



AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES OVERVIEW OF DRAFT FINAL GUIDELINES

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Los Angeles City Council Housing Committee

Key Cap & Trade Enabling Legislation

2006	AB 32	CA Global Warming Solutions Act
2008	SB 375	Sustainable Communities and Climate Protection Act
2012	SB 535	Requires auction proceeds benefit and invest in Disadvantaged Communities
2012	AB 1532	Establishes public process and directs funds to reduce GHGs and achieve co-benefits
2012	SB 1018	Established the Greenhouse Gas Reduction Fund and accountability requirements
2014	SB 862	Created the Affordable Housing and Sustainable Communities Program

Greenhouse Gas Reduction Fund 2014: \$832

Category	Department	Program	2014-15
Transit, Affordable Housing & Sustainable Communities Programs	High-Speed Rail Authority	High-Speed Rail Project	\$250 M
	State Control Office/ Caltrans	Low Carbon Transit Operations Program	\$25 M
	Transportation Agency/ Caltrans	Transit and Intercity Rail Capital Program	\$25 M
	Strategic Growth Council	Affordable Housing and Sustainable Communities	\$130 M
	Air Resources Board	Low Carbon Transportation	\$200 M
Energy Efficiency and Clean Energy	Department of Community Services and Development	Energy Efficiency Upgrades/Weatherization	\$75 M
	Energy Commission	Energy Efficiency for Public Buildings	\$20 M
	Dept. of Food and Agriculture	Agricultural Energy and Operational Efficiency	\$15 M
Natural Resources and Waste Diversion	Dept. of Fish and Wildlife	Wetlands and Watershed Restoration	\$25 M
	Dept. of Forestry and Fire Protection	Fire Prevention and Urban Forestry Projects	\$42 M
	Cal Recycle	Waste Diversion	\$25 M

Total: \$832 MM

AHSC: Funding & Key Provisions

\$120 MM Competitive NOFA in February 2015 (Statewide)
\$15 MM Max Award Per Locality

Key Provisions:

- ❑ Achieve reductions in GHG emissions and benefit **Disadvantaged Communities** by increasing accessibility to housing, employment centers and key destinations via low-carbon transportation options (walking, biking and transit), resulting in fewer vehicle miles travelled (VMT).
- ❑ Provide grants and affordable housing loans for infill and compact transit-oriented development and related infrastructure and program activities.
- ❑ **50 %** of AHSC funds to provide housing opportunities for lower income households and **50%** to benefit Disadvantaged Communities. These two requirements are not mutually exclusive and may be satisfied/overlap in one project.

AHSC: Key Guideline Changes

City Recommended Changes in New Guidelines:

