

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

- Incorporation of new or upgraded context sensitive bikeways and safe and accessible walkways.
- Large housing projects exceeding 75 units per acre, and over 100 units.
- Transit projects that significantly increase public transit ridership (e.g., purchase of multiple electric buses).

TYPICAL TIMELINE FOR AHSC APPLICATIONS

Fall 2024	Indicate interest in partnering with the County by sending an email with project address to: vdandillaya@ceo.lacounty.gov
Fall 2024 – Winter 2025	Meet with County AHSC Team.
Fall 2024 – Winter 2025	Submit Planning Application for an Administrative Housing Permit and Site Plan to County Department of Regional Planning.
Winter 2024	Begin planning/scoping community infrastructure improvements with team.
February – April 2025	Finalize scope for community infrastructure and transit improvements.
April/May 2025	Finalize AHSC Application.
April/May 2025	AHSC Application Due.
October 2025	AHSC Awards announced by the Strategic Growth Council.

*Note: AHSC Round 9 Timeline is yet to be finalized.

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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 anti-displacement strategies.

Required Timeline for Entitlements and Site Plan Approvals

- Submit Planning Application and Site Plan six months in advance of AHSC application due date 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

- 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; weekly check-in calls; and scope development meetings. Return all emails and calls in a timely manner.
- Exchange draft workbooks, attachments, maps and narratives 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.