Meeting of the Gateway Cities Planning Directors

PLEASE ARRIVE AT 7:45 AM FOR CONTINENTAL BREAKFAST

Wednesday, October 9, 2019 8:00AM

Gateway Cities COG Offices
16401 Paramount Boulevard, Paramount
2nd Floor Conference Room

AGENDA

I. Self-Introductions

II. Affordable Housing & Sustainable Communities (AHSC) Presentation
   Alejandro Huerta
   SoCal AHSC Program Director
   Enterprise Community Partners

III. Gateway Cities Planning Committee (GPAC) Update
    Jessica Serrano
    Planning Manager
    City of Norwalk
    &
    Okina Dor
    Planning Director
    City of Artesia

IV. Climate & Regional Planning Update
    Stephanie Cadena
    Assistant Planner
    Gateway Cities COG

V. Discussion of Future Agenda Items

VI. Adjourn
AHSC 101 – GATEWAY CITIES
Gateway Cities COG Planning Directors, October 9, 2019
Alejandro Huerta, SoCal AHSC Program Director
AGENDA

1. Who We Are
2. Why We Fight
3. AHSC 101
4. Next Steps
WHO WE ARE
OUR VISION: One day every person will have an affordable home in a vibrant community, filled with promise and the opportunity for a good life.

OUR MISSION: To create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.
WHO WE ARE

- National affordable housing non-profit
- Provide AHSC Grant Technical Assistance
- Enterprise worked on 20/25 awarded projects last round
WHY WE FIGHT
AFFORDABLE HOUSING SHORTFALL

Los Angeles County needs almost 517,000 more affordable homes for the lowest income renters to meet current demand.
INCOME NEEDED TO RENT

Renters need to earn 3.6 times the local minimum wage to afford the median asking rent in Los Angeles County.

- Median Asking Rent: $2,471/Month
- Income Needed to Afford Median Asking Rent: $8,237/Month ($47.52/Hour)
  - City of Los Angeles Minimum Wage: $2,297/Month ($13.25/Hour)
  - Home Health Aides: $2,373/Month ($13.69/Hour)
  - Janitors & Cleaners: $2,464/Month ($14.22/Hour)
  - Nursing Assistants: $2,632/Month ($15.18/Hour)
  - Teachers & Instructors: $2,938/Month ($16.95/Hour)
  - Construction Workers: $3,455/Month ($19.93/Hour)

AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES
AHSC 101
Cap-and-trade grant program

- Creates infill affordable housing near transit
- Implements AB 32, SB 375
- Benefits disadvantaged communities
- Reduces VMTs, GHGs through increased public transit ridership and mode shift
NEW COLLABORATIONS AND LINKAGES

MAKING SCS REALITY

COMMUNITY
PARTNERSHIP WITH CBO TO IDENTIFY NEEDS

TRANSIT
PARTNERSHIP WITH TRANSIT AGENCY TO INCREASE RIDERSHIP

HOUSING
HIGH DENSITY, MIXED-USE

ACTIVE TRANSPORTATION
BIKEWAYS AND WALKWAYS IN COLLABORATION WITH PUBLIC PARTNER
MORE MONEY

Up to $530 million available statewide.

$30 million max per application.

Up to $10 million for STI/TRA.

DRAFT ROUND 5 GUIDELINES OUT NOW

AHSC $$
IF AWARDED

• Reimbursable Grants
  • Transit, transportation infrastructure, amenities – public agency, transit agency

• Loan
  • Affordable housing development – developer (non-profit or for-profit)
EXAMPLE

$20 MILLION AHSC ASK

• $ 6 million for transit, transportation infrastructure, transit amenities (30%)

• $ 13.5 million for housing

• $ 500K for active transportation programs, etc.
ELIGIBLE COSTS - SUSTAINABLE TRANSPORTATION INFRASTRUCTURE

$ 5 MILLION (25%)

- Bikeways
- Walkways
- Buses, railcars
- Transit hubs, bus stops
TRANSIT RELATED AMENITIES