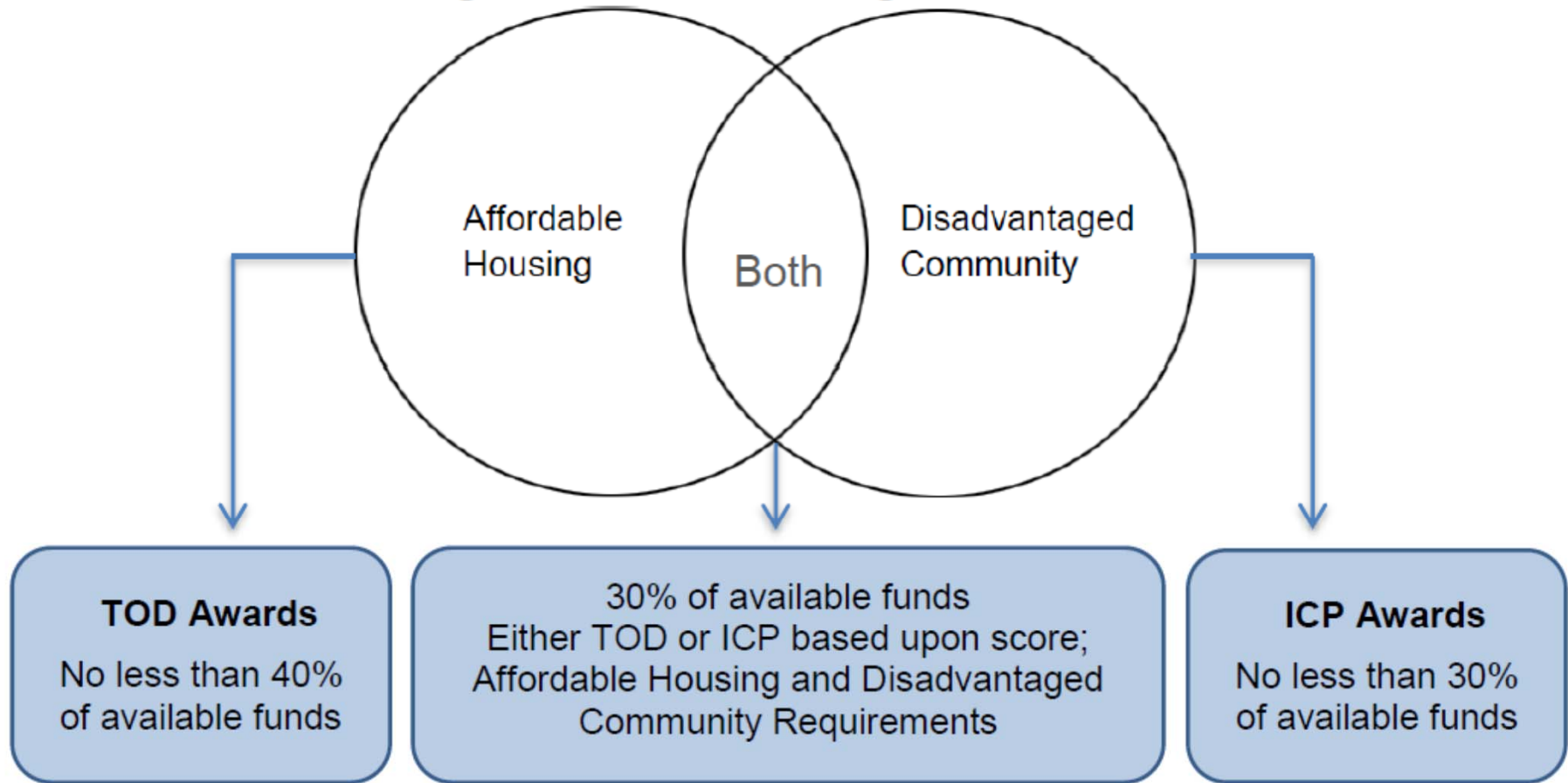
- ✓ Minimum 100 unit project size requirement eliminated, but reflected in GHG calculation/score
- ✓ Streamlining of “Transit Definitions”
- ✓ No net loss of affordable housing units applies to all capital projects
- ✓ Anti-displacement criteria applies to all projects
- ✓ Metropolitan Planning Organization – advisory role only
- ✓ New Definition for “Vulnerable Communities”

Remaining Key Issues:

- \$15MM award limits per localities and developers may be waived if needed to meet statutory affordable housing or disadvantaged community set-asides
- Include cities as required co-applicants

