



# California Gold:

## BRINGING CAP AND TRADE DOLLARS TO SOUTHERN CALIFORNIA

### AHSC: DEMYSTIFYING THE APPLICATION



**Please note that this presentation is based on information available on or before December 7, 2015. Rules and regulations may change when the Strategic Growth Council adopts final 2015-16 AHSC Guidelines.**



Concept Application



Project Area Examples



Maximizing Emissions Reductions



Meeting Policy Objectives



# REQUIRED CONTENTS

## Project Overview + Description

Project Description : Project Area Type (TOD, ICP, RIPA) : Project Area Map :  
Transit Service : Set-Asides (Affordable Housing and/or Disadvantaged Community) :  
Specify Grants or Loans : Identify Collaborators

## Evidence that Project Meets Threshold Requirements

Greenhouse Gas Emission Reduction Strategy : Achieving Sustainable Communities Strategy :  
Consistency with State Objectives

## Demonstrate Project Readiness

Enforceable Funding Commitments : Project Budgets : Site Control :  
Environmental Clearances : Land Use Approvals : Detailed Timeline :

# REQUIRED CONTENTS

**Clearly Identify Project Components**

**Demonstrate Project Readiness**

**Specify How Project Adheres to AHSC Designations**

To see full concept and final applications from the 2014-15 funding round, use SGC's FFAST portal: [https://faast.waterboards.ca.gov/Public\\_Interface/PublicSearch.aspx](https://faast.waterboards.ca.gov/Public_Interface/PublicSearch.aspx)

# IMPORTANT CONSIDERATIONS

## Demonstrate Collaboration & Coordination

Scoring criteria emphasizes collaboration and concept applications must clearly demonstrate coordination between applicants and relevant government entities

## Explain How Project Will Meet Regional & Statewide Goals

Clearly demonstrate how specific elements of project will advance local, regional, and statewide policy goals and objectives

## Be Sure of Enforceable Funding Commitments

The Enforceable Funding Commitments calculation included in the concept application cannot decrease after the concept proposal is submitted

# REQUIRED CONTENTS

## Clearly Identify Project Components

- Affordable Housing Development
- Housing Related Infrastructure
- Sustainable Transportation Infrastructure
- Transportation Related Amenities
- Programs

# AFFORDABLE HOUSING

## Eligible Costs Include:

- **Construction**
- **Rehabilitation**
- **Demolition**
- **Relocation**
- **Preservation**
- **Site Acquisition or Preparation Costs**

## 2014-15 Outcomes

- **Included in all projects recommended for funding in the SCAG region**
- **All projects also located in Disadvantaged communities**



# HOUSING RELATED INFRASTRUCTURE

## Eligible Costs Include:

- Sewer, Water, or Utility System Upgrades
- Street Improvements
- Low-Impact Design Measures
- Green Building Measures
- Energy Efficiency Measures

## 2014-15 Outcomes

- El Segundo Family Apartments included a number of energy-efficiency and low-impact design measures

# SUSTAINABLE TRANSPORTATION INFRASTRUCTURE



## Eligible Costs Include:

- Development or Improvement of Walkways and Bikeways
- Streetscape Improvements
- Dedicated Busways
- Traffic Calming Projects
- Bike Routes, Lanes, and Paths
- Transit Facilities

## 2014-15 Outcomes

- The South Bay BRT Project in San Diego County incorporated a number of sustainable transportation infrastructure components

# Transportation-Related Amenities

## Eligible Costs Include:

- Signage & Wayfinding
- Street Furniture
- Bicycle Storage or Parking
- Bus & Transit Shelters
- Transit Passenger Amenities
- Station Area Signage

## 2014-15 Outcomes

- Bicycle storage and parking was a common transportation-related amenity in awarded projects

# Programs

## Eligible Costs Include:

- Pedestrian & Bike Safety Education
- Bike Sharing Programs
- Transit Subsidy Programs
- Transit Demand Management Programs
- E-Mobility Programs

