



The Affordable Housing And Sustainable Communities (AHSC) Program

The AHSC program provides substantial benefits to underserved Californians while improving our climate. Established in 2014, the AHSC program invests in affordable homes and transit infrastructure developments – primarily in disadvantaged communities – that improve economic well-being and physical health for underserved Californians while also reducing greenhouse gas (GHGs) emissions.

The AHSC program is central to achieving the statewide goals established by AB 32 and SB 375. The program also successfully targets additional policy goals including but not limited to: reducing air pollution; improving conditions in disadvantaged communities; improving public health; improving connectivity and accessibility to jobs, housing, and services; increasing transit ridership; and preserving and developing affordable housing for lower income households.

Program accomplishments include:

- The AHSC program selected 58 developments across the state (out of 236 applications) to invest \$443 million statewide.
- The awarded developments will reduce 1.1 million metric tons of CO₂ over the course of their operating lives. Each year, these investments will remove 8,000 cars from the road and reduce car travel in California by 93 million miles—the distance from the earth to the sun.
- By reducing passenger vehicle use, the AHSC program will not only reduce GHGs but will also improve the air quality and health of Californians, especially those in disadvantaged communities.
- The AHSC program has provided critical funding for 4,500 high-quality, affordable homes for low-income Californians, with most of these homes targeted to families earning less than 50 percent of area median income.
- Eighty-two percent of total AHSC funds will be located within or will directly benefit disadvantaged communities identified as having the highest pollution burdens in the state.
- Ninety-four percent of AHSC-funded homes will be affordable to low-income households for 55 years, providing a critical anti-displacement strategy for residents in disadvantaged communities.
- During construction, the housing components of AHSC-funded developments are projected to support over 10,000 jobs, create over \$850 million in wages and business income, and generate over \$325 million in revenue for State and local government.

The AHSC program is a critical investment in California’s health and wellbeing. The AHSC program is funded by the Greenhouse Gas Reduction Fund (GGRF), which collects proceeds from the quarterly cap-and-trade auctions.

Elected officials should make a long-term commitment to provide continuous and stable levels of funding to the AHSC program beyond 2020.



SPOTLIGHT: AHSC DEVELOPMENTS

			
DEVELOPMENT	PATH Metro Villas	Lakehouse Connections	Hunter Street Housing
LOCATION	Los Angeles, CA	Oakland, CA	Stockton, CA (San Joaquin County)
PARTNERS*	PATH Ventures, City of Los Angeles, Local Initiative Support Corporation, John Wesley Community Health, Gateway Mental Health, VA Greater Los Angeles Healthcare System	East Bay Asian Local Development Corporation (EBALDC), City of Oakland, AC Transit, BART, UrbanCore, Motivate	Visionary Home Builders of CA, Inc., Catholic Charities of the Diocese of Stockton
INNOVATIVE HIGHLIGHTS	PATH Metro Villas will provide permanent supportive housing for 187 formerly homeless individuals and families. Residents will also have access to on-site job training and health services. This development will help address a well-documented need in the LA area: providing permanent supportive housing for individuals and veterans who are chronically homeless and living with multiple chronic health conditions.	Lakehouse Connections is an integrated transit-oriented development that is a result of cross-sector collaboration. AHSC funding will result in 91 units of affordable housing, four sustainable transportation improvement components, and a robust collection of active transportation amenities and programs. The transportation components include a new hybrid bus that will enhance connectivity to regional multimodal hubs.	The Hunter Street Housing development will provide affordable housing to veteran households with onsite services that connects veterans and their families to health care, financial planning, transportation, legal and child care services. By locating service providers on-site residents will have easy, constant access to the services they need. The development is also situated next to a planned road diet that includes the installation of bicycle lanes and ADA improvements to adjacent sidewalks, and will transform a vacant commercial structure that attracted vandalism and theft into a promising infill development.
AFFORDABLE HOUSING DESCRIPTION	<ul style="list-style-type: none"> • New construction • 122-units • Available for residents earning 30% to 60% of area median income 	<ul style="list-style-type: none"> • New construction • 91-units • Available for residents earning 30% to 60% of area median income 	<ul style="list-style-type: none"> • New construction • 74-units • Available for residents earning 30% to 60% of area median income
TESTIMONIES	<p>“This new PATH Metro Villas, we believe is a model that’s intended to address and end homelessness in the city of Los Angeles and the county of Los Angeles.” – Joel Roberts, CEO of PATH.</p> <p><i>KPCC news article, April 20, 2017, www.scpn.org/news/2017/04/20/709664/construction-begins-on-la-project-that-will-be-a-m/</i></p>	<p>“Affordable housing is one of the most critical needs in the Bay Area. These projects in Oakland will add vital housing for families who struggle with paying rent while putting food on the table.” – Assemblymember Rob Bonta (D-Oakland)</p> <p><i>Press release, October 12, 2016, https://a18.asmdc.org/press-release/oakland-awarded-49-million-new-affordable-housing-projects-using-cap-trade-funds</i></p>	<p>“To have a place that welcomes all veterans, that’s going to treat all veterans, that’s going to have mental-health services available to all veterans and their families... This is really going to be a cutting-edge model of wraparound services for veterans and their families.” – Susan Feighery, director of veterans’ services for Catholic Charities</p> <p><i>Stockton Record news article, June 14, 2015 www.recordnet.com/article/20150614/NEWS/15061982start=2</i></p>

*AHSC developments bring together many partners beyond those listed here. For more information, contact Sarah Brundage at sbrundage@enterprisecommunity.org