File	No.	191228

Committee Item No. \_\_\_\_\_7\_\_\_ Board Item No. \_\_\_\_\_7\_\_\_3\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date January 8, 2020

Board of Supervisors Meeting

Date \_\_\_\_\_ 14, 2020

## Cmte Board

	Motion
$\boxtimes$	Resolution
	Ordinance
ΠΓ	Legislative Digest
ΠĒ	Budget and Legislative Analyst Report
ПГ	Youth Commission Report
	Introduction Form
	Department/Agency Cover Letter and/or Report
É É	MOU
	Grant Information Form
Fi F	Grant Budget
Fi F	Subcontract Budget
Fi F	] Contract/Agreement
F	Form 126 – Ethics Commission
FI F	Award Letter
	Application
Ë F	Public Correspondence
hannad La	
OTHER	
	(Use back side if additional space is needed)
OTHER	(Use back side if additional space is needed)
OTHER	(Use back side if additional space is needed)
OTHER	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)
	(Use back side if additional space is needed)

FILE NO. 191288

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

### RESOLUTION NO.

[Apply for Grant - Sunnydale Block 3A Housing Partners, L.P. - Assumption of Liability - Department of Housing and Community Development Infill Infrastructure Program - Sunnydale Block 3A]

Resolution authorizing the Mayor's Office of Housing and Community Development on behalf of the City and County of San Francisco to execute a grant application, as defined herein, under the Department of Housing and Community Development Infill Infrastructure ("IIG") Program as a joint applicant with Sunnydale Block 3A Housing Partners, L.P., a California limited partnership, for the 100% affordable housing project identified as Sunnydale Block 3A in Sunnydale HOPE SF Development Agreement; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the IIG Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

WHEREAS, The State of California Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated October 30, 2019, under the Infill Infrastructure Program ("IIG Program") established under Division 31, Part 12.5 of the Health and Safety Code commencing with Section 53559; and

WHEREAS, The Department is authorized to approve funding allocations for the IIG Program, subject to the terms and conditions of the NOFA IIG Program Grant Guidelines adopted by the Department on October 30, 2019 ("Program Guidelines"), an application package released by the Department for the IIG Program ("Application Package"), and an IIG standard agreement with the State of California ("Standard Agreement"), the Department is authorized to administer the approved funding allocations of the IIG Program; and

Mayor Breed; Supervisor Walton BOARD OF SUPERVISORS

Page 1

WHEREAS, The IIG Program provides infrastructure grants for Capital Improvement Projects ("CIPs") in support of Qualifying Infill Projects or Qualifying Infill Areas to applicants identified through a competitive process for the development of projects that, per the Program Guidelines, support higher-density affordable and mixed-income housing and mixed-use infill developments; and

WHEREAS, The IIG Program requires that joint applicants for a project will be held jointly and severally liable for completion of such project; and

WHEREAS, Sunnydale Block 3A Housing Partners, L.P., a California limited partnership ("Developer"), has requested the City and County of San Francisco (the "City"), acting by and through the Mayor's Office of Housing and Community Development ("MOHCD"), to be a joint applicant for an 84 unit, 100% affordable housing project, with 15,000 square feet of ground floor commercial space (the "Project") identified as Sunnydale Block 3A ("Sunnydale Block 3A"); in Sunnydale HOPE SF Development Agreement (File Number 161164); and

WHEREAS, By Ordinance No. 20-17, the Board of Supervisors made findings under the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq.) and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, which Ordinance is on file with the Clerk of the Board of Supervisors in File No. 161309 and is incorporated herein by reference; and

WHEREAS, The City, acting by and through MOHCD, desires to apply for IIG Program funds and submit an Application Package as a joint applicant with the Developer; now, therefore, be it

RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the City, the authority to execute an application to the IIG Program as detailed in the NOFA dated October 30, 2019, in a total amount not to exceed \$6,5000,000 of which the entire

Mayor Breed; Supervisor Walton BOARD OF SUPERVISORS

Page 2

amount will be provided as a as a grant for Capital Infrastructure Improvements as defined the IIG Program Guidelines and sign the IIG Program documents; and, be it

FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City shall assume any joint and several liability for completion of the Project required by the terms of any grant awarded to the City and the Developer under the IIG Program; and, be it

FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the Application is successful, the City, through MOHCD, shall seek Board of Supervisors approval of the IIG Standard Agreement, with terms and conditions that IIG Program funds are to be used for allowable capital asset project expenditures to be identified in the Standard Agreement, that the Application Package in full is incorporated as part of the Standard Agreement, and that any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Acting Director of MOHCD (or his designee) to execute and deliver any documents in the name of the City that are necessary, appropriate or advisable to secure the IIG Program funds from the Department, and all amendments thereto, and complete the transactions contemplated herein and to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package; and, be it

FURTHER RESOLVED, That all actions authorized and directed by this Resolution and heretofore taken are ratified, approved and confirmed by this Board of Supervisors.

Mayor Breed; Supervisor Walton BOARD OF SUPERVISORS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Page 3

### **RECOMMENDED:**

1

2

2

21

2

2

2

Daniel Adams, Acting Director,

Mayor's Office of Housing and Community Development

Mayor Breed, Supervisor Walton BOARD OF SUPERVISORS

# Infill Infrastructure Grant Program of 2019

# 2019 Notice of Funding Availability

# Qualifying Infill Area and Qualifying Infill Project Supplemental Application



## State of California Governor Gavin Newsom

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

Douglas R. McCauley, Acting Director Department of Housing and Community Development

> 2020 West El Camino Avenue, Suite 150 Sacramento, CA 95833 Phone: (916) 263-2771 Email: infill@hcd.ca.gov

> > NOFA: October 30, 2019

Rev. 12/23/19

Page 1 of 25

IIG Coverpage

llG

Ŵł	en opening this file, a yellow	w banner at the top	may appear wit	Overview h a button that say	s "Enable Editing". It is es	sential that yo	ou click this b	ox so that the	12/23/19 macros are
	enabled. Enabling	macros ls necessa	ry for full works	heet functionality.	Macros do not work with M	Aicrosoft's Ex	cel version fo	r Apple Mac.	
	Orange shaded areas are d							ons and user	<u>manual.</u>
·····	ou applying for funds for a C	Sapital Improvemen	t Project (CIP) w	vithin a Qualifying					
- n 2017	ame: .	a del constante a successivelle		Contraction and the second	County QIP is located	1	Contraction of the second	ographic Reg	lion:[
22			CONTRACTOR OF P	roject of Area ini	ormation for	and galaxies			
					•				
	2								
	· · · · · · · · · · · · · · · · · · ·								
					'				
	•		•	· · ·					
•				•					
٩-	Provide the description of t	he Project Area inc	luding the desig	nated housing wi	hin the QIA.		·····		
·	•				,			• •	
		•		•					
								•	
		•							
<u>.</u>	include all info for all QIPs.	Eor all OIA	attachments o	loarly identify and	label the required QIP doe	umonte	All roquit	red QIP docs I	Ientificatol
Ť	QIP Name		Brief Descriptio		QIP Address	QIP City	QIP Zip	Census Tract	APN
t						1			[
			•	•			1		ŀ
	•								
+							<u> </u>		
		:					· .		
									[
1					······				
							] .		+
	• 1				· .				
t				· · ·					
					• • •				
+				• • •	· · · · · · · · · · · · · · · · · · ·	<u> </u>	·		
+	Name(s) of QIP(s) that (	IP will support	r		Related CIP Description	and Scope &	304		I
+	Hamolof of an (of marc	Sit this oupport			Tieldiod on Boourpilo	Tana Geope 3			
	•								. •
					· .	•			
+									
1		· · · · · · · · · · · · · · · · · · ·	<u> </u>					<u> </u>	
				•					
						i.			
		· · · ·		•	······································				<u> </u>
ſ				• ,				,	
	• •								
								•	
ł					<u>`</u>				
	· · · ·								
						•			
1	required QIP a scattered site	project?	If ves com	plete the section be	ow				
		<u></u>	Site Addres			•	Hom	eownership o	Rental
_	·····								
_									
	Total Land Area in Acres:			·····					
	Commercial Square Feet		energings opened and ensu	C Ellabla Manuel	ant 8302/IV	an an ann an Arana an Ar	1999)241741,074 5746.0	ANGER STATUS	and the state of the states
1	plicants certify the proposed	CIP(s) or portion ther	eof has not prev	iously received an	aur 30040) and and and and	r a previoue M	OFA	eroening di ABA	ntestikeettik T
۸.	cant #1	on (a) or portion mer	501, 11do 1101 PI BY	iousiy received all a		a previous N	<u>ыл.</u>	·	
	Name			······································	Applicant Typ	e			
pli	Traine 1						Cialal		
pli ity dre	ess		T		City		State	Zip	~~
pli ity dre	ess Rep .		Title	A	thorized Rep. Email	<u>.</u>		Phone	
pli ity dre th	ess		Title	At		· · ·	Contact   State	Phone	

