County of Los Angeles

Affordable Housing Developer Forum

AHSC & County Housing Initiatives

July 8, 2019

Agenda

- County Initiatives to Incentivize Affordable Housing
- Overview of the AHSC Program + Q&A
- County AHSC Team Interdepartmental Collaboration
- Elements of a Competitive Application
- AHSC Round 5 Process
- Next Steps and Questions

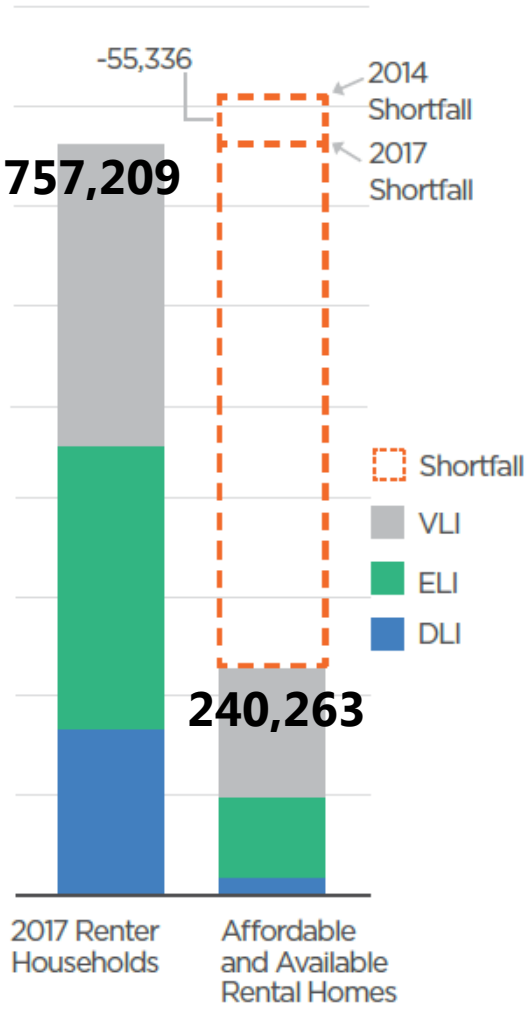
County Initiatives to Incentivize Affordable Housing

AFFORDABLE HOUSING PROGRAM OVERVIEW

County of Los Angeles
Chief Executive Office

Vermont Manchester Transit Priority Joint Development Project

The Shortfall



- Los Angeles County **needs 517,000 more affordable homes** to meet current demand of renter households at or below 50% Area Median Income.

- Approximately 10,300 existing affordable homes are at risk of market-rate conversion, with 89% located in transit accessible neighborhoods.

Source: California Housing Partnership Corporation, 2019
County of Los Angeles Affordable Housing Outcomes Report.

Prioritized Housing

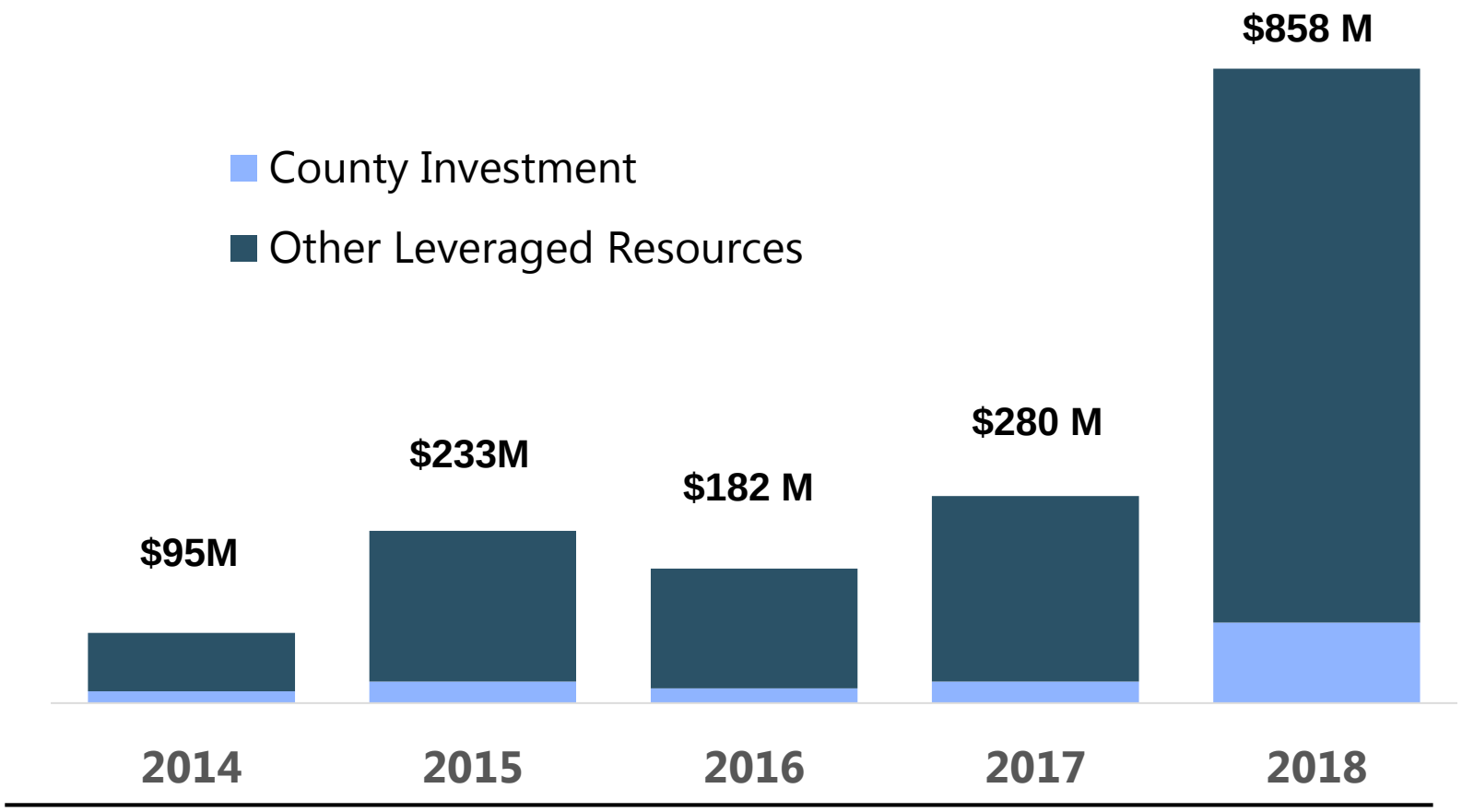
LINC's Willowbrook 2 Project

- In October 2015, the Board of Supervisors created the Affordable Housing Budget to allocate $100 million by FY 2020-21.

- In partnership with developers and the City of Los Angeles, awarded $60 million in AHSC Rounds 3 and 4 to develop **502 affordable housing units at four project sites.**

County Investments & Leveraging

County increased capital investment by nearly 300% during FY 2018-19 to close to $200 million



Collaboration

- Priority of State, County, and Cities
- Requires robust partnerships and dedicated resources
- Resources: LACDA's NOFA, AHSC, Measures H and HHH, No Place Like Home (NPLH), Multifamily Housing Program (MHP)

HOUSING
COMMUNITY
ECONOMIC

LACDA

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

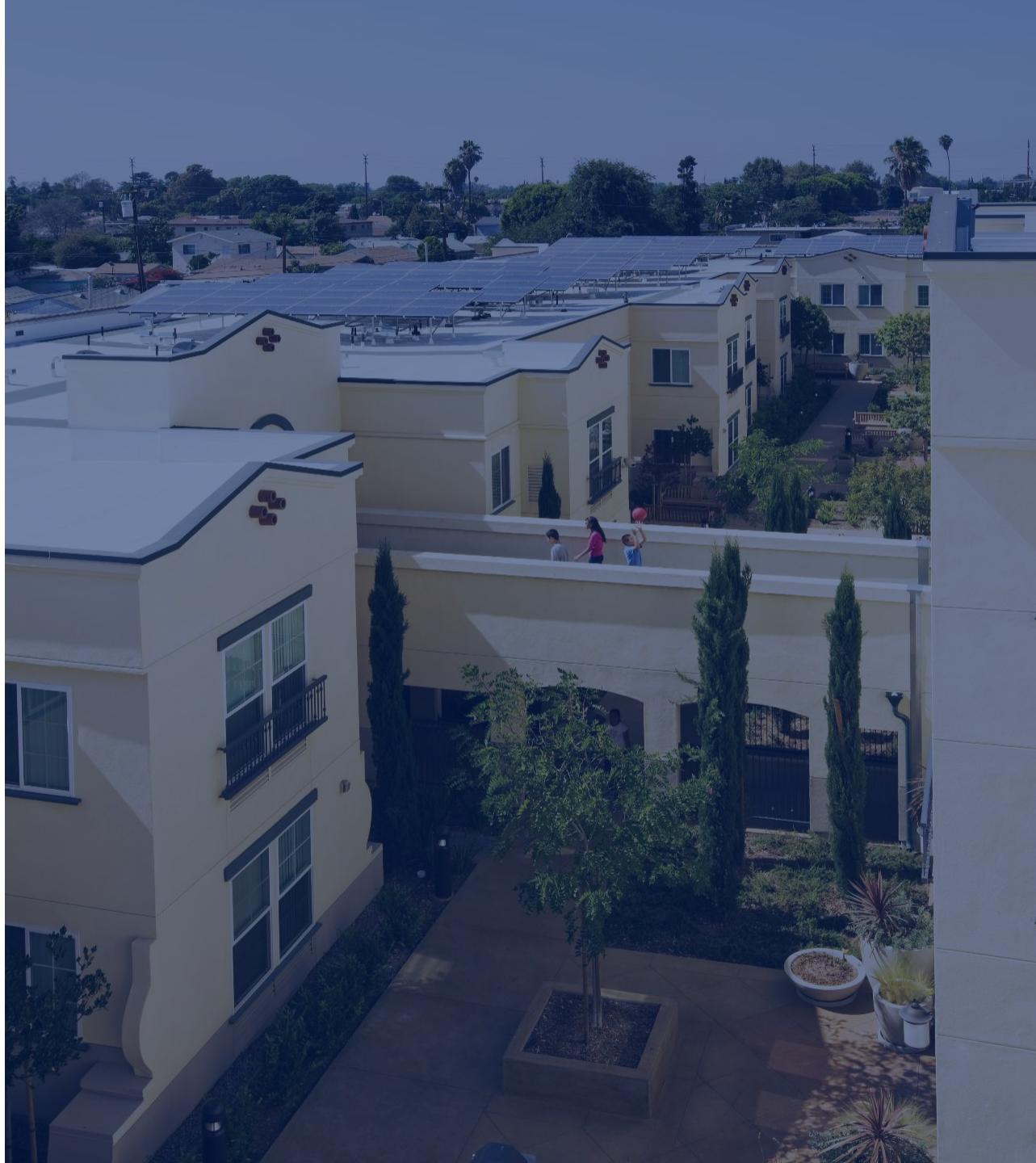
Affordable Housing Sustainable Communities

