



California Department of
Housing and Community Development



**CALIFORNIA STRATEGIC
GROWTH COUNCIL**

AHSC Round 10 NOFA Workshop

California Department of Housing and Community Development
Strategic Growth Council
California Air Resources Board



Agenda

Presenter
HCD
HCD
HCD
SGC
CARB
BREAK
HCD
HCD
HCD
HCD
HCD
HCD

Topic
Housekeeping Welcome Round Recap
Program Overview & Key Changes
Threshold
Scoring
Quantification Methodology Updates
10-Minute Break
Feasibility
Application Workbook Highlights
Application Submittal Process
Awards
Loan Closing
Applicant Resources



Round Recap

**What did we
Accomplish?**

Round	# of Projects	Jurisdictions	Awarded
10	TBD	TBD	Approx. \$750 million
9	21	17	\$835 million
8	24	20	\$789 million



Timeline

AHSC Round 10

Draft Guidelines Released	December 19, 2025
Final Guidelines Adopted	February 25, 2026
NOFA & Application Released	March 4, 2026
Application Portal Opened	March 11, 2026
Application Due Date	May 4, 2026, at 4:00 pm
Award Announcement	December 2026

AHSC

Program Overview & Key Changes

Presented by: Michael Murphy



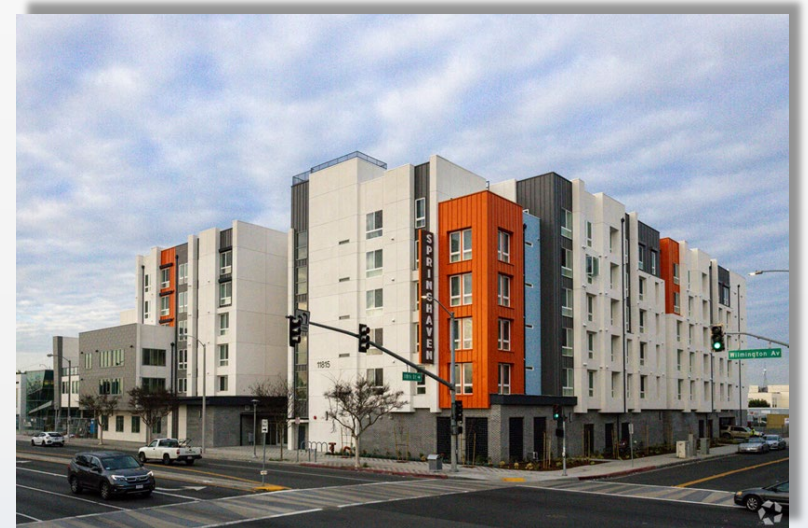
Program Overview

Program Vision:

Fund **infill** projects that reduce **Greenhouse Gas (GHG)** emissions and **Vehicle Miles Traveled (VMT)** through sustainable land use, housing, and transportation practices.

Available Program Components:

- Affordable Housing Development (AHD) (loan or grant)
- Housing-Related Infrastructure (HRI) (grant)
- Sustainable Transportation Infrastructure (STI) (grant)
- Program Investments (PGM) (grants)





Program Overview: Funding Source

Funding:

- 20% of Cap-and-Invest Auction proceeds through 2030

Funding Availability:

- Round 10 - \$750 million

Funding Limits:

- Minimum Award is \$10 million
 - Tribal is \$1 million
- Maximum Award for:
 - AHD / HRI is \$35 million
 - STI / PGM is \$15 million





Program Overview: Funding Limits



\$100 MILLION MAX
AWARDS PER
DEVELOPER PER
EVERY AHSC NOFA
FUNDING CYCLE



\$250,000 BASE
LOAN AMOUNT
PER ASSISTED
UNIT



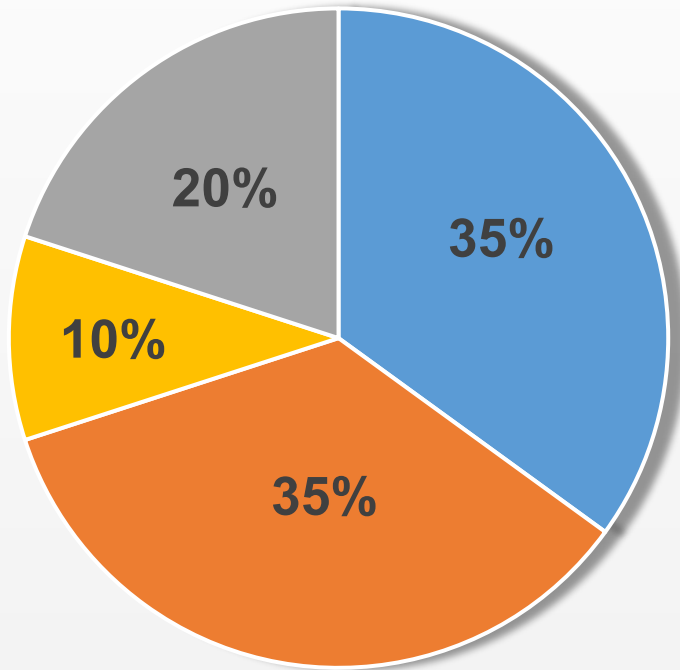
HOMEOWNERSHIP
AHD GRANT
CALCULATION
PURSUANT TO
NOFA &
GUIDELINES



A MANAGER'S
UNIT WILL BE
CONSIDERED AN
AFFORDABLE UNIT
FOR ALLOCATING
AHD COSTS



Program Overview: Selection Process



■ TOD ■ ICP ■ RIPA ■ Remaining Funds

Project Area Type Targets:

- 35% to Transit Oriented Development (TOD)
- 35% to Integrated Connectivity Projects (ICP)
- 10% to Rural Innovation Project Areas (RIPA)

Statutory Requirements:

- +50% to Disadvantaged Communities (DAC)
- +50% to Affordable Housing

Council Goals:

- \$50 Million investment in Tribal Projects
- One project award per 8 geographic areas

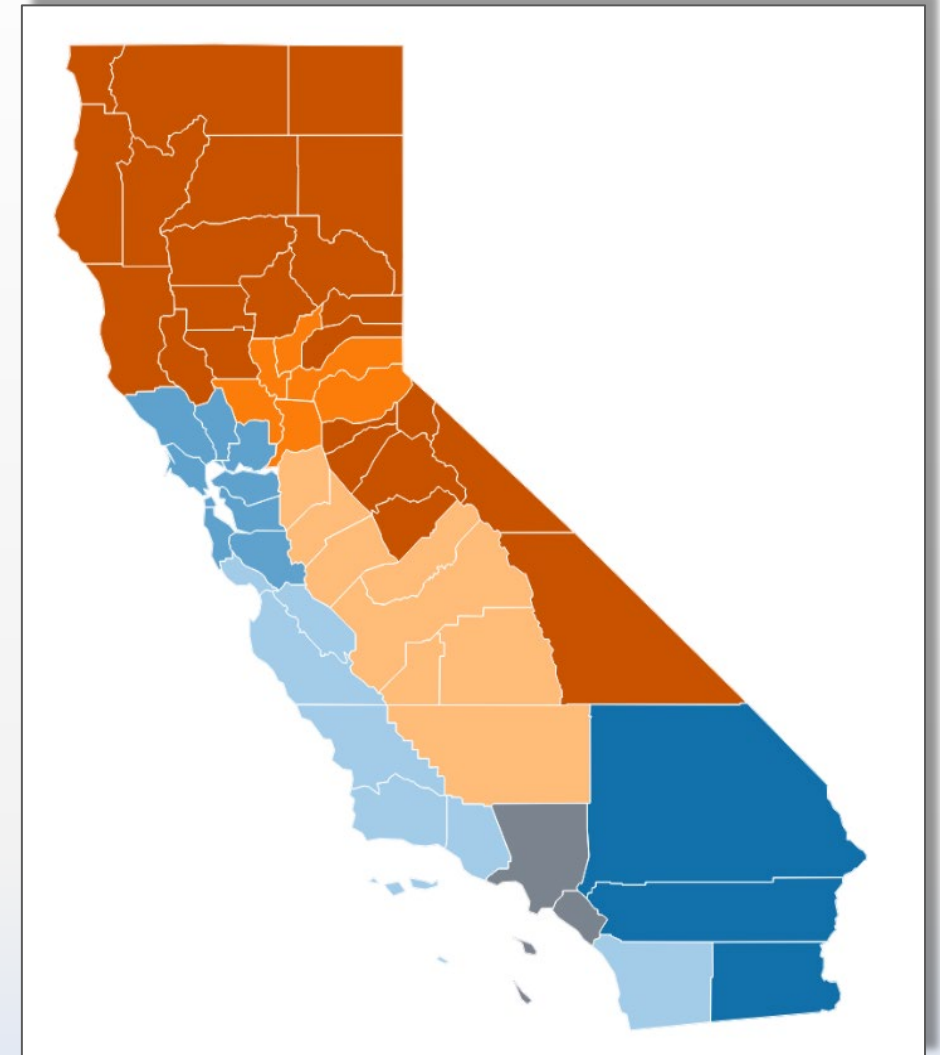
**DAC and Housing are not mutually exclusive*



Program Overview: Geographic Goals

At least one project in each 8 geographic areas

- **Central Coast:** Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz, Ventura
- **Coastal Southern California:** Los Angeles, Orange
- **Inland Southern California:** Imperial, Riverside, San Bernardino
- **North State & Sierras:** Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Shasta, Sierra, Siskiyou, Tehama, Trinity, Tuolumne
- **Sacramento Area:** El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba
- **San Diego Area:** San Diego
- **San Francisco Bay Area:** Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma
- **San Joaquin Valley:** Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, Tulare





Program Overview: **Key Changes**

- Experience requirements were clarified for projects used to substantiate experience





Program Overview: **Key Changes**



Homeownership Projects

- Scoring based on construction sources
- Reduced feasibility requirements



Program Overview: **Key Changes**



- Homeownership (H/O) projects that receive AHSC Grant funding subject to Monitoring Agreement for 30 years
- A recorded Covenant is required only upon the award of Housing Related Infrastructure (HRI) Grant funds



Program Overview: **Key Changes**



Agricultural Land
documentation
updates



Program Overview: Key Changes

- Appraisal is required when a land value is indicated in the Development Budget
- If the appraisal is used only to support land costs, it does not need to be dated within one year of application.





Program Overview: **Key Changes**



Non-Applicants may be a payee of Grant Components



Program Overview: **Key Changes**



Proposed Rents may only be used if Locality restrictions differ from TCAC



Transit ZEV, Charging or Transit Storage cost do not need to be for “New Service” or “Service Expansion”

AHSC

Phase I: Threshold Review

Presented by: Johnston Duckett



Threshold: Program Requirements



Threshold Review Components

- Eligible Project
- Eligible Applicant
- Eligible Use of Program Funds
- Site Control
- Complete Application



Threshold: Project Area Types

TOD Transit-Oriented Development	ICP Integrated Connectivity Project	RIPA Rural Innovation Project Area
Transit Station/Stop that is served by: <ul style="list-style-type: none"> • High-Quality Transit & • In operation at the time of application 	Transit Station/Stop that is served by: <ul style="list-style-type: none"> • Qualifying Transit & • In operation at the time of application 	Transit Station/Stop that is, or will be served by: <ul style="list-style-type: none"> • Qualifying Transit or High-Quality Transit & • In operation by the time a certificate of occupancy is provided
<p style="text-align: center;">Located no farther than one-half (0.50) mile from the AHD along a Pedestrian Access Route</p>		



Threshold: Eligible Project, cont.

Eligible AHD Projects must:

- Contain five (5) or more units
- Be New Construction, Substantial Rehabilitation or Adaptive Reuse
- Shall not have commenced construction
- Location should meet the needs of the tenants





Threshold: Eligible Project, cont.

Net Density means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas.



Calculate Net Density using either:

Unit Count Calculation

Un-Adjusted Minimum Net Density		
Project Area Type	Residential only Projects	Mixed-Use Projects (Floor Area Ratio)
TOD	30 units per acre	>2.0
ICP	20 units per acre	>1.5
RIPA	15 units per acre	>0.75

Bedroom Count Calculation

Number Adjusted for Unit Size	
0 Bedroom	= 0.7 factor
1 Bedroom	= 0.9 factor
2 Bedroom	= 1.5 factor
3 Bedroom	= 1.6 factor
4 Bedroom	= 1.8 factor

Must Use Unit Count for quantification of GHG



Threshold: Eligible Project, cont.

