

Affordable Housing and Sustainable Communities Program: Eligibility Guide

This form is designed to help housing developers assess if their project is a good fit for the Affordable Housing and Sustainable Communities (AHSC) Program funding.

What is the AHSC Program?

The AHSC Program provides funding for housing and transportation near jobs and other key destinations across the state of California. Funding is designed to encourage collaboration among affordable housing developers, jurisdictions, and transportation agencies to create vibrant communities with affordable housing and complementary transportation including transit, bike, and walking components.



AHSC Round 2 awardee. Creekside Apartments in Davis, CA.

What does AHSC fund?

AHSC funds the construction of affordable housing and nearby transportation components. All projects are subject to the minimum award amount of \$10,000,000 and maximum award amount of \$50,000,000.

- Up to \$35,000,000 for affordable housing developments (loan, grants)
- Up to \$15,000,000 for transportation improvements and program costs (grants)

What types of housing does AHSC fund?

- Construction of new affordable housing
- Acquisition and substantial rehabilitation of housing (cannot be re-syndication)
- Conversion of non-residential building into affordable housing

What are the key requirements for the affordable housing development?

- Affordable housing developments must include at least 20 percent of the total number of units as affordable (up to 60% of the Area Median Income)
- The proposed affordable housing development must be within a ½-mile walk of an existing transit stop
- Have a minimum density of at least 30 units per acre near high quality transit, 20 units per acre near other transit, or 15 units per acre in rural areas

What do you need by the application deadline?

You will need to have these key items:

- Discretionary land use approvals (including CEQA/NEPA clearance, if applicable)
- Site control
- Two certificates of occupancy from the last 10 years providing evidence of projects that are of similar scope and size as the proposed AHSC affordable housing development

What are some factors for success?

- Large, dense developments – higher number of units that maximize site density
- Firm commitment with local public agency to include bicycle and pedestrian projects for the application
- Partnership with local transit agency to include capital project(s) to increase ridership

Ready for next steps?

- The State offers no-cost technical assistance for disadvantaged, and/or low-resourced applicants, can be found at <https://sgc.ca.gov/grant-programs/ahsc/>
- Dig into the guidelines! The most recent guidelines and workshop videos can be found at <https://sgc.ca.gov/grant-programs/ahsc/resources/guidelines.html>



AHSC Round 3 awardee. Casa Adelante in San Francisco, CA.



AHSC Round 4 awardee. Mission Heritage Plaza in Riverside, CA.