Affordable Housing Developer Forum

July 8, 2019

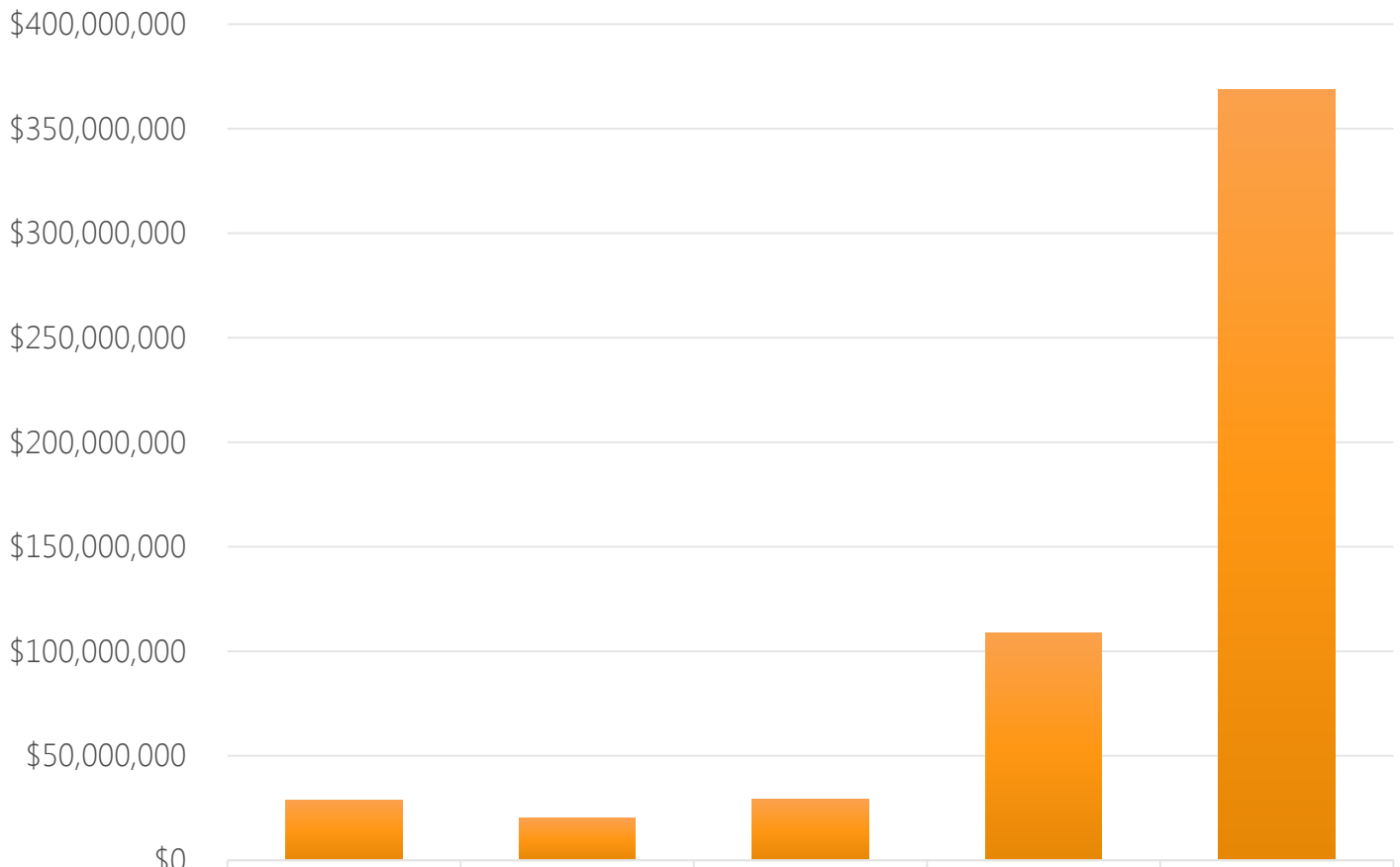
LACDA

The Los Angeles County Development Authority (LACDA) is a dynamic and innovative local government agency created in 1982 by the Los Angeles County Board of Supervisors. The agency is an industry leader in its three core service areas: housing, community development, and economic development. The LACDA remains committed to being a trusted community leader dedicated to serving the residents, businesses, and communities of Los Angeles County.



AFFORDABLE HOUSING INVESTMENT

Five Year County Investment
Total Funding – NOFA Years 2015-2019



	2015	2016	2017	2018	2019
County Investment	$28,999,500	$20,342,400	$29,255,750	$108,972,175	$368,900,000

Throughout the past five years, the County has invested over $294M in supportive housing projects.

An additional $262M will be allocated to projects by end of 2019 for a total of $556M in County investment.

NOFA 25 – FALL 2019

Capital Funds

- Affordable Housing Trust Funds (Approx. $55M)
- No Place Like Home Funds (NPLH) (Amount TBD)
- HOME Funds (Approx. $3M)

Rental Subsidies (Amount TBD)

- Project-Based Vouchers (PBVs) and Project-Based Veterans Affairs Supportive Housing (PBVASH) Vouchers for Special Needs units funded by the LACDA
- PBVs for non-Special Needs units reserved persons earning at or below 30% Area Median Income (AMI)
- PBVs for preservation
- PBVs for market rate projects
- PBVASH for projects without a capital award

GENERAL PROJECT ELIGIBILITY

- Located in Los Angeles County
- The greater of 15% or 20% of units reserved for Special Needs populations
- New construction, rehabilitation, and preservation
- Rehabilitation must provide new units
- Construction has not started
- Project types:
  - Multifamily
  - Preservation
  - Single-family

SPECIAL NEEDS POPULATIONS AND AFFORDABILITY

- Homeless
- Chronically Homeless
- Homeless Veterans
- Homeless with Mental Illness (and NPLH-Specific)
- HIV/AIDS
- Developmental Disabilities
- Transition Age Youth

Affordable at 30% of AMI or may go to 35% AMI with a reasonable justification

INCENTIVIZING AHSC PARTICIPATION

Projects that have been approved for participation in the County of Los Angeles AHSC Readiness Program and are receiving technical assistance through this program will be prioritized.

NOFA AND NPLH CONTACTS

Matt Lust, Acting Manager
Cindy Kha, Project Manager

Los Angeles County Development Authority
700 West Main Street
Alhambra, CA 91801

LACDA
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

Planning & Land Use Strategies

- Streamlining legislation
  - SB 35 (Affordable Housing)
  - AB 2162 (Supportive Housing)
- Density Bonus Ordinance Update
- Upcoming housing ordinances
  - Affordable Housing Preservation Ordinance
  - By-Right Housing Ordinance
  - Inclusionary Housing Ordinance
  - Interim and Supportive Housing Ordinance
- Prioritized entitlement process

