



Holland & Knight

GRANT AND LOAN OPPORTUNITIES FOR INFILL PROJECTS

March 2016

State Infill Development Funding

This Corner Briefing highlights two funding opportunities that make sense for many infill development projects:

- **Affordable Housing and Sustainable Communities Program (AHSC)**
- **California Infrastructure Finance and Economic Development Bank low-cost loans**

NOTE: These funding programs can be coupled with other funding and regulatory programs to streamline infill project California Environmental Quality Act (CEQA) compliance.



Affordable Housing and Sustainable Communities Program (AHSC) Background

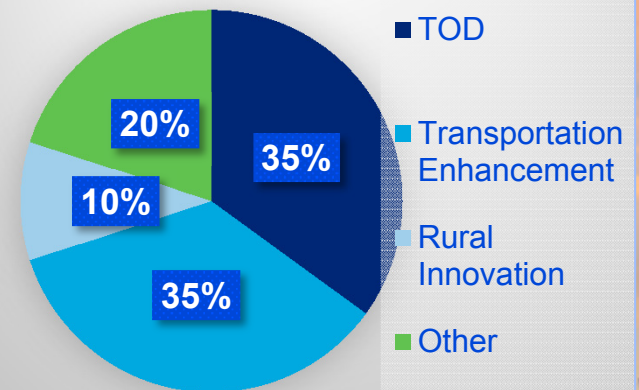
Program Award Amounts and Purpose

- **\$320 million** in total program state grant/low-cost loan funding for development projects that reduce greenhouse gas (GHG) emissions by supporting: compact, infill development; active transportation and transit usage; and protecting agricultural land from sprawl
- **50 percent** of funds dedicated to disadvantaged communities

» Project Award Amounts:

- **\$20 million** maximum loan or grant
- **\$1 million** minimum for **Transit Oriented Development Project Areas** (sites served by high-quality transit)
- **\$500,000** minimum for **Integrated Connectivity Project Areas** (areas lacking high-quality transit) and **Rural Innovation Project Areas** (*rural* areas lacking high-quality transit)

FY2016-17 Allocation



AHSC Eligible Projects and Applicants

Eligible **applicants** include:

- Private or nonprofit developers
- Local government entities (e.g., redevelopment successor agencies, transit agencies, joint powers authorities, school districts, facilities districts)
- Joint public/private partnership applications (e.g., in connection with a Development Agreement) are also encouraged.

Eligible **project uses** include:

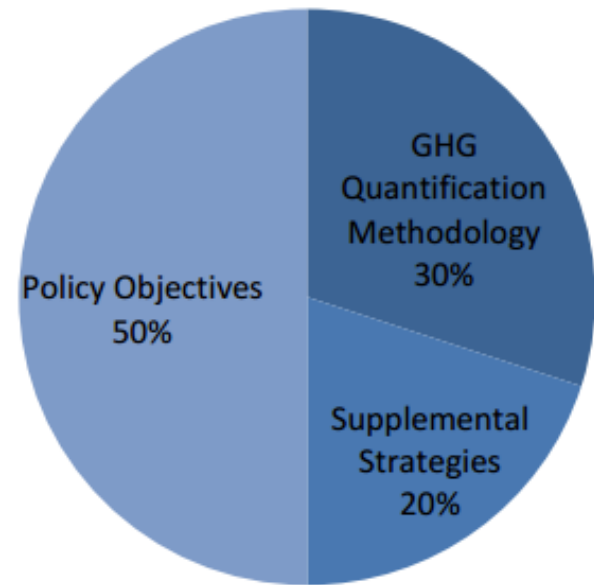
- Affordable/mixed income housing projects (at least 20 percent of units must be affordable)
- housing-related infrastructure
- transportation infrastructure
- transportation-related activities
- program costs



AHSC Scoring Elements and Criteria

1. Estimated **greenhouse gas reduction**
2. **“Supplemental strategies”** including:
 - active transportation improvements
 - water reductions and greening
3. **“Policy objectives”** including:
 - level and depth of affordable housing
 - housing and transportation collaboration
 - community benefit and engagement
 - location efficiency and access to destinations
 - funds leveraged
 - anti-displacement and workforce training strategies
 - program need and readiness
 - implementation of planning efforts

Figure 8
AHSC Scoring Elements



AHSC 2014-2015 Success Stories (partial list)

PROJECTS RECOMMENDED FOR AWARD

Project Name	Developer	City	Total \$ Request
Riviera Family Apartments*	Resources for Community Development	Walnut Creek	\$4,277,904
Miraflores Senior Housing	Eden Housing, Inc.	Richmond	\$5,077,558
Crenshaw Villas	American Communities, LLC	Los Angeles	\$2,200,000
South Bay Bus Rapid Transit (BRT) Project	San Diego Association of Governments	Chula Vista	\$7,000,000
Anchor Place	Century Housing Corporation	Long Beach	\$2,441,616
Camino 23	Satellite Affordable Housing Associates	Oakland	\$3,062,730
3706 San Pablo Avenue	EAH Inc.	Emeryville	\$5,532,400
777 Park Ave.	Housing Authority for the County of Santa Clara	San Jose	\$4,000,000
Westside Infill Transit Oriented Development	City of National City	National City	\$9,240,888
Depot at Santiago	C&C Development, LLC	Santa Ana	\$3,925,000



**Miraflores Housing Development
(Richmond, CA)**

AHSC Schedule

Action	Date
Release of 2015-2016 AHSC Full Application	Mid-March 2016
Concept Proposals Due	March 16, 2016
Notification of Invite to Submit Full Application	April 25, 2016 approx.
Full Applications Due	June 20, 2016
Awards Announced	September 2016

Infrastructure State Revolving Fund (ISRF) Background

The California Infrastructure and Economic Development Bank (IBank) provides low-cost financing options to eligible borrowers for infrastructure projects.

ISRF Details

- Eligible projects include: city streets, drainage/flood control, schools, environmental mitigation measures, parks, public transit, sewage/water collection and treatment, police stations
- Loan Amounts: \$50,000 to \$25 million
- Term: up to 30 years
- Origination Fee: the greater of \$10,000 or 1 % of the loan amount; Annual Servicing Fee: 0.30 % of the outstanding loan balance
- Rate: variable but generally less than market

Applicants:

- **public agencies** and **nonprofit corporations**
- **public-private partnerships** (e.g., Development Agreement, mitigation funds)



ISRF Success Stories

City of Pittsburgh: \$11,387,398 ISRF Loan | August 19, 2014

Senate District: 7 | Assembly District: 14



The City of Pittsburgh's 32 million gallon-per-day water treatment plant ensures that the water distributed by the City is of the highest quality possible and meets or exceeds all State and Federal health standards. Proceeds will be used to construct and renovate modifications to the plant, resulting in improved water quality production and reliability. This will also help the City to meet its domestic and fire flow requirements.

City of San Gabriel: \$3,800,000 | September 23, 2014

Senate District: 22 | Assembly District: 49

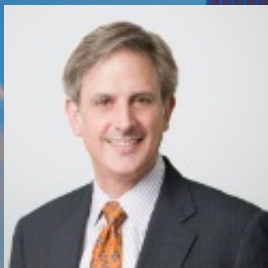


Proceeds will finance part of the Accelerated Great Streets Program Project to upgrade roads in major economic areas of San Gabriel. Benefits from the Project include: improved safety for vehicle and pedestrian traffic, increased property values, revitalization of business, improved transportation avenues for the public and businesses, and reduced pollution. The loan is expected to jump start some of the City's bigger projects, like the repaving of Del Mar Avenue, a main thoroughfare.



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