Applicant #2		· · · · · · · · · · · · · · · · · · ·		······································		
Entity Name				Applicant Type		
Address			City		. State	Zip
Auth Rep		Title	Authorized Re	ep. Email		Phone
Contact		- Title	Contact E	imail .	Contac	t Phone
Address	· ·		City	· · · · · · · · · · · · · · · · · · ·	State	Zip
And the second se		Certifica	tions & Legal Disclo	osure and a line water and		
Certifications & Le	gal Disclosures are required for a	I Applicants, except where a	joint applicant is a gove	ernmental entity. Governmer	tal entities are n	ot required to submit
	gal Disclosure with the application					
	signed Certification is required	for each Applicant.	A copy of the required Ce	rtification & Legal Disclosure ca	n be downloaded	
FAAST File:	App1 Cert & Legal	Certification & Legal Disclos				File Uploaded?
FAAST File:	App2 Cert & Legal	Certification & Legal Disclos	ure			File Uploaded?
			Resolution			
A resolution is requ	uired of each Joint Applicant - bo	h private and public entities.	A sample resolution ter	mplate is available on IIG we	bsite,	· _ · _ · _ · _ · _ · _ · _ · _ · _ · _
The resolution tem	plate is intended to be a sample.	Applicants may use their owr	) format as long as it co	ntains ALL of the authorizati	ons contained in	the template.
<ul> <li>The person attest</li> </ul>	ting to the signing of the resolutio	n cannot be the same person	authorized to execute	the documents in the name o	of the applicant.	
	authorized signatory is identified	n the resolution, specifically s	tate whether both signa	atories are required (i.e. x an	d y) or only one	signatory (i.e. x or y) is required
	cute the IIG Program documents.					
	is being signed by a designee of		applicant must also sub	mit a designee letter or othe	r proof of signing	authority.
-	riginals must be submitted at a	pplication due date.		·		
FAAST File:	App1 Rëso	Resolution (wet signature re			Copy submitte	
FAAST File:	App2 Reso	Resolution (wet signature re			<ul> <li>Copy submitte</li> </ul>	ed File Uploaded?
		and the second	nizational Documen	an entrance of the second strategy and the second strategy		
	ments are required for all Applica	nts, except where a joint app	icant is a governmental	l entity. Governmental entitie	es are not require	d to submit organizational
documents with the						
	onal Documents supporting the R				·	
FAAST File:	App1 OrgChart	Organizational Chart	• .			Files Uploaded?
FAAST File:	App2 OrgChart	Organizational Chart		·		Files Uploaded?
FAAST File:	App1 Org1, App1 Org2, etc.	Organizational Documents				Files Uploaded?
FAAST File;	App2 Org1, App2 Org2, etc.	Organizational Documents				Files Uploaded?
他自己的问题。			Signature Block	的故事和自己的法律的问题	inenderstensenher Verstensenher	
All Applicants must	t submit a Signature Block in a M	crosoft Word Document that	will be used in Departm	nent legal documents such a	s a Standard Agi	eement.
FAAST File:	App1 Signature	Signature Block (Upload in M	Aicrosoft Word Docume	enit)		File Uploaded?
FAAST File:	App2 Signature	Signature Block (Upload in N	Alcrosoft Word Docume	ent) .		·File Uploaded?
		ayee Data Record STD-2	04 or Taxpayer Iden	tification Number (TIN)	entre state	
Any Applicant or pa	arty that receives HCD funding m	ust submit a Payee Data Rec	ord or Taxpayer Identif	ication Number (TIN) form.	The TIN must be	submitted by all governmental
entities. All others	must submit the STD-204 Payee	Data Record. A wet signatur	e original must be subr	nitted to HCD. Forms availal	ole on IIG websit	
FAAST File:	App1 Payee Data or TIN	Payee Data Record STD-20	4 or Taxpayer Identifica	ation Number (TIN)		File Uploaded?
FAAST File:	App2 Payee Data or TIN	Payee Data Record STD-20	4 or Taxpayer Identifica	ation Number (TIN)		File Uploaded?

2526

llG

	Project Narrative	
1. Summarize the scope of work for the CIP(s). Descr environmental mitigation and remediation, replaceme	ribe the distinct infrastructure improvements ent transit, residential parking and/or transit.	relating to utilities, surface improvements, landscape and amenities, etc.:
	P-1-1-3 0	· · · · · · · · · · · · · · · · · · ·
		· · ·
	•.	
· · ·		
2. Describe all on-site supportive services that will be	e provided at the required QIP:	
• •		
	· · ·	
· · ·		· ·
3. Explain any specific development issues (relocatic	, any representate biotextical tenagraphic ato	a let the grouted OID and/or CID/a)
S. Explain any specific development issues (relocatio	m, environmental, mstorical, topography, etc	Jacus roguiled dir and/or or (5).
•		
4. Explain any required demolition at the required QI	P:	
		•
· .		· · · · · · · · · · · · · · · · · · ·
5. Identify the developer(s) for the required QIP. Desc	cribe developer(s) experience with affordable	housing:
	· · · ·	
	· · · · · · · · · · · · · · · · · · ·	
<ol> <li>Have any of the QIPs previously received a Fundin Contract Number, award date and award amount. Inc.</li> </ol>	g Award from the IIG program or any other H licate whether other HCD funding application	ICD program? If yes, describe the funding sources. Indicate the HC ns will be submitted for the Project.
	• .	
	•	
	•	
· · · · · · · · · · · · · · · · · · ·		
· · · · · · · · · · · · · · · · · · ·		
	· · · · ·	
	· · · ·	х <b>с</b>

Page 4 of 25

. Narrative

	•						Maxi	Grant .	Amount	and Unit N	/lix				· .	
		433,923		(NCNF)	5.78 N	CARANT		Maxim	um Grant	Amount	<b>1967 (* 1</b> 968)					
equi	ired QIP Units; Ba		\$	0					1				•	Maxii	num ·	
	r QIP Units Base G uding required QII		\$	.0,		Base Limit	\$0	Housin	g Units per	Acre (Nel Density)		t Density ment Factor	1	CIP G		\$0
Ne.						interesting	10060000	requ	utred QIP	Units				L Harijanaj	Fill Market	Signations
• # (	- F	A	of				Total		Total ·	Total	Total Restricted	Total Restricted		Special	Supportive	Senio
# G	ms Unit Type		dian ome	Tot Uni		otal Rental Units	Horneow Units		Restricted Units	Unrestricted Units	Affordable Rental Units	Affordable HO Unils ~	Units	Needs Units	Housing Units	Units
		+						<u> </u>		. 0 0						+
		1								0 .						
					·					0		ļ				
										0.						
	· · · · · · · · · · · · · · · · · · ·									0						
										0			·		÷	+
	· .	1	•	1						. 0						
							<u> </u>			0.0	L					
		+								0		· · ·				<u> </u>
		· ·					·			. 0					· ·	
		+					<u> </u>			0						
		-								0.			•			1
				_			•			0, 0						
		-					<u> </u>			· 0 ,	·	<u> </u>				
		<u> </u>		0	·	0	0		0	0	0.	0	0	0	0	Ó
eų.			THE CAR		NGD7		nt Amou r of Units	nt (ger	rerated by	required Q	P Units)	Basic Grant	1 lmit v l lr	lite		
	Income Level		ints IO(b) C	)-Bdrm	1-Bdrm		3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrr		I-Bdrm	Total
heid	200%+FMR or > Call Unrestricted	IFA	4	0 · 1	0	0.	0	_ 0 0	0	\$0 \$0	\$0 . \$0	\$0 \$0	\$0 \$0	·	\$0 \$0	\$0 \$0
ĕ İ	<= Moderate Income	· · 0	.00	0	0	0 0	0	0	0	\$0	\$0 \$0.	\$0	\$0		\$0	\$0
ner	<= Lower Income		.ọo	0	0	0	0	0	0	\$0	\$0	\$0	\$0		\$0 ·	\$0
	Total Owner 200%+FMR or > Cal		.00	0	0	0.	0	0	0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0. \$0	\$0 \$Ò
_ t	Unrestricted			0	·0	0	0	0	0	\$0	\$0	\$0	\$0		\$0	\$0
in l	<= 60% AMI to >50%		.00	0	0	0	0	0	0	\$0 · \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0
-	<= 40% AMI to >30%		.00	0	0	0	D	0	0	\$D	· \$0	\$0	\$0		\$0	\$0
1	<= 30% AMI		,00	0	0	0	0	0	0 · 0 .	\$Ó	\$0	\$0	\$0		\$0	\$0 \$0
	Total Rental Total Rental & Own		.00	0	· <u>o</u> ·	0	0	0	0.	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	
		<b>NALAT</b>	(TASE)		N SEAL	QIP	Units (ex	cluding	g the requ		its above)					
#(		A Me	of rea dian	Tot		otal Rental	Total Homeow	ner I	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units			Supportive Housing Units	Senio
	rms Unit Type	. Inc		Uni	<u> </u>	Units	Units			0		0(110)	Units	0/110	Libuoing ofill	- Orite
		+		÷						0		<u> </u>			<u> </u>	
					-+-					0	<u> </u>	<u> </u>				
													1		· · · ·	ļ
		<u> </u>								0		·			ſ	
		<u></u>							· .	0 0 0		· · ·				
		· · · · ·							·····	0 0 0		· · ·				<u> </u>
· · · ·									·	0		· · · · · · · · · · · · · · · · · · ·				
									· · · · · · · · · · · · · · · · · · ·						· · · · · · · · · · · · · · · · · · ·	
· · · · · · · · · · · · · · · · · · ·									······	0 0 0 0 0 0 0 0						
				· · · · · · · · · · · · · · · · · · ·									•			
										0 0 0 0 0 0 0 0 0 0 0 0 0						
· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·						0 0 0 0 0 0 0 0 0						
										0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						
										0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						

