail*

**Submitted Concept Applications**
- Creekside Villa Apartments (Acquisition/Rehab) - Chula Vista
- Richmar Station - San Marcos
- Main Street Residences - El Cajon
- Northwest Village - San Diego
- LGBT Senior Apartments - San Diego
- The Lofts at Normal Heights - San Diego
- American Legion The Post 310 - San Diego
- Citricado Parkway Active Transportation and Urban Greening – Escondido*

* Public Agency Applicant
Key Factors in Year One

- Timing of Application
- Project Readiness (Site Control, Permits and Environmental Clearances)
- Project Leverage: Other Funding Sources
- Housing Unit Density
- Proximity to Job Centers
- Balancing Transit and Active Transportation Investments
- Jurisdictional Caps
- Timing of Application
AHSC 2015-2016

Revised Program Guidelines
and
Year 2 Timeline
Highlights of Proposed Round 2 Changes

• Restructured GHG Reductions scoring criteria to better balance GHG Quantifications with other Supplemental Strategies
• Creation of New Project Area Type – Rural Innovation Project Area
• Greater Emphasis on Transportation Investments that Support Mode Shift
• Refinement of TOD and ICP Project Areas to encourage a stronger balance of housing, transportation, and transit investments, while encouraging housing and transportation collaboration
• Replaces Funds Leveraged and Financial Readiness as a Concept filter
• Incentives to Encourage use of 4% low income housing tax credits
Eligible Project Area Types

- Transit-Oriented Development (TOD) Project Area
- Integrated Connectivity Project Area (ICP)
- Rural Innovation Project Areas (RIPA)
Project Type: Transit-Oriented Developments

• Located within a ½ mile of High-Quality Transit
• NEW for 2015: May include transportation, but not required*

Required

Affordable Housing or Housing-Related Infrastructure

AND at least one additional use

Sustainable Transportation Infrastructure

or

Additional Capital or Program Uses

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
High-Quality Transit

Peak Period headway frequency of 15 minutes or less and service seven days a week AND meet one of the following:

- Operate on a railway, dedicated right-of-way, partially dedicated right-of-way, or High Occupancy Vehicle or Toll Lanes
  - OR -

- Contain at least two of the following characteristics:
  - Middle-of-road alignment bus-only lanes
  - Off-board fare collection
  - Intersection treatments that prohibit mixed-traffic from making turns across dedicated right-of-way
  - Use of more limited-stop service including express service and skip-stopping
  - Use Intelligent Transportation Systems (ITS) technology
  - Platform level boarding
TOD Project Examples

Affordable Housing Development

At least one Capital Project, such as...

- Station area improvements, including bus stop benches or shelters
- Sidewalks and dedicated bicycle paths providing connectivity between housing and a transit station
- Transit signal priority technology systems

OR

Housing-Related Infrastructure

OR

OR
Project Type: Integrated Connectivity Projects

- Must have Qualifying Transit
- NEW for 2015: Must include Transportation Infrastructure*

Required:
- Sustainable Transportation Infrastructure

Optional:
- Additional Capital or Program Uses

Required: At least one of the following
- Affordable Housing (AHD or HRI)
- Transportation-Related Amenities
- Programs

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
ICP Project Examples

Sustainable Transportation Infrastructure + Capital or Program Use

- Bicycle/pedestrian connections from employment center to transit + Improvements to a transit station
- Transit Station Improvements + Affordable Housing Development
- Vanpool Fleet + Transit Ridership Program
Project Type: Rural Innovation Project Area

NEW for 2105:
• CANNOT be served by High Quality Transit
• Must be located in a Rural Area
• Must meet same requirements as an ICP

Required: At least one of the following
- Sustainable Transportation Infrastructure

Required: At least one of the following
• Affordable Housing (AHD or HRI)
• Transportation-Related Amenities
• Programs

Optional
- Additional Capital or Program Uses

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
Statutory Thresholds

- GHG Reduction
- Supports implementation of a Sustainable Community Strategy*
- Consistent with State Planning Priorities
- Project Readiness

*SB 862: “If a Sustainable Communities Strategy is not required for a region by law, a regional plan that includes policies and programs to reduce greenhouse gas emissions” will meet this requirement.
Key Thresholds

(Must in secured or addressed by the full application deadline)

