



CALIFORNIA STRATEGIC
GROWTH COUNCIL

Affordable Housing and Sustainable Communities (AHSC) Program & Factory Built Housing Program

California Financing Coordinating Committee (CFCC)
Fall Funding Fair



California Strategic Growth Council

Supporting thriving, healthy, & resilient communities for all



Investment Programs



Digital Tools



Integrated Policy and Planning



Capacity Building and Technical Assistance



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AHSC Mission

AHSC is part of the California Climate Investments (CCI), a statewide initiative that puts billions of Cap-and-Trade dollars to work.

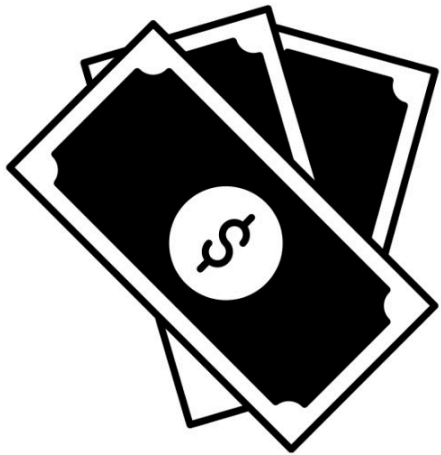
- Reduce Greenhouse Gas Emissions
- Strengthen the Economy
- Improve Public Health and Safety
- Impact Disadvantage Communities

Projects Combine:

- Green Affordable Housing (50% of application)
- Near Public Transit
- Zero-Emission Vehicles & Transit Amenities
- Active Transportation Infrastructure
- Urban Greening (Trees, gardens, water infiltration)



AHSC Impacts: 200 Projects Across California



More than \$3.8 billion invested over 8 rounds



Over 17,000 affordable homes



Reduction of 5 million metric tons of CO2



Over 290 miles of new and improved bike ways



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Cap and Trade
Dollars at Work

Program Requirements

- Development should be “shovel ready”
- Ready to complete full project scope within five years.
- Partnerships are key
- Awards set-asides:
 - TOD Project Areas (35%)
 - ICP Project Areas (35%)
 - Rural projects set aside (10% of NOFA)
 - Tribal-affiliated projects set aside (1 project)
 - 1Project from each geographic area



What does AHSC fund?

- **Affordable Housing Developments**
 - Rental Projects (loan)
 - Homeownership Projects (grant)
- **Housing-Related Infrastructure**
 - Infrastructure improvements as required as Condition of Approval
 - Factory built housing components
 - On-site energy storage (battery arrays)
- **Sustainable Transportation Infrastructure**
 - Transit, Bikeways, Sidewalks, Crosswalks, Curb Ramps
- **Transportation-Related Amenities**
 - Bike Parking, Bus Shelters, Urban Greening, Lighting
- **Programs (3 years)**
 - Active Transportation Programs, Transit Ridership Programs, Air Pollution Reduction programs, Workforce Development Programs, Low-Income Car Share, Tenant Legal Counseling, AHD resident support



Affordable Housing

Urban Greening

Transit Vehicles & Service Expansion

Bus Shelters

Bikeways (all types)

Sidewalks and Pathways

Resident & Business Anti-Displacement

School Bus

Grocery Store

Grocery Store

AHSC Partners

State Partners:

- Strategic Growth Council (SGC)
- Department of Housing and Community Development (HCD)
- California Air Resources Board (CARB)

External Partners:

- Technical Assistance (TA) Providers
 - Total of 6 providers under 1 contract



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Technical Assistance

- AHSC uses some funds to contract with Technical Assistance Providers for Capacity Building and Direct Application Support. TA team works in concert with program staff.
- Our Capacity Building aims to inform jurisdictions on the program and how they can bring their local communities together to engage and create a winning project.
- Our Technical Assistance helps recipients develop the local capacity to submit competitive applications and bring together the partnerships necessary to do so
- AHSC's TA & Capacity Building is designed to provide the support necessary for the state's diverse and under resourced communities to engage and be competitive in the program
 - Disadvantaged Communities and Low-Income Communities
 - Tribal Set-aside
 - Relatively Low-Capacity Jurisdictions
 - Regional and Rural representation