Page 5 of 25

Max Funds and Unit Mix

	<u>RASSING AND</u>		Points				of Units	,			_14=			rant Limit				
	Income	Level	§310(b)	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1	I-Bdrm	2-Bdrn	1 3	-Bdrm	4-Bdrr	n .	Total
jed	200%+FMR or	> CalHFA		0	0	0	0	0	0	\$0		\$0	\$D		\$0	\$0		\$0
ccupie	Unrestricted			0	0	0	. 0	0	0	\$0		\$0	\$0	· · ·	\$0	\$0		\$0
ő	<= Moderate Ir	ncome	0,00	0	0	0	0	Ο.	0	\$0		\$0	\$0		\$0	\$0		\$0
ner	<= Lower Incor	me	0.00	0	0	0	0	0	0	\$0		\$0	\$0	· ·	\$0	\$0		\$0
§.	Total Owner		0,00	0	0	Ο.	0	0	0	\$0		\$0	\$0		\$0	\$0		\$0
	200%+FMR or	> CalHFA		0	0	0	0	0	Ð	\$0		\$0	\$0		\$0	\$0		\$0
	Unrestricted			0	Û	0	0.	0	. 0	\$0		\$0	\$0		\$0	\$0		\$0
Unit	<= 60% AMI to	>50% AMI	0.00	0 1	0	0	0	0	0	\$0		\$0	\$0		\$0	\$0	· _	\$0
Rental I	<= 50% AMI to	>40% AMI	0,00	0	0.	0	0	0	0	\$0		\$0	\$0	•	\$0	\$0		\$0
E C	<= 40% AMI to	>30% AM1	0.00	0	0	0	0	0	0	\$0		\$0	\$0		\$0	\$0		\$0
~	<= 30% AMI		0.0D	-0	D	0	0	0	0	\$0		\$0	\$0	·  ·	\$0 ·	\$D		\$0
	Total Rental		0.00	0	0	0	0	0	0	\$0		\$0	\$0		\$0 ·	\$0		\$0
	Total Rental &	~	0.00	0	0	.0	0	D	0	\$0		\$0	<b>\$</b> 0		\$0	\$0		\$0
	9(b)(1) QIP A															· .		0.00
	his Project in P webpage a			efined by	H&S Co	01033 oh	0.04 4	H	· I. · · · · · · · · · · · · · · · · · ·									
		ind include	documer				9.21. App	nicant mu	st use the	TCAC M	ethod for	determin	ing rural s	status. Re	ference	iocument	on the	·
	roject is in a F			ntation of r	ural statu	s. used to a	demonstr	ate that th	e project	area is ru	-	determin	ing rural s	status. Re	ference			
	oject is in a F AST File:	Rural Area,		ntation of r ethodolog	ural statu	s. used to a	demonstr		e project	area is ru	-	determin	ing rural s	status. Re	ference		on the	
A/	AST File: % AMI	Rural Area,	which me	ntation of r ethodolog	ural statu y is being	s. used to a	demonstr ethod for	ate that th	e project ng rural s	area is ru	ral?.	determin		25	5%	File U 20% an		Total
A/	AST File: % AMI % Of	Rural Area, Rur Points	which me al Status % Points	tation of r ethodolog 50 Points	ural statu y is being % Points	s. used to o TCAC M 45 Points	demonstr ethod for % Points	ate that th determini 40 Points	e project ng rural s % Points	area is ru tatus 35' Points	ral? % Points		% Points	25 Points		File U	oloaded? d below Points	Total Points
A/	AST File: % AMI % Of	Rural Area, Rur Points	which me al Status % Points	tation of r ethodolog 50 Points	ural statu y is being % Points	s. used to o TCAC M 45 Points	demonstr ethod for % Points	ate that th determini 40 Points	e project ng rural s % Points	area is ru tatus 35' Points	ral? % Points	30 Points	% Points	25 Points	% Points	File U <sub>l</sub> 20% an Points	oloaded? d below Points	
A/	AST File: % AMI % of Units 50%	Rural Area, Rur Points Available	which me al Status % Points	tation of r ethodolog 50 Points Available	ural statu y is being % Points	s. Used to o TCAC M 45 Points Available	demonstr ethod for % Points	ate that th determini 40 Points Available	e project ng rural s % Points	area is ru tatus, 35 Points Available	ral? % Points	30 Points Available	% Points	25 Points Available	% Points	File U 20% an Points Available	oloaded? d below Points	Points
-A/	AST File: % AMI % of Units 50% 45% 40%	Rural Area, Rur Points Available 5,00	which me al Status % Points	tation of r ethodolog 50 Points Available 12:50	ural statu y is being % Points	s. Used to o TCAC M 45 Points Available 18.75	demonstr ethod for % Points	ate that the determining 40 Points Available 17.50	e project ng rural s % Points	area is ru tatus. 	ral? % Points	30 Points Available · 25.00	% Points	25 Points Available 25,00	% Points	File Ug 20% an Points Available 25,00	oloaded? d below Points	Points
A/	AST File: % AMI % of Units 50% 45% 40%	Rural Area, Rur Points Available 5:00	which me al Status % Points	tation of r ethodolog Points Available 12:50	ural statu y is being % Points	s. TCAC M 45 Points Available 18.75 16.90	demonstr ethod for % Points	ate that the determining 40 Points Available 17.50 17.50	e project ng rural s % Points	area is ru tatus. Points Available 18.75 18.75 18.75 18.75	ral? % Points	30 Points Available 25,00 25,00	% Points	25 Points Available 25,00 25,00	% Points	File U 20% and Points Available 25.00 25.00 25.00 25.00	oloaded? d below Points	Points 0.00 0.00
A/	AST File: % AMI % of Units NIO \$50% 45% 40% 45% 40% 35% 30%	Rural Area,           Rur           Rur           Points           Available           5,00           5,00           5,00           5,00           4,40           3,75	which me al Status % Points	tation of r ethodolog Points Available 12:50 11.25 10.00	ural statu y is being % Points	s. TCAC M 45 Points Available 18.75 16.90 15.00	demonstr ethod for % Points	ate that the determining 40 Points Available 17.50 17.50 17.50	e project ng rural s % Points	area is ru tatus, Points Available 18.75 18.75 18.75	ral? % Points	30 Points Available - 25.00 25.00 25.00	% Points	25 Points Available 25,00 25,00 25,00	% Points	File Up 20% and Points Available 25,00 25,00 25,00	oloaded? d below Points	Points 0.00 0.00 0.00
A/	AST File: % AMI % of Units 50% 45% 45% 40%	Rural Area, Rur 55 Points Available 5,00 5,00 5,00 4,40	which me al Status % Points	tation of r ethodolog Points Available 12:50 11.25 10.00 8.75	ural statu y is being % Points	s. used to o TCAC M 45 Points Available 18.75 16.90 15.00 13.15	demonstr ethod for % Points	ate that the determining 40 Points Available 17.50 17.	e project ng rural s % Points	area is ru tatus. Points Available 18.75 18.75 18.75 18.75	ral? % Points	30 Points Available 25.00 25.00 25.00 25.00	% Points	25 Points Available 25.00 25.00 25.00 25.00 25.00	% Points	File U 20% and Points Available 25.00 25.00 25.00 25.00	oloaded? d below Points	Points 0.00 0.00 0.00 0.00
at right	AST File: % AMI % of Units 100 45% 45% 40% 35% 30%	Rural Area, Rur           Rur           Points           Available           5,00           5,00           5,00           5,00           3,75           3,75	which me al Status % Points	tation of r ethodolog Points Available 12:50 11:25 10:00 8:75 7:50	ural statu y is being % Points	s. used to o TCAC M 45 Points Available 18.75 16.90 15.00 13.15 11.25	demonstr ethod for % Points	ate that the determining 40 Points Available 17.50 17.50 17.50 17.50 17.50 17.50 15.00	e project ng rural s % Points	area is ru tatus. Points Available 18.75 18.75 18.75 18.75 18.75 18.75	ral? % Points	30 Points Available 25.00 25.00 25.00 25.00 25.00 22.50	% Points	25 Points Available 25,00 25,00 25,00 25,00 25,00	% Points	File U 20% an Points Available 25.00 25.00 25.00 25.00 25.00 25.00 25.00 20.00	oloaded? d below Points	Points 0.00 0.00 0.00 0.00 0.00
Ked cells at right	AST File: % AMI % Ori Units 50% 45% 40% 40% 40% 40% 40% 40% 40% 40	Rural Area, Rur           Rur           Points           Available           5,00           5,00           5,00           5,00           3,75           3,75	which me al Status % Points	50 Points Available 11.25 10.00 8.75 7.50 6.25	ural statu y is being % Points	IS. Used to o TCAC M 45 Points Available 18.75 16.90 15.00 13.15 11.25 9.40	demonstr ethod for % Points	ate that the determini Available 17.50 17.50 17.50 17.50 15.00 12.50	e project ng rural s % Points	area is ru tatus. Points Available 18.75 18.75 18.75 18.75 18.75 18.75 15.65	ral? % Points	30 Points Available 25.00 25.00 25.00 25.00 22.50 18.75	% Points	25 Points Available 25.00 25.00 25.00 25.00 25.00 25.00 21.90	% Points	File Up 20% and Points Available 25.00 25.00 25.00 25.00 25.00 25.00	oloaded? d below Points	Points 0.00 0.00 0.00 0.00 0.00 0.00

.

Page 6 of 25

Max Funds and Unit Mix

.

				•	• •						
L					hreshold						
他的短期的影响			Eligi				NYIYI		UNIVERSE SA	國際國家國務	的時間是
	ntegral part of, or necess										
FAAST File:	CIP Integral to QIP		nt narrative and docum							ploaded?	
	osed Project include a Q aj land use approval; hav									jointly	
considered for loca	ai land use approval; na	ve common, amila	ted of contractually-rela	ated owners	nip and tinan	cing structures	)7 (QIA M	usinave	a QIP)		
(c)(1) Is located in	n an Urbanized Area?		•								
FAAST File:	Urban Area	Provide	documentation of loca	tion in an ur	ban area.				File L	ploaded?	·
1	a locality that has an ad					ion's current ho	ousing ele	ment con	npliance status is o		nu
	580) Ch. 3 Div. 1 of Title			• • • •						ICD's websi	
	locality that at time of a				progress repo	orts (required b	y Gov, Co	de §6540			
	le not less than 15% of t						otal AUs	0	· Total		No.
	idential Units   Total Q			Ownership			QIP AUs	0	Total QIP		
	es. Units Total non-Ql		0   Total non-QIP C	Ownership A	Us 0	Total non-	-QIP AUs	- 0	Total non-QIP	Units 0	
	sidential Net Density (dw developed within a Rura			to the deal			(unplant)	in month in	availa to be devia	longd	
	im, Rural Area Determin		nde 800 jaars i t <u>irteier</u>	<u>10 118 00cu</u>					parcels to be deve sity of 10 units per		0
	minimum net density for		eloned per locality (see	Annendix 1		Housing Units	norl		is the density equ		ter
click here):			1000 per 1000.10 1000	TIPPOITAN I		Acre (Net Der		.0		ed §303(c)(	
Total Site Area in	n Square Feet	0	NOT qualified site deducti		ements,	the second s	om Densil	y Calcula	tion: 0	<u> </u>	
Less Qualified	Site Deductions* In squa	are feet	selbacks, privale drives/w common areas and facilitie			1 Bedroo	om Densil	y Calcula	tion: 0		
Public Streets		· .	facilities exclusive to a dev				om Densit				
Public Sidewalk			related miligation space re	equired.			om Densit				
Public Open Sp			If contains commerce			and the second sec	om Densit	-			0
Public Drainage			Square ft. of largest	residential u	init:	Commerc					•
	Acres (43,560 square	0.00	0.7 # of bedroom	s in largest u	unit:	adjusted no	et density	as a perc	centage of required		D%
feet per acre)	area designated for mi:	ved upp or reald-	1 1	- <u>T</u>	<u>l</u>	J		•	density §309(c)(2	4	
	the following plans? If y		na ueveropment	1.					•		
	Rélevant Dévèlopment		, label and attach a cop	by of the rele	evant plan shi	owing area dev	ignation	•	File I	Jploaded?	
	licant identify a mechan							sure that			at
	nsity equaling or exceedi										
§310(c), and deter	mining the max grant ar	nount pursuant to	§305? This mechanish	n must be a	cceptable to I	HCD and in eff	ect and le	gally enfo	orceable prior to th	e	
disbursement of P	rogram funds.										
			a minimum density or								•
FAAST File:	Net Density Verification		by a California State-I		fessional suci	h as an engine	er, survey	or or land	iscape   File l	Jploaded?	
			t confirming the Net De		014 ( 0						· · · · · ·
	licant <u>designate the pro</u> ax Program grant amou							tends to i	utilize for the purpo	ose or	
	oplication demonstrate the							d rante a	designated for th		F
	ax Program grant amou									o paipoor o	·
	certifies construction sha									in the NOFA	<u>_</u>
	entified in a disposition a										
	e AUs executed on or b	and the second									
FAAST File:	Construction exception		able, label and attach				cal appro	val cond	tion, File l	Jploaded?	
<b>NEWSTONE</b>			Elic	jible Cost						國際設備國	<u>URS HER</u>
	equired replacement tran							paces co	sts less than \$50,0	000 per spac	ce?
	sidential per unit parking	l spaces as requir	ed by local land-use		Spaces exce	eed one space		Are co	sts less than \$50,0	000 per spac	ce?
entitlement approv		ulaa-1	If yes, impact fees		2004 50/ a6 th	per unit?			anartha Fartal the	annelation	
ordinance?	r the CIP are required by	local .	If yes, impact tees		ceed 2% of it	ie total Piograf	ngrancar			P and local	
	<u>.</u>	t									<u> </u>
										• •	
					,			•			
We certify the CIP	funded costs do not inc	lude any of the fo	lowing ineligible costs:								· ·
	ices and structures exce				·	•			. •• ·		1
	e acquisition for housing		uctural improvements.								
	using or mixed use struc elated to ineligible costs.		•								
	for local inclusionary pro										
Second Part and and a			Application Thr	Dehold Pa	quiromonte	8308	asystem	Antonia (	Cossie and the state	AND STREET	NAN MARKAN
Walls Westing	hat construction of the C	IP has not comm	tendents there are strated as the set		A sector of an even of the other			NEW COLUMN	oneren muniteeten		hittifikusi
	he CIP is infeasible with						ted by Cli	Drogram	n funde?	•	
	ant or Developer have S									Control	
definition §302(cc		ine oonen en die	on tropoet n juoj en		, · ·			·,	, 1010 M (200 OKC -		
Form of Site Cont		1				1	Most rece	nt docum	ent execution date		· · ·
(a)(4) We certify a	Il proposed uses of Prog	gram funds must h	e eligible pursuant to §	304?					•		
	unds awarded pursuant									•	
	ncluding the Universal A	pplication sufficie	ntly complete to assess	feasibility c	of application	and its complia	ance with	Program	requirements?		
Describe any spec	cial circumstances:			· · ·							
1			•								
1										•	
FAAST File:	CIP Site Control	Attach	appropriate documenta	tion to dom:	nstrate the f	orm of Site Co.	tiol india	ated abo		Jploaded?	
	QIP Site Control				- and the life life			acc appl	. I Files l	Ploaueur	
§7260-7277)?											
•			········								• .
Po:	•				c			,	albility or -1 71	rook al-l	
llG'	· .		Pa	ge 7 of 2	D			. Ell	gibility and Th	resnola	