- Environmental clearances
- Entitlements
- No outstanding legal challenges to Project
- Construction has not started
- Climate Adaptation
- No conversion of working or natural resource lands
Concept & Full Application Process

Concept Proposal Stage

Approved Concepts Invited for Full Application

Full Application Submittal

Funding Recommendations to SGC

11/13/2015
Concept Proposal Filter

Demonstration of level of Enforceable Funding Commitments calculated as follows*:

AHSC funds requested + EFCs – Deferred Costs
Total Development Costs

At least one eligible application from each MPO will be invited to apply

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
Full Application Scoring Criteria*

Policy Objectives 50%

GHG Quantification Methodology 30%

Supplemental GHG-Reducing Strategies 20%

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
## AHSC Scoring Criteria

<table>
<thead>
<tr>
<th>GHG Reduction</th>
<th>POINTS</th>
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<tbody>
<tr>
<td><strong>GHG Quantification</strong></td>
<td></td>
</tr>
<tr>
<td>Estimated GHG Emissions Reductions (CalEEMod and TAC)</td>
<td></td>
</tr>
<tr>
<td>a. Total Project GHG Reductions</td>
<td>15</td>
</tr>
<tr>
<td>b. Efficiency of Reductions (Total Project GHG Reductions/AHSC $)</td>
<td>15</td>
</tr>
</tbody>
</table>

### Supplemental Strategies

- Active Transportation Improvements | 10 |
- Water, Energy, and Greening (WEG) | 10 |

**GHG REDUCTIONS CATEGORY SUBTOTAL** | 50 |

### Policy Objectives

- Depth and Level of Housing Affordability | 10 |
- Housing and Transportation Collaboration | 10 |
- Community Benefit and Engagement | 8 |
- Access & Connectivity to Destinations | 8 |
- Total Funds Leverage (Project and Program) | 5 |
- Anti-Displacement Strategies | 4 |
- Program Need and Readiness | 3 |
- Implementation of Planning Efforts | 2 |

**POLICY OBJECTIVES CATEGORY SUBTOTAL** | 50 |

**TOTAL POINTS** | 100 |

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015*
Scoring Criteria:
GHG Emissions Reductions - 30 points

(Scale of Reductions)
Total Project GHG Reduction Score

(Efficiency of Reductions)
Total Project GHG Reductions AHSC $ Request

= Total Quantified GHG Reduction Score

<table>
<thead>
<tr>
<th>Total Project GHG Reductions Score</th>
<th>Efficiency of Reductions Score</th>
<th>Total GHG Reduction Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bin 1 = 15 points</td>
<td>Bin 1 = 15 points</td>
<td></td>
</tr>
<tr>
<td>Bin 2 = 12 points</td>
<td>Bin 2 = 12 points</td>
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<tr>
<td>Bin 3 = 9 points</td>
<td>Bin 3 = 9 points</td>
<td></td>
</tr>
<tr>
<td>Bin 4 = 6 points</td>
<td>Bin 4 = 6 points</td>
<td></td>
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<tr>
<td>Bin 5 = 3 points</td>
<td>Bin 5 = 3 points</td>
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</tr>
</tbody>
</table>

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
Scoring Criteria:
Supplemental GHG Reducing Strategies - 20 points

Active Transportation Improvements – 10 points
• Installation, expansion or improvement of active transportation infrastructure
  ➢ Purpose and Need
  ➢ How proposed Project addresses purpose and need

Water, Energy and Greening – 10 points
• Incorporation of infrastructure components or building standards that contribute to reduction in GHG emissions through:
  ➢ Carbon Sequestration
  ➢ Energy Efficiency
  ➢ Renewable energy solutions

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
Scoring Criteria:
Housing & Transportation Collaboration - 10 points

• **9 points** for applications brought forth as a joint-application between a housing developer and a public agency

• **6 points** for applications with represent a coordinated housing and transportation investment
  - At least $1 million in AHSC funds requested for both AHD/HRI and STI

• **1 point** for a narrative explanation demonstrating thoughtful integration of housing and transportation infrastructure investment.

