

Affordable Housing and Sustainable Communities (AHSC) Program Overview

This document serves as a brief overview of AHSC Round 9. The final Program Guidelines should be referenced for detailed information. Final Guidelines can be found at: <https://sgc.ca.gov/grant-programs/ahsc/resources/guidelines.html>

Project Awards and Project Area Types (Section 102 and Section 104)

All **Project Areas** MUST include an **Affordable Housing Development (AHD)** or **Housing Related Infrastructure (HRI)** near a **Transit Station/Stop**, served by at least one **Qualifying Transit**. This level of service must have been publicly posted by the provider at some point between January 2025 and the time of application. The **Qualifying Transit** must be located no farther than one-half (0.50) mile from the **AHD** along a **Pedestrian Access Route**. **Rural Innovation Project Areas (RIPA)** can include an existing, or planned fixed route, **Transit Station/Stop** that is or will be served by the **Qualifying Transit** or **High Quality Transit** as long as it is in place by the time a certificate of occupancy is provided.

Project Area Types and specific requirements:

- **Transit-Oriented Development (TOD) Project Area**
 - **AHD** must not be located in a **Rural Area** and must be served by **High Quality Transit**
- **Integrated Connectivity Project (ICP) Project Area.**
 - **AHD** must not be located in a **Rural Area** and not served by **High Quality Transit**, but must be served by **Qualifying Transit**.
- **Rural Innovation Project Area (RIPA)**
 - **AHD** must be located within a **Rural Area** and must be served by either a **High Quality Transit** or **Qualifying Transit**. Transit must be in place by the time a certificate of occupancy is provided.

As stated in the **Notice of Funding Availability (NOFA)**, all **Project Area Types** are subject to the following minimum and maximum award amounts:

- Minimum: \$10 million (Minimum \$1 million for applications from a Tribal entity). Maximum: \$50 million (\$35 million for **AHD/HRI**, \$15 million for **STI**).

Required AHSC-Funded Components (Section 102, 103, and 112)

As stated in the **NOFA**, at least 50% of **AHSC Program** funds for each **Project** must be used for **Affordable Housing** (which includes **Affordable Housing Developments**, **Housing Related Infrastructure**, or both)

Projects must have at least one of these components:

- **Affordable Housing Developments (AHD), OR**
- **Housing Related Infrastructure (HRI)**

AND, at least one:

- **Sustainable Transportation Infrastructure (STI)** component

Affordable Housing Development Requirements (Section 102)

Affordable Housing Developments must be one of the following:

- New construction
- Acquisition and **Substantial Rehabilitation** including preservation of at-risk affordable housing
- Conversion of nonresidential structures to residential dwelling units

Funding Goals and Requirements (Section 112)

- At least 35% of **NOFA** to **TOD Project Areas**
- At least 35% of **NOFA** to **ICP Project Areas**
- At least 10% of **NOFA** to **RIPAs**
- Seek to provide \$50 million of funding to **Project(s)** from an eligible **Tribal Entity**
- At least one **Project** from each geographic area as defined in Sec. 112
- Programmatic Financial Requirements
 - At least 50% of the **AHSC Program** expenditures shall be for Affordable Housing (Health & Safety Code § 39719(b)(1)(C)); and
 - At least 50% of **AHSC Program** expenditures must benefit **Disadvantaged Communities (DAC)** (Public Resources Code § 75214).