

STAFF REPORT

SUBJECT: Grant Award for the Affordable Housing Sustainable Communities (AHSC) Technical Assistance Program

RECOMMENDED ACTION: Approval of the Executive Director to Execute a Subgrantee Agreement with Enterprise Community Partners, Inc. in an Amount not to Exceed \$20,000.00 for the AHSC Technical Assistance Program

DISCUSSION:

SUMMARY:



In November 2019, the Strategic Growth Council (SGC) announced awards for the FY 19-20 Affordable Housing and Sustainable Communities (AHSC) Technical Assistance Program. Enterprise Community Partners, Inc. (Enterprise) was awarded grant funding to provide technical assistance for a fifth round of AHSC in several regions across the state. For the San Joaquin Valley region, SJCOG and other organizations partnered with Enterprise Community Partners, Inc. to submit a proposal to provide technical assistance to San Joaquin Valley AHSC

applicants. The Strategic Growth Council awarded the San Joaquin Valley team a grant to provide assistance in areas such as grant writing, project coordination, and greenhouse gas emissions modeling in the upcoming AHSC application process. This is SJCOG's fourth year coordinating technical assistance under the program, having teamed with Enterprise as a subgrantee for a third year this year.

In addition to SJCOG and Enterprise, the San Joaquin Valley technical assistance team is comprised of California Coalition for Rural Housing (CCRH), California ReLeaf, Leadership Counsel for Justice and Accountability (Leadership Counsel), Community Resource Development Group (CDRG), and Raimi+Associates (Raimi). For organization purposes, SJCOG is acting as a subgrantee under Enterprise Community Partners, Inc. and will be working with other Valley MPOs. SJCOG will facilitate Valley MPO staff engagement in the scoping conversations of transportation application components. This will help bridge the communication gap between San Joaquin Valley applicants and local transportation agencies. Participating Valley MPOs are

currently seeking the approval of their respective policy boards to allocate staff resources to the program and will be reimbursed with grant funds through SJCOG's subgrantee agreement with Enterprise Community Partners, Inc.

FISCAL IMPACT:

This will be a new grant to the FY 19-20 SJCOG Overall Work Program (OWP). The scope of work is funded through the FY 19-20 California Greenhouse Gas Reduction Fund and the total staff time reimbursement will not exceed \$20,000.00. There is no local match requirement. The grant covers a twelve-month project period, in which approximately 260 hours of SJCOG and San Joaquin Valley MPO staff resources will be used for the technical assistance program.

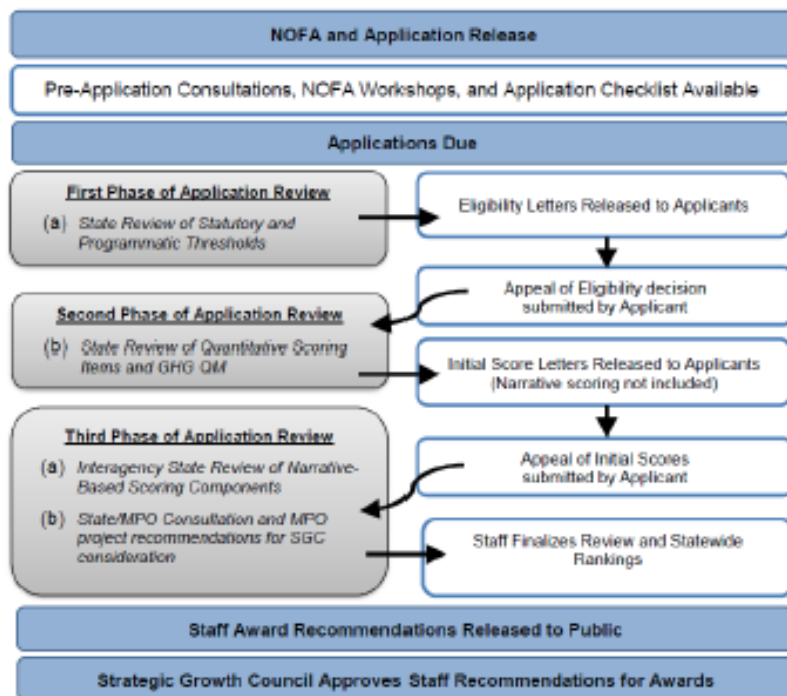
RECOMMENDATION:

Authorize the Executive Director to enter into a subgrantee agreement with Enterprise Community Partners, Inc. in an amount not to exceed \$20,000.00 to provide technical assistance services to San Joaquin Valley applicants for the FY 19-20 Affordable Housing Sustainable Communities Program.

BACKGROUND:

As part of California's Greenhouse Gas Reduction Fund, the Affordable Housing and Sustainable Communities (AHSC) Program funds land use, housing, transportation, and land preservation projects that will reduce greenhouse gas emissions to achieve statewide reduction goals. The AHSC Program is administered by the Strategic Growth Council (SGC) and the FY 19-20 program will be the fifth round of funding.