## 2014-15 Outcomes

- March Veterans Village in Riverside County incorporated a transit subsidy program in its successful 2014-15 application

# REQUIRED CONTENTS

## Demonstrate Project Readiness

- Enforceable Funding Commitments
- Project Budgets
- Demonstrate Adequate Site Control
- Environmental Clearances
- Land Use Approvals
- Clear Project Milestones
- Construction Hasn't Started

# TOD, ICP, RIPA

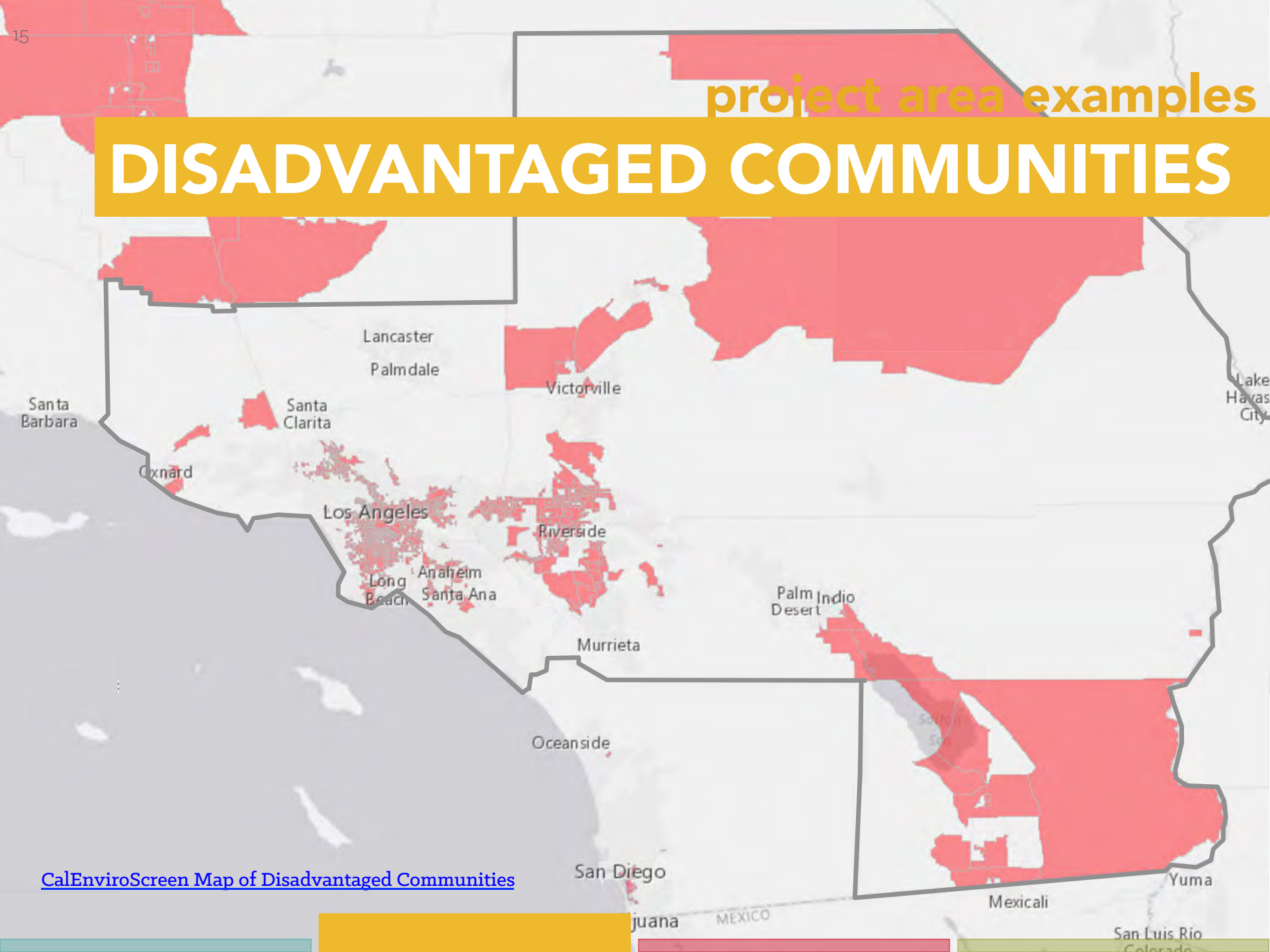
## Specify How Project Adheres to AHSC Categories