2530

Eligibility and Threshold

If Yes, provide a narrative discussion on the		
number of impacted households and provided		
relocation assistance including what actions	•	•
have or will be taken to comply with State		
Relocation Assistance Law? If No, provide		
FAAST File: QIP Relocation Plan Applicants must provide a Relocation Plan or documentation s	Upporting no relocation.	File Uploaded?
Market Study		CONTRACTOR OF STREET, STREET, SALAR
Does Market study demonstrate QIP is financially feasible? - Must submit a market study that meets the requirement	nts specified in TCAC Reas §10322	2(h)(10)
FAAST File: Market Study Applicants must provide a completed market study prepared w		File Uploaded?
Tax Credits (TC)	· Ali mana dalamina Manazariana (dalamina dalamina)	
Select appropriate entry for each item:		
Type (Select One); Federal; Proposed Equity Investor Contribution (\$);	Anticipated TC Factor:	App. Rate:
State: Proposed Equity Investor Contribution (\$):	Anticipated TC Factor.	App. Rate:
Timeframe for Applying for 4% TC Proposed Month: Proposed Year:	, interpade for function	[ • (PP: (toto)]
Timeframe for Applying for 9% TC Proposed Round: Proposed Year:	• • • •	
If already awarded: Date TCAC Reservation Award:	. •	
FAAST File: Tax Credit Reservation If this project has already received a tax credit reservation, atta	ch documentation.	File Uploaded?
What covenants or regulatory agreements are already on tille?		
What covenants or regulatory agreements are anticipated?	· · · · · · · · · · · · · · · · · · ·	
Note: Some of the following milestones may have already been achieved. For previously met milestones, please e	enter the month and year completed	. For those milestones not yet
completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not appli	cable to the specific Capital Project,	please indicate "NA" below.
Provide the actual or anticipated completion date for the following performance milestones for the CIP. If a milesto	ne is not applicable, please enter "N	I/A".
Required QIP Milestones		
		Milestone Date
Executed binding agreement between Applicant and developer of the proposed QIP detailing the terms and conditi	ons of the development.	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or perm	itting authority.	
Commencement of construction.		
Construction complete and the filing of the Notice of Completion:		
Program funds fully disbursed.		
CIP Milestones	的现在分词的现在分词	
		Milestone Date
Executed binding agreement between Applicant and developer of the proposed CIP detailing the terms and condition	ons of the development.	
Obtaining all necessary and discretionary public land use approvals.		
Obtaining all enforceable funding commitments for all CIP construction period financing.		
Submission of Final Construction Drawings and Specifications to the appropriate local building department or perm	itting authority.	
Commencement of construction.		
Construction complete and the filing of the Notice of Completion.		
Program funds fully disbursed.		