Affordable Housing & Sustainable Communities Program
LA County Developer Forum

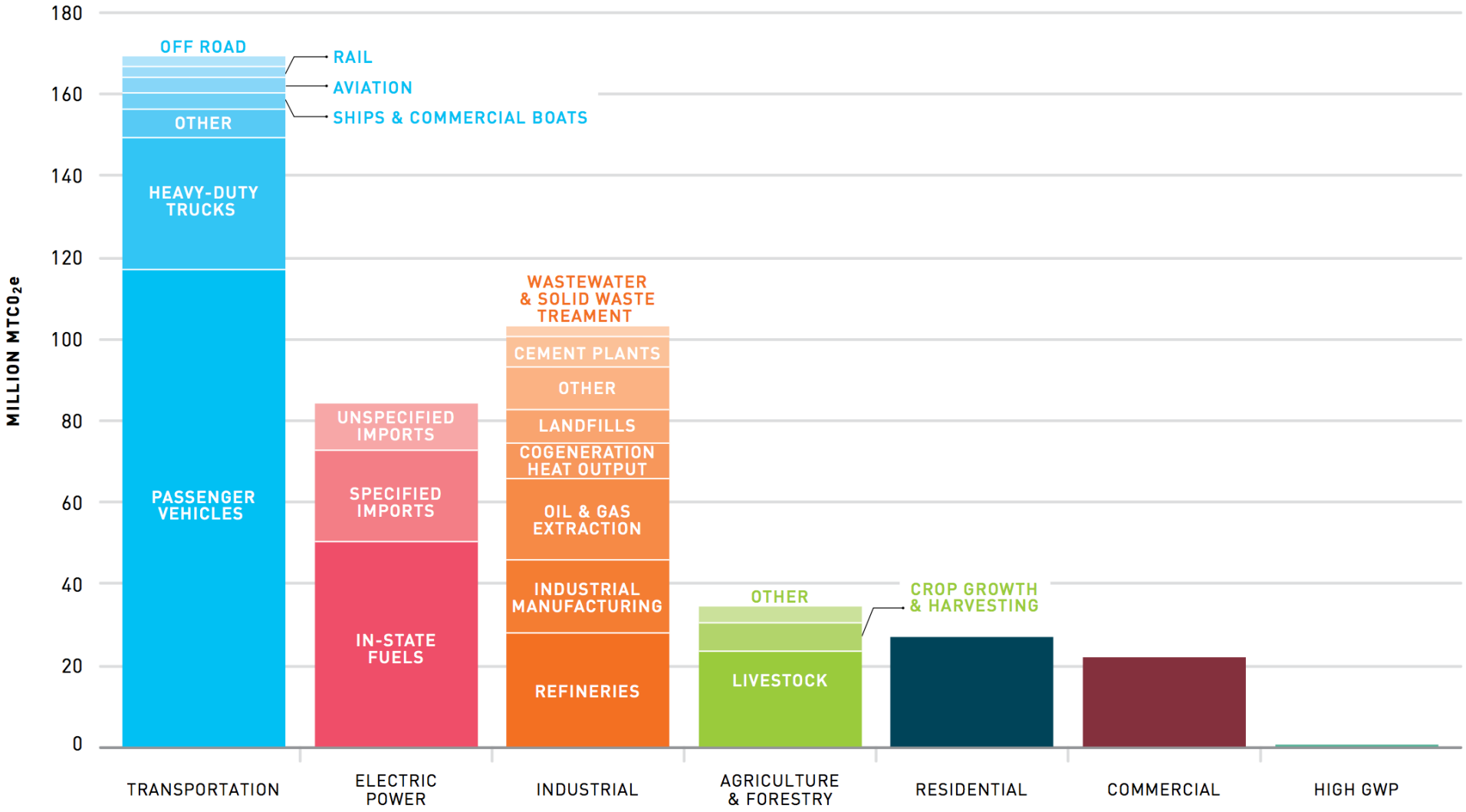
July 8th 2019 | Alhambra, CA

CALIFORNIA STRATEGIC GROWTH COUNCIL

Cap and Trade Dollars at Work

FIGURE 8. GREENHOUSE GAS EMISSIONS BY DETAILED SOURCE

CALIFORNIA, 2015



NEXT 10 CALIFORNIA GREEN INNOVATION INDEX. Data Source: California Air Resources Board, California Greenhouse Gas Inventory – by Sector and Activity. NEXT 10 / SF · CA · USA

Culprit: Vehicle Miles Traveled

Why do we drive so much?

Lack of location efficient housing

Lack of quality low-carbon transportation options

California Climate Investments: Statutory Requirements

1. Reduce GHG emissions

2. Direct investment toward the most disadvantaged communities in the State

3. Maximize economic, environmental, and public health benefits to the State

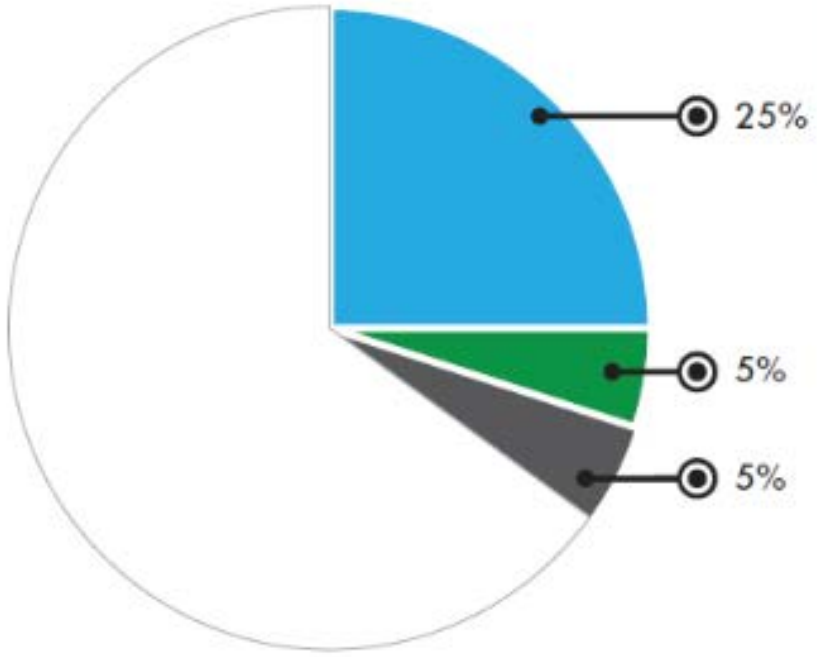
AHSC Program Goal

To fund projects that result in:

- the reduction of greenhouse gas (GHG) emissions and vehicle miles traveled (VMT) and
- increased accessibility of housing, employment centers and key destinations

through low-carbon transportation options such as walking, biking and transit.

Disadvantaged Communities & Low-income Communities Investments

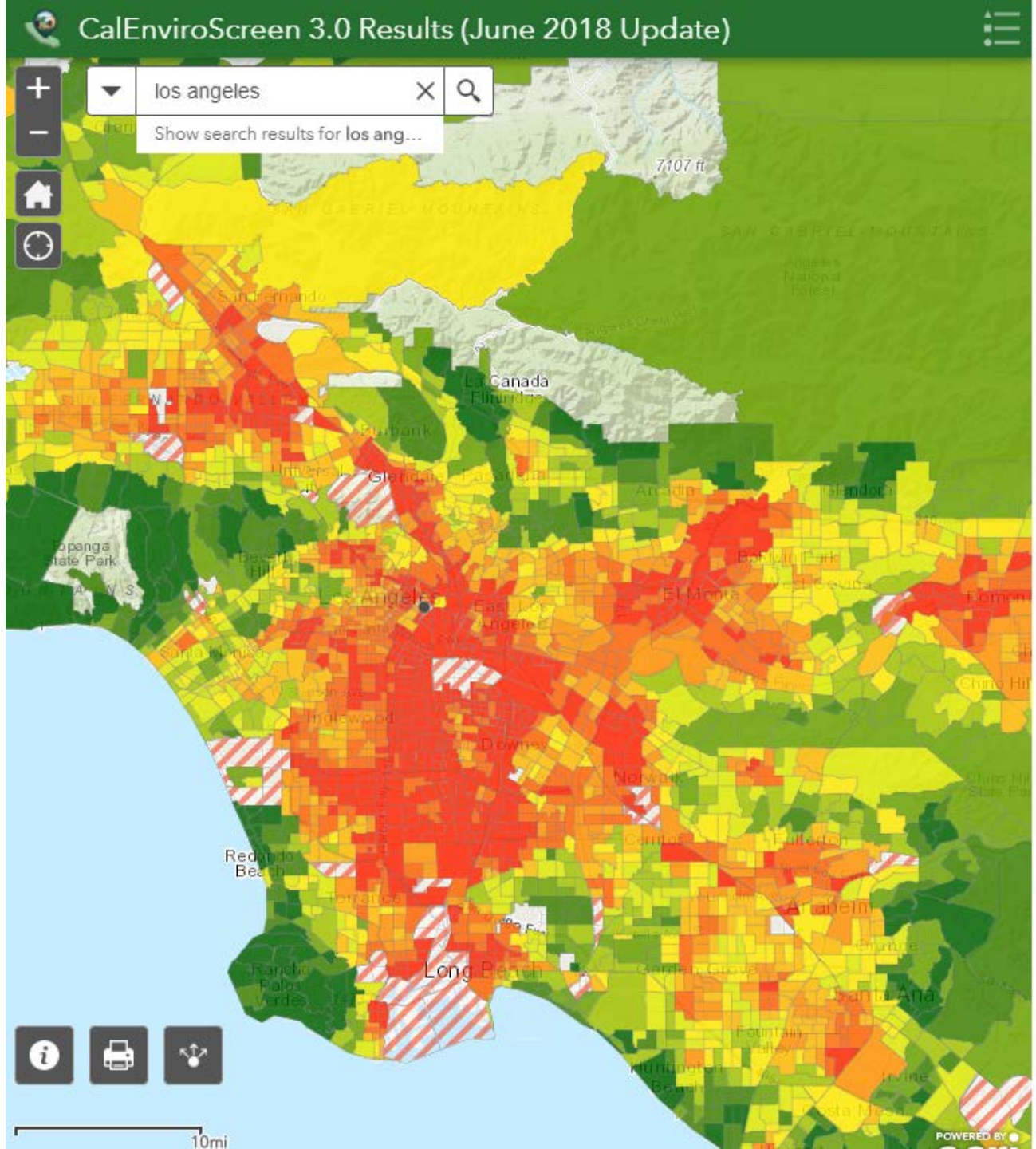


A minimum of 25 percent of the proceeds be invested in projects that are located within and benefiting individuals living in disadvantaged communities;

An additional minimum of 5 percent be invested in projects that are located within and benefiting individuals living in low-income communities or benefiting low-income households statewide; and

An additional minimum of 5 percent that are located within and benefiting individuals living in low-income communities, or benefiting low-income households, that are within a ½ mile of a disadvantaged community.

Senate Bill 535 and Assembly Bill 1550 Implementation


CalEnviroScreen 3.0 Results (June 2018 Update)
los angeles
Show search results for los ang...
7107 ft
La Canada
Flintridge
Burbank
Glendale
Pasadena
Arcadia
Monrovia
Duarte
Los Angeles
East Los Angeles
El Monte
Baldwin Park
Inglewood
Downey
Norwalk
Redondo Beach
Anaheim
Long Beach
Santa Ana
Irvine
10mi
POWERED BY

What does it fund?