AHSC: Funding Set Asides

Figure 6: AHSC Funding Set Asides

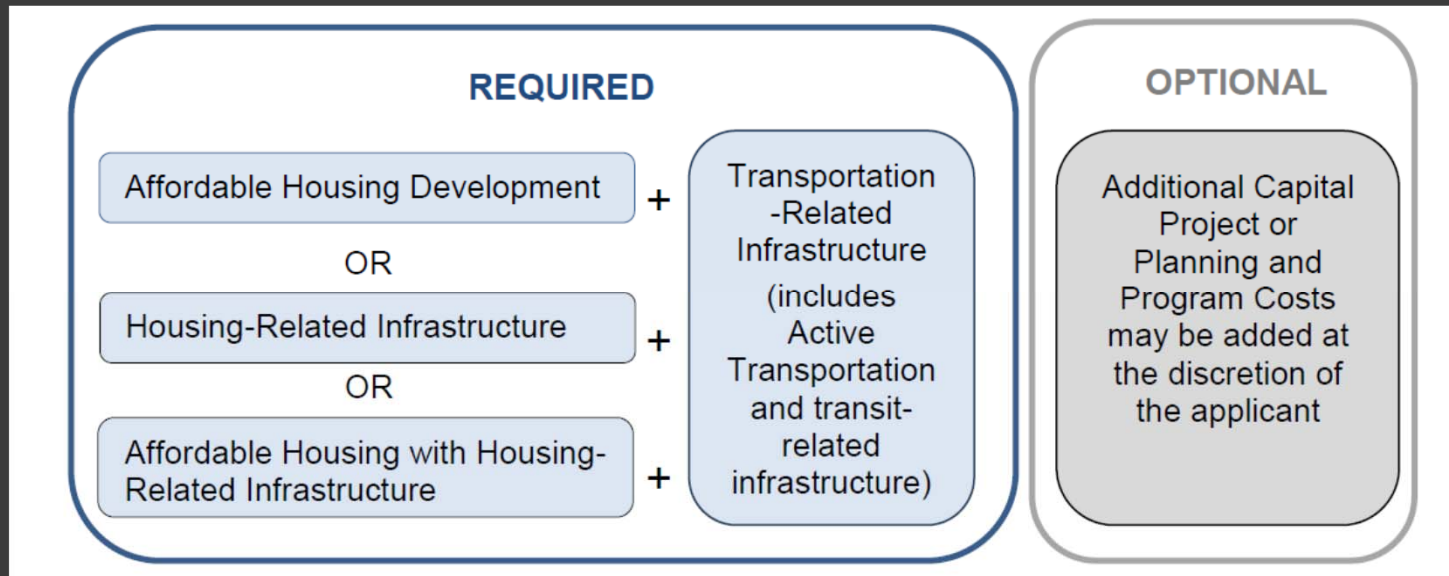


AHSC: Eligible Project Types

The AHSC Program creates two eligible project categories as follows:

- ❑ Transit Oriented Development (TOD) Project Areas – min \$1MM - max \$15MM; or
- ❑ Integrated Connectivity Project (ICP) Project Areas – min \$500,000 - max \$8MM