The application process for the AHSC Program is quite complex and technical – the SGC recognized after the Round One process in 2016, that future applicants would need assistance during the application process. For this fifth funding cycle, the Strategic Growth Council issued a Request for Proposals in August 2019 to administer an AHSC Technical Assistance Program in seven geographic focus areas of California: Bay Area, Sacramento, San Diego, San Joaquin Valley, Southern California, Central Coast, and North State and Sierras.



Eligible proposers included government agencies, private firms, and non-profit organizations. Proposals were required to contain a scope of work, team member qualifications on affordable housing and technical assistance, budget and cost detail, and mandatory attachments.

After a four-week RFP process, the SGC reviewed multiple proposals and scored proposers on many criteria including proposal clarity and organization, technical approach to scope of work, team member experience, and cost-effectiveness. The partners in this grant were chosen for their ability to demonstrate decades of experience in affordable housing, finance, technical assistance, and transportation planning to meet the qualifications outlined in the RFP. Due to the wide range of expertise and local Valley knowledge, the team composition made for a strong, and ultimately successful, application. The scope of work for this grant covers three main tasks: 1) project evaluation and scope development, 2) application support, and 3) capacity building for future applicants.

AHSC Round 4 San Joaquin Valley Technical Assistance Recipients

In the San Joaquin Valley, there are 5 total applicants in Round 5 who successfully applied to receive technical assistance and the geographic breakdown is as follows:

San Joaquin County – 2 applicants

Tulare County– 2 applicants

Stanislaus County– 1 applicant

Additional applicants may be pending in Fresno and Kern Counties. These applicants will be supported throughout the Round 5 application process through the services provided by the San Joaquin Valley Technical Assistance Team. See team roles below.

Successful San Joaquin County AHSC Applicants from Previous Rounds

In the previous three rounds of the AHSC program, multiple applicants from San Joaquin County have received technical assistance and two have been successful in receiving awards. Successful projects are briefly highlighted below.

Grand View Village

City of Stockton

Applicant/Developer: Visionary Homebuilders of California, Inc.

Address: Miner Avenue and San Joaquin Street

Award Amount: \$17,894,572

Construction not yet started



Grand View Village is a transit-rich, mixed-use, 63-unit affordable housing development with over 10,000 SF of commercial space in downtown Stockton. The project is designed to provide high-quality affordable housing to a disadvantaged community while also promoting walking, biking, and the use of public transit. The project features a mix of studios, one, two, and three-bedroom rental units with ground floor retail. This project focuses on reducing emissions by increasing active transportation choice through improved connectivity to the San Joaquin Regional

Transit District's Downtown Transit Center, improved connectivity to the Altamont Corridor Express (ACE) and connectivity to key destinations throughout the project area. The project will also include an active urban greening component that will install street trees along Channel Street and new parklets along Miner Avenue.

Anchor Village
City of Stockton
Applicant/Developer: Domus Development, LLC
Address: 133 E Oak St
Award Amount: \$5,857,096
Opened in December 2018



Anchor Village will provide supportive affordable housing with resident services to veterans at risk of homelessness and individuals living with special needs. In partnership with AG Spanos Companies, Domus Development plans to create 51 apartments and approximately 8,000 SF of ground floor community servicing space on a 0.7-acre lot. Comprehensive resident services will also be provided. Anchor Village is located near several amenities and the Downtown Transit Center, and will be designed to LEED Silver standards. It will also exceed Title 24 by at least 15%.

Hunter Street Housing
City of Stockton
Applicant/Developer: Visionary Homebuilders of California, Inc.
Address: 804 N Hunter St
Award Amount: \$8,941,370
Construction not yet started



The Hunter Street Housing Project is a mixed-use infill development located in downtown Stockton. The proposed development is designed to provide affordable housing and on-site support services for veterans and low-income individuals. The Project will include a community center for residents, social service office space for Catholic Charities Diocese of Stockton, and licensed subsidized childcare. The community center will provide services exclusively for residents, while the office space and childcare facilities will be available to both residents and the general public. The residential units will include 74 units available to low-income, very low income, and extremely low-income households.

Team Roles

Enterprise Community Partners, Inc. is the team lead and project manager for this AHSC grant, while SJCOG, CCRH, California ReLeaf, Leadership Counsel for Justice and Accountability, CDRG, Estolano Advisors, Climate Resolve, and Raimi are subconsultants. Enterprise, CCRH, and Estolano Advisors will also serve as the quarterback on most applications statewide. In addition to coordinating the team and serving as the main point of contact with SGC for contract administration, Enterprise will also play a major role in providing direct TA to each TA recipient team.

The San Joaquin Valley team members will use their portion of the funds to provide staff assistance for eligible applicants located within their jurisdictions.

San Joaquin Council of Governments (SJCOG): SJCOG will facilitate MPO staff throughout the San Joaquin Valley in scoping conversations around transportation application components. Involvement from MPOs will help to bridge the communication gap between San Joaquin Valley applicants and local transportation agencies. Staff will also act in similar prior capacities in terms of lending technical expertise to program attachments (e.g. project area mapping).