Eligible Capital Projects	Eligible Programs (3 Year Grants)
1. Affordable Housing Development (loan) *Bricks and Mortar* 2. Housing-Related Infrastructure (grant) *Required as Condition of Approval* 3. Sustainable Transportation Infrastructure (grant) *Transit, Bike Lanes, Sidewalks* 4. Transportation-Related Amenities (grant) *Bike Parking, Repair Kiosks, Urban Greening, Bus Shelters*	1. Active Transportation Programs 2. Transit Ridership Programs 3. Criteria Air Pollutant Programs 4. Workforce Development Programs

Eligible Project Types

TOD Transit Oriented Development	ICP Integrated Connectivity Project	RIPA Rural Innovation Project Area
Required: ✓ Affordable Housing	Required: ✓ Sustainable Transportation Infrastructure	Required: ✓ Sustainable Transportation Infrastructure
Required: At least 1 additional components: ❑ Sustainable Transportation Infrastructure ❑ Transportation Related Amenities ❑ Programs	Required: At least one additional components from the following: ❑ Affordable Housing ❑ Transportation Related Amenities ❑ Programs	Required: At least one additional components from the following: ❑ Affordable Housing ❑ Transportation Related Amenities ❑ Programs
Required Minimum Density: 30 units/acre	Required Minimum Density: 20 units/acre	Required Minimum Density: 15 units/acre
35% of awards	35% of awards	10% of awards

Image Credits- Produced in Piktochart by SGC Staff

Who is Eligible to Apply?

Eligible Applicants		
Local Governments (City, County, City/County)	Local Transportation Agencies	Public Housing Authority
Transit Agency or Operator	Regional Transportation Planning Agency	Congestion Management Agency
Joint Powers Authority	School District	Facilities District
University or Community College District	Developer: Public, Private, or Nonprofit	Program Operator: Public, Private, or Nonprofit
Federally Recognized Native American Tribes		

Funding

- Minimum Award: $1 Million
- Maximum Award: $20 Million
- Annual funding until 2030
  - Cap & Trade – 20% of proceeds
- Round 4 NOFA - $400M
- Total to date: >$1.1 billion
- Round 5 NOFA - $570 million

Florence Neighborhood Mobility

TOD Project – County of Los Angeles

Project Details

- 96-100% DAC
- 108 affordable housing units for 30-60% AMI
- 100% Affordable
- Density: 117 units/acre
- 54 units set aside for those at risk of homelessness; workforce development center

- Transportation Service: Bikeway and walkway improvements
- Creates a walking path in local park that enhances stormwater capture

AHD: $7,027,908
STI: $3,020,230
TRA: $622,435
Program: $127,495
Total Award amount: $10,798,068

CALIFORNIA STRATEGIC GROWTH COUNCIL

Vermont Manchester Transit Priority Project

ICP Project – County and City of Los Angeles

Project Details

- 85-90% DAC
- 180 housing units, over 90% affordable
- 165 affordable units set at 30-60% AMI
- Density: 91 units/acre
- 90 supportive housing units; 60 senior units

- New transit plaza adjacent to housing site
- Bike boulevards to connect to Silver Line, local school, and other destinations
- Implements Mobility Plan 2035

AHD: $13,500,000
STI: $5,000,000
TRA: $1,000,000
Program: $500,000
Total Award amount: $20,000,000

Arrowhead Grove 2 & 3

ICP Project – City of San Bernardino

Project Details

- 91-95% DAC
- 147 affordable housing units for 30-60% AMI
  - 22 one-bedroom
  - 81 two-bedroom
  - 34 three-bedroom
  - 10 four-bedroom
- 80% Affordable
- Community center with social services

- Transportation Service: Bikeway and walkway
- Half-mile of safe and accessible walkways that will connect housing to local Elementary school

- AHD: $17,422,714
- STI: $1,865,264
- PGM: $253,300
- **Total Award amount: $20,000,000**

AHSC Program Requirements & Scoring

Threshold Overview

Readiness Requirements

- CEQA/NEPA for Affordable Housing Developments
- Discretionary Land Use Approvals
- Demonstration of Site Control
- Developer Experience
- No active or Pending Litigation
- Housing Element Compliance
- Committed Funding Threshold

Threshold Overview

Program Goals

- Transit stop within ½ mile of AHD
- Sustainable Communities Strategy Implementation
- Agricultural Land Preservation
- Urban Greening Components
- Transit Passes for Residents
- “Smoke Free” Buildings
- Adequate Lighting for Public Spaces
- Affordability Threshold
- Air Pollution Education

AHSC Scoring Criteria

AHSC Scoring Elements and Criteria	
Criteria	**Points**
GHG Quantification Methodology Scoring	
GHG Efficiency	15
GHG Total	15
Quantitative Policy Scoring	
Active Transportation Improvements	10
Green Buildings and Renewable Energy	8
Housing and Transportation Collaboration	10
Location Efficiency and Access to Destinations	6
Funds Leveraged	5
Anti-Displacement Strategies	5
Local Workforce Development and Hiring Practices	2
Housing Affordability	5
Programs	2
Urban Greening	2
Narrative-Based Policy Scoring	
Collaboration & Planning	4
Community Benefit & Engagement	6
Community Climate Resiliency	3
Community Air Pollution Exposure Mitigation	2
Total Scoring	**100**

Quantitative Policy Scoring- 55 Points

Quantitative Policy Scoring	
Active Transportation Improvements	10
Green Buildings and Renewable Energy	8
Housing and Transportation Collaboration	10
Location Efficiency and Access to Destinations	6
Funds Leveraged	5
Anti-Displacement Strategies	5
Local Workforce Development and Hiring Practices	2
Housing Affordability	5
Programs	3
Urban Greening	2

- Easy to score, quantifiable items; "checklist" approach
- Intent is not for projects to receive 100%; this will not be achievable for most projects

GHG Quantification Methodology Scoring- 30 Points

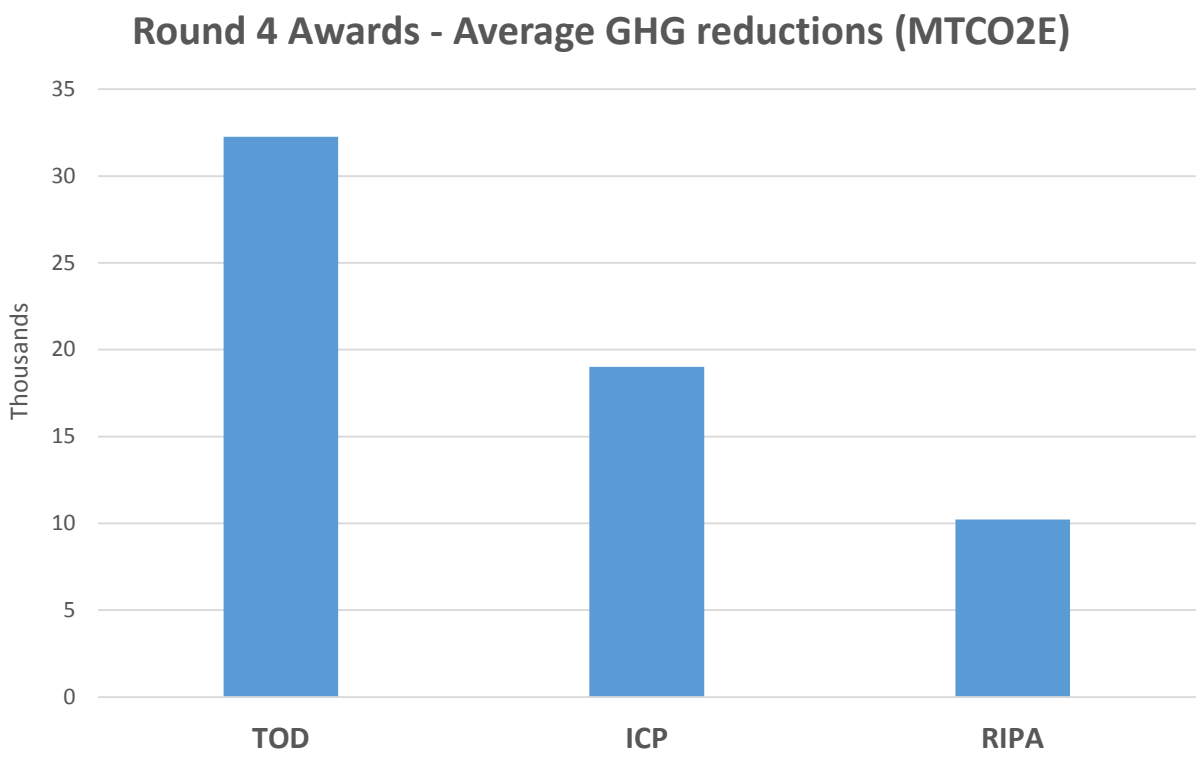
GHG Quantification Methodology Scoring	
GHG Reduction: Cost Efficiency	15
GHG Reduction: Total GHGs Reduced	15