Page 8 of 25

Eligibility and Threshold

	1	网络达尔普尔内科		of funding con	ener inversionerse	iii a chuir a c	Prandia	ICIPs Co	nstruction F	eriod Source	es of Fund	SWOMMER	的神话是命	in string had a	T. HATOLOGI	n Statistics	machile of	ana an
	Ĩ	Committed by	Rental vs	1	Source Nam		Source	Local	Llen	Residential	Commercial	T	Interest	Required	Loan Term			
	1	Due Date?	Owner				Type	\$310(a)(5)	No.	Amount	Amount	1 I CLAI AMBUIL	Rate	Payment	(months)	Amount	Desc	ription
	÷	Yes			IIG CIP Grar	t	State-HCD	Na						· · · · · · · · · · · · · · · · · · ·				
Image: Section of the sectio																		
Image: Provide and			}	}					+	<u> </u>	<u> </u>				<u> </u>	<u>}</u>	<u><u></u></u>	
Image: Section of the sectio				+		······	+			1							<del> </del>	
					·						· · · ·			<u> </u>			+	
Image: Section of the sectio				T							•				•			
Image: Second														·				
									<u> </u>		· · · · · · · · · · · · · · · · · · ·							
Image: Section of the sectio							+		<u> </u>			30	<u> </u>	<u> </u>			+	
Image: Note of the second se	-†			<u> </u>		· · · · · · · · · · · · · · · · · · ·		·	f	1	·						f	
Image: Process of the second of the				<u> </u>				,		· .								
New         Image: Control of the second							ŀ			•								
No.         Application of the second of			·	L										ļ		L	L	
Yes         Control Cost (delt align)         Dots         Dots <thdots< th=""> <thdots< th="">         Dots<td></td><td></td><td></td><td><u> </u></td><td></td><td></td><td><u> </u></td><td><u>├</u></td><td>+</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></thdots<></thdots<>				<u> </u>			<u> </u>	<u>├</u>	+									
Via         Determining         Determinin <thdetermining< th=""> <thdete< td=""><td></td><td></td><td></td><td><u> </u></td><td></td><td></td><td></td><td> </td><td>ł</td><td></td><td> </td><td></td><td></td><td>·</td><td>}</td><td> </td><td><u> </u></td><td></td></thdete<></thdetermining<>				<u> </u>					ł					·	}		<u> </u>	
No.         Encomposed         Sole         For Ansatz         Sole	+		·	1	Delerre	Costs (detail at right)		<u> </u>		\$0						·		
Image: state in the second s		Yes			Equity Investor					· ·		50						·····
Cover tils         So         Prode Dover finde sommåd         SO over tils sommåd           1         1         Chall Chall Chall Construction         So over tils sommåd         So over tils som åde som åde         So over tils som åde som åde         So over tils som åde som åd			\$0						TOTALS	\$0	\$0	50				\$0		
Image: state of the field of the decompted of the d									-									
		<owner td="" units<=""><td></td><td></td><td></td><td></td><td></td><td></td><td><u> </u></td><td>·····</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></owner>							<u> </u>	·····								
Constrainty Againstic Againsta Againsta Againstic Againstic Againstic Againstic Againstic Aga	-									n như (nhì nhĩ)	aniad Calls	State Charles	- Comment	and a first set from set the	A characterization of the same			and descent and a
Application       Owner       QP 95, 4 or 5       Bit of 95, 4 or 5       Type       Type<			n 2020 (1997) (1997) 	2,984,84795,84957. T			1			The second s		ces, printund	1					
Doc Unit         Difference         Difference <thdifference< th="">         Difference         Difference</thdifference<>		Application		QIP #2, 3, 4 or 5				Support				Total Amount		Required				
Image: Second	-	Due Dale?	UWINEL		. (05180 21 01061 01 016	(prionity)	1996	§310(2)(5)		Anoun	Amount			Faymen		Amount'	Desc	ripilon
Image: Second and the print of the						<u> </u>			ļ						·			
Image: Second		~~~~		<u> </u>					·	1		40 50			L			
Image: Second	-																	
com         sol         sol <td></td> <td>·····</td>																		·····
Image: Sector Processor         Solid Construction         So					•							\$0						
Committed by Application Data result         Solution Topolation (construction)         Solution Topolation (construction)         Solution (construction)         Solution (construction)         Solution (constructi	_							•										
Image: Second and Sec				ļ					L									
Image: State Hold         State HOD         State HOD         State HOD         No.         Result of the sound of the						· · · · · · · · · · · · · · · · · · ·			Į							L		
Image: Source Name         Source Name <td></td> <td></td> <td></td> <td></td> <td></td> <td>·</td> <td></td> <td>ļ</td> <td><u> </u></td> <td></td> <td></td> <td></td> <td></td> <td>·</td> <td></td> <td></td> <td></td> <td></td>						·		ļ	<u> </u>					·				
Image: Second	+				·····						·····			·				·····
Image: state in the semillation of the semillatine of the semillation of the semillation of the semillat							· ·											
Image: Solution of the second secon				·								\$0						
Committed By Parts         Retrict for the order of lang platting)         Source Type         Source Type         Source Type         Source Type         Residential Source Type         Residentia						•			[	ļ								
Image: Control and Stress of the second stress of									÷		· · · · · · · · · · · · · · · · · · ·						L	
Yes         Equily investor         Sol		i							<u> </u>	·								
Yes         Calification         So	+						l			ļ				·				
Image: constraint of the priority of th			······································		Delatio	1 Costs (detail at right)				\$0				· · · ·			h	
Committee by Application       Source Name (listed in order or like priority)       Source Type       Local sole       Local sole <td></td> <td>Yes</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		Yes										\$0						
Committad by Applicator         Rental vs (listed in order of line priority)         Source Name (listed in order of line priority)         Source Type Support         Lien Support         Residential Amount         Commercial Amount         Isterest Rate         Repayment Torms         Amontation Residential Debt Service         Required Residential Amount         Residential Amount           Yes         IIG OIP Grant         StateHCD         NG         StateHCD         NG         StateHCD         State			the second s	Low water and the second second	and the second se	······											A CONTRACTOR OF THE OWNER OWNER OF THE OWNER OWNE	
Application         Interview         Source Name         Source Name         Source Name         Commercial         Total Amount         Total Amount <thtdot amount<="" th=""> <thtdot amount<="" th=""></thtdot></thtdot>	4		的制度的问题	(ARTHRONY ARTH		went faits and the		id all CIPs	Permanen	t Sources o	fiFunds <sup></sup> 资源					的統領意識的	A STATEMENT AND A STATEMENT	STATES AND
Due back         Owner         (listed in order of lise priority)         Source type         Source type         Source type         Source type         Parled (trs.)         Parled (trs.)         Perled (trs.)         Debt Service         Due back			Rental vs	· -	Source Name	Source Tune		Lien	Residential	Commercial	Total Amount	Interes	Rate	Repaym	nt Terms	Amortization		
Yes         IIG CIP Grant         Stat+HCD         No         S0         S0 <td></td> <td>Due Date?</td> <td>Owner</td> <td>(listed</td> <td>in order of lien priority)</td> <td></td> <td></td> <td>No.</td> <td>Amount</td> <td>Amount</td> <td></td> <td></td> <td>Rate</td> <td>Туре</td> <td>Due in (yrs)</td> <td>Period (yrs.)</td> <td></td> <td></td>		Due Date?	Owner	(listed	in order of lien priority)			No.	Amount	Amount			Rate	Туре	Due in (yrs)	Period (yrs.)		
Image: second	-	Yes			IIG CIP Grant	Stale-HCD	No										· · · · · · · · · · · · · · · · · · ·	
S0     S0     S0	+						}		t		- 50	ļ	ļ			L	J	
Sol         Sol <td></td> <td>}</td> <td></td> <td></td> <td></td> <td>I</td> <td></td>													}				I	
Sol         Sol <td></td> <td></td> <td>•</td> <td></td> <td>· · · · · · · · · · · · · · · · · · ·</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0</td> <td></td> <td></td> <td></td> <td></td> <td>·</td> <td></td> <td></td>			•		· · · · · · · · · · · · · · · · · · ·						\$0					·		
Image: Section of the sector milited         0.00%         4% Rental kinds commilited         50         1	1					-			Ĺ				ļ					
Image: second	+						}		<u>├</u>									·
Yes         Egulty Investor         TOTALS         50         TOTALS         50         S0         S	1				,						. \$0							
Yes         Egully Investor         50	1					_	•				\$0							
Image: Constraint of the second sec	+			·							\$0						<u> </u>	
Yes         Equily Investor         S0         S0         S0           Yes         Equily Investor         \$0	+										50						<b> </b>	·
Yes         Equity Investor         30	-								[		50							<u> </u>
TOTALS         \$0         S0         TOTALS         \$0         S0						ls			[									
<rental td="" units<="">     50     <total committed<="" lunds="" rental="" td="">     0.00%     &lt;% Rental lunds committed</total></rental>		Yes		Equity investor					ļ				·					
Comments: Include a description of unusual or extraordinary circumstances: that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable.	-	(Depted Links	<b>F</b> 0	Total Reals how	committed 0.000	Cle Ranta tione	ommitted	IOTALS	\$0	50	50	L			•	TOTALS	50	50
ant Comments: Include a description of unusual or extraordinary officiants that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable.	_1*	Cowner units	30 \$0	<total funds<="" owner="" td=""><td>committed 0.00%</td><td>&lt;% Owner funds o</td><td>ommitted</td><td></td><td>ł</td><td>· ·</td><td></td><td></td><td></td><td>•</td><td></td><td></td><td></td><td>·</td></total>	committed 0.00%	<% Owner funds o	ommitted		ł	· ·				•				·

Dev Sources

2532

liG

										· .		•								
Γ					OIP F	Pesidentia	and all C	P Perman	ent Sourc	es of Fund	le			·				C	mmercial Sol	Ilmas
	7	1	Τ	T		T	and an G	l cintan	Elit Oburo	La orr une	1.	T	······			1	T		ininerciar Gor	T
USES OF FUNDS	litt CIP Grant	o -	D	G	0	D	•	• -	٥	° .	. 0	D	ο.	۰.	Deferred Goels	Equity investor	Total Residential Sources/Costs	Tolai Gommetalai Sources/Costs	Source Name:	Source Name:
Qualitying Infill Project (QIP)	· · · · · ·			·		·····			· ·						,1					·
LAND COST/ACQUISITION		- and the state of	ner ang sa	ng Stander ( G	i nasangapasa	attenninger de	and a constant of the party	1. 23 - 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Separate The set	2007 Torr 1000 100	anthe Section of Section	an gallegaren	৬লাজনি, এল	yestistet Uda	Constant Strategy	Carl Barris	38(2002)-50 50	2017 (August (	Section groups	nat new direct
Demolilation	1		+	+		1	<u> </u>	ļ	<u> </u>						<u> </u>	· [	\$0			<u> </u>
Lega		L		L		[			·			1					\$0			
Land Lease Reni Propayment Total Land Cost or Value		s	s s		5 \$0	St		sc	50	St.	50	50	50	50	sr	SD SD	\$0	50		J
Existing Improvoments Cast or Volue		*	*	·				*		······			30			30	50	\$0	\$0	
Off-Site Improvements																·	50	50		
Total Acquisition Cost Total Land Cost / Acquisition Cost		\$	\$										50	\$0		50 50			50	
Predsvelopment Interest/Holding Cost																	• \$0			
Assumed, Accruat interest on Existing Dabi (Rehabi/Acq)	ł	1		í						· ·						1	. 50	, SD		
Excoss Purchase Price Over Apprelab						<u> </u>											50	SD		
Total Relocation Expenses NEW CONSTRUCTION		1. Carlo con al 19	Street are at	The Marine .	a strategica i sur sur s	1. Section and the section of the se	that is a state of	Sections.	A GAT IN WARSTON	Red and The and	27 Province	Websterman	(Incres the second	tearette Stran	and the Party of	Were St Were W.	\$0 2010-0-0-0-50-5		Separate in the	and Martines I
Sile Work																	50	50		
Genoral Requirements								<u> </u>				<u> </u>			[	<u> </u>	\$D \$0			
Contractor Overhead																	\$0	50		
Contractor Profit Prevailing Wages	ļ								·	<u> </u>	·						50 50			
Goneral Libbility Insurance			1	<u> </u>													\$0	\$0		
Urban Greening			<u> </u>														50 50			
Other New Construction: (Specify) Other New Construction: (Specify)			<u> </u>	+					~								50			
Other New Construction: (Specify)			L			ļ				· · · · · · · · · · · · · · · · · · ·		L					\$0			
Total New Construction Costs ARCHITECTURAL FEES		5			0 \$0		\$0									so charter and a surger			50 20-11-12-02-02-02-02-02-02-02-02-02-02-02-02-02	
Design		100 1000				1.1.71.01.0											20	\$0		
Supervision Total Architectural Costs		51		ss	p ·	+	50	\$0	50	50	\$0	50	\$0	\$0	50	50	\$0 \$0			
Total Survey & Engineering	ri	1	<u>.</u>									1					\$0	. 20		
CONSTRUCTION INTEREST & FEES		Rente Standart a	3422 Jan - 1822	the derig	<u></u>	11.726.97.7%	and a second	712 10 2 10 10 10	a	marine a family	1100 min 183	post office of	Arter and the	attana en	·····	14. 112. 44. 19.		AV. 44.04 50	effeten and see	enter a s
Origination Fee				1		<u>}</u>											\$0			
Credil Enhuncement/Application Fee				ļ								ļ				· .	50 50			
Bond Premium Cost of Issuance							<u> </u>										50			
Title & Recording					·												50			
Taxes		· · · · · · · · · · · · · · · · · · ·		<u> </u>				·				<u>}</u>					\$0 \$0			<u> </u>
Employment Reporting				i	1												50	\$0		
Citor Construction Inj. & Feas: (Specify) Other Construction Inj. & Feas: (Specify)		<u> </u>	<u> </u>													·····	50	\$0 \$0		······
Other Construction Ini. & Foas: (Specify)				1	1					· · · · · ·							. \$0	\$0		· · · · · · · · · · · · · · · · · · ·
Other Construction Int. & Foss: (Specify) Total Construction Interest & Foes		SI	· .	5	50	50		50			50	02	50	50	50	50	50			
PERMANENT FINANCING CONSt. Analysis					50 1/14/00/2012/01/2012		50 V-C										Notes and State		وي. وير منها مرود دو در از از ا	1
Loan Originalian Foo												· · · · · · · · · · · · · · · · · · ·					50			
Credii Ennancemeni/Application Foe Titlo & Recording		<u> </u>		h	+	<u> </u>		<u> </u>							·		50 50			
Taxos						· · ·			·								\$0			
Other Porm, Phancing Costs: (Specily)		ļ			1	·								· · · · · · · · · · · · · · · · · · ·			\$0 \$0			<u> </u>
Other Perm. Financing Cosia: (Specify)				1	1	· .											50	\$0		
Other Perm, Financing Costs: (Specily) Diher Perm, Financing Costs: (Specily)							· · · ·										50 50	\$0		
Total Permanent Pinancing Costs		50	\$1	5	0 50	50	\$0	. \$0	. \$0	. \$0	50	\$0	50	50	\$0	\$0		50	\$0	5
Subtotels Forward	1	50																		
LEGAL FEES		<u> Angeleniaettes</u>	1999 Store (1997)	10	a na ana ang ang ang ang ang ang ang ang	1	- 9420 to 2576 to 2	AND THE REAL PLACE	an an an an an an Araba an Ar Araba an Araba an Arab	21100000000	ers officers fight	an manager	NUMBER BERGEN	angete dataon ang tang t	2593	1020201109324004	0.000003000000000000000000000000000000	- ////////////////////////////////////	na septements	
Other Altorney Casis: (Specify)		·			1												\$0	\$0		
Other Allerney Costs: (Specify) Other Allerney Costs: (Specify)	i			1	+	<u> </u>		L									50 \$0			1
Total Attorney Costs		St	50	50	1	to	· •	50	**			\$0		<0			50		50	

