

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

**SANDAG & San Diego Housing Federation
Joint Workshop**

November 12, 2015

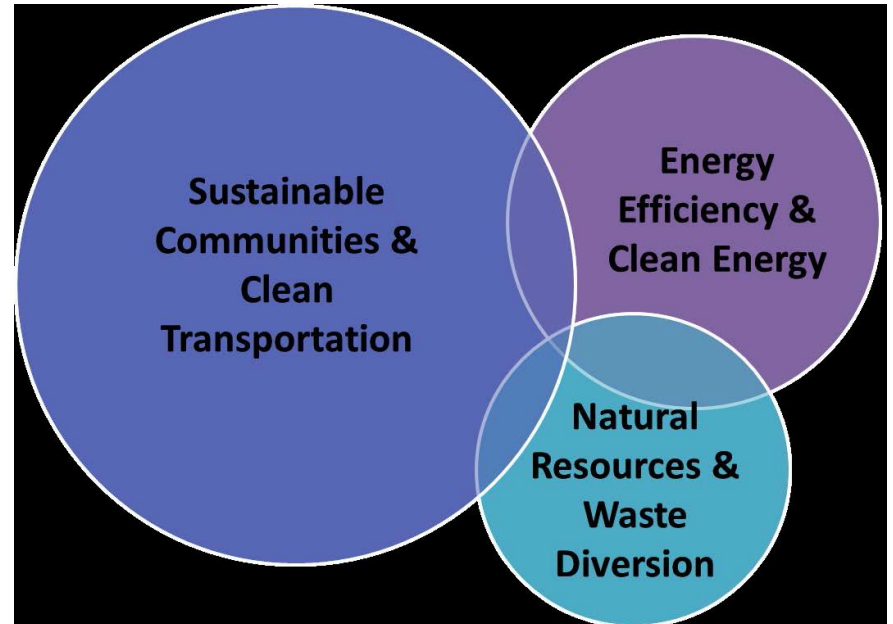
California Climate Investments

(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



GGRF Appropriations by Fiscal Year	2013-14	2014-15	2015-16
HSRA - High Speed Rail*	--	\$ 250M	\$ 500M
Caltrans - Low Carbon Transit Operations*	--	\$ 25M	\$ 100M
CalSTA - Transit and Intercity Rail Capital*	--	\$ 25M	\$ 265M
SGC – Afford. Housing/Sustainable Communities*	--	\$ 130M	\$ 400M
ARB - Low Carbon Transportation	\$ 30M	\$ 200M	\$ 90M
CSD – Residential Weatherization/Solar	--	\$ 75M	\$ 79M
CEC - Energy Efficiency for Public Buildings	--	\$ 20M	--
DWR – Water Energy Efficiency	\$ 30M	\$ 40M	\$ 20M
CDFA - Agricultural Energy Efficiency	\$ 10M	\$ 35M	\$ 40M
CDFW - Wetlands and Watershed Restoration	--	\$ 25M	--
CALFIRE – Sustainable Forests	--	\$ 42M	--
Cal Recycle - Waste Diversion	--	\$ 25M	--
Total (as of Sept. 2015)	\$ 70M	\$ 892M	\$1,494M

*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**

2014-15 Statistics

723,286 METRIC TONS IN AVOIDED GHG EMISSIONS =
TAKING 140,000 CARS OFF THE ROAD FOR ONE YEAR

2,003 new
affordable units
near transit

28 projects

19 counties

21 cities

\$92 million to
benefit
Disadvantaged
Communities

\$32 million for transit,
walking & biking

2014-15 AHSC Applications in SANDAG Region

\$\$ 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*

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

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**

OR

**Housing-
Related
Infrastructure**

+

At least one Capital Project, such as...