+

+

GHG Quantification Methodology Scoring- 30 Points

- Scored separately by Project Area Type
  - TOD
  - ICP
  - RIPA



GHG Quantification Methodology Scoring - 30 Points

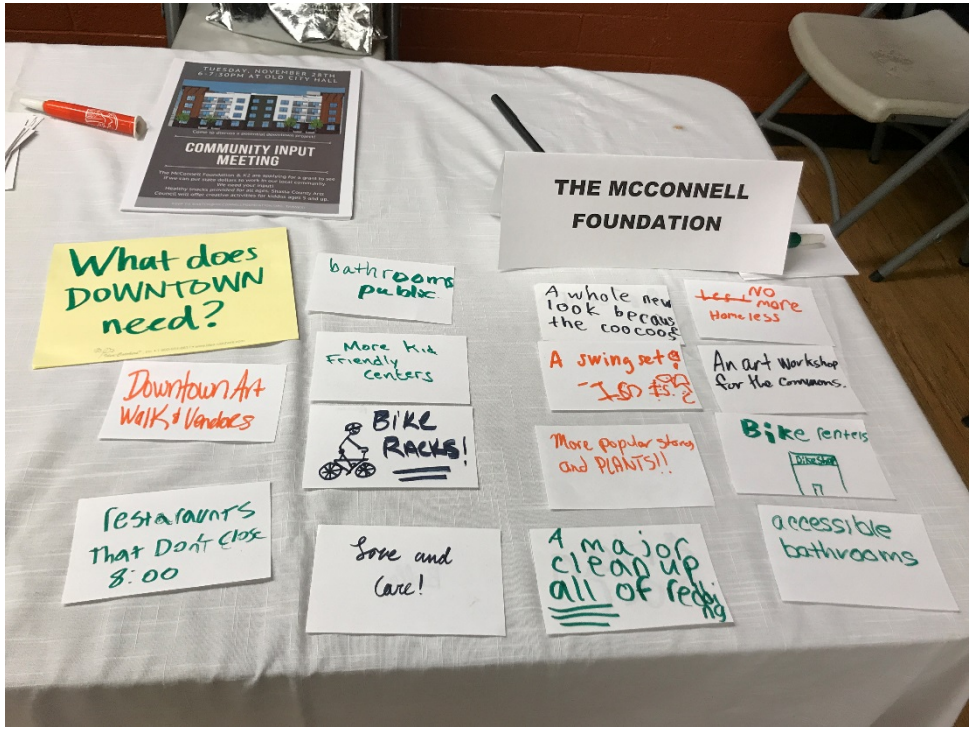
- GHG Calculator Tool
  - Housing (# of units, density)
  - Transportation (Bus or train service, walkway and bikeway improvements)
  - Solar Production

- Tool doesn’t take into account
  - Energy efficient transit vehicle replacement
  - Repaired/replaced sidewalks
  - Upgraded bikelanes
  - Energy efficiency of building (only production)
  - Urban Greening

Narrative-Based Policy Scoring- 15 Points

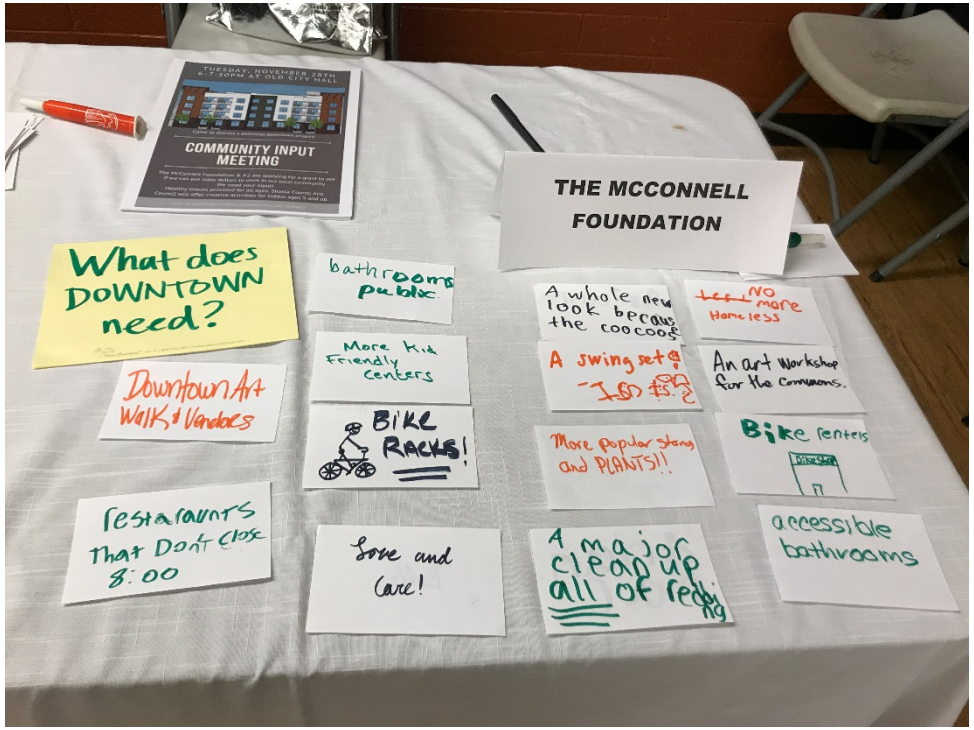
Narrative-Based Policy Scoring	
Collaboration & Planning	4
Community Benefit & Engagement	6
Community Climate Resiliency	3
Community Air Pollution Exposure Mitigation	2

- Open-ended narrative to allow for Applicants to showcase important aspects of Project
- Describe how project exceeds statewide requirements



Narrative-Based Policy Scoring- Resources

- Planning and educational resources in Guidelines
- Narrative rubric on SGC website
- Past projects' scores on SGC website
- FAAST application portal



Collaboration & Planning - 4 Points

Local Planning Efforts

- Identify local planning efforts the Project Implements
- Explain local agencies involvement in creation of Project

Tips!

- *Be specific* – if Project is implementing an identified Project in a local plan, state that explicitly
- Clearly lay out role of local agencies in creation of Project components (e.g. transit, active transportation, urban greening)

Collaboration & Planning - 4 Points

Housing and Transportation Collaboration

- Describe relationship between joint-applicants or partners
- Explain process in coming together to create vision for Project Area
- Describe how housing, transportation, AND urban greening are integrated to make a cohesive Project

Tips!

- Clearly explain role of each partner, and collaborative process for creating a Project
- Describe integration of all 3 topics, and resulting benefit from integration

Community Benefit & Engagement- 6 Points

Community Engagement and Leadership

- Describe how CBOs and residents have been meaningfully involved in Project visioning and development
- Explain in which stage(s) of the process CBOs and community members have been *and will be* engaged
- Explain efforts made to involved disadvantaged and low-income residents, including how meetings were advertised and made accessible

Tips!

- Build off of engagement done for community plans, specific plans, etc.
- Start early!
- Include a plan for future engagement

Community Benefit & Engagement- 6 Points

Addressing Community Needs

- Demonstrate how the Project meets 1 or more identified community needs, articulating how these needs were identified
- Describe how proposed Project addresses needs beyond housing & transportation

Tips!

- Draw direct line between community feedback and changes made to Project
- Detail how Project will serve broader community through investment (not just residents of housing)
- Use CE tracker and letters of support to strengthen your narrative

Community Climate Resiliency - 3 Points

- Using an up-to-date vulnerability assessment, identify climate vulnerabilities for Project Area and surrounding community
- Describe how potential impacts are taken into consideration in design of Project

Tips!

- State the source of the data, and identify all possible vulnerabilities for area
- Draw a direct line between vulnerability and proposed adaptation measure
- Consider adaptation for entire Project, not just housing

Community Air Pollution Exposure Mitigation - 2 Points

- Identify pollutants of concern using CalEnviroScreen 3.0 or other reliable data source
- Identify known sources of pollution in Project Area, and describe how air pollution mitigation *exposure* strategies are used in design of Project

Tips!

- Focus on community scale, not just indoor air quality
- What are the local sources of air contamination and how does project reduce exposure to them
- More severe exposure means more consideration needed

AHSC Program Application Process & Timeline

AHSC Timeline

AHSC Round 5 – Tentative Schedule	
Release of Round 5 Draft Program Guidelines	August 2019
Draft Guidelines Workshops and Comment Period	August-September 2019
Release of Round 5 Final Guidelines and Application	Late October-Early November 2019
Application Due Date	February 2020
Round 5 Awards Adopted by Council	June 2020

AHSC Resources on SGC Website

- Program Guidelines
- Quantification Methodology
- Fact Sheets
- Frequently Asked Questions (FAQ)
- Past Award Information
- All AHSC Applications

http://sgc.ca.gov/programs/ahsc/resources/

Questions?