2533

llG

		·			QIP F	tesidential	and all C	P. Perman	ent Sourc	es of Fund	is	· · · · · · · · · · · · · · · · · · ·		·	·			C	mmercial Sol	urces
uses of funds	liG CIP Grant	ß	o	ō	. D.	۵.		0	C	. <b>S</b> .	O	D		٥	Delerred Costs	Equity investor	Totaj Residentiaj Sources/Costs	Total Commercial Sources/Costa	Source Name:	Source Na
SERVES (Second Strate of a Strategy of Str	the states of the s	exchanation.	Serie and	differ and the second	34.8.9.1.1.F#1436	der ungestatigene	y our el est obtablist	1	<u>Allegertz</u>	1945 mars at	Villianny of	3.8. A. 1986 Fills	server mengality	1100 - FEENT	Torestown + 10	e <u>trevender</u> ete			Steway 180	CV/40
Operating Reserve							· · · · · · · · · · · · · · · · · · ·									+	50			+
Replozement Reserve Transition Reserve										+							50			
Ront Reserve		·						1	÷,			ł				<u>  · </u>	30 50			
Other Reserve Cestst (Specify)			·									1.					-50			<u> </u>
Clifer Reserve Costs: (Specify)							f	1			· · · · · · · · · · · · · · · · · · ·						50			
Other Reserve Costs: (Specify)							1	1	1	1				·····			50			
Total Reserve Costs		\$0	\$1				50	SC SC	50	50 50	51	\$0	50	\$0	30	30 50	30	50	\$0	1
NTINGENCY COSTS Constant	Sec. La Maria	54	contra a state a	Chains in 198	Set in the second	Sec. 25 Summer V.F.	Second Sugarst.	they error and and	and the second second	12015-00.00	160/3102215.000	and the state of the second	Sec. Splangerde	Star of Star	Section - 10	and the state	w	and the March	ellar av un appele	1
Construction Hard Cost Contingency			ļ	1										•			\$0			
Soli Cost Conlingency		·	1		1	1		1							l		\$0			1
Total Contingency Costs		\$0											\$0							
HER PROJECT COSTS STARS STARS	and the second	the other speed	S. Part Stand	Section 16	No altrede	and a second second second	All States and States and	and a second second	<u>eigaveern</u>	-tracking the	See. Person	incore pretty see	17 - 17 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Part Card Solo Ma	1	1 12/04/1001 10/21			ALLONG A	Same
TCAC App/Allocation/Monitoring Fees					·		····-	·									50			
Environmental Audit						ļ											\$0			<u> </u>
Local Development Impact Fees							···		<u> </u>	+			ļ				\$0 \$0			l
Parmil Processing Foos Capital Foos			Į		l		·	·	+					·			50			ł
Capital Pons Markaling											<u> </u>				h		\$0 \$0			<u> </u>
Furnishings			ļ				<u> </u>		+						·					
Markel Study				<u> </u>		<b>├──</b> ──														
Accounting/Reimbursable								+									\$0			
Accounting/Reinfogradia Appraisal Casisi		·								·		ł					50			
Other Costs (Spacify)				· · · · · · · · · · · · · · · · · · ·	<u> </u>				+								\$0			<u> </u>
Diher Costst (Specify)																1	50			
Ciher Cosis: (Specify)										1						-	50			
Other Costs: (Specily)					1				1								\$0			1.
Other Costs: (Specify)								1							· · ·		\$0			
Other Costs: (Spacify)								1							1		\$0	\$0		
<ul> <li>Totel Other Costs</li> </ul>		\$0	\$0	50	\$0	\$0	\$0			50	\$0	\$0	SD		\$0	\$0	\$0	\$0	\$0	
SUBTOTAL PROJECT COST		\$0																		
ELOPER COSTS	200 Mary and	Callen and	Charles of the	مترديدين ورياد والمترو	ere in and	للبيلة والمنحر إبريه مرا	· Torran and the	ner er Er tredal	المرد ومردعا والمتحاولات	See States and	isternerth Tijk	here divertingers :	Store and Statist	Robert 19 1	Star Barto Bar	national Street St			terretera en 17	1994 - 1. A.
Ooreloper Overhead/Prolit				1	1		·	L									\$0			Į
Consultant/Processing Agent				ļ				ļ		ļ					)		. \$0			
Project Administration										L				·			\$0			
Broker Fees Paid to a Related Party			·	<u>  · · </u>													\$0			·
Construction Oversight by Developer					ļ					1							\$0			<u> </u>
Other Developer Cosis: (Specify)				57						·		50			50		50			
Total Developer Costs TOTAL PROJECT COST	\$0 \$0																			
pital Improvement Project(s) (CIP)	201	50	<u>ا ا</u>	20	30	50		<u> </u>	il	1 20	¥	50	30		30	1 <u> </u>	50	50		I
acquisition of CIP including pacomenis	·····			·····	·····				T		······			·	r	·····		ſ		
Nghi of ways				1					•							1	\$0		-	
eri .										· · ·							\$0			
al Sile Acquisition (not parking)	\$D	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	50	\$0	, \$0	\$0	\$0	\$0	\$0			
ning and Grubbing																	\$0			
nalillan		,											· · ·		•		\$0		•	
nolion																	\$0			
ling		-								ļ			•				\$P			
ilabilization (Limo, alc.)				ļ			·		<u> </u>			·				Į	\$0			
en/Word Control					·	·						·					50			
toring									<u> </u>	·						<u> </u>	SD			
<u>, , , , , , , , , , , , , , , , , , , </u>									<u> </u>							<u> </u>	\$0			
Sile Preparation Costs : 26/200	\$0	50		50	50	\$0	\$0	\$0	Śū	50	\$0	50	50		50	50	\$0			
ary Sever		50	30	30		20	\$0 \$0	30	30	30		20	20	\$0	50	50	\$D \$0			
ary sewer																<u> </u> [	\$0			
Polabla Water						·		·	·····	<u> </u>		ļ					\$0			
m Orain					l					+						<u>├, <sup>₽</sup></u>	50			
ntion Basin/Culveris					1	<u> </u>		Į	+							+	50			
Trench					·			<u> </u>	<u> </u>							h			-	
		•			1			1	1	I		Luna di la constante di la const					20			
				1													50			

liG

Page 11 of 25

Dev Budget

				·····	QIP F	Residentia	and all C	P Perman	ent Sourc	es of Fund	ls			· · · ·				C	ommercial Sou	Jrces
Uses of Funds	(IG CIP Grant	0	0	D	D	o -	o	D	<b>D</b> .	0	o	a	o	o	Deferred Costs	Equily investor	Total Residential Sources/Costs	Total Commercial Sources/Costa	Source Name:	Source Name:
Appropria Baco				1													\$0			
Asphali Payemeni				· · ·					ļ					l			\$0			
Curb, Gutler, Sidewalk Sireel Lights	ļ			+		<u> </u>		·					·				\$0			
Striping/Signago/Banicades		+	+	+				<u> </u>		1							\$0 \$0			
Trofflo Miligalion														1		·	\$0		•	
Other			·		L				L				· · · ·				\$0			
Tolal Surface Improvements Costs	\$	0 \$1	0 <u>\$</u> 1	0 50	50	\$0	50	50	\$0	50	. \$	\$	sc sc	50	\$0	50	50			
Inigation Constale Work					-}							ļ					\$0 . \$0			
Landscaping		+	+					1		†		+					50			
Urban Greening		1		L													\$0			
Playground Facilities and Tol Lots												L					\$0			•
Walking/Bike Palh				J	+	ł		j		·	J	J	ļ	ļ	J		\$0			
Drinking Fountains Siructures		+	•	·	+	<u> </u>		· · ·				+	1	+	·		\$0 \$0			
Lighling				1	+	t						t	1				\$0			
Open Space			· ·						[								\$0			
Olher:		1	1					ļ				J	1	ļ			\$0			
Total Parks-Landscope and Amenilles	\$0	50	51	\$0	\$0	\$0	\$0	\$0	\$0	50	50	50	\$0	\$0	\$0	\$0	\$0			
Endangered Species		<u> </u>		+		<u> </u>			<u>├</u>					·			. \$0 \$0			•
Tree Million		+	1	1 ~		t							+			······································	. \$0		•	
Environmental Remedicilien					1	· · ·				1							\$0			
Other:					1											-	\$0			
Total Env. Mitigation/firmediation	50	\$0 \$0	\$	2 <u></u> \$0	50	\$0	\$0	50	\$0	\$0	\$1	\$0	\$0	50	\$0	\$0			•	
Replacement Parking Grading		· · · · ·							· · · · · ·								\$0 \$0			
Foundation Work		÷		+										· · · · · · · · · · · · · · · · · · ·			\$0			
Sile Work										1							\$D			
Olher:																	. 50			•
Olher: Tofal Replacement Parking Costs (2019)	50	50	50	50	30	02	\$D	\$0	50	\$0	50	\$0	\$0	J			02			
Residential Parking Sinuclures			******			**			***					\$0		50	\$0 \$0			
Grading		1															\$0			
Foundation Work					· ·												50		•	
Silo Walk		·			· · · ·	L	· · ·										\$0			
Other:			.j	<u></u>	. <u>]</u>			ļ	ļ	J	ļ	ļ	J	·			\$0			
Tolal Residential Parking Costs	\$0	50	\$0	\$0	\$0	02	50	50	\$0	\$0	\$0	\$0	\$0	50	\$0	\$0			•	
Access Plazas		1	1			<u> </u>				1							50			
	{ •			-													1 50	· .		
Bus Shellers Trancil Shellers	ļ																\$D			
Pedestrian Facilities		· fuenienne	ļ	<u> </u>	J				ļ				]				\$0 50			
Bicyclo Facilities		<u> </u>		<u> </u>			·										50			. •
Othert			·	1													\$0			
Total Transit Costs and Article Providence	\$0	\$0	50	\$0	50	50	\$0	\$0	\$0	50	\$0	50	\$0	\$0	50	\$0		•		
Drainage Parks & Recreation				<u> </u>	<u> </u>			ļ					Į				\$D \$0			
Sirecis/Signals .		1	<u> </u>	ļ							i						50			· .
Traffic Foos		1		t					1								\$0			
Wasle Water		1											[				\$0			
Water Facility													· · ·				\$0			
Othor: Othor:			·				· · · ·	<u> </u>				<u> </u>					50	•		
Total Impact Fees's State State State	\$0	50	50	\$0	\$0	30	50	50	\$0	\$0	so	50	\$0	50	02	50	\$0 \$0			•
Engineering		1		1	1							**			*		50			
Dasign			· .														\$0	•		
Cihert		ļ															50			
Other: Tolal Soft Costa processory providence	\$0	· \$0	\$0	.50	\$0	50	. 50	\$0	\$0		50		50	\$0	\$0		\$0			
Other:	\$0	50	50	-50	50	50	50	50	\$0	\$0	\$0	\$0	50	\$0	\$0 J	\$0	\$0 \$0			
Other:																	50			
Total Other Accel Corte	\$0		\$0	50	\$0		\$0									\$0	50			
CIP TOTAL PROJECT COSTS	107-01-150 <b>30</b>	4110005-585 \$0	17. 6 Vales 2011 \$0	SAUCE AREAS SO	500	V	10000000000000 <b>50</b>	500 P. TOTA 50	C. 199. 189 199 50 50	Restauranties 50	1 Filment Stars	1 11 11 11 11 11 SO	1-1 have 10 050	2009 No. 19 19 50	NT . 160 St. 185	50	411 1 19775 (m. \$D			
DIP TOTAL PROJECT COSTS	365795793 <b>\$0</b>		SD	10000000000000000	(72-) <b> </b>	10742210-1020750	Kara	2010/2017 S-10150	\$0	8.64.500pr220\$0	skatelsenen tas <b>\$0</b>	(M. 1997) 1995 50	ALC 1020-1077-30	200 State So		G10.1.1.5.50	10001072-0230		,	Dev Budgei
	1 50	1.4.4.50	angigineana ciy <b>so</b>	12075011128010	STARTER STORT \$0	12 10 10 10 10 10 10 10 10 10 10 10 10 10	<b>\$0</b>	1.4 1.4 10.6 15 58	50 State 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	2303503035557 \$0	出来的 建筑的 第50	103-103-002 SO	NA 20126382-)\$0	ST. SCATCHES	10 19 19 19 19 19 19 19 19 19 19 19 19 19	5227-632922H_\$9	(1077) 0 Cramps 50			រចរ ភពកកិត្ត