$ 1 MILLION (5%)

- Bus benches/shelters
- Lighting
- Signage
- Bike kiosk
- Real time arrival
- Transit ticket machine
OTHER ELIGIBLE COSTS – URBAN GREENING
MIN. $ 200,000

• Urban street canopy
• Green alleys
• Green roofing
• Community gardens
Example Improvements

- Urban Greening
- Upgraded Crosswalks
- Accessible Ped Signals
- New Bus Shelters
- Curb Extensions
- Bike Lanes
- Transit
SUSTAINABLE COMMUNITIES

- “Project” is not just housing project, but 1 mile project area
- Stitching community together
- Promotes collaboration with public partners and developers
MAX POINTS – STI

• Over 2 miles (1 in each direction) - context sensitive bikeways

• 3,000 ft - safe and accessible walkways
WHO CAN APPLY + PROJECT TYPES

**TOD**
High quality transit (< 15 min + permanent infrastructure)

**ICP**
Departing >2 times during peak

**RIPA**
Rural
AHD

CAN BE MIXED INCOME

• 20% Affordable (50% avg AMI)
• Rental
• Homeownership
• Acquisition and Rehab
THRESHOLDS + PLANNING’S ROLE

REQS

READINESS

• Land Use Approvals
• Environmental Clearances
• Adopted Housing Element
WEINGART TOWER

- 275 units
- On-site supportive services
- Non-profit office space, ground floor retail
- Protected bikeways and bicycle safety education
AHSC Funded Safe and Accessible Walkways (adjacent to AHD site) will connect housing, transit and key destinations in the area.

Walkway Key Destination Link (b.5)

AHSC Funded sidewalk repair, accessibility upgrades, crossing improvements, and traffic calming will reduce barriers to walking in the area, improve compliance with traffic laws, improve visibility, and reduce vehicular speeds.

Pedestrian Network Gap Closure (b.6)

AHSC Funded Class II and Class IV Context Sensitive Bikeways will reduce vehicular speeds, eliminate potential conflict points, and improve compliance with traffic laws.

Bicycle Gap Closure (b.3)

AHSC Funded Class II and Class IV Context Sensitive Bikeways (adjacent to AHD site) will connect housing, transit, and key destinations in the area.
FRAMEWORK AND IMPLEMENTING PLANNING GOALS

PLANNING’S ROLE

- Density and limited parking supply incentives (e.g., L.A. TOC)
- Streamlined review
- Bike/ped/vision zero/safe routes to schools
- Sustainability plans
- Pro-housing policies
COMPETITIVENESS

- High density, mixed use with limited parking
- Bike/ped/transit scope collaboration
- GHG reductions with transit partner
COMPETITIVENESS

• Capital purchase of buses, railcars

• Capital improvements (new bus stops, stations)

• Transit ridership increase
PARTNER ROLES

CITY CAN BE A JOINT APPLICANT.

Developer is Applicant #1. City is joint applicant.

City does bike/ped scope.

Transit agency provides ridership numbers.
WHO DO YOU NEED?

Teamwork

- Housing division
- Transit agency
- Public works, Planning, BOE, etc.
- Developer
NEXT STEPS
AHSC TIMELINE

ROUND 5

NOFA NOV 1, 2019

FEBRUARY 2020 DEADLINE

JUNE 2020 AWARDS
START EARLY

Develop pipeline. Get word out to developers

Assemble citywide teams – housing, DPW, BOE, Planning, etc. to ID potential AHSC candidates in the mid-term and long-term (West Santa Ana Branch)

Explore opportunities with transit agencies

Create planning policies for competitive projects

Contact me (calls, presentations to city staff or developers)
IMPACT IN LA COUNTY

$258 million total awarded funding

2,588 affordable and supportive units

27 affordable housing projects

$80.4 million invested in sustainable transportation
QUESTIONS?
ahuerta@enterprisecommunity.org