**Station area improvements, including bus
stop benches or shelters**

OR

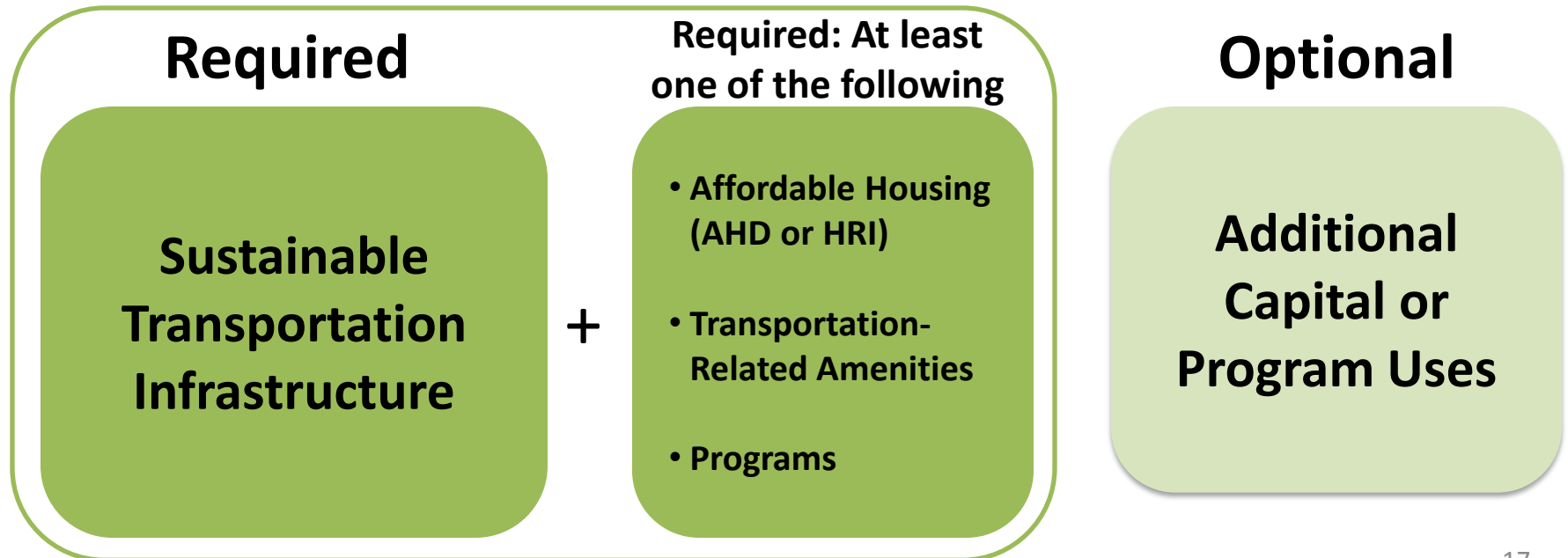
**Sidewalks and dedicated bicycle paths
providing connectivity between housing
and a transit station**

OR

Transit signal priority technology systems

Project Type: Integrated Connectivity Projects

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



* 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

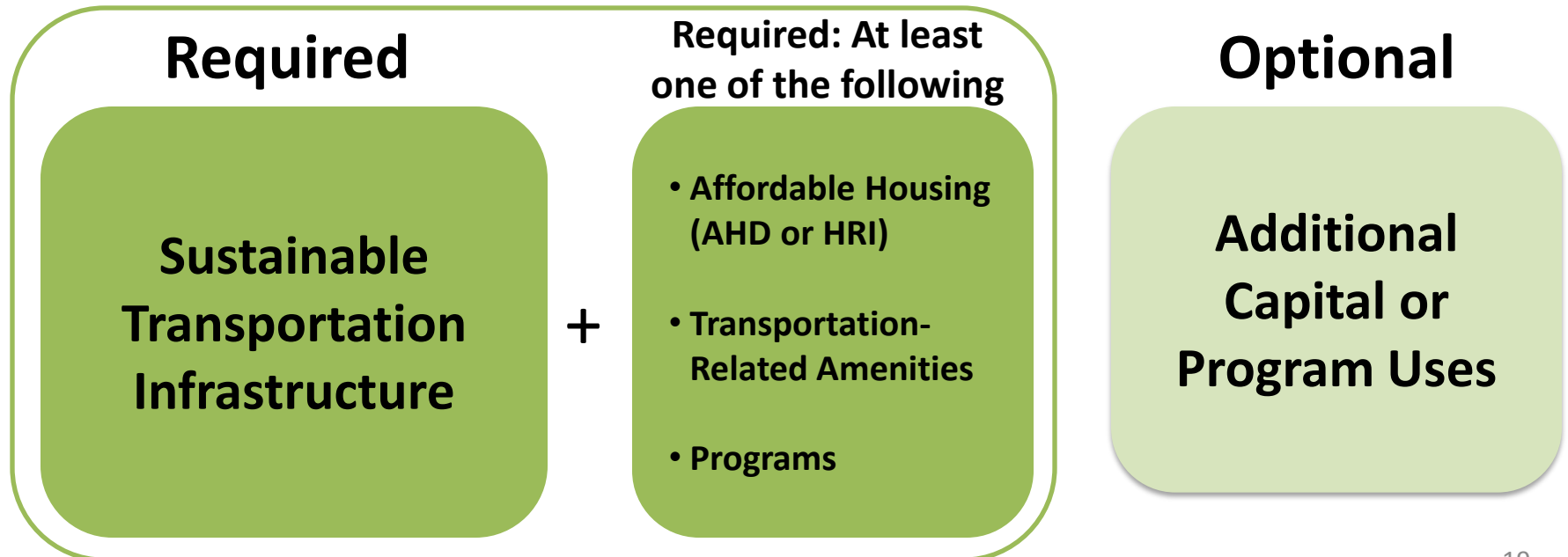
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Transit Ridership Program