r	•		Varification	of Environmental	Review & Land Use	Entitlomon		·	······································	12/23/19
FAAST File:	Auth to Use G	Trant Elinda	Eor NEP		of the HUD 7015.16 "Ai			ds" or clarify the	File Upload	<u> </u>
			current s	atus of the issuance of		·			·	
FAAST File:	Environmenta				ental clearances or Notic				File Uploa	
					mment responsible for a completed form per lo					
					uired, include the reasc				iot a local gove	annong saban
Applicant		•						-,		
Entity Name Address	·	<del></del>			City	Applicant Type		State	Zip	·
	ct Name		Brief Descrip	tion	Address	City	Zip	County	Census	APNs
			Dilei Dooonp						· Tracts	
		•						}		
AID AID	· · ]				•					
iireo										
Required										
R.			•							
TO THE LOCAL	JURISDICTION	OR NEPA	RESPONSIBLE	ENTITY: The Applic	ant named above will su	J Jbmit an applica	tion to the	State of Californ	) ia, Department	of Housing
and Community I	Development, red	questing fur			r the Infill Infrastructure					
Please answer th Environmental F		tions;		· · · · · · · · · · · · · · · · · · ·				•		
Is this QIP approv			······	• • •				•		
			egardless of the a	inswer to the precedin	g question.					
	ental Clearance lecessary to be	INOT R	equired for this	Has a Negative Declaration been	Final Date of Public	Date(s) EIR (		Date Appeal Pe		any appeals
	iction are:	9.11	Project	issued?	Comment Period	Determinati		Ends	be	en filed?
· C						<u> </u>				
	EPA* explain why any	Items are r	not required and	nclude documentation	l if applicable:		!		· .	,
									······································	· · ·
	• •	•.			•					
	•						1			
							·			
Signature Block				ect to the best of my	mowladao			· · ·		
Date:	Internation on					- <del></del>		· ·		·····
Printed name of		form:		nature of party compl					·	
Title of party corr form:	pleting	•.	·.		· Agency ar	name:				
Agency/Dept, Ad	dress .				City		Ţ.	, State	Zip	
				owing local approvals)	, 			plication has been		· · · · · · · · · · · · · · · · · · ·
All necessary ar approvals excer				Not Required for this				ed and deemed o		Date
approvals are:				Project	documents & zonin	g ordinances		processing.		Approved
General Plan Arr Site Plan Review							ļ			
Zoning Approval		· · · · · · · · · · · · · · · · · · ·	······					· · ·		
Conditional Use	Permits:		·	· · · · · · · · · · · · · · · · · · ·						
Density Bonus: Other Variances:		•								
Other Variances:										
Other Variances:				· · · · · · · · · · · · · · · · · · ·	·			· · · · · · · · · · · · · · · · · · ·		· · · ·
Other Variances Other Variances			<del></del>	· · · · · · · · · · · · · · · · · · ·				<u>-</u>	<u>·</u>	
		items are i	not required and	include documentation	ı, if applicable:		L		· · ·	·
		•		•						
			•	-						
{			•						1	
Signature Diget	for land llar 1	Infifioment	to		, 		<u>,</u>			
Signature Block				ect to the best of my	knowledge.	·				•
Date;				gnature of party compl		t				
Printed name of		form:				id/or Dept.				
Title of party con form:	Nonria				Agency ar	name:		•		
Agency/Dept. Ad				······	City	i		State	Zip	
<b>IHCD</b> requires a	n original, fully	completed	form with "wet	signatures". Faxes	or electronically transp	nitted versions	of this de	ocument will not	be accepted.	

Page 13 of 25

Env & Land Use Verification

		<u> </u>	Large J	urisdi	ction QIF	Scoring					
						ints in blue sh	naded cells)	. Total	QIP Self S	core	0.
						0 Points Max				pales.	
FAAST File:	E&L Use	Lan	vide signed copies of \ d Use Verification worl						File Uploa	aded?	
	I Review Status - 30									- <u>r</u>	T
	e have completion and and all applicable time							inder the CEQA a	nd if		
	e have issued of a pul							environmental ass	essment? -		1
15 points					·						
NEPA: Is F	ederal funding propos	ed that will trigge	er NEPA? Describe an	y specia	al circumstan	ices: If Yi	es, enter date of	"Authority to Use	Grant Funds'	·	
					•		• •				
						•					,
				: 1							
CEQA: Pr	oject approved "by- right"?	ls Pi	oject Categorically Exempt?	Negal	tive Declarat	ion Date:	Final EIR Date:	Describ below:	e special circu	umsta	nces
<u> </u>			Enompti	1							
		1.1			1						
		•									
			•								· .
(2) Land Use Ent	itlement Status - 30 p	oints max						· · · · · ·		•••	
	Il necessary discretion							a local land use a	authority (e.g.	,	Γ
	unity development dire										
	jible to receive all nece y approvals? <i>identify i</i>			ant to a l	Nondiscretio	nary Local Appro	val Process and	has submitted all	applications		
	sistent with all relevan			ordinanc	es & applica	ations for all nece	ssarv discretion	ary local land use	approvals.		1
excluding design (	review, have been sub	mitted, accepte	d, & deemed complete	by the a	appropriate I	ocal agencies? <i>lo</i>	lentify in table b	elow - 15 points			
	nd status of all discret										
	local agencies, or con Use Entitlements form		I planning documents.	This inf	formation mu	ist match the info	provided on the	e Verification of the	e Status of En	vironr	ment
TREVIEW BIRD LBRD	Agency / Issuer	······································	Land Use Approval I	Date	Appi	roval Type		Type and C	omments		<u> </u>
						JP	Site Plan Rev				
	· · · · · · · · · · · · · · · · · · ·						Conditional U				
		·					Zoning Appro	val			~
	•										
	· ·	·····	· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·					
	mitments - 20 points	the second s									
	s on the Dev Sources							L Dalata			<del></del>
	ommitments as a % of ommitments as a % of	and the second sec	and the second s			Permanent: 0 Permanent: 0	.00%	Points Points			0
FAAST File:	Const EFC #1, #2, e		nmitment letter or othe						File Uplo	aded?	<del>,</del> †
	t - 12 points max	·····			·			· ····			
	s on the Dev Sources			arding v							ŀ
	ic Agencies Funding phousing Policies - 8		mt: \$0	l	· CIP Gran	t Amount \$	<u> </u>	Commitments	as % of Glan		0.009
	ted in jurisdictions that		ted programs over the	last five	e years that t	finance infrastruc	ture with accom	panying Increased	housing	÷	+
	rovide local financial in										
1.5556.64	ted in jurisdictions that										
	ultifamily housing, esta ov. Code §66200 4 p		orce Housing Opportu		e, as delined	a ni Gov. Code Sc		ang sustamaping	district as		
Projects loca	ted in jurisdictions that		s for residential develo	pment c	or zoning site	es at higher densi	ties than is requ	ired to accommod	late 150		+
(iii) percent of the	e minimum regional ho	ousing need allo	cation for the Lower Ind	come al	location in th	e current housing	element cycle.	- 4 points			
	risdictions that have a						e barriers for pro	perty owners to c	reate		
	velling units beyond th uctions to 0.75 or few						ing purcuant to	Gov. Code 86585	2.2.		
	or impact fee waivers			,,,	, se an oady	and the second part	and haronalit to		····		
	approval in fewer than										
	or modifications of dev or modifications of dev				nve feet or le	ess;	•				
	or modifications of dev				overage:	· .					!
- No minimur	n lot size requirement;										·
	for affordability; or										
	pport programs such a			or multi	iomilu roote -	ntial douglasses	tor adort fra 1-		uron in -		
	ted in jurisdictions tha able fee calculators		เงอ นออเมก รเสกินสิทธิ์ริ ได	o muidi	army reside	mai uevelopmen	i or adoptitee th	ansparency meast	aes, inc.		
J v									I	·	