California Coalition for Rural Housing (CCRH): CCRH will serve in both a direct-TA capacity as a quarterback for projects in the rural category, and in an advisory capacity on the team, providing strategy and specific technical expertise surrounding any rural-like projects that are the subject of this TA work.

Community Resource Development Group (CRDG): CDRG will serve as a GHG consultant, helping to craft a successful GHG reduction strategy, advising on ways to increase GHG score, and creating final GHG application materials.

Leadership Counsel for Justice and Accountability (Leadership Counsel): Leadership Counsel will work directly with applicants to ensure development of meaningful community engagement strategies and responsiveness to local context and needs. In addition, Leadership Counsel will ensure applicants understand climate change-related impacts and how their projects can do their part in ameliorating these impacts.

Raimi + Associates (Raimi): Raimi will provide GHG consulting services, ensuring that teams are creating the most competitive scope of work that will lead to the greatest environmental benefits and that applications have accurate GHG quantifications submitted.

The full scope of services is to be delivered over a twelve-month period from November 2019 through November 2020. See Attachment A for SJCOG staff workplan narrative.

NEXT STEPS/SCHEDULE:

On November 26, 2019, Enterprise issued authorization to begin work on the program while sub-agreements are finalized; work under the grant will continue through November 2020. A schedule of activities is included below.

MILESTONE	DATE
Notice of Funding Availability Released	November 2019
Project Application Due	February 2020
Final Project Awards Announced	Summer 2020
Capacity Building and Workshop Activities	Through November 2020

ATTACHMENTS:

- A. SJCOG Workplan Narrative

Prepared by: Hailey Lang, Associate Regional Planner and Christine Corrales, Associate Regional Planner



ATTACHMENT A- WORKPLAN NARRATIVE

ABSTRACT

The San Joaquin Valley is an 8-county region characterized by a strong network of interconnected urban cities supported by rural agricultural-based communities. The San Joaquin Valley ranks as one of the most impoverished regions of California and has seen large increases in both the cost of rental and homeownership housing over recent years as housing pressures spillover from metropolitan regions along the coast and in Southern California. As the cost of housing increases, displaced workers find themselves farther from their places of employment – priced out of communities near their jobs – and spend much of their time on mega-commutes in their cars, contributing to the San Joaquin Valley’s already very poor air quality. At the same time, the region’s relative lack of density and often far-flung destinations presents challenges for both active and public transportation, despite the urgent need for connectivity. To address these challenges, SJCOG will focus its efforts on assisting applicants with developing competitive transportation scoping components. Together with San Joaquin Valley based subcontractors, the goal of the contract is to deploy comprehensive assistance to create meaningful housing, active transportation, public transit, and urban greening scopes. The subcontracted total for SJCOG is in the amount of \$20,000. The period of performance for this contract is from November 26, 2019 through October 30, 2020.

NARRATIVE

SJCOG has well over five (5) years of experience providing technical assistance and proposal grant writing to applicants (local jurisdictions, San Joaquin valley MPOs, and transit operators), as well as extensive experience with transportation planning and quantification of criteria pollutant and greenhouse gas emissions. The geographic scope of this work is focused in San Joaquin County and the San Joaquin Valley, and specific examples include the following:

- Technical assistance and proposal grant writing to both San Joaquin County and San Joaquin Valley AHSC applicants in the previous three cycles of the AHSC program;
- Transportation finance and planning, infrastructure planning, and other programmatic aspects for local jurisdictions in San Joaquin County;
- On-going technical support for a wide-range of grant writing activities for partner agencies, including state, regional, and federal programs for active transportation, brownfield assessment, etc.; and
- Serving as Lead Agency for San Joaquin Valley Air Quality Coordination, providing technical support in the quantification of on-model and off-model greenhouse gas emissions resulting from the San Joaquin Valley MPOs RTP/SCSs.

Under this proposal, SJCOG will facilitate MPO staff throughout the San Joaquin Valley in scoping conversations around transportation application components (primarily STI’s). Their involvement will help to bridge the communication gap the Contractor often sees between San Joaquin Valley applicants and local transportation authorities. Staff will also act in similar prior capacities in terms of lending technical expertise to program attachments (e.g. project area mapping).

Day to day programmatic activities will be performed by an Associate Regional Planner. As needed, SJCOG staff will facilitate coordination among TA recipients and MPO staff throughout the San Joaquin Valley to support scoping of transportation application components. A minimal amount of project administration support will be provided by SJCOG Deputy Director of Planning, Programming, and Project Delivery.

The total contract value is \$20,000.



AHSC Capacity Building Plan

SJOC will assist Enterprise in regional engagement, where necessary, in association with the ongoing Capacity Building work anticipated after AHSC applications are submitted in February 2020. This may include assisting with organizing and/or facilitating relevant regional roundtables and convenings.