- Transit-Oriented Development (TOD) Project Area
- Integrated Connectivity Project (ICP) Project Area
- Rural Innovation Project Area (RIPA)

Set-Asides: (1) Affordable Housing and/or (2) Disadvantaged Communities

project area examples

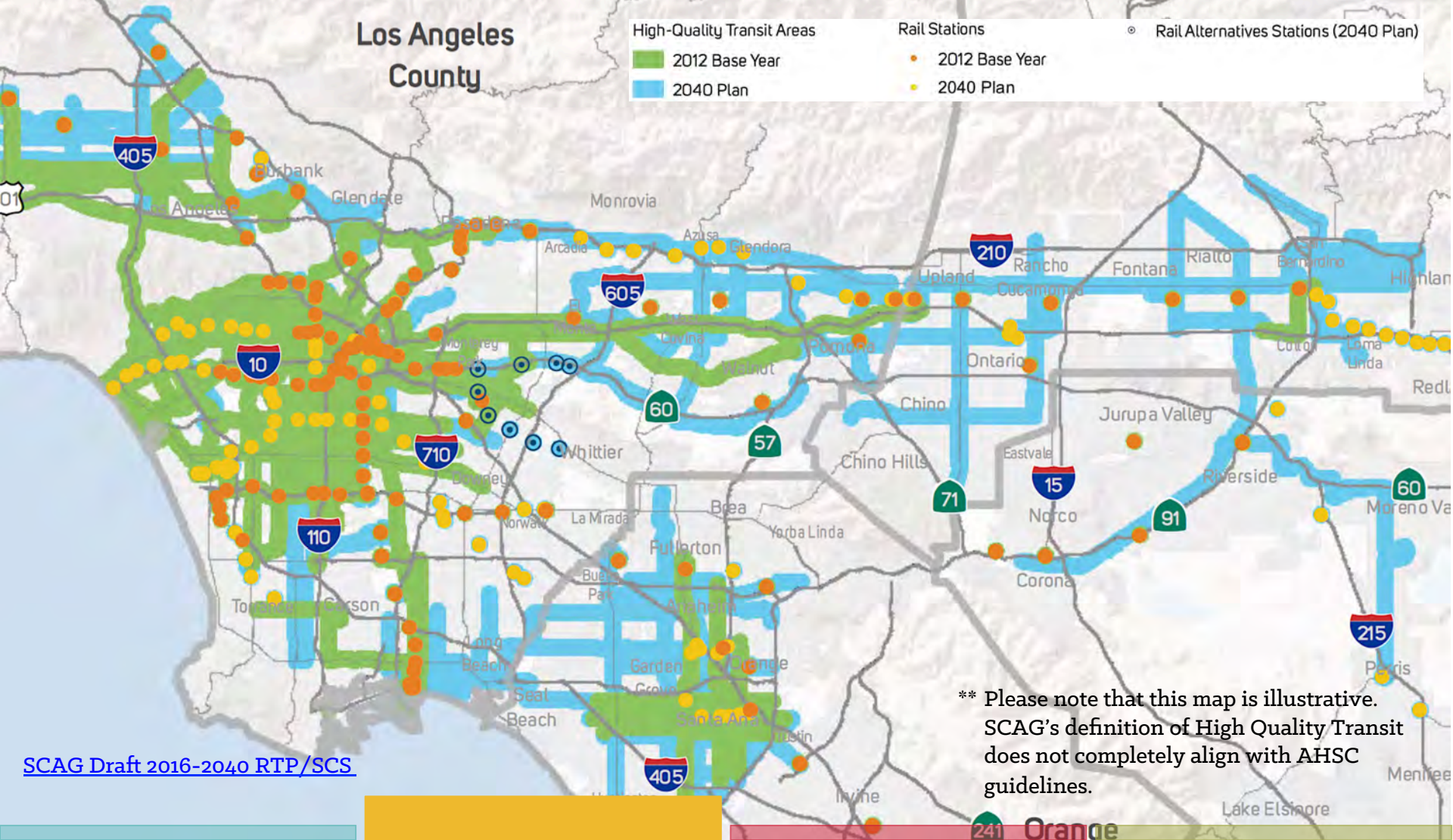
# DISADVANTAGED COMMUNITIES



[CalEnviroScreen Map of Disadvantaged Communities](#)

# project area examples

# HIGH QUALITY TRANSIT\*\*



\*\* Please note that this map is illustrative. SCAG's definition of High Quality Transit does not completely align with AHSC guidelines.



## project area examples

# TRANSIT-ORIENTED DEVELOPMENT

## Crenshaw Villas

City of Los Angeles, American Communities LLC, \$2.2 million

**A five story, mixed-use affordable housing development at 2645 Crenshaw Boulevard with 50 residential dwelling units**

### High Quality Transit

- Metro 710 Rapid Bus

### Affordable Housing

- 49 affordable senior units
- Housing-related infrastructure

### Capital Projects

- Publicly available bike parking
- Sidewalk & streetscape improvements

### Eligible Set-Asides

- Affordable housing
- Disadvantaged community

## project area examples

# INTEGRATED CONNECTIVITY PROJECT

## Depot at Santiago

City of Santa Ana, C&C Development LLC, \$3.925 million

**A 70-unit affordable housing development. As part of this project, the City will install curb extensions, high-visibility crosswalks, rectangular rapid flashing beacons, and signage.**