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



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 be 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

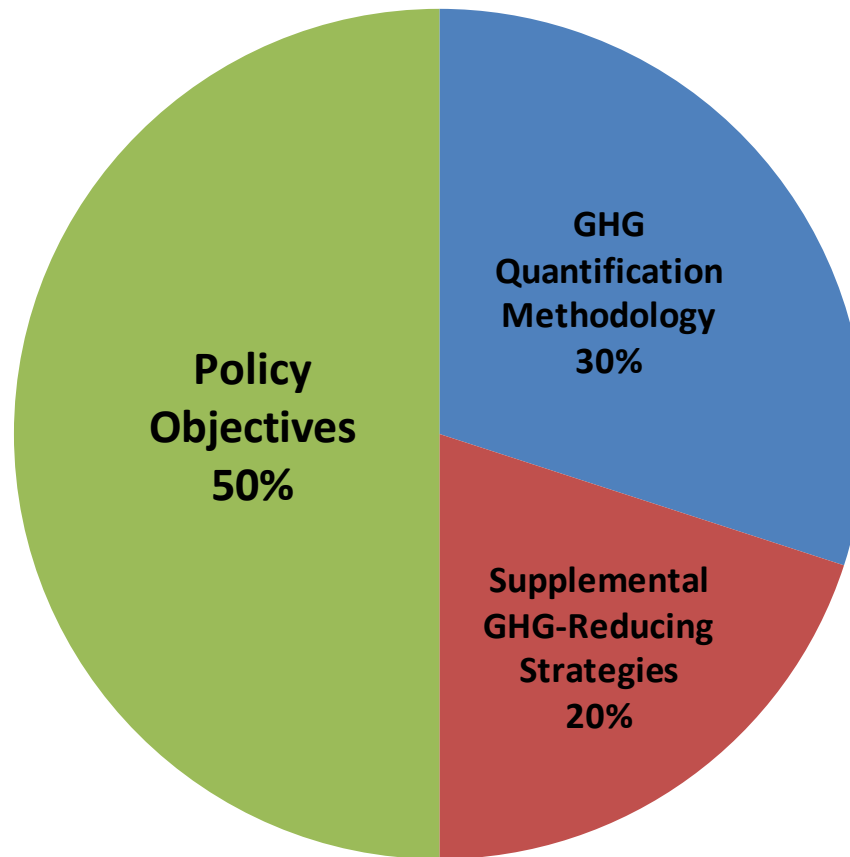
Concept Proposal Filter

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

$$\frac{\text{AHSC funds requested} + \text{EFCs} - \text{Deferred Costs}}{\text{Total Development Costs}}$$