Example: TOD Project Area

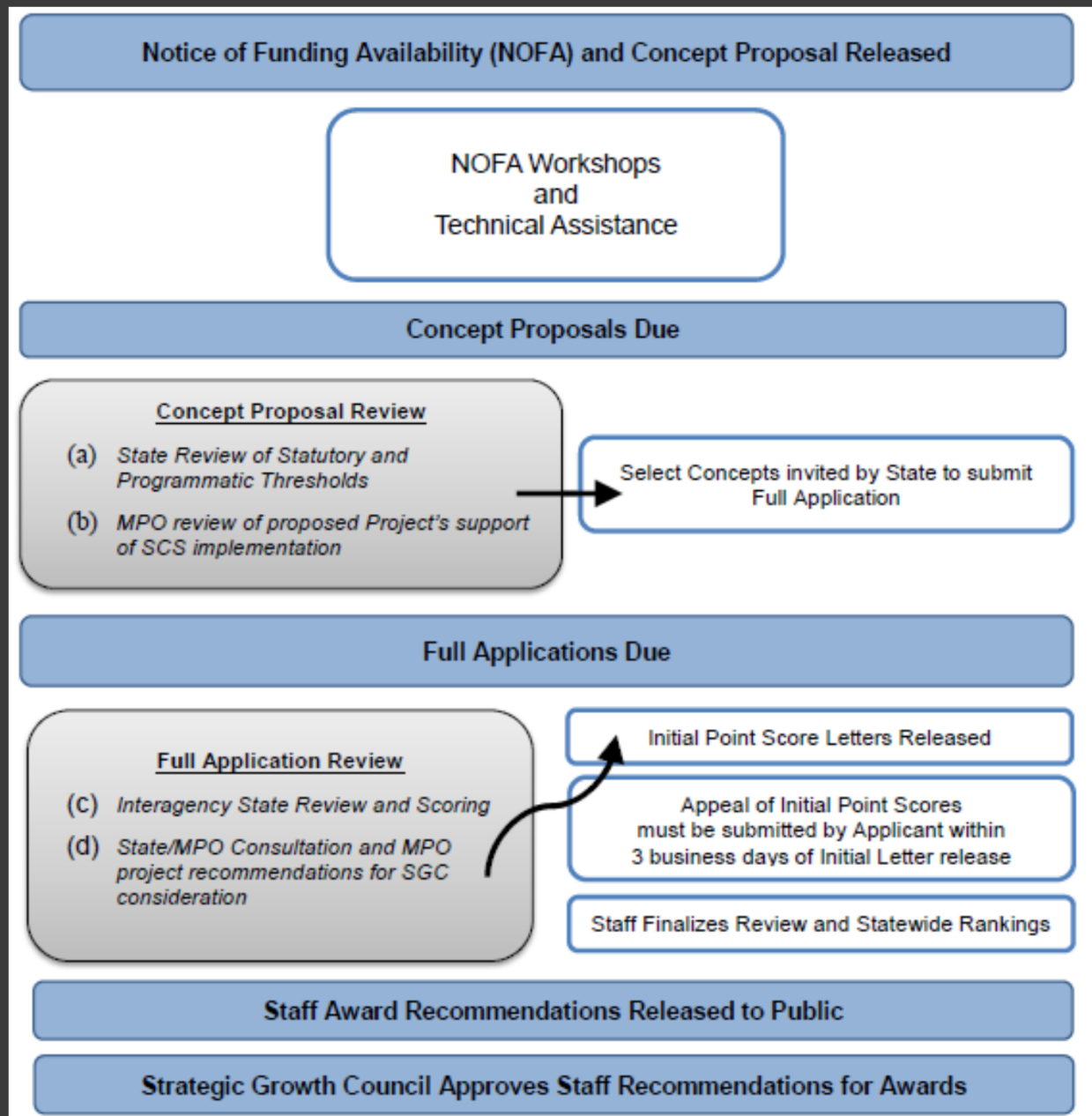


AHSC Program: Scoring Criteria

Criteria:

- GHG Emissions Reduction: 55 % of total score
- Project Readiness and Feasibility: 15 % of total score
- Policy Considerations: 30 % of total score
 - Housing-Related Issues: Affordability and Displacement
 - Co-Benefits
 - Transportation/Transit Connectivity: Walkability, Bikeability
 - Access to Employment
 - Community Engagement