### Sust. Transportation Infrastructure

- Curb extensions
- High-visibility crosswalks

### Affordable Housing

- 70 affordable units
- Housing-related infrastructure

### Qualifying Transit

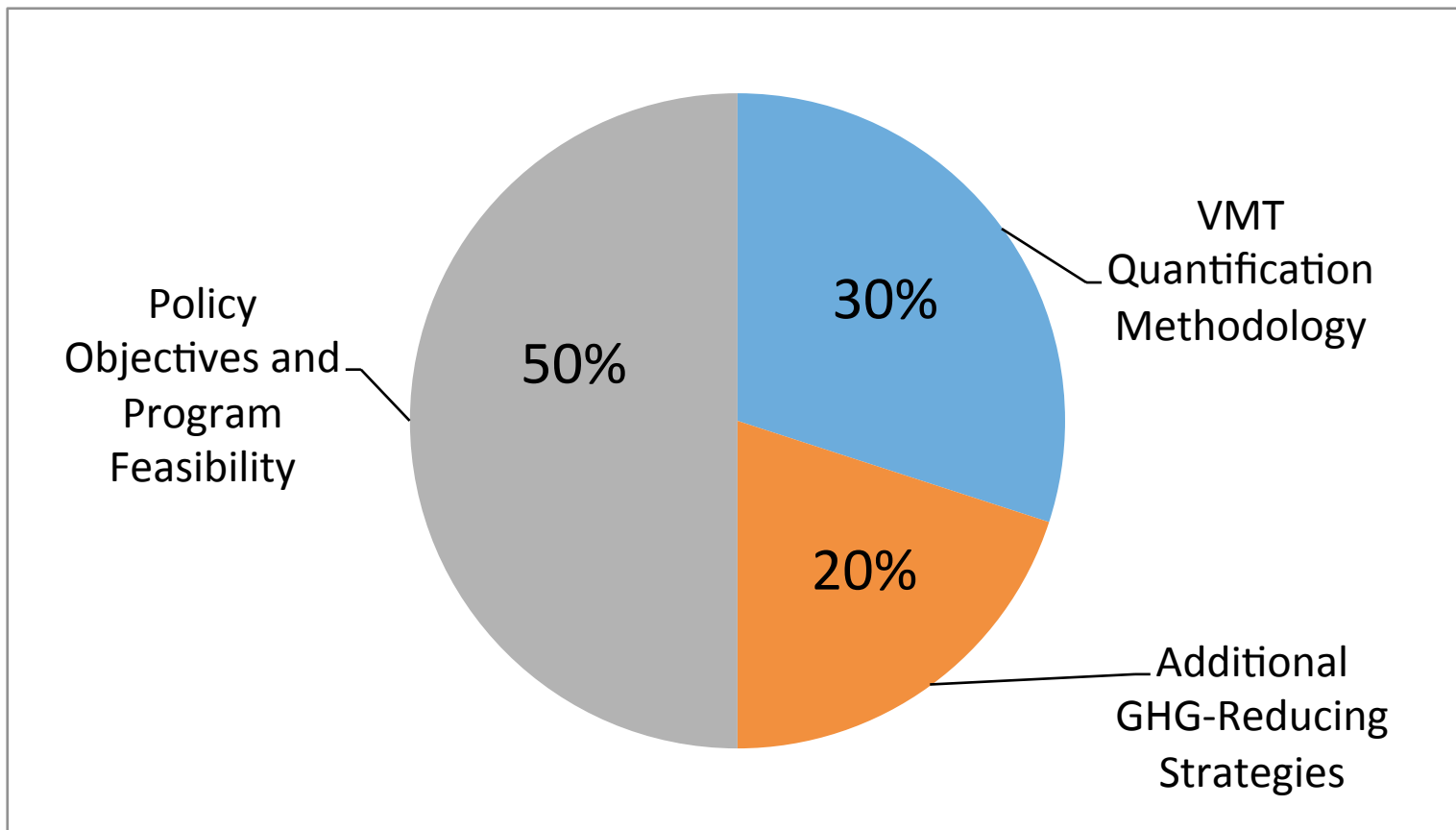
- Santa Ana Regional Transportation Center

### Eligible Set-Aside

- Affordable housing
- Disadvantaged community

# maximizing emissions reduction

## APPLICATION SCORING CRITERIA



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

# maximizing emissions reduction

## APPLICATION SCORING CRITERIA

AHSC Scoring Criteria Framework	
	POINTS
<u>VMT Quantification Methodology</u>	
1. ARB Methodology (CalEEMod and TAC):	
a. Total Project GHG Reductions	15
b. Efficiency of Reductions (Total Project GHG Reductions/ AHSC \$)	15
<u>Supplementary GHG-Reducing Policy Strategies</u>	
2. Active Transportation Improvements	10
3. Water, Energy, and Greening (WEG)	10
GHG REDUCTIONS CATEGORY SUBTOTAL	
	50
<u>Policy Objectives</u>	
4. Depth and Level of Housing Affordability	10
5. Housing and Transportation Collaboration	10
6. Community Benefit and Engagement	8
7. Project Area Connectivity	8
8. Capital Project Leverage	5
9. Anti-Displacement Strategies	4
10. Programs	3
11. Prior Planning Efforts	2
READINESS CATEGORY SUBTOTAL	
	50
TOTAL POINTS	
	100

# maximizing emissions reduction

## APPLICATION SCORING CRITERIA

(Scale of Reductions)

Total Project GHG  
Reduction Score

+

(Efficiency of Reductions)

Total Project GHG Reductions  
AHSC \$ Request

=

Total  
Quantified  
GHG Reduction  
Score

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	
			<b>Total GHG Reduction Score</b>

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# AHSC GHG EVALUATION

## **CalEEMod**

VMT focused

Land uses

## **Air Resources Board (ARB) adjustments**

Density, distance to job center, transit passes

## **CMAQ (Congestion Mitigation and Air Quality)**

non-housing projects – bike, pedestrian projects, new bus and ferry service, vanpools & shuttles

