

Affordable Housing and Sustainable Communities Program Guideline Development Workshop

Goals of Today's Presentation

- Existing Law and Mandates
- Program Timeline and Concurrent Processes
- Proposed Program Concepts
- Input for Program Guidelines

2014-15
Greenhouse Gas Reduction Fund
Investments

Category	Department	Program	2014-15
Sustainable Communities and Clean Transportation	High-Speed Rail Authority	High-Speed Rail Project	\$250 m
	State Transit Assistance	Low Carbon Transit Operations Program	\$25 m
	Caltrans	Transit and Intercity Rail Capital Program	\$25 m
	Strategic Growth Council	Affordable Housing and Sustainable Communities Program	\$130 m
	Air Resources Board	Low Carbon Transportation	\$200 m
Energy Efficiency and Clean Energy	Dept. 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

Key California Laws on Greenhouse Gas Reduction

2006	AB 32	California 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

Air Resources Board (ARB) Guidance

- Expenditure record to ensure investments further AB 32
- SB 535 requirement to maximize benefits to disadvantaged communities
- Methodologies to quantify greenhouse gas reductions
- Project tracking & reporting

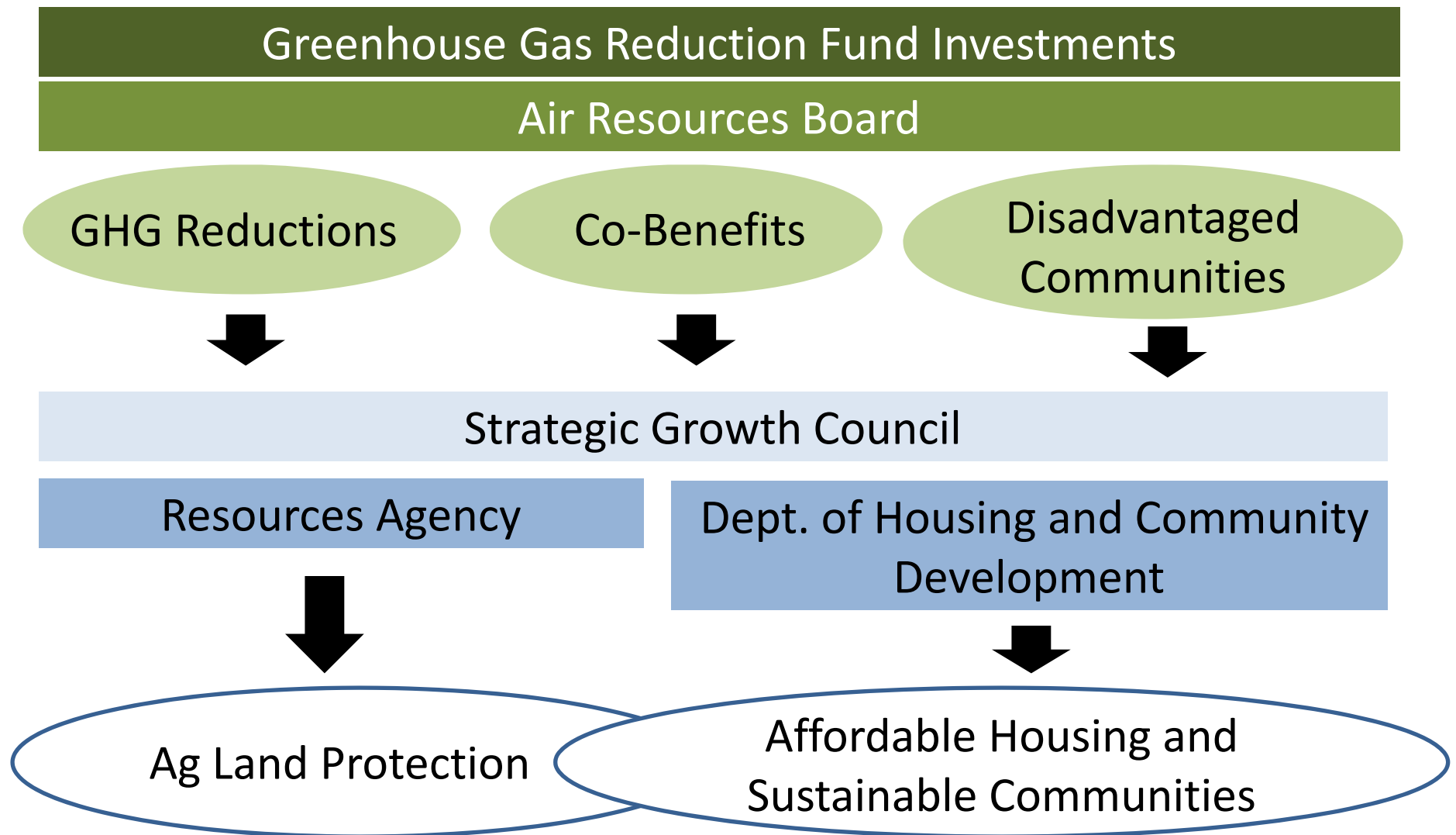
ARB Interim Guidance: Disadvantaged Communities (DACs)

