

County of Los Angeles AHSC Framework

The County of Los Angeles is seeking collaborative partnerships with qualified affordable housing developers to create transformative housing and sustainable transportation investments throughout the region. The following is a framework for a competitive Affordable Housing and Sustainable Communities (AHSC) Program application as well as guidelines for developers interested in partnering with the County in projects on County-owned land or County unincorporated area.

ELEMENTS OF A COMPETITIVE AHSC APPLICATION

- Transportation-related infrastructure (up to 30% of total AHSC request).
- Half (0.5) mile of context sensitive bikeways and 2,000 feet of safe and accessible walkways.
- High greenhouse gas (GHG) reduction scoring scope.

Best GHG reduction scores based upon:

- High density projects exceeding 75 units per acre, and over 100 units.
- Increase in public transit ridership (e.g., from purchase of electric buses, building a transit hub).
- Solar PV (photovoltaic) panel system.
- Mixed-use project with publicly available commercial space (e.g., community room, space for non-profit use, etc.).
- Limited parking supply below Institute of Transportation Engineering (ITE) parking rates.

TYPICAL TIMELINE FOR AHSC APPLICATIONS

January – July 2022	Indicate interest in partnering with the County by sending an email with project address to: vdandillaya@ceo.lacounty.gov
July – August 2022	Meet with County AHSC Team.
September 2022	Submit Planning Application for an Administrative Housing Permit and Site Plan to County Department of Regional Planning, including proposed air pollution mitigation strategies.
October 2022	Begin planning/scoping community infrastructure improvements with team.
November 2022	Review and begin AHSC Application with team.
December 2022	Finalize scope for community infrastructure and transit improvements.
January 2023	Finalize AHSC Application.
February 2023	AHSC Application Due.
June-July 2023	AHSC Awards announced by the Strategic Growth Council.

*Note: AHSC Round 7 Timeline is yet to be finalized. Draft guidelines to be released by HCD in August and adopted in October 2022.

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THE DEVELOPER'S ROLE • DESIRED ATTRIBUTES

Political Support and Community Engagement

- Relationships with Board offices and other local elected officials in the project area.
- Extensive community outreach in the Project area, including with at least one Community-Based Organization, to identify community's needs related to bicycle and pedestrian improvements, workforce development, and business anti-displacement strategies.

Required Timeline for Entitlements and Site Plan Approvals

- Submit Planning Application and Site Plan six months in advance (September 30) of AHSC application due date (February) and meet all other AHSC programmatic threshold requirements.¹
- Verify approvals from Department of Public Works, assuring that there is no issue that may delay construction commencement.

Commitment to Air Pollution Reduction

- Minimum distance of 500 feet from freeway is strongly recommended.
- For developments within 500 to 1,500 feet of freeways and high-volume roads, adherence to a combination of current best-practice mitigation measures to reduce air pollution exposure is recommended. Refer to the Department of Public Health's building design, site-related, and transportation measures.²

Leveraged Funding Guidelines

- Project shall have 90% Enforceable Funding Commitment (EFC) by time of AHSC submittal.
- Development team intends to pursue 4% Low Income Housing Tax Credits.
- Prioritize other funding sources, including local (City and County), state, federal and private funding, to achieve as low of an AHSC ask as possible.
- Apply to LACDA NOFA for maximum amount permitted for project. Note that the LACDA NOFA currently prioritizes projects that are in the LA County AHSC project pipeline.

Collaborative Planning Process

- Participation in meetings and activities with County staff and County's consultant, including: in-person kickoff; walk audit(s); weekly check-in calls; and scope development meetings. Return all emails and calls in a timely manner.
- Exchange draft workbooks, attachments, maps and narratives one month in advance of application due date with County AHSC team, as well as allow County opportunity for final edits to application materials prior to County "sign off" and provide final copies of all submitted materials.

¹County of Los Angeles Department of Regional Planning, Land Use Application Checklist. <http://planning.lacounty.gov/apps>

²County of Los Angeles Department of Public Health Recommendations to Minimize the Health Effects of Air Pollution Associated with Development Near Freeways and High-Volume Roads, 2019.