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# GREATEST GHG REDUCTIONS

## ARB Adjustments

- Density
- Job center distance
- Transit pass subsidy

## CalEEMod

- Parking reduction below basic standard
- Proximity to transit stop
- Mixed use, grocery stores

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## COMPLEMENTARY GHG REDUCTION STRATEGIES

### **Active Transportation Improvements – 10**

Installation, expansion or improvement of active transportation infrastructure

### **Water, Energy and Greening – 10**

Incorporation of infrastructure components or building standards that contribute to reduction in GHG emissions

Need greater integration of active transportation and greening



**maximizing emissions reduction**

# **ACTIVE TRANSPORTATION**

## **Clear need – 4**

- Safety issues
- Barriers to transit and/or key destinations
- Key “user” groups such as seniors, students, commuters

## **Clear articulation of solution – 6**

- Reduced speed or traffic volumes
- Removal/reduction of barriers
- Improved visibility or sight distance
- Innovative solutions

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## ENERGY AND GREENING

### **Incorporation of “urban greening” – 3**

- Native/drought tolerant vegetation
- Along active transportation, transit, open space, and/or park
- Two years of maintenance

### **Low-impact design – 1**

- Water efficiency

### **Site development and energy efficiency – 4**

- LEED certification
- Permeable pavement, green roofs

### **On-site renewable energy generation – 3**

- Solar, wind, fuel cell

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## RESOURCES

**ARB's AHSC Quantification Methodologies draft (October 12, 2015)**

[http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/sgc\\_ahsc\\_qm\\_15-16\\_DRAFT.pdf](http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/sgc_ahsc_qm_15-16_DRAFT.pdf)

**SGC's Draft Guidelines for the Affordable Housing and Sustainable Communities (AHSC) program (Sept 17, 2015)**

<http://www.sgc.ca.gov/docs/>

[Draft\\_2015-16\\_Affordable\\_Housing\\_and\\_Sustainable\\_Communities\\_Program\\_Guidelines.pdf](#)

**CalEEMod**

<http://www.caleemod.com/>

**California Air Pollution Control Officers Assoc.: Quantifying Greenhouse Gas Mitigation Measures report**

<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

**GreenTRIP website with Bay Area Parking Database, GreenTRIP Connect modeling tool**

<http://www.greentrip.org/>

meeting policy objectives

# HOUSING AFFORDABILITY

## Scoring Rewards Projects with Deeper Affordability and More Affordable Units

- 10-point maximum under scoring criteria
- Worksheet included in application will score points based on unit mix and income targeting; greater depth of affordability results in more points