- Purpose: to provide guidance maximizing benefits to DACs and determining whether an investment provides a benefit to or is located within a DAC
- Timeframe and Process
 - Public workshops August 25, 26 & September 3
 - Board hearing on September 18 on interim guidance

Air Resources Board Guidance: Greenhouse Gas Reductions

- Purpose: to develop consistent methodologies for quantifying greenhouse gas reductions and other economic, environmental and public health co-benefits
- Timeframe and Process
 - Oct. 2014-Mid-2015
 - Public workshops (TBD)
 - Presentation of proposed guidelines to Board

Structure of SGC-led Cap and Trade Proceed Investments



Affordable Housing and Sustainable Communities (AHSC) Program Overview

AHSC Statutory Requirements

- Demonstrate GHG reductions
- Consistent with State Planning Priorities*
- Implement regional Sustainable Communities Strategy**
- 50% of funding invested to benefit Disadvantaged Communities
- 50% of funding invested to provide housing opportunities for lower income households

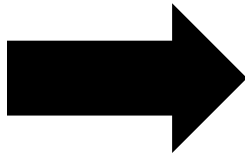
*Per Government Code 65041.1

**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.

Big Picture – VMT Reduction

Travel Mode

- ✓ Rail – Heavy/light
- ✓ Bus/BRT
- ✓ Car-sharing
- ✓ Bike
- ✓ Walk



Key Destinations

- ✓ Housing
- ✓ Work
- ✓ Retail
- ✓ Schools
- ✓ Parks
- ✓ Critical Services
- ✓ Recreational



VMT



GHG

Eligible Uses

- Affordable Housing
- Transit
- Active Transportation
- Non-Infrastructure Active Transportation
- Complete Streets
- Transit-Oriented Development
- Other GHG and Criteria Air Pollutant Reduction
- SCS Implementation Plans

Eligible uses to be assisted through:

- ✓ Loans and grants for affordable housing
 - ✓ Grants for other activities

Projects must demonstrate GHG reductions that focus on Vehicle Miles Traveled (VMT) reductions

Projects may also demonstrate ancillary GHG reductions through:

- Improved energy efficiency
- Net GHG sequestration
- Other GHG reductions or emissions avoidance

Demonstration of how funded projects will reduce GHG emissions will be subject to methodologies and reporting requirements established by the California Air Resources Board.

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

Projects will Increase accessibility of housing, employment centers and key destinations via low-carbon transportation options (walking, biking and transit), resulting in fewer vehicle miles travelled.

The AHSC Program will provide grants and affordable housing loans for infill and compact transit-oriented development and infrastructure activities.

Potential GHG Reductions Methods

Examples of Potential Project Typologies

PRIMARY

ANCILLARY

VMT REDUCTION

- I. TOD Corridor, District or Neighborhood: Housing located at transit station(s), including affordable housing, with transit and other uses (e.g. active transportation, urban greening, complete streets)
- II. Infill Housing supporting transit but not located in immediate proximity to a transit station
- III. Integrated Non-Housing Projects: Integration of at least two non-housing related eligible activities (e.g. mixed use development + active transportation)
- IV. Other?