coral.abbott@sgc.ca.gov
ryan.silber@sgc.ca.gov

CALIFORNIA STRATEGIC GROWTH COUNCIL

Cap and Trade Dollars at Work

County AHSC Team: Interdepartmental Collaboration

County AHSC Program

$60 million

Awarded for housing and transportation improvements

500+

Affordable units

12+ miles

Pedestrian and cycling infrastructure

AHSC Collaboration

Collaboration with County/Developers/Partners

County of Los Angeles California

Housing Community Economic
LACDA
Los Angeles County Development Authority

Los Angeles County Department of Regional Planning

Public Works
Los Angeles County

County of Los Angeles
Public Health

Enterprise℠

AHSC Funding

Developer

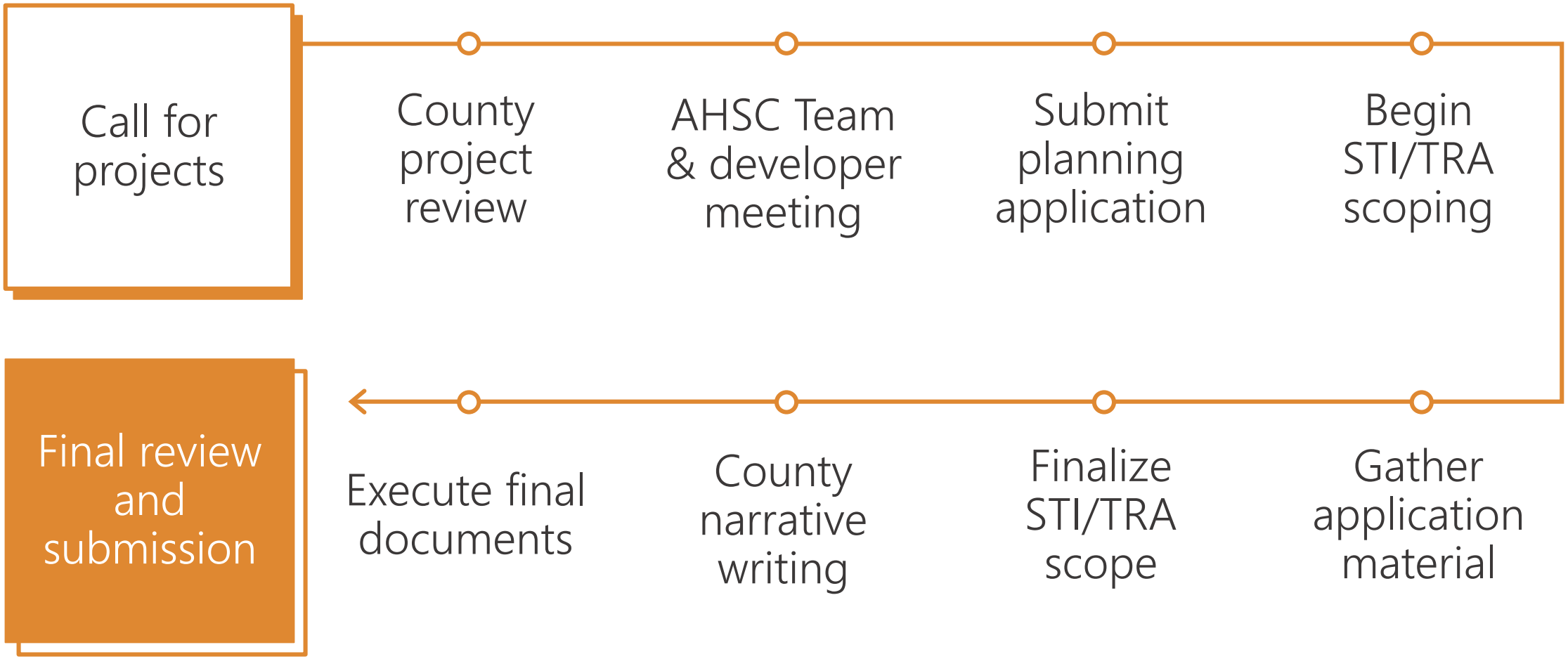
- Affordable Housing Development (AHD)
- Housing-Related Infrastructure (HRI)
- Program Costs (PGM)

+

County

- Sustainable Transportation Infrastructure (STI)
- Transportation-Related Amenities (TRA)

Workflow


Call for projects
County project review
AHSC Team & developer meeting
Submit planning application
Begin STI/TRA scoping
Gather application material
Finalize STI/TRA scope
County narrative writing
Execute final documents
Final review and submission

Public Works
LOS ANGELES COUNTY

Affordable Housing and Sustainable Communities Program

Public Works

Who we are

Public Works is one of 37 departments of the County of Los Angeles, directed by the Board of Supervisors

What we do

Public Works designs, builds and maintains transportation and flood control infrastructure, and provides municipal services to the County's unincorporated areas

Public Works
LOS ANGELES COUNTY

Public Works AHSC Role

1. **Development Review**

2. **Transportation Scoping**

3. **Transportation Scope Implementation**

Development Review

- Public Works is committed to quick turnarounds on affordable housing development reviews during the entitlement phase