AHSC: Application Process & Schedule



AHSC: Timeline



**Strategic Growth Council Meeting
(Adoption of Final Guidelines)**

January 20, 2015

2014-15 AHSC NOFA Released

Week of January 26, 2015

NOFA Workshops and Technical Assistance

Early February 2015

Concept Proposal Due to HCD

February 19, 2015

Invitation to Select Applicants to Submit Full Application

March 11, 2015

Full Application Due to HCD

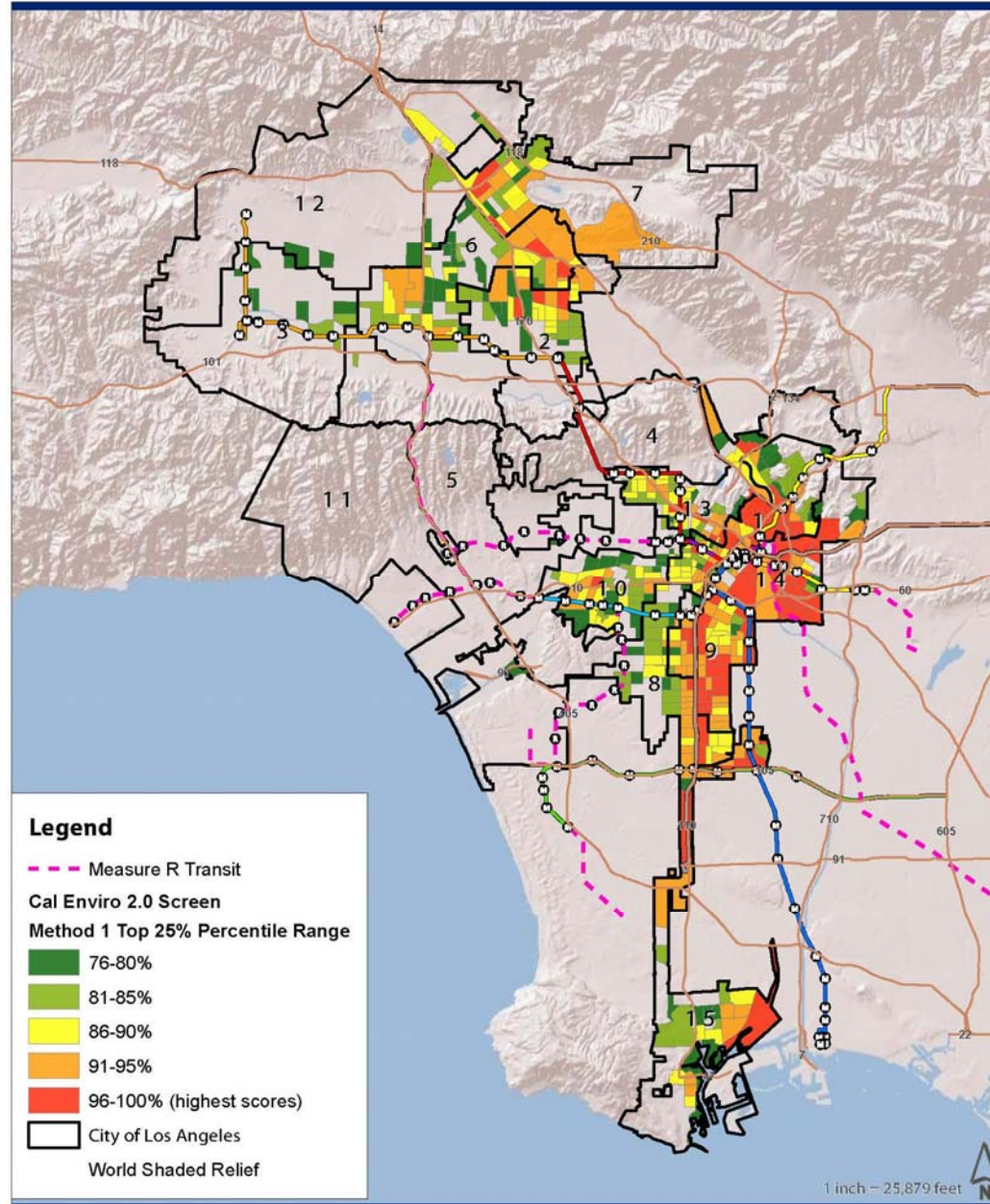
April 15, 2015

Staff Award Recommendations Released

Mid-June 2015

Council Approves Staff Recommendations for Awards

Late June 2015



Disadvantaged Communities City of L.A.

A total of 520 DAC
eligible Census Tracts in
LA City or 26% of the
State total

Moving Forward: Key Considerations

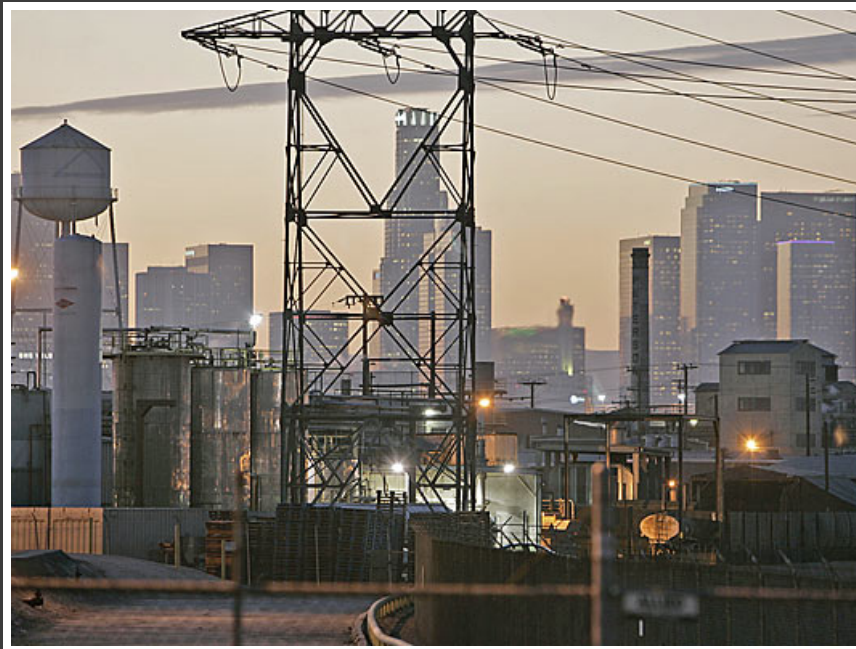
- ❑ Issue a City letter that outlines the following key recommendations:
 - Eliminate the \$15 MM cap per locality
 - Include a locality as a required co-applicant (this requirement was removed)

- ❑ Immediately coordinate an inner City department working group to coordinate the AHSC application process that include the following departments:
 - HCIDLA, City Planning, BOE, DOT, BSS, DBS

- ❑ Coordinate the application process with METRO and SCAG

- ❑ Create a city policy to evaluate proposed project applications

- ❑ HICIDLA will finalize the managed pipeline guidelines based on the AHSC adopted guidelines to ensure maximum leverage for this new funding source.



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Thank you!