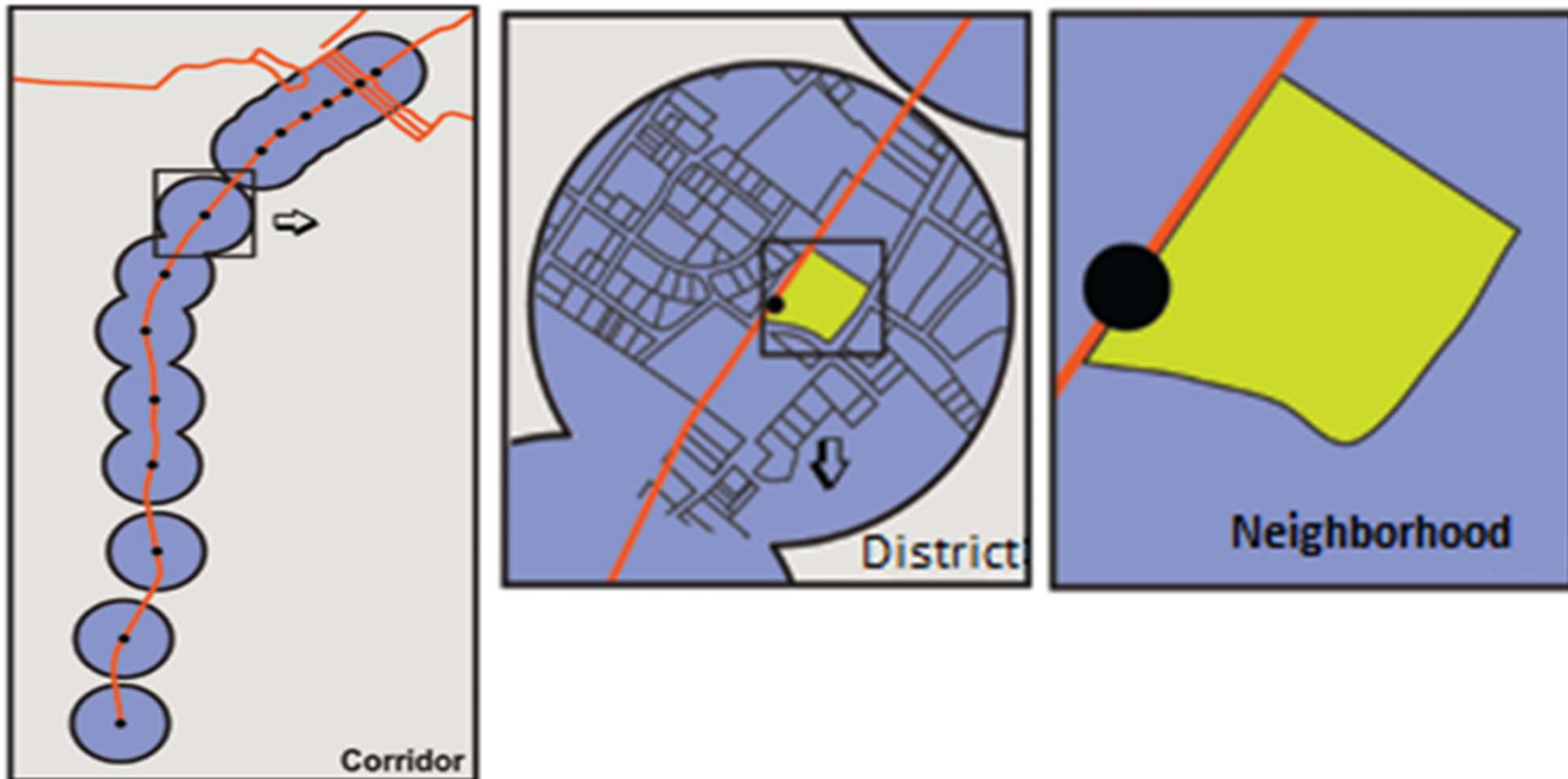
Energy Efficiency

- New construction or retrofit of housing

Net GHG Sequestration

- Pollutant Reduction through Urban Forestry

Transit Oriented Development – Scale of TODs



TOD/Infill Program Examples

1050 B St., San Diego
\$4M TOD Grant
229 Affordable Units



MacArthur Transit Village, Oakland
\$17M TOD Grant
\$17M Infill Grant
448 Total Units
89 Affordable



MacArthur Park Apartments, Westlake MacArthur Station, LA
\$16M TOD Loans, \$1M TOD Grant
172 Affordable Units



Union City Intermodal, Union City
\$8M TOD Grant
344 Total Units
155 Affordable

Co-Benefits

Project scoring criteria shall support co-benefits beyond the reduction of GHG emissions, which includes:

- Maximizing economic, environmental, and public health benefits
- Improving air quality
- Reducing energy consumption
- Reducing criteria pollutants
- Reducing water consumption
- Reducing greenfield land consumption
- Reducing commute times
- Reducing public fiscal costs
- Support economic growth
- Support workforce development
- Support civic partnerships
- Support stakeholder engagement
- Protect or improve public health

ARB will be providing further guidance on measuring co-benefits which will be incorporated into program guidelines

Implementation of Regional Sustainable Communities Strategies

- Per SB 862: “Support implementation of an adopted or draft sustainable communities strategy or, 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.”
- Per SB 862: “council shall coordinate with the metropolitan planning organizations and other regional agencies to identify and recommend projects within their respective jurisdictions that best reflect the goals and objectives of this division.”

How does the project address the following:

- Reduce GHGs?
- Benefit Disadvantaged Communities?
- Provide Affordable Housing?
- Achieve Economic, Environmental and Public Health Co-Benefits?

Estimated Timeline

✓ AUGUST 2014	Three Public Workshops on Guideline Development
SEPTEMBER 2014	Release Draft Guidelines
OCTOBER 2014	Three Public Workshops on Draft Guidelines
NOVEMBER 2014	Release Draft Final Guidelines
DECEMBER 2014	Final Guidelines presented to Council for Approval
JANUARY 2015	Funding Solicitation Released
APRIL 2015	Applications Due
JUNE 2015	Awards Announced