Draft 2025 AHSC Timeline

DRAFT AHSC Round 9 Timeline:

- November – Guidelines published
- December – Public Comments due
- March – \$675 million NOFA released
- May – Applications due
- December – Awards voted on by Council

Email: ahsc@sgc.ca.gov

Website: <https://sgc.ca.gov/grant-programs/ahsc/>



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Factory-Built Housing Pre-Development Fund

Goals

- Build new/expand energy-efficient FBH manufacturing facilities in California
- Expand FBH market in California and co-benefits that support State priorities

Policy Priorities

- Accelerate supply of affordable and energy-efficient housing in CA
- Support Justice40 and California priority communities through community & workforce benefits
- Support disaster relief, recovery, and resilience

Funds Available: \$12M to support applicants applying for Part II of the DOE Title 17 Clean Energy Financing Loan

- Environmental assessments, financial planning, community benefits plan development, and other activities needed to apply for federal funding

Funding Source: Affordable Housing & Sustainable Communities (AHSC) Program set-aside

- Part of California Climate Investments (CCI) to reduce GHGs and benefit Disadvantaged Communities

<https://sgc.ca.gov/grant-programs/factory-built-housing/>



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Timeline & Next Steps

Time Period	Milestones
February 16, 2024	Draft Guidelines Released, Public Comment Period open
February 29 – March 21, 2024	Public Workshops and Webinars
March 22, 2024	Public Comment Period Closes
April 24, 2024	Council votes to approve Final Guidelines
August 16, 2024	NOFA & Application released
October 15, 2024, 11:59 PST	Applications are due via Submittable
October 2024 – March 2026	Applications accepted & reviewed on a rolling basis. All awards are subject to Council approval.

<https://sgc.ca.gov/grant-programs/factory-built-housing/>



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Eligibility for SGC Pre-Development Fund



To be eligible for the SGC FBH Program all proposals must:

1. Have already passed DOE Title 1703 Clean Energy Financing Fund Part I
2. Be in the process of applying for DOE Title 1703 Part II

Eligible Entities	Eligible Proposals	Eligible Activities
<ul style="list-style-type: none"> • Commercial firms • Nonprofit organizations • Financing firms and developers sponsoring decarbonization projects 	<p>Must be developing an application for Title 17 Part II to build new and/or expand, retrofit, or repurpose existing FBH manufacturing facilities in California, which will:</p> <ul style="list-style-type: none"> • Produce an energy-efficient end-use product • Prioritize co-benefits like energy-efficiency, affordability, & workforce development. <p>*Note: FBH facilities that plan to produce deed-restricted, multi-family units for rental developments, will be prioritized</p>	<p>Pre-development costs, such as:</p> <ul style="list-style-type: none"> • Community engagement to develop a Community Benefits Plan (CBP) • Financial Planning • Infrastructure Planning

Six Threshold Requirements

Title 17 Application	Eligible Applicants must: <ul style="list-style-type: none">• Provide proof they have completed Part I of the Title 17 Application• Be preparing Part II of the Title 17 Application
Site Selection	Must describe process of securing a site and all permits and comply with Title 17 Part I site readiness requirements.
Applicant Capacity	Demonstration of sufficient capacity and expertise (comparable past work).
Energy Efficiency	Follow mandatory Title 24 (CalGreen) Compliance
Justice40 Initiative	Manufacturing facility must be sited in a Justice40-designated disadvantaged community. (Different from California-defined DAC)
Workforce & Community Benefits Agreement	Commit to Workforce and Community Benefits Agreement that ensures community and/or workforce benefits of project.

Scoring Criteria & Key Topics

Scoring Criteria	Total Possible Points	Weight
Project Description, Vision, and Location	5	8%
Feasibility & Project Planning	6	10%
Energy Efficiency	6	10%
Site Selection	6	10%
Housing Affordability	12	20%
Community & Workforce Benefits	21	35%
<i>Community and Labor Engagement</i>	9	15%
<i>Quality Jobs and Workforce Continuity</i>	6	10%
<i>Justice40</i>	6	10%
Disaster Mitigation and Recovery	4	7%
TOTAL	60	100%