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

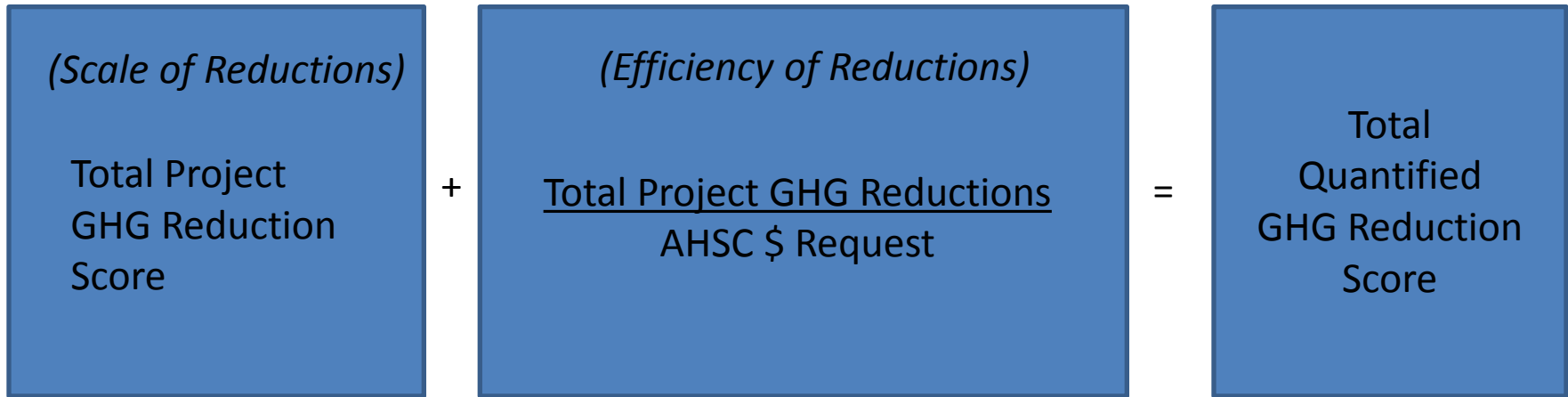
Full Application Scoring Criteria*



AHSC Scoring Criteria

	POINTS
<u>GHG Reduction</u>	
GHG Quantification	
Estimated GHG Emissions Reductions (CalEEMod and TAC)	
a. Total Project GHG Reductions	15
b. Efficiency of Reductions (Total Project GHG Reductions/AHSC \$)	15
<u>Supplemental Strategies</u>	
• Active Transportation Improvements	10
• Water, Energy, and Greening (WEG)	10
GHG REDUCTIONS CATEGORY SUBTOTAL	
50	
<u>Policy Objectives</u>	
• 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	

Scoring Criteria: GHG Emissions Reductions - 30 points



Total Project GHG Reductions Score		Efficiency of Reductions Score	
Bin 1 = 15 points	+	Bin 1 = 15 points	=
Bin 2 = 12 points		Bin 2 = 12 points	
Bin 3 = 9 points		Bin 3 = 9 points	
Bin 4 = 6 points		Bin 4 = 6 points	
Bin 5 = 3 points		Bin 5 = 3 points	
		Total GHG Reduction Score	

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

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.

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

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

Estimated Timeline for 2015-16 Funds

✓ JULY 2015	SGC Workshops: Lessons Learned (Sacramento & LA)
✓ AUG/SEPT 2015	Revise Guidelines
✓ FALL 2015	Release Draft Revised Guidelines and hold 3-4 Regional Workshops on Guidelines
WINTER 2015	Revise Guidelines and hold Council Meeting to vote on approval of Guidelines
EARLY 2016	Release 2015-16 Notice of Funding Availability and Application
LATE SUMMER 2016	SGC Approval of Staff Recommendation for 2015-16 Round

Estimated Process for Future Year Projects

Planning & Community Engagement	<ul style="list-style-type: none">• Local General, Specific Community Plans• Sustainable Community Strategy/Metropolitan Transportation Plan• Active Transportation Plans
AHSC Project Exploration	<ul style="list-style-type: none">• Identification and prioritization of potential projects – transportation & housing• Identification and cultivating relationships between applicants and partners
AHSC Project Design	<ul style="list-style-type: none">• Identify core components of project and lead applicant• Identify additional partners• Understand potential GHG reductions from project variations
Pre-Application	<ul style="list-style-type: none">• 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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