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015*
Additional Scoring Criteria Changes

Community Benefit and Engagement – 8 points
- Demonstration of meaningful public engagement and implementation of community benefits that reflect needs and interests

Access to Destinations (Walkability and Bikeability) – 8 points
- Walkscore and Bikescore

Funds Leveraged – 5 points
- Capital and Program funds leveraged

Anti-Displacement Strategies – 5 points
- Points for strategies to address both physical and economic displacement

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
Other Programmatic Changes

• Acquisition and Rehabilitation projects exempt from minimum density requirements
• Requires for AHSC funded Affordable Housing Developments (AHD) to include secure overnight bicycle parking (1 space/2 units)
• Limits AHSC funds for AHD parking
• Incentivizes use of 4% tax credits
• Clarifies Joint and Several Liability requirements
• Clarifies threshold requirements for CEQA and NEPA

* Pending SGC adoption of 2015-16 AHSC Guidelines in December 2015
**Estimated Timeline for 2015-16 Funds**

<table>
<thead>
<tr>
<th>Period</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>JULY 2015</td>
<td>SGC Workshops: Lessons Learned (Sacramento &amp; LA)</td>
</tr>
<tr>
<td>AUG/SEPT 2015</td>
<td>Revise Guidelines</td>
</tr>
<tr>
<td>FALL 2015</td>
<td>Release Draft Revised Guidelines and hold 3-4 Regional Workshops on Guidelines</td>
</tr>
<tr>
<td>WINTER 2015</td>
<td>Revise Guidelines and hold Council Meeting to vote on approval of Guidelines</td>
</tr>
<tr>
<td>EARLY 2016</td>
<td>Release 2015-16 Notice of Funding Availability and Application</td>
</tr>
<tr>
<td>LATE SUMMER 2016</td>
<td>SGC Approval of Staff Recommendation for 2015-16 Round</td>
</tr>
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</table>
## Estimated Process for Future Year Projects

| Planning & Community Engagement | • Local General, Specific Community Plans  
• Sustainable Community Strategy/Metropolitan Transportation Plan  
• Active Transportation Plans |
| AHSC Project Exploration | • Identification and prioritization of potential projects – transportation & housing  
• Identification and cultivating relationships between applicants and partners |
| AHSC Project Design | • Identify core components of project and lead applicant  
• Identify additional partners  
• Understand potential GHG reductions from project variations |
| Pre-Application | • Stay apprised of AHSC Program Updates & Technical Assistance opportunities |
Questions about the AHSC Program?

Email: ahsc@sgc.ca.gov

http://www.sgc.ca.gov/s_ahscprogram.php

Thank you!
2014-15 AHSC Projects Awarded in SCAG Region

- Sylmar Court Apartments – City of Los Angeles
- Crenshaw Villas – City of Los Angeles
- Anchor Place – City of Long Beach
- Depot at Santiago – City of Santa Ana
- Mosaic Gardens at Westlake – City of Los Angeles
- El Segundo Family Apartments - City of Los Angeles
- 127th Street Apartments - City of Los Angeles
- MacArthur Park Apartments (Phase B) - City of Los Angeles
- March Veterans Village – City of Riverside
2014-15 Bay Area Projects

1) El Cerrito: Senior Mixed Use Apartments
2) Emeryville: 3706 San Pablo
3) Fremont: Central Commons
4) Hayward: Hayward Senior Apartments
5) Oakland: Camino 23
6) Oakland: Civic Center 14 Apartments
7) Richmond: Miraflores Senior Housing
8) San Francisco: Eddy & Taylor Family Housing and
9) San Francisco: Mission Bay South Block 6 East
10) San Jose: 777 Park
11) Walnut Creek: Riviera Family Apartments
2014-15 AHSC Applications in SACOG Region

$$ Funded!! $$
- Delta Lane Affordable Housing & Grand Gateway - West Sac (City)

Invited to Full Application
- Improvements to Regional Transit/Bike Facilities – City of Roseville
- West Sac Family Apartments (Meta Housing)
- Rio Linda Boulevard Bridge Replacement Project – City of Sacramento
- Junction Station Lofts – City of Roseville (Pacific Housing, Inc.)

Submitted Concept Application
- Courtyard Inn Redevelopment Phase 1 – Sac County (Mercy Housing)
- Horizons TOD – City of Rancho Cordova
- Phase 2 – Mather Veteran’s Village – City of Rancho Cordova
- Sycamore Trail Phase 3 – City of West Sacramento
- Fair Oaks Blvd Multimodal Streetscape Improvements – Sac County
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$$ Funded!! $$
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