All-Electric Design



- Projects must be powered entirely through electricity
- No connections to natural gas infrastructure

Transit Passes

- At least one pass per Assisted unit for 3 years
- Min. 40 commute rides per month

High-Speed Internet



- AHD must offer high speed broadband internet
- Provided to each Assisted unit free of charge for 3 years
- Service may be funded by AHSC Program funds





Threshold: Eligible Project, cont.

Project Affordability:

- At least 20% of total residential units must be Affordable Units
- No greater than 50% average affordability of all Restricted Units represented by Area Median Income (AMI)

For Example:

A 30-unit project with 10 units restricted to 40% and 60% AMI the calculation of the average affordability would be as follows:

10 units @ 40% AMI → $10 \times 40 = 400$

10 units @ 60% AMI → $10 \times 60 = 600$

$400 + 600 = 1000$

$1000 / 20$ total units = average affordability of 50%

Unit Type	% of Area Median Income	Total Units
Rental	30%	4
Rental	40%	3
Rental	60%	8
Rental	30%	4



Threshold: Eligible Project, cont.

Project Area

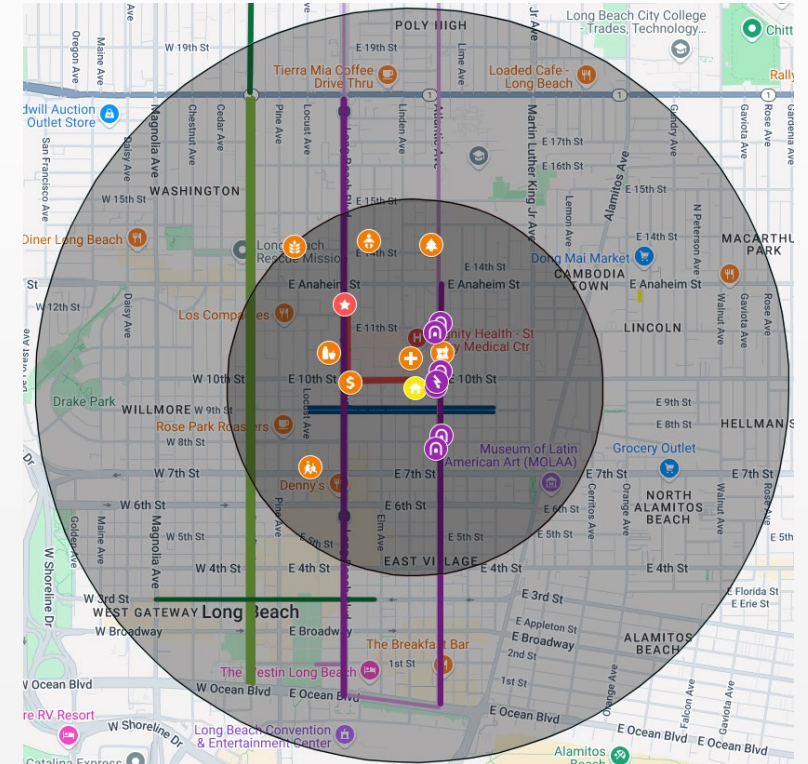
Means the contiguous circular area measured from any single point inside the parcel of the AHD

Requirements:

- TOD and ICP - no greater than 1-mile radius
- RIPA – no greater than 2-mile radius
- May not contain more than one AHD Capital Project
- Scattered Sites – single point in one parcel to establish radius

Sustainable Transportation Improvements (STI)

May extend beyond boundaries of Project Area, but must include a pedestrian entrance to facility inside the Project Area





Threshold: Eligible Applicant Entities

Sponsor

Developer

Locality

**Program
Operator
(PGM Only)**

**Tribal
Entity**



Threshold: Applicant Experience

Key Considerations:

- Applicant experience is attributable to an Eligible Applicant, not individual persons
- Eligibility is dependent on experience relevant to the specific AHD

AHD projects must include:

- Unit Type
- Project Size
- Scope
- Unit Count
 - May not be cumulative
- Completion date





Threshold: Applicant Capacity

Capacity

- Adequate Staff
- Capital
- Assets and Resources

Applicant(s) Organization Documents

- By-Laws or Operating Agreement
- Articles of Incorporation or Organization
- Must be in good standing with the Secretary of State





Threshold: Eligible Use of Funds - Housing

Affordable Housing Developments (AHD)

- Rental Projects (loan)
- Homeownership Projects (grant)

Housing-Related Infrastructure (HRI) (grant)

- Infrastructure improvements as a required Condition of Approval
- Factory Built Housing Components





Threshold: Eligible Use of Funds

Transit and Programs



Sustainable Transportation Infrastructure (STI) (grant)

- Buses, Train Cars, Bikeways, Sidewalks, Crosswalks, Ramps
- Bike Parking, Repair Kiosks, Urban Greening, Bus Shelters

Programs (PGM) (grant)

- Active Transportation Programs, Transit Passes, Air Pollution Reduction Programs, Internet Services, Workforce Development Programs, Low-Income ZEV Car Sharing, Tenant Education and Supportive Services



Threshold: **Site Control**





Sponsor/Developer must demonstrate **Site Control**:


- At time of application
- Maintained through award date
- Documentation in name of Sponsor/Developer, **or** an entity controlled by Sponsor/Developer
- Projects developed in Indian Country
 - Ground lease not less than 50 years **and**;
 - Title Report or status report from BIA



Threshold: Complete Application

Affordable Housing and Sustainable Communities Program (AHSC)
NOFA Round 10 (March 4, 2026)
Application Workbook



State of California
Gavin Newsom, *Governor*

Business, Consumer Services and Housing Agency
Tomiquia Moss, *Secretary*
<https://www.bcsb.ca.gov>

California Strategic Growth Council
Erin Curtis, *Executive Director*
AHSC@sgc.ca.gov
<https://sgc.ca.gov>

Department of Housing and Community Development (HCD)
Gustavo Velasquez, *Director*
651 Bannon Street, Sacramento, CA 95811
AHSC@hcd.ca.gov
<https://www.hcd.ca.gov>

Market Study

Phase I or II ESA (Environmental Site Assessment)

Appraisal – if using land value

GHG Calculator Tool

Preliminary Title Report

Enforceable Funding Commitments

Sustainable Community Strategies Planning Document

AHSC

Phase II: Scoring

Presented by: The Strategic Growth Council



Scoring

All scoring criteria will be applied to all **Projects**, regardless of the components present in each specific **Project**.

Three Scoring Categories	Points
GHG Reductions Scoring	30
Quantitative Policy Scoring	50
Narrative-Based Policy Scoring	20
Total	100



GHG Reductions Scoring – 30 Points

Transit and Shared Mobility GHG

5 points

- Transit and shared mobility project component(s)

Project Area GHG

10 points

- Affordable housing, active transportation, and/or grid-connected solar photovoltaic (PV) project component(s)

GHG Efficiency

15 points

- Total GHG emission reductions per AHSC dollar





GHG Emission Reductions Scoring Process

Emission reductions will be ranked from highest to lowest within each GHG category

GHG Scoring Category	Bin 1	Bin 2	Bin 3	Bin 4	Bin 5
Transit and Shared Mobility GHG	5 points	4 points	3 points	2 points	1 point*
Project Area GHG	10 points	8 points	6 points	4 points	2 points
GHG Efficiency	15 points	12 points	9 points	6 points	3 points

Note: Transit components resulting in a net increase in emissions will receive 0 points



GHG Emission Reductions Scoring Process

GHG Inputs Documents

- Transit Inputs
- Solar PV Inputs
- Affordable Housing Inputs
- Shared Mobility Inputs

State of California
Strategic Growth Council

GRANT PROGRAMS ▾ INITIATIVES MEETINGS AND EVENTS TOOLS

Home | Grant Programs | Affordable Housing and Su... | AHSC Guidelines

AHSC Guidelines

SGC staff will post the Affordable Housing and Sustainable Communities (AHSC) Round 10 materials as they become available. AHSC Program materials from prior rounds are available on the [previous guidelines page](#).

AHSC Round 10 Guidelines, Adopted 2/25/26	AHSC Round 10 Summary of Key Changes	AHSC Round 10 Climate Matrix
AHSC Round 10 Anti-Displacement Assessment	AHSC Round 10 SCS Consistency Confirmation Template	AHSC Round 10 GHG Affordable Housing Inputs Documentation
AHSC Round 10 GHG Shared Mobility Inputs Documentation	AHSC Round 10 GHG Solar PV Inputs Documentation	AHSC Round 10 GHG Transit Inputs Documentation
AHSC Round 10 Narrative Rubric	AHSC Round 10 Project Area Mapping Guide	AHSC Round 10 Narrative Prompts and Required Materials
AHSC Round 10 Narrative Community Engagement Tracker	AHSC Benefits Calculator Tool Video Tutorial	AHSC Project Area Mapping Video Tutorial
AHSC R10 Q&A Form	AHSC Benefits Calculator Tool	

Additional information can be found in the [AHSC QM User Guide](#)



Quantitative Policy Scoring Process

Quantitative Policy Scoring Section	Max Points
Sustainable Transportation Infrastructure	20 points
Location Efficiency and Local Context	14 points
Housing Affordability and Funds Committed	9 points
Anti-Displacement Activities	4 points
Local Workforce Development and Hiring Practices	3 points
Total	50 points



Quantitative Policy Scoring

Sustainable Transportation Infrastructure



- **Context Sensitive Bikeway**
 - At least 2 lane miles of bikeway **4 Points**
 - At least 1 lane mile of bikeway **1 Point**
- **Expansion of Existing Bicycle Network**
 - Proposed bikeway must have entry point within Project area **2 Points**
- **Safe and Accessible Walkways**
 - More than 2,000 continuous feet **3 Points**
 - More than 1,000 but less than 2,000 feet **1 Point**



Quantitative Policy Scoring

Sustainable Transportation Infrastructure Continued

- **New pedestrian facilities**
 - At least 1,000 continuous linear feet **2 Points**
 - At least 500 continuous linear feet **1 Point**
- **Improvements to a local bus route** **Up to:**
 - That serves at least one (1) Transit Station/Stop inside the Project Area **4 Points**
- **For STI:**
 - At least \$9,000,000 or 30% of total funding request **5 Points**
 - At least \$6,000,000 or 20% of total funding request **2 Points**





Quantitative Policy Scoring

Location Efficiency and Local Context – 14 Points Max

- **Up to 3 points** for number of **Key Destinations** within ½ mile of the **AHD**, or within 1 mile for projects in Indian Country:
 - For **TOD** and **ICP** projects 1/3 of a point is given for each key destination
 - For **RIPA** projects 1/2 of a point is given for each key destination
 - For projects in **Indian Country**, **Key Destinations** within 1 mile of the **AHD** are eligible
- **3 points** for **Projects** that document any of the following:
 - Near an environmentally cleared High-Speed Rail Station
 - Funding the construction of community-identified components from another SGC program
 - An AHD which is to be developed on land disposed of in accordance with Executive Order (EO) N-06-19
 - Utilizing Surplus or Exempt Surplus Land



Quantitative Policy Scoring

Location Efficiency and Local Context Continued



- **1 point** for housing element in substantial compliance
- **2 points** for prohousing designation
- **Up to 5 points** for **Projects** that meet the following Priority Population criteria:
 - **Tribal Entity** is the **Developer** or **STI** partner **5 Points**
 - **AHD** located in a **Disadvantaged Community** **3 or 5 Points**
 - **AHD** located in a **Low-Income Community** **2 Points**



Quantitative Policy Scoring

Housing Affordability & Funds Committed – 9 Points Max

- **4 points for Projects** that demonstrate committed funding
- **Up to 5 points as follows:**
 - Rental AHD – Extremely Low Income **Up to 3 Points**
 - Rental AHD 3+ Bedrooms – Extremely Low Income **Up to 2 Points**
 - Homeownership AHD – Low Income **Up to 5 Points**



Quantitative Policy Scoring

Anti-Displacement Activities

- **4 points** for **Projects** that commit to at least one eligible anti-displacement strategy

Local Workforce Development and Hiring Practices

- **Up to 3 Points** for **Projects** that implement eligible workforce development strategies with **Priority Populations** (1.5 points per strategy)





Narrative-Based Policy Scoring – 20 points

Narrative-Based Policy Scoring	Points
Climate Adaptation & Community Resiliency	7
Community Benefits & Engagement	6
Collaboration & Planning	4
Equity & Transformation	3
Total	20





Narrative-Based Policy Scoring – 20 Points

Climate Adaptation and Community Resiliency

7 Points

- How to project addresses potential risks posed from climate change and other environmental exposures.