Public Works
LOS ANGELES COUNTY

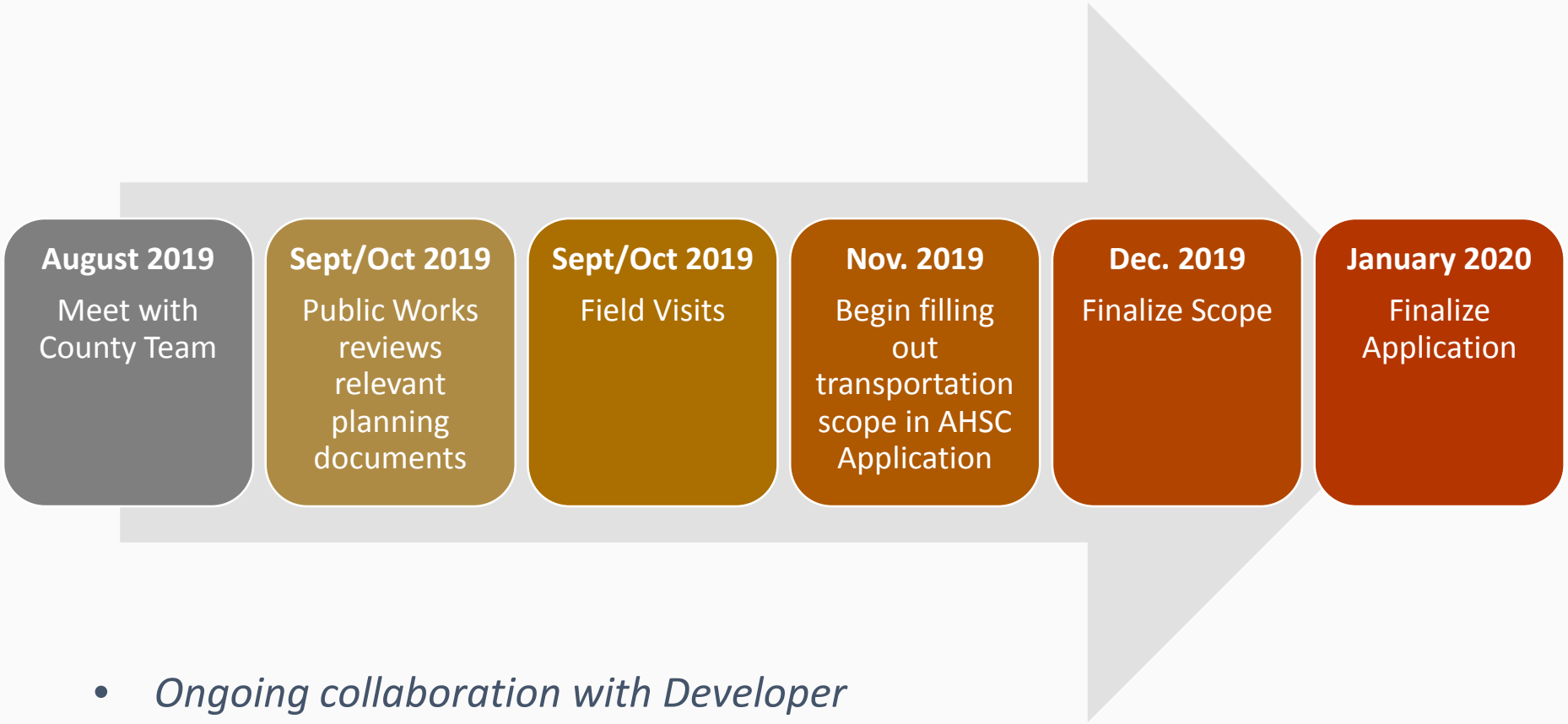
Example Transportation Improvements

Public Works
LOS ANGELES COUNTY

Transportation Scoping

Public Works
LOS ANGELES COUNTY

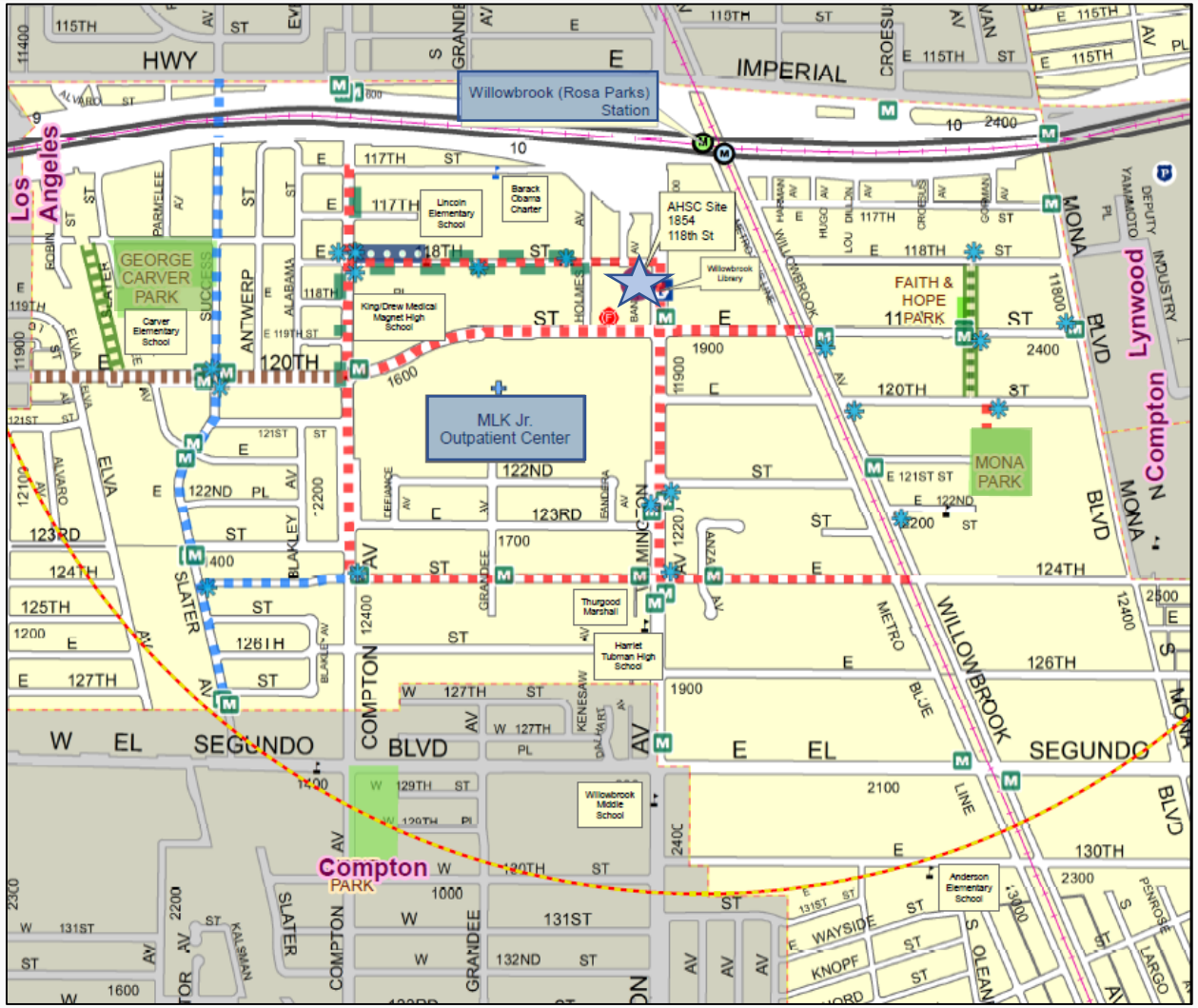
Transportation Scoping Process



- *Ongoing collaboration with Developer*

Public Works
LOS ANGELES COUNTY

Example: Willowbrook/Springhaven Project



Legend

- Project Area
- AHSC Site
- Bus Stop Improvement
- Wayfinding Sign
- Sidewalk Widening & Greening
- Safe & Accessible Walkways
- Urban Greening
- Context Sensitive Bike Blvd Upgrade
- Bikeway Gap Closure
- Existing Ped Path/Green Alley
- Fire Stations
- Hospitals and Medical Centers
- Libraries
- Private and Charter Schools
- Public Schools
- Sheriff and Police Stations
- Metro Blue Line
- Metro Green Line

Public Works
LOS ANGELES COUNTY

Contact Information

Bill Johnson – Transportation Planning
wjohnson@pw.lacounty.gov
(626) 458-3943

Jose Suarez – Land Development
jsuarez@pw.lacounty.gov
(626) 458-4932

Public Works
LOS ANGELES COUNTY

County of Los Angeles Public Health

Public Health Recommendations to Minimize the Health Effects of Air Pollution

Jean Armbruster, Director
DPH PLACE Program

Health Impacts of Air Pollution near Freeways and High Volume Roadways

- Residing near sources of traffic pollution is associated with adverse health effects, including:
  - Development of asthma in children
  - Exacerbation of asthma
  - Reduced lung development during childhood
  - Non-asthma respiratory symptoms
  - Impaired lung function
  - Cardiovascular disease
- Children, the elderly, and other "sensitive receptors" are especially susceptible

1. Health Effects Institute. 2010. Traffic-Related Air Pollution: A Critical Review of the Literature on Emissions, Exposure, and Health Effects. HEI Special Report.

Everett Smith, a renter at the Orsini apartments, looks out from his balcony at rush hour traffic on the 101 and 110 freeway interchange in downtown Los Angeles. (Don Bartletti / Los Angeles Times)

https://www.latimes.com/projects/la-me-freeway-pollution/

Department of Public Health Recommendations

County of Los Angeles Public Health

Available at: http://publichealth.lacounty.gov/place/

Updated March 2019

PUBLIC HEALTH RECOMMENDATIONS TO MINIMIZE THE HEALTH EFFECTS OF AIR POLLUTION ASSOCIATED WITH DEVELOPMENT NEAR FREEWAYS AND HIGH-VOLUME ROADS

This document is intended for developers, planners, government officials and others working on development within Los Angeles County. It provides an overview of health effects associated with proximity to sources of traffic pollution and includes several sets of recommendations regarding land use near freeways and high-volume roadways, as well as an overview of best practice mitigation measures for development at sites within 1500 feet of a freeway or high-volume roadway.

Example – CDC NOFA

COMMUNITY DEVELOPMENT COMMISSION
HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

NOTICE OF FUNDING AVAILABILITY & PROGRAM GUIDELINES

NO PLACE LIKE HOME PROGRAM

Round 2019-1 | Fiscal Year 2018-2019

- If any portion of a proposed development site is within 500 feet of a freeway, the project must be designed in such a way as to exclude from this 500-foot freeway "buffer" area any portion of the residential building, as well as play areas, community rooms, gardens, patios, and other areas where residents may reasonably be expected to congregate. An example of a suitable use within the 500-foot freeway buffer is a parking lot. The buffer is measured from the nearest edge of the first traffic lane of the freeway. The shoulder and on/off ramps are not included in any measurements. The Commission shall review and approve, at its sole discretion, any site plans for developments of this type. The Commission will provide confirmation of project eligibility, relative to the freeway buffer, upon request.

Los Angeles County Community Development Commission, Notice of Funding Availability
https://www.lacdc.org/for-developers/no-place-like-home

Los Angeles Countywide Sustainability Plan

- Goal #1:
  - Resilient and healthy community environments where residents thrive in place
- Goal #1 Strategy :
  - Minimize the exposure of vulnerable populations to pollution
- Goal #1 Action:
  - Limit siting of new sensitive uses within 500 feet of freeways

All mitigation measures come with limitations – **the only way to truly protect health is to eliminate exposure**

Best chance at mitigation is to <u>combine</u> strategies

Mitigation Measures & Limitations

- **Building Design**
  - Site apartments as far as possible from pollution source
  - Install (MERV) 13 filters on air handling units for HVAC, run continuously
  - Conduct inspections to ensure regular filter replacement
  - Break up plumes with different building heights, no balconies
- **Physical Barriers**
  - Install sound walls
  - Plant continuous vegetation barriers
- **Transportation solutions**
  - Reduce idling and emissions near site
  - Encourage use of zero emission vehicles by residents

California Air Resources Board (CARB) Strategies to Reduce Air Pollution Near High-Volume Roadways, Technical Advisory (Apr 2017) https://ww2.arb.ca.gov/resources/fact-sheets/strategies-reduce-air-pollution-exposure-near-high-volume-roadways

Environmental Protection Agency, Office of Research and Development. Recommendations for Constructing Roadside Vegetation Barriers to Improve Near-Road Air Quality, July 2016 (EPA 600/R-16/072) https://www.epa.gov/air-research/recommendations-constructing-roadside-vegetation-barriers-improve-near-road-air-quality

County of Los Angeles Public Health

Thank you!

Jean Armbruster
jarmbruster@ph.lacounty.gov

Land Use Approval Process

1. Validate location in unincorporated area via Z-Net
2. Review with DRP to determine base density
3. Register and submit base application on EPIC-LA
4. Schedule One-stop Meeting (w/ DRP, DPW, Fire, LACDA)
5. Submit revisions, DRP establishes your Plan
6. DPW reviews site plan, provides "concept approval"
7. LACDA provides financial feasibility letter (if required)
8. DRP reviews Plan, Housing Permit, CEQA documentation
9. Submit corrections, finalize all documentation
10. DRP provides Land Use Approval

Land Use Approval Process

Base Application Includes

1. Land Use Application
2. Housing Supplemental Application
3. Plans (Site Plan, Floor Plan, Elevations)
4. Environmental Assessment Form (if incentives)

Questions: Contact Elsa Rodriguez at erodriguez@planning.lacounty.gov

Success Story: Springhaven

LINC Housing
CORPORATION

Springhaven: County-Developer Collaboration

- 100 affordable units across from Rosa Parks Metro Station
- Drew Daycare Center
- Located on County-owned Public Health parking lot
- Bike parking and bike share
- County park improvements
- Traffic calming measures
- Miles of bike and pedestrian improvements

LINC Housing
CORPORATION

Success Story: Springhaven

LINC Housing
CORPORATION

Springhaven Ground Breaking

LINC Housing
CORPORATION

Enterprise®

Elements of a Competitive AHSC Application

ALEJANDRO HUERTA
Program Director
July 8, 2019

WHO WE ARE

- National affordable housing non-profit
- Create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities
- Direct AHSC Technical Assistance

Enterprise℠

There is no winning formula

- AHSC scoring is complicated
- Many ways to win
- Winning projects have a combo of the following factors

Enterprise℠

Competitive Elements

<u>Location</u>

- Walkable
- Amenity rich
- DAC

<u>Housing development</u>

- Large
- Dense
- Mixed-use
- Limited parking
- On-site energy generation

Enterprise℠

Competitive Elements

<u>Housing development</u>

- Substantial Leverage
- 20% ELI units +

Enterprise℠

Competitive Elements

Bike/Ped/Transit Scope

- Bikeways
- Walkways
- Transit ridership **increase!**

Enterprise

GHG Quantification Methodology Scoring- 30 Points

GHG Quantification Methodology Scoring	
GHG Reduction: Cost Efficiency	15
GHG Reduction: Total GHGs Reduced	15

AHSC Scoring Criteria

AHSC Scoring Elements and Criteria	
Criteria	**Points**
GHG Quantification Methodology Scoring	
GHG Efficiency	15
GHG Total	15
Quantitative Policy Scoring	
Active Transportation Improvements	10
Green Buildings and Renewable Energy	8
Housing and Transportation Collaboration	10
Location Efficiency and Access to Destinations	6
Funds Leveraged	5
Anti-Displacement Strategies	5
Local Workforce Development and Hiring Practices	2
Housing Affordability	5
Programs	2
Urban Greening	2
Narrative-Based Policy Scoring	
Collaboration & Planning	4
Community Benefit & Engagement	6
Community Climate Resiliency	3
Community Air Pollution Exposure Mitigation	2
Total Scoring	**100**

What You Should Do Now

- Review AHSC Guidelines + Application
- Learn GHG Methodology
- Check Threshold + Readiness Requirements
- Self score to maximize points
- Engage community to help craft programs and find bike/ped/transit opportunities