meeting policy objectives

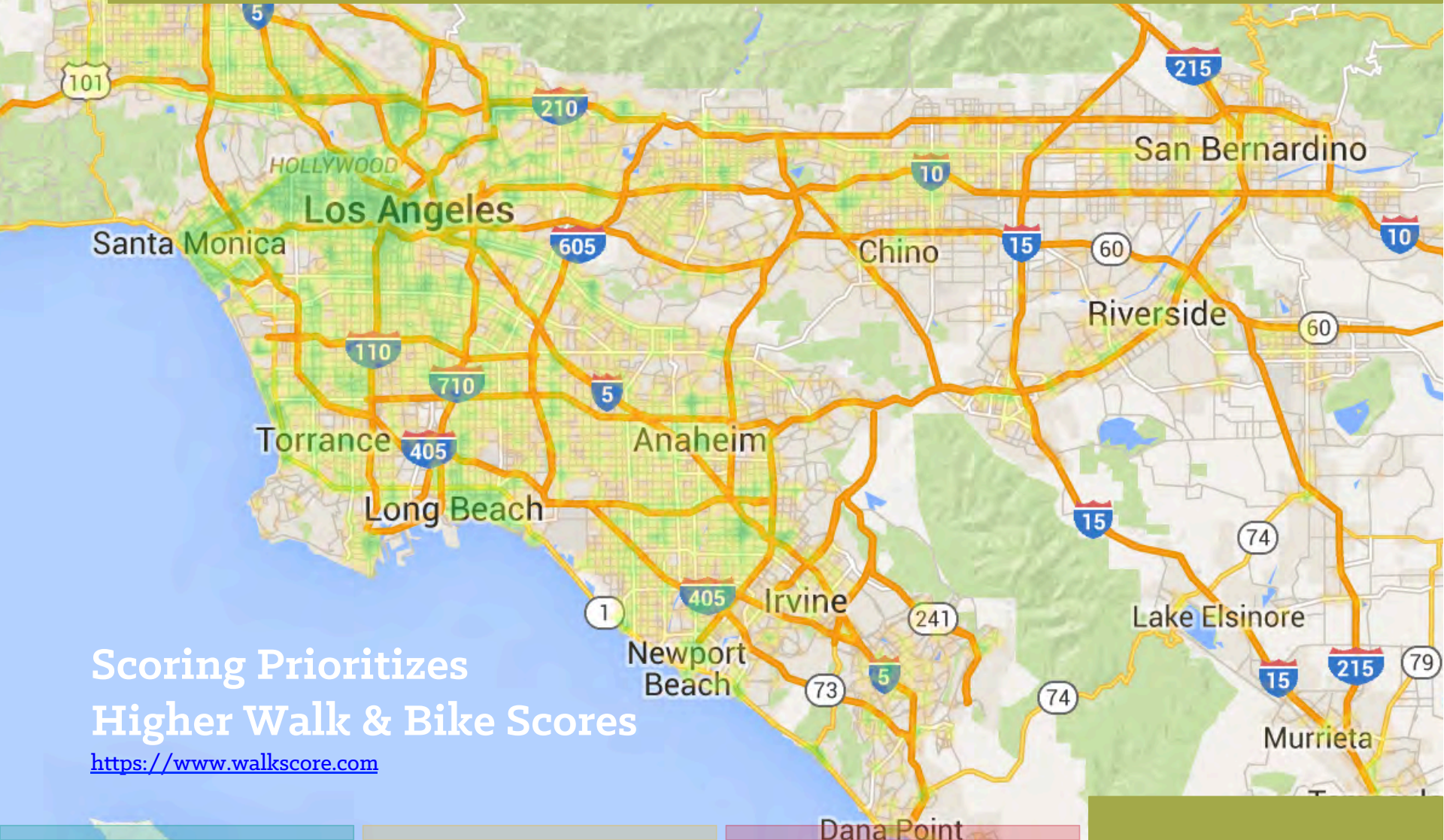
# COMMUNITY BENEFITS

## Scoring Rewards Additional Community Benefits

- 8-point maximum under scoring criteria
- Focus on providing community benefits beyond affordable housing and improved transportation infrastructure
- Document how these benefits address a locally identified need

meeting policy objectives

# ACCESS TO DESTINATIONS



Scoring Prioritizes  
Higher Walk & Bike Scores

<https://www.walkscore.com>

meeting policy objectives

# ANTI-DISPLACEMENT

## Scoring Rewards Multiple Anti-Displacement Strategies

- 4-point maximum under scoring criteria
- Demonstrate that project poses no displacement risk
- Implement at least one residential anti-displacement strategy (e.g., phased construction, Housing Choice Voucher, relocation specialist)
- For physical capital infrastructure improvements, employ economic anti-displacement strategies (e.g., anti-harassment policies, condo conversion restrictions, rent stabilization ordinances, community benefit agreements, etc.)

# technical assistance workshops

**Inland Empire:** December 14, 2015  
SCAG San Bernardino Co. Regional Office  
1170 West 3rd Street, Suite 140  
San Bernardino, CA 92410

**Ventura County:** January 7, 2016  
SCAG Ventura County Regional Office  
950 County Square Drive, Suite 101  
Ventura, CA 93003

**Los Angeles County:** January 11th, 2016  
SCAG Main Offices  
818 West 7th Street, 12th Floor  
Los Angeles, CA 90017

**Orange County:** January 14th, 2016  
OCTA Building  
600 South Main Street, Suite 906  
Orange, CA 92868



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