Community Benefits and Engagement

6 Points

- How Residents and Interested Parties were engaged to help shape the project.

Collaboration and Planning

4 points

- How collaboration was facilitated with housing and transportation agencies and how the proposed project aligns with previous planning efforts of local government.

Equity and Transformation

3 Points

- How the project will advance equity and help shape future projects in the nearby community.



AHSC Benefits Calculator Tool

Presented by: The California Air Resources Board (CARB)



Quantification Basics

- The California Air Resources Board (CARB) develops and maintains a methodology and tool to quantify the expected GHG emissions reductions and other benefits of AHSC projects
- The AHSC Benefits Calculator Tool takes inputs related to project design and models expected GHG emissions reductions and other co-benefits
- No updates to quantification for Round 10 from Round 9



Quantification Resources

- Resources:
 1. [AHSC Benefits Calculator Tool](#) – *Submitted with application*
 - Input Letters – *Signed statements of assumptions used to provide calculator inputs, submitted with application*
 2. [Calculator Tool Tutorial](#)
 3. [Quantification Methodology \(QM\)](#) – *Shows calculations embedded in Calculator Tool*
 4. [Quantification User Guide](#) – *Walks through how to fill out Calculator Tool*



AHSC Benefits Calculator Tool

Modeling GHG reductions of AHSC projects:

- All applicants are expected to quantify at least one project component (e.g., AHD), but it is advantageous to quantify all eligible project components.
- 4 categories of projects that may be quantified:
 - Affordable Housing
 - Shared Mobility
 - Transit
 - Solar
- Each project category has a corresponding “tab” in the GHG Calculator Tool, and own set of instructions (found in AHSC User Guide).



AHSC Benefits Calculator Tool

Modeling GHG reductions of AHSC projects:

- Projects may only be quantified if they:
 - A. Use AHSC funds, and can be found in AHSC workbook
 - *Note special cost coverage rules for ZEV projects in AHSC guidelines (pg. 32)*
 - B. Are an acceptable project type for quantification (refer to AHSC QM and User Guide)



AHSC Benefits Calculator Tool

Affordable Housing Tab

- Models estimated GHG emissions reductions and co-benefits of housing projects
- Multiple buildings can be modeled in the same workbook tab

Shared Mobility Tab

- Used to estimate benefits of shared mobility projects like carshare and vanpool
- Active transportation projects (e.g., bike and pedestrian infrastructure) can also be modeled here



AHSC Benefits Calculator Tool

Transit Tab

- Range of allowable project types, see Quantification Methodology
- Estimates GHG emissions reductions from new services, increases to ridership, or vehicle type conversions (internal combustion engine (ICE) to zero-emission vehicle (ZEV))

Solar

- Quantifies the expected GHG emissions reductions provided by kWh produced *in excess* of the minimum solar required under Title 24 and relevant ordinances
- Provide Title 24 calculations in supporting documentation (Input Letter)

AHSC

Phase III: Feasibility Review

Presented by: Mae Dao



Feasibility Review (Underwriting)

Projects that satisfy both Phase I & II will be reviewed

Feasibility focuses on:

- Sources & Uses
- Site Location
- Market Conditions

Source Guidance:

- UMR Section 8310
- AHSC Guidelines, §103.1(g)(3-5)

California Code of Regulations Title 25, Division 1 Chapter 7 Subchapter 19 Commencing with Section 8300 Effective date: November 15, 2017	
Section 8300. Purpose and Scope.....	2
Section 8301. Definitions.....	2
Section 8302. Restrictions on Demolition.....	6
Section 8303. Site Control Requirements and Scattered Site Projects.....	7
Section 8304. Unit Standards.....	8
Section 8305. Tenant Selection.....	9
Section 8306. Tenant Recertification.....	12
Section 8307. Rental Agreement and Grievance Procedure.....	12
Section 8308. Operating Reserves.....	14
Section 8309. Replacement Reserves.....	16
Section 8310. Underwriting Standards.....	18
Section 8311. Limits on Development Costs.....	21
Section 8312. Developer Fee.....	22
Section 8313. Program Compatibility.....	24
Section 8313.1 Funding Source Surpluses.....	24
Section 8313.2 Special Purpose Entity(ies).....	25
Section 8314. Use of Operating Cash Flow.....	26
Section 8315. Subordination Policy.....	29
Section 8316. Leasehold Security.....	32
Section 8317. Restructuring Transaction Fees.....	34
Section 8318. Federal Loan Extensions.....	35



Feasibility Review: **Key Items**



- **Market Study** (3rd party, dated within 1 year)
- **Proof of Committed Funds**
- **Application Workbook Tabs:**
 - Unit Mix
 - Sources & Uses
 - AHD/HRI
 - Operating Budget
 - Supportive Services
 - Cash Flow
- **Total Development Cost**
- **Compliance with AHSC Guidelines & UMRs**





Feasibility Review: Dev Sources

AHSC Coverage	Instructions	Project Overview	Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget
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Construction and Perm Sources include funding type, amount of funding, etc.

Permanent						
Permanent	No	HRI	AHSC HRI Grant	State-HCD		
Permanent	No	AHD	AHSC AHD Funding	State-HCD		\$13,200,000
Permanent	Yes	AHD	Tax-Exempt Bond Loan			\$2,496,763
Permanent	Yes	AHD	No Place Like Home Loan	State-HCD		\$2,314,665
Permanent	Yes	AHD	Infill Infrastructure Grant	State-HCD		\$3,070,821
Permanent	Yes	AHD	Deferred Developer Fees	Private		\$3,108,773
			Developer Fee Contribution			
			GP Equity			
Permanent	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$18,115,634

IMPORTANT: Permanent Sources Terms

Permanent Terms						
Interest Rate		Repayment Terms			\$259,788	\$0
Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service
3.00%	Fixed for Term	55	Residual Receipt	55	\$55,400	
7.25%	Fixed for Term	30	FAM	30	\$204,388	

Homeownership: Will only have Construction Sources



Feasibility Review

Cost Alignment | Reasonability

Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	Certifications	HCD Reserves Calculator	High-Cost Verification
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Total Development Cost = Permanent Sources

Construction Sources = Permanent Sources

High-Cost Verification Calculator

- Costs >160% are likely not reasonable

2026 TCAC Threshold Basis Limit (TBL) for HCD Developer Fee UMR §8312(b)&(c) and HCD High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) Complete all yellow shaded cells.

Project Name: _____ County: _____ Project's Proposed Tax Credits: _____
 HCD Phase: Origination

Unit Size	2025 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$0
SRO/Studio		0	\$0	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$0
1 Bedroom		0	\$0	Adjusted Threshold Basis Limit multiplied by 160%:	\$0
2 Bedrooms		0	\$0	HCD HIGH COST TEST RESULT:	0%
3 Bedrooms		0	\$0	Total Eligible Basis	\$0
4+ Bedrooms		0	\$0		

Manager Units in Project: 0 TOTAL UNITS: 0

ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. Twenty percent (20%).		\$0
(A)	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades. Five percent (5%).		\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels. Ten percent (10%).		\$0
(C)	For Projects where a day care center is part of the development. Two percent (2%).		\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations. Two percent (2%).		\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below: Up to twenty percent (20%).		\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/engineer (lesser of costs or 15% basis adjustment). If Yes, select type of work: _____ Enter Certified Costs of Work: _____		\$0
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.		
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator. Ten percent (10%).		\$0
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed. Fifteen percent (15%).		\$0
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not allowed. Ten percent (10%).		\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and within a census tract designated on the CTCAC/HCD Opportunity Area Map as Highest or High Resource. Ten percent (10%).	No	\$0
(K)	County Eligibility: _____ TCAC/HCD Opportunity Area Map Tract ID #: _____ Opportunity Map Resource Level: _____		



Feasibility Review: Dev Budget

Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview
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Contractor Overhead & Profit

- $\leq 14\%$
- Excludes liability insurance

Separate individual costs

- Do not lump costs in a single line item
- If not, add notes in **Comments**

Hard Cost Contingency

- $\geq 5\%$ for New Construction
- $\geq 10\%$ for Acquisition Rehab / Adaptive Reuse

List items like:

- Prevailing wages
- Demolition / Relocation
- Remediation / Structures / Accounting



Feasibility Review: AHD-HRI S&U Budget

Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview
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“Other Costs” specified

- “Other costs” must be specified on the application
- Anytime an “Other” cost is added, remove “(Specify)” in parentheses and identify the cost.

Example:

Other Costs (Lender Costs)	\$50,000
Other Costs (Specify)	\$10,000
Other Costs (Specify)	\$0





Feasibility Review: Operating Reserve

Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	Certifications	HCD Reserves Calculator	High-Cost Verification	Developer Fee
---------------------------	-----------	----------------------	----------------	----------------	-------------------------	------------------------	---------------

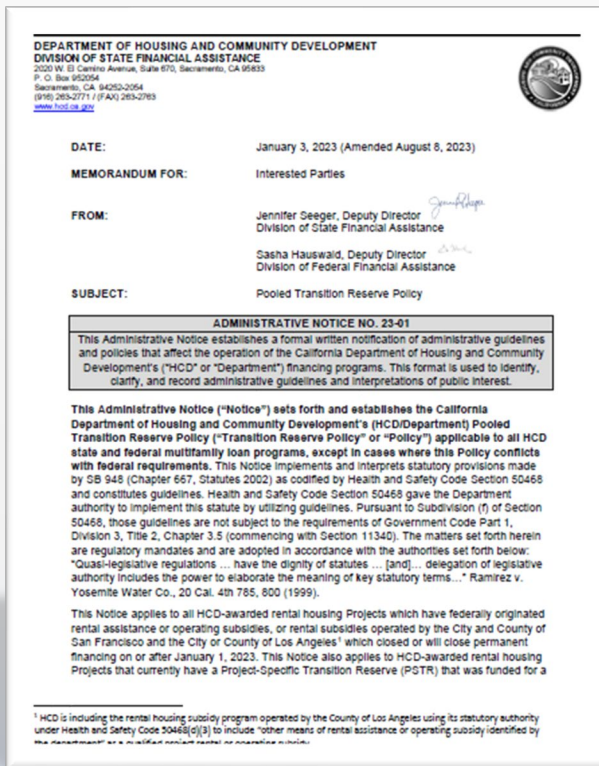
Operating Reserve Calculator						
1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (S107) minus Operating Budget Cell (S100)</i>				TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	(a) Total Operating Expenses:	\$706,243	Amount subject to reserve calculation: <i>(a - b)</i>	\$608,933	\$152,233	\$202,978
	(b) Minus: On-Site Service Coordinator Salaries:	\$97,310				
2	Replacement Reserve amount from above: <i>(Cell AJ10)</i>			\$42,000	\$10,500	\$14,000
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)					
	Name of Lender <i>Operating Budget cells (D125 to D137)</i>			Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service (Specify)			\$198,601	\$49,650	\$66,200
	2nd Mortgage Debt Service (Specify)			\$0	\$0	\$0
	3rd Mortgage Debt Service (Specify)			\$0	\$0	\$0
	MHP .42% Fee			\$55,637	\$13,909	\$18,546
	Other HCD .42% (Specify)			\$0	\$0	\$0
	Other HCD .42% (Specify)			\$0	\$0	\$0
	Bond Issuer Fee			\$5,386	\$1,347	\$1,795
	Miscellaneous Financial Expenses (Specify)			\$0	\$0	\$0
Other (Specify)				\$0	\$0	
Totals			\$259,624	\$64,906	\$86,541	
UMR Required Operating Reserve Amount:					\$227,639	\$303,519



Feasibility Review: Transition Reserve

Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	Certifications	HCD Reserves Calculator	High-Cost Verification	Developer Fee
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Administrative Notice 23-01 Transition Reserve Policy



TOTAL	
Total Operating Subsidy:	\$8,500,000
Divide Number of Years:	15
One Year's Worth:	\$566,667
TR Pooling Fee	15%
Equals Fee Amount	\$85,000

Annual	
First Years Max Subsidy:	\$1,053,460
TR Pooling Fee	15%
Equals Fee Amount	\$85,000



