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.
presentation overview

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 FAAST portal: https://faast.waterboards.ca.gov/Public_Interface/PublicSearch.aspx
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.
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
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
DISADVANTAGED COMMUNITIES

CalEnviroScreen Map of Disadvantaged Communities
**Please note that this map is illustrative. SCAG’s definition of High Quality Transit does not completely align with AHSC guidelines."
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
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
# APPLICATION SCORING CRITERIA

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<thead>
<tr>
<th>AHSC Scoring Criteria Framework</th>
<th>POINTS</th>
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<tr>
<td><strong>VMT Quantification Methodology</strong></td>
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<td>1. ARB Methodology (CalEEMod and TAC):</td>
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<td>a. Total Project GHG Reductions</td>
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<tr>
<td>b. Efficiency of Reductions (Total Project GHG Reductions/AHSC $)</td>
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<td><strong>Supplementary GHG-Reducing Policy Strategies</strong></td>
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<td>2. Active Transportation Improvements</td>
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<td>3. Water, Energy, and Greening (WEG)</td>
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<td><strong>GHG REDUCTIONS CATEGORY SUBTOTAL</strong></td>
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<td><strong>Policy Objectives</strong></td>
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<td>4. Depth and Level of Housing Affordability</td>
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<td>6. Community Benefit and Engagement</td>
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<td>8. Capital Project Leverage</td>
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<td>9. Anti-Displacement Strategies</td>
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<td>10. Programs</td>
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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

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<tr>
<th>Total Project GHG Reductions Score</th>
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<tr>
<td>Bin 1 = 15 points</td>
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<td>Bin 5 = 3 points</td>
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Total GHG Reduction Score
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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
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

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

GreenTRIP website with Bay Area Parking Database, GreenTRIP Connect modeling tool
http://www.greentrip.org/
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
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
ACCESS TO DESTINATIONS

Scoring Prioritizes Higher Walk & Bike Scores

https://www.walkscore.com
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.)
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
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