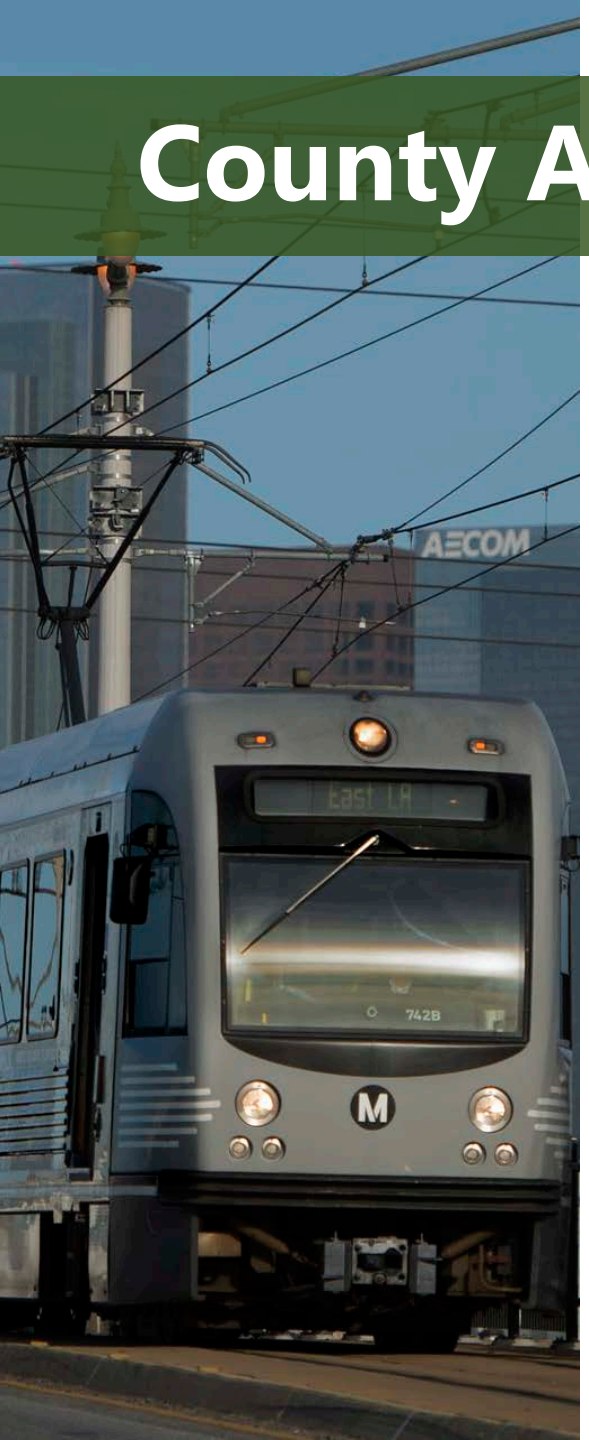
Enterprise®

THANK YOU

Alejandro Huerta
(213) 787-8217
ahuerta@enterprisecommunity.org

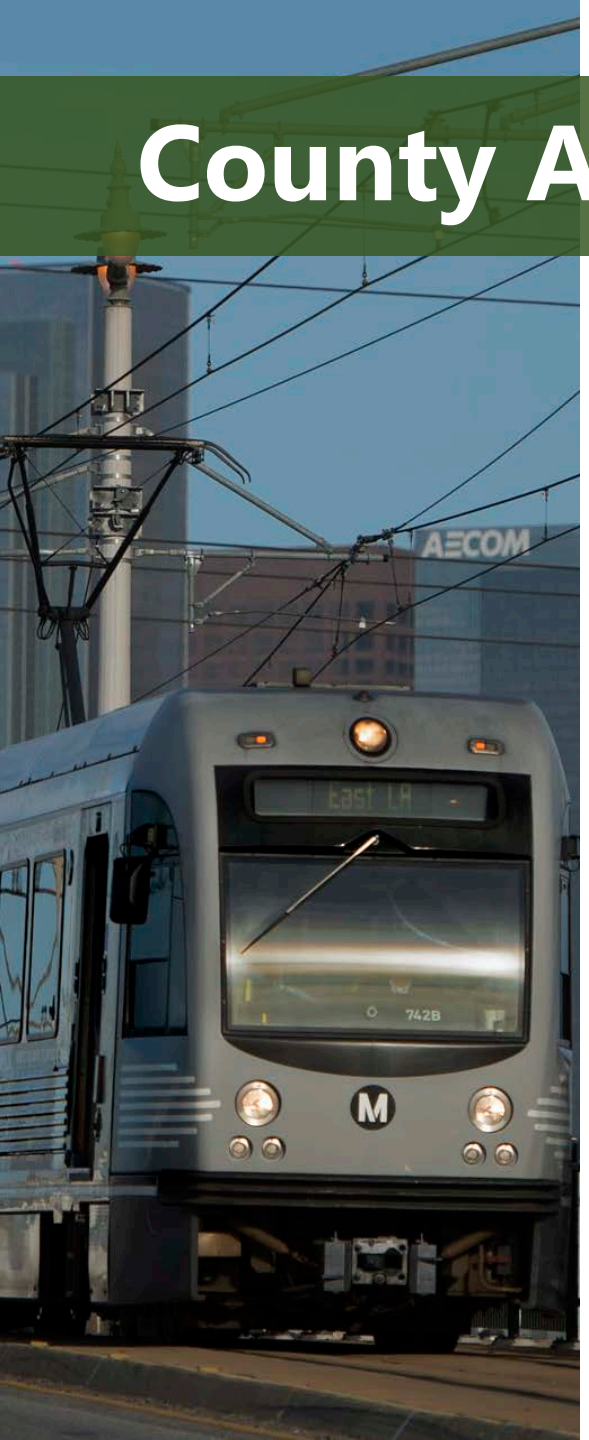
AHSC Round 5 Process

County AHSC Framework



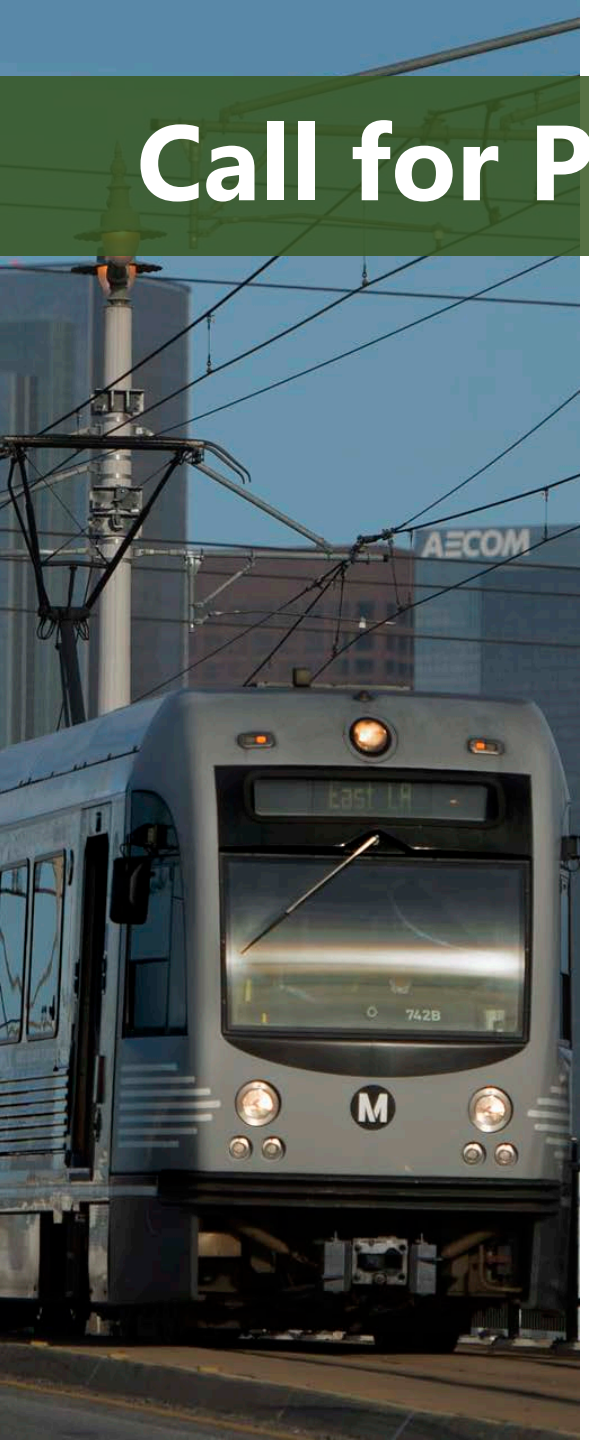
- High density projects exceeding 75 units per acre, and over 100 units
- Mixed-use project
- Timely submittal of planning application and site plan
- Commitment to air pollution reduction
- At least 90% funding leverage
- Capacity to upfront the costs (AHSC funding is reimbursable)

County AHSC Timeline



Date	Process
July 26, 2019	Indicate interest: economicdevelopment@ceo.lacounty.gov
August 2019	Meet with County AHSC Team
September 30, 2019	Submit Planning Application and Site Plan to DRP, including proposed air pollution mitigation strategies
October 2019	Begin planning for community infrastructure improvements
November 2019	Review and begin AHSC application
December 2019	Finalize scope for community infrastructure improvements and draft narrative section
January 2020	Finalize AHSC application
February 2020	AHSC application due to California Department of Housing and Community Development

Call for Projects: AHSC Round 5



Contact us by **Friday, July 26th at 5:00pm**

- Visit ahsc.lacounty.gov/contact-us
- Or email economicdevelopment@ceo.lacounty.gov

*Please note registration does not guarantee admittance into the County's AHSC application process

Questions?

Strategic Growth Council	**www.sgc.ca.gov**
County AHSC Program	**www.ahsc.lacounty.gov**

economicdevelopment@ceo.lacounty.gov