Feasibility Review: Operating Budget

Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview
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Important

Staff Costs

Employee Information

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	Comments
1	1.00	On-Site Manager(s)	\$62,266	\$0	
1	0.32	On-Site Assistant Manager(s)	\$42,432	\$0	
1		Supportive Services Staff Supervisor(s)	\$10,000		
	0.50	Supportive Services Coordinator, On-Site	\$25,000		
		Other Supportive Services Staff (inc. Case Manager)			
2	2.00	On-Site Maintenance Employee(s)	\$96,858	\$0	
		On-Site Leasing Agent/Administrative Employee(s)			
		On-Site Security Employee(s)			
		Other (specify)			
		Other (specify)			
Total Salaries and Value of Free Rent Units			\$236,556	\$0	
6711		Payroll Taxes	\$18,042		
6722		Workers Compensation			
6723		Employee Benefits	\$36,058		
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$54,100	Show free rent as an expense?	
Total Employee(s) Expenses			\$290,656		

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	Comments
None	On-Site Manager(s)	2	710	
Total Square Footage			710	



Feasibility Review: Expenses & Debt

Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview
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Financial Expenses: 6800		
6820	1st Mortgage Debt Service	
6830	2nd Mortgage Debt Service	
6840	3rd Mortgage Debt Service	
6890	AHSC 0.42% Fee	
6890	Other HCD 0.42% (Specify)	
6890	Other HCD 0.42% (Specify)	
6890	Bond Issuer Fee	
6890	Miscellaneous Financial Expenses (specify)	
6890	Miscellaneous Financial Expenses (specify)	
6890	Miscellaneous Financial Expenses (specify)	
6890	Miscellaneous Financial Expenses (specify)	
6800T	Total Financial Expenses	\$0
	Cash Flow	\$0
7190	Asset Management/Similar Fees	

Include:

- Amortized loans
- 0.42% HCD loan payment
- Bond issuer fees
- Asset mgmt. fees

Management fees per UMR \$8314

- Capped at \$42,319 (2026)

Debt Service Coverage Ratio (DSCR)

- Inaccurate numbers:
 - Affect DSCR
 - Impact cash flow analysis



Feasibility Review: Supportive Services

AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	Certifications
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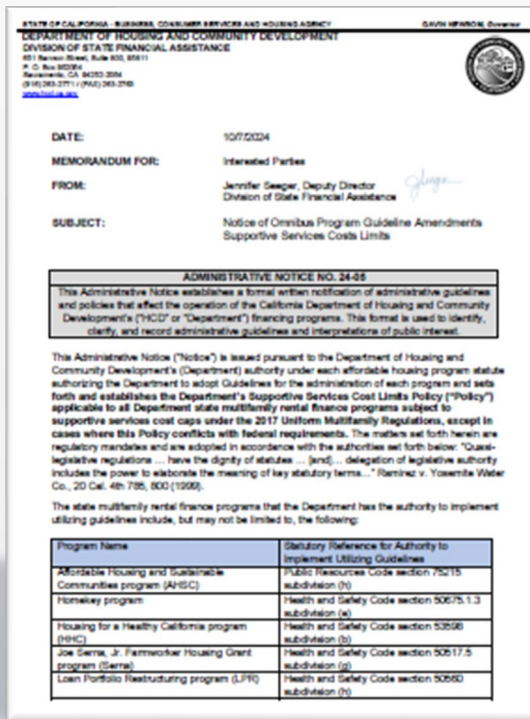
Administrative Notice 24-05 Supportive Services Costs Limits Notice

Restrictions for Supportive Services Cost:

NOTE: This Supportive Services Cost Limit tool is only used for projects subject to the 2017 UMRs or subsequent amendments. Complete all yellow shaded cells.

Has or will this Project receive HCD HOME, HOME-ARP, or NHTF funding:

Yes



Supportive Services Costs tab:

A. Supportive Services Units:	Total number of Units:	62	Certification Year - select budget reporting period year:	2026	Total Units	Max PUPY Expense	Max Costs
(1) UMR §8314(e)(1): Total number of Supportive Housing (SH) Units anticipated to be restricted to individuals or families experiencing chronic homelessness as defined consistent with Health and Safety Code (HSC) §50675.14.					12	\$5,095	\$61,140
(2) UMR §8314(e)(2): Total number of Supportive Housing (SH) Units (other than those restricted to individuals or families experiencing chronic homelessness pursuant to HSC §50675.14), PLUS the total number of Units restricted to occupancy by Special Needs Populations (SNP)* under any HCD program. Do not include Units included in (1) above.					0	\$3,821	\$0
(3) UMR §8314(e)(3): Total number of Units where the Sponsor, their affiliate, or a service provider under contract to provide Supportive Services at the Project has both: (A) qualified staff devoted exclusively to oversight and quality control of resident services in affordable housing, including the Project; and (B) a system to track and report on tenant outcomes, such as changes in employment status and income. Do not include Units included in items (1) and (2) above.					0	\$1,312	\$0
(4) UMR §8314(e)(4): Total number of Units anticipated to be offered Supportive Services provided by the Project Sponsor, a Sponsor affiliate, or contracted service provider that do not satisfy the criteria in items (1), (2) and (3) above.					50	\$312	\$15,600
(5) Maximum Supportive Services Costs					62		\$76,740



Feasibility Review: Supportive Services

AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	Certifications
--------------------	-----------	----------------------------------	-----------	----------------------	----------------	----------------

Has or will this Project receive HCD HOME, HOME-ARP, or NHTF funding:

Has or will this Project receive only HCD VHHP funding:

Operating Budget Cell E111
Total Supportive Services
Costs cannot exceed

s - from above	\$25,000
ries, On-Site - from above	\$75,000
Staff Salaries - from above	\$0
n Overhead	\$5,500
Costs (specify)	
Costs (specify)	
Total Supportive Services Costs	\$105,500

A. Supportive Services Units:	Total number units:	62	Certification Year - select budget reporting period year:	2026	Total Units	Max PUPY Expense	Max Costs
<p>(1) Total number of units: (A) for supportive housing restricted to individuals or families experiencing chronic homelessness or homelessness, as defined consistent with Health and Safety Code (HSC) §50675.14¹; and (B) for supportive housing units restricted to occupancy by special needs populations under HCD programs subject to Administrative Notice 24-05 ("Special needs population" has the same meaning as set forth in individual program guidelines); units anticipated to be restricted to individuals or families experiencing chronic homelessness as defined consistent with HSC §50675.14.</p> <p>¹For units assisted by the HCD Veterans Housing and Homelessness Prevention (VHHP) program, this category includes Supportive Housing Units restricted to Veterans who are experiencing Chronic Homelessness, units restricted to persons who are experiencing Chronic Homelessness by another public agency program, Supportive Housing Units restricted to Veterans with a Disability Experiencing Homelessness, and other Units restricted to persons who are Veterans with a Disability Experiencing Homelessness. (Capitalized terms in this footnote have the same meaning as those set forth in the VHHP guidelines.)</p>					12	\$10,350	\$124,200
<p>(2) Total number of other units² where the Sponsor, their affiliate, or a service provider under contract to provide Supportive Services at the Project has both: (A) qualified staff devoted exclusively to oversight and quality control of resident services in affordable housing, including the Project; and (B) a system to track and report on tenant outcomes, such as changes in employment status and income.</p> <p>Do not include units counted in category (1) above.</p> <p>²For units assisted by the VHHP program, this category includes Units that are restricted to Extremely Low-Income households, but not to Veterans who are experiencing Chronic Homelessness or Veterans with a Disability Experiencing Homelessness. (Capitalized terms in this footnote have the same meaning as those set forth in the VHHP guidelines.)</p>					0	\$4,140	\$0
<p>(3) Except as noted below for the VHHP program, total number of units where the Sponsor, their affiliate, or a service provider under contract does not satisfy the requirements set forth in subsection (2) above³.</p> <p>Do not include units counted in categories (1) and (2) above.</p> <p>³For units assisted by the VHHP program, the amount for this category of units will remain as currently allowed under this program.</p>					50	\$1,032	\$51,600
(4) Maximum Supportive Services Costs					62		\$175,800

Maximum Supportive
Services Costs from
calculator



Feasibility Review: Supportive Services

Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview
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Operating Budget – Supportive Services Costs: 6900

Supportive Services Costs: 6900				Comments	Max allowed
6990	Staff Supervisor(s) Salaries - from above	\$25,000			\$11,250
6990	Services Coordinator Salaries, On-Site - from above	\$75,000			
6990	Other Supportive Services Staff Salaries - from above	\$0			
6990	Supportive Services Admin Overhead	\$5,500			\$15,825
6990	Other Supportive Services Costs (specify)				
6990	Other Supportive Services Costs (specify)				
6900T	Total Supportive Services Costs	\$105,500	\$0		\$175,800

Answer YES, UMR limits apply

Position	UMR
Staff Supervisor Salaries	10%
Administrative Overhead	15%

Answer NO, Memo limits apply

Position	Admin Memo 24-05
Staff Supervisor Salaries	15%
Administrative Overhead	15%



Feasibility Review: Cash Flow & DSCR

AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	Certifications
--------------------	-----------	---------------------------	------------------	----------------------	----------------	----------------

DEBT SERVICE	Year 1
1st Mortgage Debt Service (Specify)	\$609,200
2nd Mortgage Debt Service (Specify)	\$0
3rd Mortgage Debt Service (Specify)	\$0
HCD (AHSC) .42% Debt Service Fee	\$79,193
Other HCD (Specify)	\$0
Bond Issuer Fee	\$9,740
Misc. Financial Expenses: (Specify)	\$0
TOTAL REQUIRED DEBT SERVICE	\$698,133

	Year 1
CASH FLOW after all debt service	\$129,368

DEBT SERVICE COVERAGE RATIO	1.19
------------------------------------	-------------



DSCR between 1.10 – 1.20

DEBT SERVICE	Year 1
1st Mortgage Debt Service (Specify)	\$71,882
Bridge Loan (repaid from Investor equity)	
2nd Mortgage Debt Service (Specify)	\$0
3rd Mortgage Debt Service (Specify)	\$0
HCD (AHSC) .42% Debt Service Fee	\$72,286
Other HCD (Specify)	\$0
Other HCD (Specify)	\$0
Other HCD (Specify)	\$0
Bond Issuer Fee	\$0
Misc. Financial Expenses: (Specify)	\$0
TOTAL REQUIRED DEBT SERVICE	\$144,168

	Year 1
CASH FLOW after all debt service	\$67,971

DEBT SERVICE COVERAGE RATIO	1.47
------------------------------------	-------------



DSCR below 1.10 or above 1.20, exceptions may apply per UMR's

AHSC Round 10

Application Workbook

Presented by: Patti Jones



Application Workbook: Location

California Department of Housing and Community Development

Grants & Funding Manufactured & Mobilehomes Building Standards Planning & Community Development Policy & Research

Affordable Housing and Sustainable Communities (AHSC) Program

Home > Grants & Funding > Programs: State > Affordable Housing and Sustainable Communities (AHSC) Program

APPLICATION WINDOW

OPEN

PROGRAM APPLICATION PERIOD

March 4, 2026 - May 4, 2026 at 4:00PM (Portal open March 11, 2026)

APPLY NOW

The AHSC Program funds projects that implement land-use, housing, transportation, and agricultural land preservation practices that reduce greenhouse gas (GHG) emissions.

Notice of Funding Availability

Round	Document Name	Link
Round 10	NOFA	Download
Round 10	Guidelines	Download
Round 10	NOFA Workshop Slides	Coming Soon
Round 10	Apply Now	Apply Now
Round 10	Application Workbook	Download

Navigate to the AHSC Round 10 Webpage

[Affordable Housing and Sustainable Communities \(AHSC\) Program | California Department of Housing and Community Development](#)

The Round 10 Application Workbook link will appear in the list [ahsc-rd-10-application.xlsm](#)




Application Workbook: Instructions Tab



Instructions

When opening this file, a yellow banner at the top may appear with a button that says, "Enable Editing", and/or "Enable Macros". It is essential that you click this box(es) so that the macros are enabled. Enabling macros is necessary for full workbook/application functionality.

WARNING: Partial functionality of this application/workbook **WILL BE LOST** when using **Apple Mac Computers**. The Department **highly** recommends using PC Computers and Microsoft Office 2013 or newer to complete the application.

 Microsoft has recently added blocking of macros by default, if this happens when you open the application, please follow the instructions in the Word document added as an icon to the left (double-click to open).

Application materials must be submitted electronically via HCD portal system. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the application instructions available at <https://www.hcd.ca.gov/grants-and-funding/programs-active/affordable-housing-and-sustainable-communities>

AHSC Round 9 applications will be accepted as set forth in the NOFA.

Application must be on the Department's forms and cannot be altered or modified by the Sponsor/Applicant. Excel Application must be in Excel format, not a PDF document.

If the Sponsor/Applicant discovers any errors within application, use the Application Support tab and email the entire workbook to AHSC@hcd.ca.gov

It is recommended that applicant(s) start from left to right and top to bottom for a better understanding and functionality of this application

Additional instructions and guidance are given throughout the Application in "red" text and in **cell comments**. Cell Notes/Comments are very important to read as some of these will provide directions for completing your application.

"Yellow" cells are for Applicant inputs. It is very important that you answer **ALL** yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.

"Orange" cells are **required** attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.

"Blue" cells are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Sponsor/Applicant.

"Red" cells indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

"Green" cells are for SGC use/review.

Disclosure of Application: Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act ([Government Code Sections 6250-6276.48](#)). As such, any materials provided are subject to disclosure to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, social security numbers, personal phone numbers, and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

End of Document

Application workbook functionality:

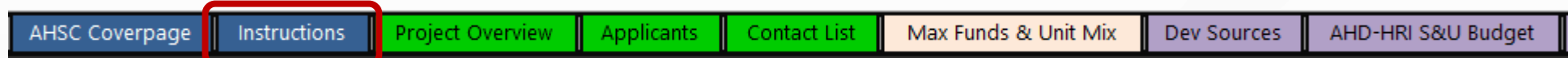
- Enable macros before entering any information
- Use a Microsoft computer vs. Apple/Mac
- Use Office 2013 or newer version
- Always work the Application from left to right and top to bottom
- Yellow cells must be answered (Yes / No / N/A)
- Utilize guidelines and NOFA when completing application

Guideline references in orange text:

Applicant(s) acknowledges and certifies that the **Project Area** meets all requirements specified in §102.

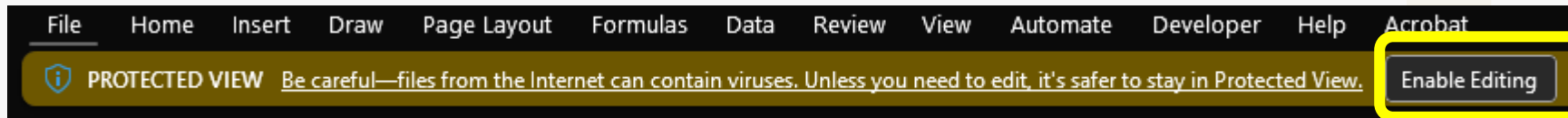


Application Workbook: Enable Editing

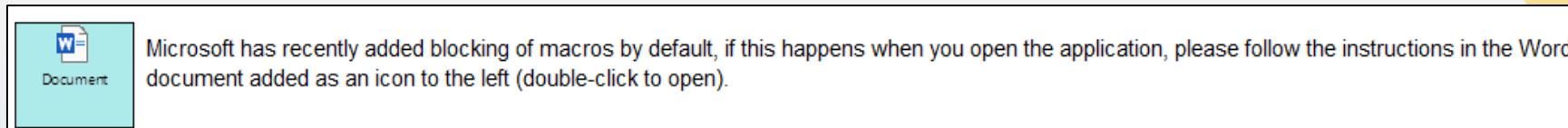
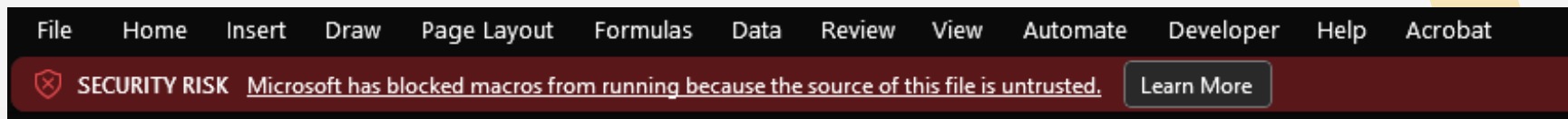


Refer to Instructions tab for detailed steps to:

- Enable Editing
- Unblock Macros



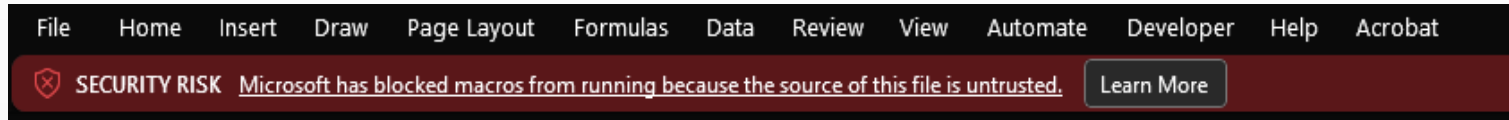
Must enable to proceed





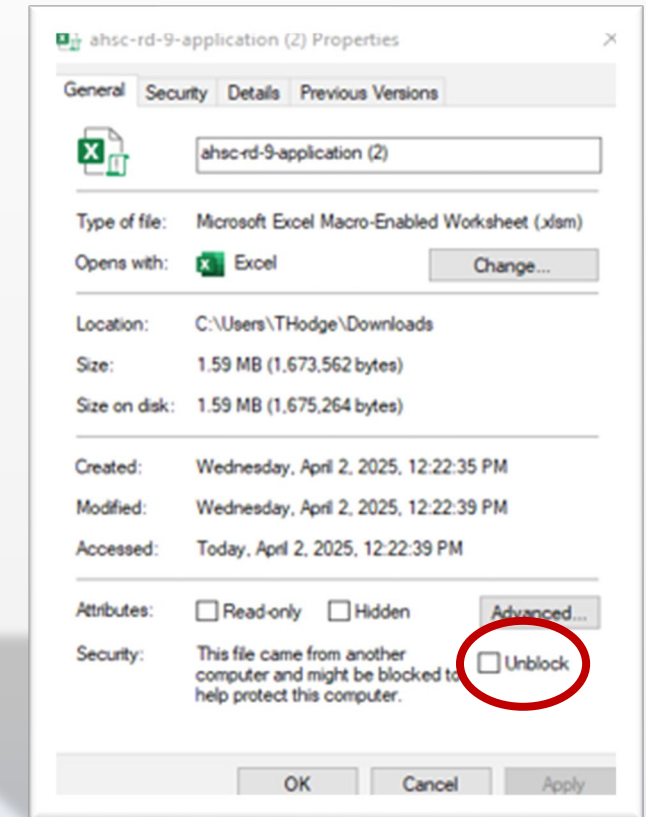
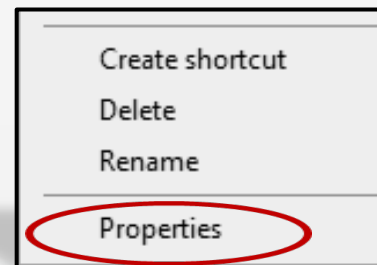
Application Workbook: Unblock Macros

Security Risk Warning



Complete the following steps:

- Save and close the application
- Re-open the application and Enable Editing
 - If Security Risk disappears, proceed
- If Security Risk persists:
 - Close the application
 - Right-click on the downloaded application excel file
 - Choose Properties from the menu
 - Select Unblock checkbox
 - Click Apply then OK





Application Workbook: **What's New**

Application Workbook Updates

Tabs that will close

- Cash Flow
- Operating Budget
- Supportive Services
- HCD Reserves

Any rows associated with those tabs will also be hidden



New! When choosing Homeownership in the Housing Type drop down, this will close areas of the application that do not apply to a Homeownership Project

Project Overview

HCD APP#:

Project Area Type

Housing Type



Application Workbook: **What's New**

Application Workbook Updates

New! Added a new commercial section in the project overview tab to capture commercial information.

Row 309, if yes is selected, this section opens and asks questions for more information on the commercial space for the Project.

Commercial	
Will the Project have a Commercial Space ?	<input type="checkbox"/>

Commercial	
Will the Project have a Commercial Space ?	<input type="text" value="Yes"/>
Is the Commercial Space a requirement of the locality?	<input type="checkbox"/>
Will the Commercial Space be condominiumized (meaning it will have its own parcel/ownership separate from the AHD)?	<input type="checkbox"/>
Proposed type of commercial business?	<input type="text"/>
Is a triple net lease proposed for the commercial tenant?	<input type="checkbox"/>
Describe the type of commercial and potential terms:	
<input type="text"/>	



Application Workbook: Red Indicators

Red font or red highlighted cells indicate requirements are either not met, inaccurate, incomplete or there is missing information

Red Font example:

Select Yes to all that apply

Affordable Housing Development (AHD)	Yes
Housing Related Infrastructure (HRI)	Yes
Sustainable Transportation Infrastructure (STI)	
Program Costs (PGM)	

Projects must include at least one STI component and one AHD and/or HRI.



Red highlighted cell example:

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
AHD	\$70,000,000	\$20,000,000	50.00%	\$0
HRI	\$0	\$0	0.00%	
STI	\$20,000,000	\$20,000,000	50.00%	\$0
PGM	\$0	\$0	0.00%	\$0
AHD & HRI Total	\$70,000,000	\$20,000,000	50.00%	\$0
STI & PGM Total	\$20,000,000	\$20,000,000	100.00%	\$0
Grand Total	\$90,000,000	\$40,000,000	100.00%	\$0

If cell is shaded red, the total combined grant amount for **STI/PGM** exceeds the maximum \$15,000,000. NOFA §II(F)(4)(c).

Red “carrot” is a Tool Tip:

- Hover to reveal tip

AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
----------------------	---	------------------------------------

Amounts will calculate from Budget tabs.



Application Workbook: Applicants Tab

AHSC Coverage	Instructions	Project Overview	Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget
---------------	--------------	------------------	-------------------	--------------	----------------------	-------------	--------------------

Applicant Entity Names

Applicant #1	Entity name	ABC Entity				
Eligible applicant type	Sponsor			Organization type	Non-profit Corporation	
File Name:	053. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.			Uploaded to HCD?	
File Name:	054. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD?	

Applicant #2	Entity name	City of XYZ				
Eligible applicant type	Locality			Organization type	Public Agency	
File Name:	060. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.			Uploaded to HCD?	
File Name:	061. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD?	

Enter all Applicant Entities associated with the Project

Up to 4 Applicants – Owner/Borrower, MGP, & AGP



Application Workbook: Applicants Tab

AHSC Coverage	Instructions	Project Overview	Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget
---------------	--------------	------------------	------------	--------------	----------------------	-------------	--------------------

Applicant #1 must be Sponsor/Developer with AHD/HRI experience & capacity

Does Sponsor/Applicant #1 certify to have successful prior ownership and development of affordable rental housing?	Yes			
Do you certify that the Sponsor/Applicant #1 employs experienced staff without reliance upon another entity or parent company?	Yes			
Do you certify that the Sponsor/Applicant #1 has sufficient financial capacity to provide payroll and employment benefits to staff without reliance upon another entity or parent company?	Yes			
Do you certify that the Sponsor/Applicant has sufficient financial capacity to carry out its obligations pursuant to Program requirements including, but not limited to providing financial guarantees without reliance upon another entity or parent company?	Yes			
Project Staffing Chart				
Staff type	Employee / Consultant full name	Position title	Full time / Part time	% of time dedicated to this project
Employee	Bob	Project Manager	Full time	100%

Complete all Project Staffing Chart fields

Complete all certification questions

Provide 2 comparable projects for requisite experience

AHD requisite experience - Past **Projects**:
 Quantities used for demonstration of experience may not be cumulative across multiple projects, phases, and **Developers/Sponsors/Applicants**.

AHD name #1 Any other names AHD has been known by:

Name of Applicant demonstrating requisite experience 0 Placed In Service (PIS) Date

Project address: City: State: Zip:

Meets ten year requirement?	FALSE	PIS term	<input type="text"/>	Total units	<input type="text"/>	Total square feet	<input type="text"/>	Number of stories	<input type="text"/>	Commercial	<input type="text"/>
Development type	<input type="text"/>										



Application Workbook: Applicants Tab

AHSC Coverage	Instructions	Project Overview	Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget
---------------	--------------	------------------	------------	--------------	----------------------	-------------	--------------------

Payee fields open based on components selected in Project Overview tabs and allow up to:

- One AHD entry
- Two HRI entries
- Five STI entries
- Six PGM entries

A **Recipient of Department** funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple **Recipients**, all such **Recipients** must remain jointly and severally liable to the **Department** for that performance. Notwithstanding the foregoing, **Recipients** may indemnify each other by entering into agreements with one another as to individual **Capital Projects**. In no event will any such agreement alter, amend, or revoke each individual **Recipient's** obligations to the **Department**, including the joint and several liability.

Payee of AHD loan:	Bob the Builder
Payee(s) of HRI grant 1:	City of Dinuba
Payee(s) of HRI grant 2:	
Payee(s) of STI grant 1:	Dinuba Transit
Payee(s) of STI grant 2:	
Payee(s) of STI grant 3:	
Payee(s) of STI grant 4:	
Payee(s) of STI grant 5:	
Payee(s) of PGM grant 1:	Dinubas Finest Services
Payee(s) of PGM grant 2:	
Payee(s) of PGM grant 3:	
Payee(s) of PGM grant 4:	
Payee(s) of PGM grant 5:	
Payee(s) of PGM grant 6:	



Application Workbook

AHD-HRI S&U Budget Tab

- Sources of Funds headers will populate from the Dev Sources Tab
 - Rental from Permanent Sources
 - Homeownership from Construction Sources
- If amounts do not match, cell will change to “Red”
- For “Other” costs, you will need to specify what these are

Permanent						
Permanent	No	HRI	AHSC HRI Grant	State-HCD		\$0
Permanent	No	AHD	AHSC AHD Funding	State-HCD		\$20,000,000
			Tax-Exempt Bond Loan			\$55,000,000

Residential Sources and Uses Budget				Eligible Basis		Permanent Sources of Funds		
Grand Totals	\$70,000,000	\$70,000,000	\$0	\$55,000,000	\$0	\$0	\$20,000,000	\$50,000,000
USES OF FUNDS	Total Project Costs	Total Project Costs - Residential Cost/Sources	Total Project Costs - Commercial Cost/Sources	30% PVC for New Const/Rehab	30% PVC for Acquisition	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan
Soft cost in red (total AHSC AHD below) \$0								



Application Workbook: Subsidies

AHSC Coveragepage	Instructions	Project Overview	Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget
-------------------	--------------	------------------	------------	--------------	----------------------	-------------	--------------------

Project Overview Tab → Complete Income from Subsidies section:

Income from subsidies

Rental Subsidy?	Yes	Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior to permanent loan closing.		
Subsidy Program Name:	ABC Project Based Vouchers	Contract Term: (enter in years)	20	
Subsidy Program Name:		Contract Term: (enter in years)		
Subsidy Program Name:		Contract Term: (enter in years)		

Subsidy information from Project Overview feeds over to the Unit Mix section

ABC Project Based Vouchers		N/A		N/A		Annual Net		
Monthly Gross Subsidy Contract Rent Amount	Subsidy Units	Monthly Gross Subsidy Contract Rent Amount	Subsidy Units	Monthly Gross Subsidy Contract Rent Amount	Subsidy Units	# of Baths	Square Feet	Building Type



Application Workbook: Unit Mix - Subsidies

AHSC Coverage	Instructions	Project Overview	Applicants	Contact List	Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget
---------------	--------------	------------------	------------	--------------	----------------------	-------------	--------------------

Subsidy section now has a Gross Subsidy Contract Rent field

ABC Project Based Vouchers			
Gross Proposed Monthly Rent	¹ Monthly Utility Allowance	Monthly Gross Subsidy Contract Rent Amount	Subsidy Units
\$576	\$50	\$500	6
\$576	\$50	\$1,076	6

Incorrect →
Correct →

If RAD or other vouchers only provide a subsidized amount the rent PLUS the subsidy will need to be entered in the Unit Mix as the Gross Subsidy Contract Rent

Proposed Rents Net Subsidy Rent		
Net Subsidy Rent	N/A Net Subsidy Rent	N/A Net Subsidy Rent
-\$456	\$0	\$0
\$3,000	\$0	\$0

Incorrect →
Correct →



Application Workbook: STI / PGM Overview

Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	PGM Project Overview	PGM S&U Budget	Certifications	HCD Reserves Calculator
---------------------------	-----------	----------------------	----------------	----------------------	----------------	----------------	-------------------------

STI Project Overview

Sustainable Transportation Infrastructure (STI)

STI #1	Type of Project	Bike					
Project Name:	ABC Street Bike Path			Address:			
City:		Zip Code:		County:		Latitude:	
Work To Be Completed By:			Name:				

§103(f) STI experience - STI #1

Provide two completed projects to demonstrate previous experience comparable to STI #1

Past experience STI name:						Placed In Service (PIS) Date			
Project address:				City:		State:		Zip:	
Name of demonstrating experience									
Meets ten year requirement?	FALSE	PIS term		(years)					
Type of Project	Bike								



Application Workbook

STI / PGM S&U Budget Tab

Supportive Services Costs	Cash Flow	STI Project Overview	STI S&U Budget	PGM Project Overview	PGM S&U Budget	Certifications	HCD Reserves Calculator
---------------------------	-----------	----------------------	----------------	----------------------	----------------	----------------	-------------------------

Project Name and Funding Commitments feed from the STI / PGM Project Overview Tab to the STI / PGM S&U Budget Tab

§103.1(g)(4) STI Enforceable Funding Commitments

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC STI Grant	State-HCD		\$1,000,000					
Yes	4/3/25	City of XYZ IIG grant	Local		\$500,000					
<i>Total Committed Non-AHSC STI Funds</i>					\$500,000	\$1,500,000	<i>TOTAL STI Sources (must equal STI Budget Amount)</i>			

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App

If proposing multiple distinct STI Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will auto sum at the bottom. The sum will be used to determine the total STI funds requested and cost cap.

Cost Category	ALL FUNDING SOURCES				Total STI Costs	Comments
	AHSC STI Grant	City of XYZ IIG grant	0	0		
ABC Street Bike Path STI #1 Total Budgeted Project Costs	\$1,100,000	\$500,000	\$0	\$0	\$1,600,000	



Application Workbook: Supportive Services

Max Funds & Unit Mix	Dev Sources	AHD-HRI S&U Budget	Operating	Supportive Services Costs	Cash Flow	STI Project Overview
----------------------	-------------	--------------------	-----------	----------------------------------	-----------	----------------------

Population Type

Lead Service Provider

Supportive Services Narrative

Resident Services Narrative

AHSC does not regulate to these populations but costs are included in operating budget and must be within allowable requirements.

The units will be occupied by the following populations:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

Lead Service Provider: _____

Supportive Services Narrative (if applicable) Costs above claimed for HCD 2025 Administrative Notice No. 24-05(a)(1):

Resident Services Narrative Costs above claimed for HCD 2025 Administrative Notice No. 24-05(a)(2&3):



Application Workbook

Quantitative Policy Scoring

High-Cost Verification	Developer Fee	Quantitative Policy Scoring	Narrative-Based Policy Scoring	Local Enviro Verification	Certification & Legal
------------------------	---------------	-----------------------------	--------------------------------	---------------------------	-----------------------

New! QPS calculations automated for:

- Context Sensitive Bikeways
- Safe and Accessible Walkways
- New pedestrian facilities

Safe and Accessible Walkways - length (in feet) of continuous distance of accessible walkway					1500		
Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of Accessible Walkway (feet)	Total distance of New or Repaired walkways?	Number of new/reconstructed Pedestrian Ramps along walkway	Number of new/repainted crosswalks along walkway	
First Avenue	A Street	C Street	1500.00	500	2	1	

New pedestrian facilities - length (in linear feet) of new pedestrian facilities where none exist at the time of application submission.					1,201		
Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of New Facility (linear feet)	# of new/reconstructed Pedestrian Ramps along walkway	# of new/repainted crosswalks along walkway		
First Avenue	J Street	M Street	1201.25	4	1		



Application Workbook: Local Enviro Verification

High-Cost Verification	Developer Fee	Quantitative Policy Scoring	Narrative-Based Policy Scoring	Local Enviro Verification	Certification & Legal
------------------------	---------------	-----------------------------	--------------------------------	---------------------------	-----------------------

Local Approvals and Environmental Review Verification

To the Sponsor/Applicant: Submit this form to the agency or department of local government responsible for administration of the items listed. This form may be submitted to more than one agency or department if necessary. If an item is not required, include the reason why in box provided.

Project Sponsor/Applicant:	ABC Entity
Sponsor/Applicant Address:	123 ABC Street
Sponsor/Applicant City:	Sacramento
Project Name:	AHSC Round 9
Project Address/site:	1234 ABC Way
Project City:	Los Angeles
Project County:	Los Angeles
Assessor Parcel Numbers (APNs):	123-456-789; ; ; ; ;

Info Auto Populates

To the local jurisdiction: The Sponsor/Applicant named above has submitted an application to the State Department of Housing and Community Development (HCD) requesting funding for the Project named above, under the NOFA. Projects submitted for program funding are subject to a competitive rating process. Project readiness is a component of that process. Verification of items listed below will be used in evaluating applications.

Is this Project approved "by right"? 0

	Applicable for this Project	Final date of Public Comment Period	Approved Date
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are either finally approved or unnecessary:	CEQA		
	NEPA		

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances (include documentation, if applicable):

	Required for this Project?	Under Review?	Verified as Completed and date completed
All necessary, discretionary, and non-discretionary public land use approvals except building permits and other ministerial approvals are:			

Specify in the box below, items not required and explain why (include documentation, if applicable):

Manual Process:

- Print a hard copy of tab
- Circulate for completion and wet signature
- Upload with application

Electronic Process:

- PDF a copy of tab
- Circulate for completion
- Apply electronic signatures
- Upload with application

Dated:	<input type="text"/>
Statement Completed by (please print):	<input type="text"/>
Signature:	<input type="text"/>
Title:	<input type="text"/>
Agency or Department:	<input type="text"/>
Agency or Department Address:	<input type="text"/>
Agency or Department Phone:	<input type="text"/>



Application Workbook: Upload Checklist

Narrative-Based Policy Scoring	Local Enviro Verification	Certification & Legal	Applicant Documents	Upload Checklist	Application Support
--------------------------------	---------------------------	-----------------------	---------------------	-------------------------	---------------------

File descriptions are throughout the application

- Shaded red = threshold item not met

Uploaded to HCD?	No
------------------	----

- If “Yes” or “N/A”, the cell will remain canary yellow

Uploaded to HCD?	Yes
------------------	-----

Complete Upload Checklist to ensure appropriate documents are included. All documents should be correctly labeled with assigned file name and number

Full list of Uploads		
FILE NAME	FILE DESCRIPTION	
HCD Excel Application		
001. AHSC Application Workbook	AHSC Application Excel Workbook.	Included
Project Overview		
002. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010, Chapter 660, Statutes of 2019)	Included
003. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Included
004. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable
005. Tribal Land Use Approvals or Entitlements	Provide documentation for all land use approvals or entitlements required by tribal law.	
006. AB 1550 (BAT)	Applicable CARB Priority Population Benefit Assessment Tools (BAT)	
007. FBH Proposal	Proposal from Factory-Built Housing provider	
008. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with (PAM) in this application must be identified on the Project Area Map (PAM) . File must be submitted in a KML/KMZ format.	



Application Workbook: Application Support



Having Application Issues? We're here to help!

1. Navigate to Application Support Tab
2. Complete ALL applicable fields
3. Email the tab or Application workbook to:
 - AHSC@hcd.ca.gov
 - Include "App Support" on the Subject Line for efficient tracking

To

AHSC@hcd.ca.gov

Cc

Subject

App Support

Application Development Team (ADT) Support Form							V1 3/25/25			
Please complete the "yellow" cells in the form below and email along with a copy of the application workbook to: AHSC@hcd.ca.gov . A member of the Application Development Team will respond to your request.										
Full Name:			Bob			Date Requested:		4/13/25	Application Version Date:	3/25/25
Organization:		Bob the Builder Industries			Email:		DinubaRules		Contact Phone:	555-555-5555
Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion	Urgency	ADT Status	Status Date			
1	Quatitative Policy	Location Efficiency	AJ64	I don't know what I am doing...Help	Low					
2										
3										
4										
5										
6										
7										
8										
9										
10										



AHSC Round 10 **Application Portal**

Presented by: Sheila Anadon



HCD Application Portal

Navigate to the AHSC Round 10 Webpage

<https://www.hcd.ca.gov/funding/ahsc>

Click on Apply Now to Register for an Account

California Department of Housing and Community Development

Grants & Funding | Manufactured & Mobilehomes | Building Standards | Planning & Community Development | Policy & Research

Affordable Housing and Sustainable Communities (AHSC) Program

Home > Grants & Funding > Programs: State > Affordable Housing and Sustainable Communities (AHSC) Program

APPLICATION WINDOW
OPEN

PROGRAM APPLICATION PERIOD
March 4, 2026 - May 4, 2026 at 4:00PM (Portal open March 11 2026)

APPLY NOW

The AHSC Program funds projects that implement land-use, housing, transportation, and agricultural land preservation practices that reduce greenhouse gas (GHG) emissions.

Notice of Funding Availability

Round	Document Name	Link
Round 10	NOFA	Download
Round 10	Guidelines	Download
Round 10	NOFA Workshop Slides	Coming Soon
Round 10	Apply Now	Apply Now
Round 10	Application Workbook	Download

On This Page

- NOFA
- Program Overview
- Loan Closing & Fund Disbursement
- Reporting & Compliance
- Resources
- Webinars and Workshops
- Archive



HCD Application Portal

Register in the HCD Portal to submit your AHSC Round 10 Application Workbook and Documents

Click Register to Sign up

California Department of Housing and Community Development

Requests Register

Sign In To Access All HCD Services

Email Address

Password

Log in

Forgot Password? Create Account

California Department of Housing and Community Development

Register to participate in the HCD Services and Funding Programs to submit a customer service request, submit ADU documents, local ordinances, amendments, AB 362 reports, submit an interest proposal for a state-owned excess site, or apply for funding.

Once you have registered, an email will be sent to your email address to verify your account. If you do not receive the verification email, please check your Spam folder.

Sign Up

- * Indicates required fields

Email Address (This will be your username)

First Name

Last Name

Phone Number (Optional)

xxx-xxx-xxxx

* Password

* Confirm Password

I'm not a robot

I agree to the [Privacy Policy](#) and the [Customer Service Terms and Conditions](#)

Sign Up

Complete all fields and click Sign Up



HCD Application Portal

All application materials must be submitted electronically

Click:

- Multifamily Finance Super NOFA (MFSN)
- Permanent Local Housing Allocation (PLHA)
- Accessory Dwelling Unit (ADU)
- Affordable Housing and Sustainable Communities Program (AHSC)**

Then click:

Affordable Housing and Sustainable Communities (AHSC) Portal

New Request

The screenshot shows the user interface of the HCD Application Portal. At the top, there is a navigation bar with the California Department of Housing and Community Development logo, the user's name 'Lynn Jones', and options for 'Requests' and 'Saved Request'. Below the navigation bar is a large banner image of a bridge over water. Underneath the banner, the user's profile information is displayed: 'Lynn Jones', 'You have 0 open cases', and 'Member since 05/04/2022'. There are buttons for 'View All Cases' and 'View My Account'. The main content area is divided into two sections: 'Filter by Category' and 'Popular Items'. The 'Filter by Category' section lists various program categories, with 'Affordable Housing and Sustainable Communities Program (AHSC)' highlighted in a red box. The 'Popular Items' section displays a grid of six items, each with a 'New Request' button. A red line connects the 'New Request' button in the AHSC Portal box to the 'New Request' button in the AHSC item in the Popular Items grid.



Application Portal: Project Information

* All fields marked with a red asterisk are required fields.

Users are unable to proceed until ALL fields are complete.

The screenshot shows the 'Affordable Housing and Sustainable Communities (AHSC) Portal' application form. The header includes the California Department of Housing and Community Development logo, the text 'California Department of Housing and Community Development', and user information 'Lynn Jones'. The breadcrumb trail is 'Home > Consumer Service > Affordable Housing and Sustainable Communities Program (AHSC) >'. A search bar is present. The main heading is 'Affordable Housing and Sustainable Communities (AHSC) Portal'. A legend indicates that a red asterisk (*) denotes required fields. The form fields are: 'Project Area Type' (dropdown menu with 'Select Please' selected), 'Project Name' (text input), 'Project Address' (text input with a clear button), 'Project City' (dropdown menu), 'Project County' (dropdown menu), and 'Project Zip Code' (text input). A 'Save & Continue' button is located to the right of the form. A blue arrow points downwards on the right side of the form.



Application Portal: Applicant Details

How many Applicants are applying?

Select up to 3 additional Applicants from the Co-Applicant Details drop-down menu

Applicant Details

* Primary Applicant Name
Bob the Builder

* Primary Applicant Type
Developer

* Applicant Contact Name

* Applicant Contact Email Address

* Applicant Contact Phone
Ex: 555-555-5555

Co - Applicant Details
Number of Co-Applicants

3

--Select Please--

1

2

3

Save & Continue



Application Portal: Funds Request

Total Funds Request

Request amounts for each component will default to "0" if not filled in, PLEASE be sure to add the final request amount from the application workbook, before Final Submission of Application.

Housing (AHD) - \$

0.00

Housing (HRI) - \$

0.00

* Transportation (STI) - \$

Programs (PGM) - \$

0.00

Total Request - \$

0.00

Be sure to come back and update all figures before final submission

Click Save & Continue when done

Save & Continue



Application Portal: Attachments

* = Required

0 = Total Number of attachments

Upload Application Workbook here

The screenshot shows the 'Attachments' tab of the AHSC Portal. At the top, it displays the project name '123 Bikini Bottom' and the request number 'AHSC0001259'. Below this, there are three tabs: 'Submission Details', 'Attachments', and 'Activity'. The 'Attachments' tab is active, showing three attachment categories: 'Application', 'Indian Tribe (if applicable)', and 'Primary Applicant'. Each category has a '0' icon indicating the number of attachments and a '*' icon indicating that the attachment is required. The 'Application' category has a 'Drop files here' area with a blue arrow pointing to it from the 'Upload Application Workbook here' callout. The 'Indian Tribe' and 'Primary Applicant' categories also have 'Drop files here' areas. At the top right of the attachment list, there are buttons for 'Record Time', 'Save', 'Cancel', and 'Close All'. A red box highlights the 'Save' button, with a callout box containing the word 'Save'.

Save



Application Portal: Missing Documents

California Department of Housing and Community Development

Requests Saved Request

Affordable Housing and Sustainable Communities (AHSC) Portal

Project Name: Main Street
Number: AHSC0001102
Submitted On: May 25, 2025
Requested By: AHSC User

Note: Request amounts for each component will default to "0" if not filled in, PLEASE be sure to add the final request amount from the application workbook, before Final Submission of Application.

Submission Details Attachments Activity

* = Required 1 = Total Number of attachments

Search...

* 1 Application	0 Indian Tribe (if applicable)	* 0 Primary Applicant
AHSC Application Workbook * ahsc-rd-9-application (1).xlsm (1.5 MB) 3m ago	Tribal Entity Waiver (If applicable) Indian Country Verification (if applicable) Fee or Trust Land Verification (if applicable) Tribal Land Use Approvals or Entitlements	App1 Cert & Legal Disclosure * App1 OrgDoc1, OrgDoc2, etc

If "Submit" is present, all required docs are uploaded

When "Submit" button is not visible, required documents are missing.



Primary Applicant docs have not been uploaded



Application Portal: Return to Application

Once an application has begun, a user may return to upload documents up to the application deadline as long as the application has not been submitted

The screenshot shows the user interface of the California Department of Housing and Community Development application portal. The top navigation bar includes the department logo, the name 'California Department of Housing and Community Development', and a 'Requests' dropdown menu. The 'Requests' dropdown is open, showing 'New Request' and 'HCD Requests' options. The 'HCD Requests' option is highlighted with a red box. Below the navigation bar, there is a breadcrumb trail 'Home > HCD Requests' and a search bar. The main content area displays a table of cases. The table has columns for 'Number', 'Project Name', 'Opened by', 'Status', and 'Updated'. A single row is visible with the case number 'AHSC0001259', project name '123 Bikini Bottom Project', opened by 'Lynn Jones', status 'Draft', and updated on '04/13/2025 05:12:47 PM'. The case number 'AHSC0001259' is highlighted with a red box. A red arrow points from the 'HCD Requests' menu item to the table, and another red arrow points from the case number to a blue callout box.

Number	Project Name	Opened by	Status	Updated
AHSC0001259	123 Bikini Bottom Project	Lynn Jones	Draft	04/13/2025 05:12:47 PM

Navigate to “Requests” and Select “HCD Requests” to see all Case Numbers opened by a user



Application Portal: Submission Details

To Submit the application:

- Select Activity tab
- Click “Submit” radial button

Post Submission Actions:

- An application number will be generated, e.g., AHSC0001102
- An email confirming application submission will automatically generate

California Department of Housing and Community Development

Requests Saved Request

Affordable Housing and Sustainable Communities (AHSC) Portal

Project Name: Main Street
Number: AHSC0001102
Submitted On: May 25, 2025
Requested By: AHSC User

Note: Request amounts for each component will default to “0” if not filled in, PLEASE be sure to add the final request amount from the application workbook, before Final Submission of Application.

Submission Details Attachments Activity

* = Required 1 = Total Number of attachments

Submit Save Cancel Close All

If “Cancel” is accidentally selected, click No to proceed

WARNING! Cancel Message

Are you sure you want to cancel your application? Once cancelled you will not be able to reopen or edit this Application.

No Yes



Application Submittal



All application and supporting documentation must be uploaded and submitted no later than **4:00 p.m. on Monday, May 4, 2026**



Users will receive auto-generated emails detailing:

- Application number & uploaded documents confirmation
- Application submission with *required documents
- A reminder that an application is pending submission



Application Submittal

Reminders & Best Practices

- Late applications will not be accepted
- Organization and compliance with program regulations and guidelines is a must
- Applications with substantial inconsistencies may result in disqualification
- Applications must meet eligibility requirements upon submission, except as noted in the Guidelines



Disclosure of Application

Use Discretion

- Sponsor is waiving any claim of confidentiality and consents to the disclosure of all submitted material upon request
- Information becomes a public record available for review by members of the public, if requested

Awards

Presented by: Sheila Anadon



Conditional Award Letter SPOC, and Boilerplates

Conditional Award Letters

- Timeline to receive Org docs & resolutions (60 Days)
- Identifies the Single Point of Contact
- No changes/negotiation to Ex A, B, and D

Boilerplates

- Posted on HCD AHSC webpage by app due date
- Milestones removed
- Project Specific conditions only





Ultimate Borrower and Payees

Ultimate Borrower

- UMR 8313.2 management duties
- Investor not required
- Created within 30 days of award

Payees

- Identify who will be payee for AHD, HRI, STI and PGM components
- If non-Applicant, MOU in place
- Documentation provided within 30 days of award





Standard Agreement

- All org docs received for all entities within 60 days of award
- Documentation must be legally sufficient
- Resolutions templates available
- SA execution is not dependent on Construction Close
- Ex E will be circulated for comment
- Non-Applicant payees will sign the grant Standard Agreement





DSFA / Loan Closing Branch

Presented by: Sumeet Saini



Loan Closing Roles and Responsibilities: Prior to Construction Closing Calls

- Prepare the closing checklist:
Review and approve all the “A” Items that are due before close of construction calls
- Construction Loan Closing Transaction Summary
- Prepare the disbursement Agreement
- Draft the affordability restrictions & Covenant to record at close of escrow

Section A. Construction Loan Closing Documents							
Item No.	Item Description	Document / Reference	UMR / Reg / Guidelines	Sponsor Date Sent	HCD Date Recd	Approved	Comment
Rehabilitation projects Only							
A.1	Property Condition Assessment (PCA), (pre construction)	Form 4098 Instructions for PCA is located on Fannie Mae website	8300(b)				
A.2	Replacement Reserve Study (RRS)						
A.3	Construction plans/specs and/or detailed scope of work.	Work write-up or Scope of Work with PCA recommendations.	MHP Guidelines Section 7316				
A.4	Asbestos assessment. (if mentioned in Phase I)	If site has existing buildings.					
A.5	Lead based paint report. (if mentioned in Phase I)	If buildings constructed before 1978.					
A.6	Phase II environmental site assessment.	If recommended by Phase I.					
Fiscal Documents							
A.7	Rental subsidy commitments/contracts	MHP Section 7301(a)					
A.8	Construction Closing Financial (CCF)						
A.9*	Vendor Payee Data Record - STD 204 form	Need STD 204 form for each contractor for Grant and Serra Funds					
Item No.	Item Description	Document / Reference	UMR / Reg / Guidelines	Sponsor Date Sent	HCD Date Recd	Approved	Comment
Lender/Escrow/Title Documents							
A.10	Current Fee Prelim Report & Leasehold Prelim Report (if applicable). Less than 90 days old	UMR Section 8203					
A.11	Senior Lender's construction loan documents - ALL executed, documents, exhibits and attachments.	Senior Lender's construction loan documents - ALL executed documents, exhibits and attachments.					

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM DISBURSEMENT AGREEMENT

This DISBURSEMENT AGREEMENT (the "Agreement") is dated for reference purposes only as of [DATE], 2026, and is made by and among the [NAME of Recipient and type of entity] (the "Recipient"), and the Department of Housing and Community Development, a public agency of the State of California (the "Department").

Recitals

A. Recipient has submitted an application (the "Application") to the Department for a grant under the Affordable Housing and Sustainable Communities Program ("Program") and in accordance with Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200) and the Affordable Housing and Sustainable Communities Program Guidelines, issued by the State of California, Strategic Growth Council (the "Council") and dated February 26, 2025, and as amended in the future, (the "Guidelines"), to finance, in part, one or more of the following eligible activities

- Housing-Related Infrastructure (HRI)
- Program Costs (PGM)
- Sustainable Transportation Infrastructure (STI)

as further described herein pursuant to the Standard Agreement Number [SA contract number], entered into by the Recipient and the Department dated [month & date], 202[] (the "Standard Agreement"). The Department has conditionally agreed to provide the grant to the Recipient in an aggregate total amount not to exceed [Grant Amount] AND 00/100 Dollars (\$.00) (the "Program Funds"). The Program Funds consist of [Dollar amount per grant type]. The Standard Agreement and all amendments, exhibits and attachments thereto, the Application, this Agreement and all amendments, exhibits and attachments thereto (the "Grant Documents"), and all the terms of the other Grant Documents are incorporated in full by reference to this Agreement.



Loan Closing Roles and Responsibilities: After Construction Commencement

- Initial & Final disbursement checklist items
- Process Draw Requests from Recipients
- Standard Agreement Amendments
- Review any Scope of work change Requests.
- Review milestone extension requests





Loan Closing Roles and Responsibilities: At Perm Conversion

- Loan Closing Team will assign AMC representatives once project starts up leasing
- Loan Closing will start collecting the “B” and “C” items on the closing checklist and prepare for the perm conversion
- Loan Closing Team will closely work with project manager on completing the transaction summary
- Loan Closing team will work with HCD legal team on drafting loan documents and collaborate with all interested parties on finalizing the HCD Loan documents.
- Loan Closing Team will initiate wire funds to escrow at perm conversion
- Loan Closing will transfer the project to AMC for monitoring for the next 55 years



AHSC **Resources**

Presented by Yogini Bhakta



Resources: Supplemental Materials

Navigate to the AHSC Round 10 Webpage

<https://www.hcd.ca.gov/grants-and-funding/programs-active/affordable-housing-and-sustainable-communities>

California Department of Housing and Community Development

Grants & Funding | Manufactured & Mobilehomes | Building Standards | Planning & Community Development | Policy & Research | About HCD

Affordable Housing and Sustainable Communities (AHSC) Program

Home > Grants & Funding > Programs: State > Affordable Housing and Sustainable Communities (AHSC) Program

APPLICATION WINDOW

OPEN

PROGRAM APPLICATION PERIOD
March 4, 2026 – May 4, 2026 at 4:00PM (Portal open March 11, 2026)

[APPLY NOW](#)

The AHSC Program funds projects that implement land-use, housing, transportation, and agricultural land preservation practices that reduce greenhouse gas (GHG) emissions.

Notice of Funding Availability

Round	Document Name	Link
Round 10	NOFA	Download
Round 10	Guidelines	Download
Round 10	NOFA Workshop Slides	Coming Soon
Round 10	Apply Now	Apply Now
Round 10	Application Workbook	Download

On This Page

- NOFA
- Program Overview
- Loan Closing & Fund Disbursement
- Reporting & Compliance
- Resources
- Webinars and Workshops
- Archive

Click on download from the Notice of Funding Grid to reveal the Round 10 Guidelines link

Notice of Funding Availability

Round	Document Name	Link
Round 10	NOFA	Download
Round 10	Guidelines	Download
Round 10	NOFA Workshop Slides	Coming Soon
Round 10	Apply Now	Apply Now
Round 10	Application Workbook	Download



Resources: Supplemental Materials

- HCD & SGC pages are linked
- Clicking on the Round 10 Guidelines link on the HCD webpage will redirect you to SGC's webpage

AHSC Guidelines

SGC staff will post the Affordable Housing and Sustainable Communities (AHSC) Round 10 materials as they become available. AHSC Program materials from prior rounds are available on the [previous guidelines page](#).

AHSC Round 10 Guidelines, Adopted 2/25/26	AHSC Round 10 Summary of Key Changes	AHSC Round 10 Climate Matrix
AHSC Round 10 Anti-Displacement Assessment	AHSC Round 10 SCS Consistency Confirmation Template	AHSC Round 10 GHG Affordable Housing Inputs Documentation
AHSC Round 10 GHG Shared Mobility Inputs Documentation	AHSC Round 10 GHG Solar PV Inputs Documentation	AHSC Round 10 GHG Transit Inputs Documentation
AHSC Round 10 Narrative Rubric	AHSC Round 10 Project Area Mapping Guide	AHSC Round 10 Narrative Prompts and Required Materials
AHSC Round 10 Narrative Community Engagement Tracker	AHSC Benefits Calculator Tool Video Tutorial	AHSC Project Area Mapping Video Tutorial
AHSC R10 Q&A Form	AHSC Benefits Calculator Tool	



Resources: HCD Program Policies

- **Administrative Notice No. 22-02** [Notice of Disencumbrance](#)
- **Administrative Notice No. 22-01** [Notice of Negative Points](#)
- **Administrative Notice No. 21-06** [Stacking Prohibition Repeal](#)
- **Administrative Notice No. 24-05** [supportive-services-costs-memo.pdf](#)
- **Administrative Notice No. 24-03** [developer-fee-memo.pdf](#)



Resources

- **2025 TCAC Regulations:**

<https://www.treasurer.ca.gov/ctcac/programreg/2025/regulations.pdf>

- **Methodology for Determining Rural Status:**

<https://www.treasurer.ca.gov/ctcac/2026/rural-status.pdf>

- **TCAC/HCD Opportunity Area Maps:**

<https://www.treasurer.ca.gov/ctcac/opportunity.asp>

- **California Government Code:**

<https://leginfo.legislature.ca.gov>

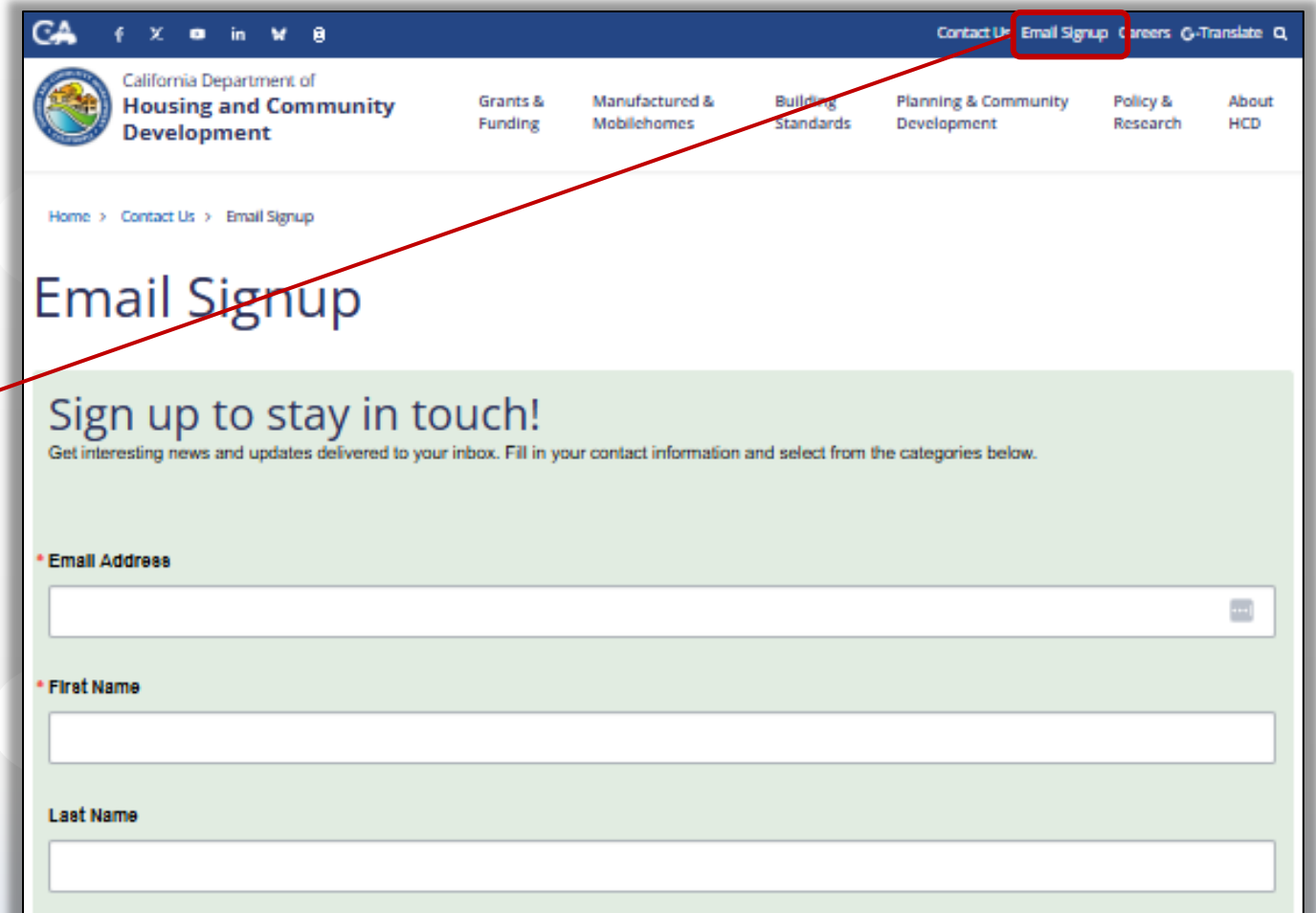


Resources: Email Sign-Up

Stay in Touch!

Navigate to: www.hcd.ca.gov

Sign up to receive important emails from HCD





Resources

Follow HCD on Social Media



Like us on Facebook: [/CaliforniaHCD](#)



Follow us on X (fka Twitter): [@California_HCD](#)



Follow us on LinkedIn: [/company/californiahcd](#)



Resources: Submit Questions

Have Questions? Submit a Q&A

[Round 10 AHSC QnA Form.xlsx](#)

California Strategic Growth Council

AHSC Round 10 Question and Answer Form

This form is for questions related to AHSC Round 10 Guidelines. Answers for all submitted questions for Round 10 can be viewed at: <https://bit.ly/4qNqFKV>.
Before submitting a question, please review the AHSC Round 10 Guidelines, which can be found at <https://sgc.ca.gov/grant-programs/ahsc/guidelines/>.
We aim to answer all submitted questions within four business days, but ask for patience as we work diligently to answer all questions in a timely manner.
This form will remain open until April 27, one week prior to the AHSC application deadline. Once the form is closed, questions/answers will still be accessible to view at: <https://bit.ly/4qNqFKV>.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1. Email address *

Enter your answer

Review previously submitted Questions

<https://bit.ly/3CXjC4e>

- Before submitting a new question, review previous responses
- Excel Q&A responses can be filtered by topic or questions
- Q&A spreadsheet will remain open until one week prior to apps due (end of April)



Resources: **Contact**



AHSC@hcd.ca.gov

AHSC@sgc.ca.gov

Thank you

On behalf of HCD, SGC, and CARB – Enjoy the rest of your day



California Department of
Housing and Community Development



CALIFORNIA STRATEGIC
GROWTH COUNCIL