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	of units), timing	mes - Describe nun (reduced number of nt streamlining (red value	days), de	velopment er of appr	t costs (r	educed o	costs
		·.							
•									
	· ·								
•	•				•				
	·		·						
e de la composición d									
					•				
		· · · ·				•		•	
	· · ·		·					······	
•				· .					
	•	• • •							
		,	•						
· .						•			
Secret and the sec		A Hora-Filling Sonors)	CO Dotato Mar			and the second		THE CARL	1000
Points heed a	on % of QIP units restricted to occupancy by va	Affordability §309(b) -	demonstration of the state of t	§309(b)(1)	nnishio,748) T	6756/1234ad 109	09(b)(2)	a Albéria	naves T
Mix worksheet		anous income groups, (see Max )	นุกษร ลกษ บาทเ	goug(b)(1) points=	0.00	820	points=	0.00	1
TERMINE		Density §309(c) - 40	Points Max	NE LE H			SAL MA		
Points based o	on extent to which the average Net Density of (			m Net 0	% QIP	meets or e	exceeds	0.00%	Ť
	ensity §303(a)(4). (see Eligibility and Threshold			isity = 0		uired net		0,00%	
影響和熱觀		Access to Transit §309(c						影响的感	相對
	timity of QIP to a Transit Station or Major Trans								
	tive environmental conditions that deter pedes hways without regulated crossings that facilitat				ng paths; r	iolsy vehic	cular tuni	nels; stre	iets,
	Transit		ines Mittiónt lifting			Pla	nned Sta	tion	
Туре	Name	Contact		Phone			Service I		
FAAST File:	. Transit Access Provide	scaled map showing Transit Stat	ions or Májor Trai	sit Stops and walka	able routes	. 1	File U	oloaded	2
	in one-quarter mile of a Transit Station or Maj	or Transit Stop per §302(I)(1) or	(2) measured by a	"walkable route" fr	om neares	t boundar	y of		T
	kip to §309(e)) - 20 points	N O( 00000(0/10) (0)	·						1
	in one half mile of a Transit Station or Major T <i>kip to §309(e))</i> - 10 points	ransit Stop per §302(i)(1) or (2) i	neasured by a "wa	alkable route" from i	ne neares	tboundary	/ or		
GET MARKEN		Proximity to Amenities §30	9(e) - 20 Points	Max	<b>经运动的</b> : 约33	and the second	NO PROVE	Sugara an	
Points based of	on the proximity or accessibility of QIP to the fo				QIP is	eserie hereitigte	outers on setting of the	Shari ya ta ta dala	AT 24 March
	stance to amenities shall be evidenced by a ce						al Area oject?	ο	
	o QIP. Distances are measured "as the crow I						Jeon		
	within what distance from a public park (not in								
	responsible for the parks/recreational facilities s)? - 4 or 6 points	and the school district providing	avaliability to the	general public of th	e school g	rounas			
Entity Name		in the second	Responsible J	urisdiction					
Site Address			City		State		Zip		
Contact	Title		Phone			Service			
FAAST File:		scaled map showing Transit Sta					File U	ploaded?	?
	within what distance from a locally recognized inized concentration of employment opportunit							·	
	, commercial district, or office area 4 or 7 poi	1	indentitie of the broch	osou unt, suon dan	a lai 86 1102	Arran			1
Entity Name			Responsible J	urisdiction	<u> </u>				
Site Address		•	City		· State		Zip		
Contact	· Title		Phone		Date In	Service			
FAAST File: Entity Name	Employment Access Provide	scaled map showing distance to	employment cente Responsible J				- File U	oloaded	/
LINNA NATIO									
Site Address .				unadionon	State		71-		
Site Address · Contact	Title	,	City Phone		State Date In	Service	Zip		
Contact .			Clty . Phone	·	Date In		Zip	·	
Contact (3) The QIP is area or recogr	Title within what distance from a locally recognized nized neighborhood or regional shopping mall.	retail center with a minimum of - 4 or 7 points	City Phone 50 full-time employ	rees? A retail center	Date In				
Contact (3) The QIP is area or recogr FAAST; File:	within what distance from a locally recognized           nized neighborhood or regional shopping mall.           Retail Access         Provide	retail center with a minimum of - 4 or 7 points scäled map certified showing dis	City Phone 50 full-time employ tances to retail ce	rees? A retail center	Date In is a down			ploaded	<u>}</u>
Contact (3) The QIP is area or recogr FAAST; File: (4) Only for QI	Title         within what distance from a locally recognized         nized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see N	City Phone 50 full-time employ tances to retail ce fax Funds and	rees? A retail center nter. \ % of two+	Date In		Fíle U	bloaded?	7
Contact (3) The QIP is area or recogr FAAST, File: (4) Only for QI bedrooms: - 4	Title within what distance from a locally recognized hized neighborhood or regional shopping mall. Retail Access Provide Ps where 50% of units have 2 or more # or 7 points	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see M Un.	City Phone 50 full-time employ tances to retail ce fax Funds and its worksheet) : 0	rees? A retail center nter. % of two+ bedrooms	Date In is a down	town Below 509	Fíle U	bloaded?	
Contact (3) The QIP is area or recogr FAAST;File: (4) Only for QI bedrooms: - 4 The QIP is witt	Title         within what distance from a locally recognized         nized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see M Un.	City Phone 50 full-time employ tances to retail ce fax Funds and its worksheet) : 0	rees? A retail center nter. % of two+ bedrooms	Date In is a down	town Below 509	Fíle U	bloaded?	
Contact (3) The QIP is area or recogr FAAST;File: (4) Only for QI bedrooms: - 4 The QIP is with have two or m Entity Name	Title within what distance from a locally recognized nized neighborhood or regional shopping mall. Retail Access Provide Ps where 50% of units have 2 or more # or 7 points hin what distance from a public school or com	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see M Un.	City Phone 50 full-time employ tances to retail ce fax Funds and ts worksheet) : e QIP may attend Responsible J	rees? A retail center nter. % of two+ bedrooms (only for QIPs with	Date In is a down	town Below 509	File Uj % skip to	bloaded? (5)	
Contact (3) The QIP is area or recogr FAAST;File: (4) Only for QI bedrooms: - 4 The QIP is with have two or m Entity Name Site Address	Title         within what distance from a locally recognized         nized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #         or 7 points       #         hin what distance from a public school or comrore bedrooms?       #	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing die of two+ bedrooms in QIP (see M Un nunity college that residents of th	City Phone 50 full-time employ tances to retail ce fax Funds and ts worksheet): 0 QIP may attend Responsible J City	rees? A retail center nter. % of two+ bedrooms (only for QIPs with	Date In is a down 	town Below 505 9 units	Fíle U	bloaded? (5)	<u>}</u>
Contact (3) The QIP is area or recogr FAAST,File; (4) Only for QI bedrooms: - 4 The QIP is with have two or m Entity Name Site Address Contact	Title Within what distance from a locally recognized hized neighborhood or regional shopping mall. Retail Access Provide Ps where 50% of units have 2 or more or 7 points hin what distance from a public school or commone bedrooms?	retail center with a minimum of 4 - 4 or 7 points scaled map certified showing dis of two+ bedrooms in QIP (see <i>I</i> Un nunity college that residents of th	City Phone 50 full-time employ tances to retail ce fax Funds and ts worksheet) : 0 a QIP may attend Responsible J (City Phone	rees? A retail center nter. % of two+ bedrooms (only for QIPs with	Date In is a down 	town Below 509	File Ui % skip to Zip	oloaded; (5)	
Contact (3) The QIP is area or recogr FAQST;FIId; (4) Only for QI bedrooms; - 4. The QIP is with have two or m Entily Name Site Address Site Address FAAST Fille;"	Title         Within what distance from a locally recognized         nized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #         or 7 points       #         hin what distance from a public school or commore bedrooms?       Title         Education       Provide	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see <i>N</i> Un nunity college that residents of th scaled map showing distances to	City Phone 50 full-time employ tances to retail ce fax Funds and its worksheet) = 0 e QIP may attend Responsible J City Phone o school/college.	rees? A retail center nter. % of two+ bedrooms (only for QIPs with urisdiction	Date In Date In	town Below 509 9 units Service	File Ui % skip to Zip	bloaded? (5)	
Contact (3) The QIP is area or recorp FAAST;File; (4) Only for QI bedrooms; - 4. The QIP is with have two or m Entity Name Site Address Contact FAAST File; (5) For a QIP f	Title         Within what distance from a locally recognized         lized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #         or 7 points       #         hin what distance from a public school or commore bedrooms?       #         Education       Provide         Hattis a special needs or single room occupantial school or common process of the statement of the statem	retail center with a minimum of 4 - 4 or 7 points scaled map certified showing dis of two+ bedrooms in QIP (see <i>N</i> <i>Un</i> nunity college that residents of th scaled map showing distances to cy development, per TCAC, or a	City Phone 50 full-time employ tances to retail ce fax Funds and ts worksheet) 0 a QIP may attend Responsible J City Phone 2 school/college special needs or s	rees? A retail center nter. % of two+ bedrooms (only for QIPs with urisdiction	Date In Date In	town Below 509 9 units Service	File Ui % skip to Zip	oloaded; (5)	
Contact (3) The QIP is area or recorp FAAST;File; (4) Only for QI bedrooms; - 4. The QIP is with have two or m Entity Name Site Address Contact FAAST File; (5) For a QIP f	Title         Within what distance from a locally recognized         nized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #         or 7 points       #         hin what distance from a public school or commore bedrooms?       Title         Education       Provide	retail center with a minimum of 4 - 4 or 7 points scaled map certified showing dis of two+ bedrooms in QIP (see <i>N</i> <i>Un</i> nunity college that residents of th scaled map showing distances to cy development, per TCAC, or a	City Phone 50 full-time employ tances to retail ce fax Funds and ts worksheet) 0 a QIP may attend Responsible J City Phone 2 school/college special needs or s	rees? A retail center nter. % of two+ bedrooms (only for QIPs with urisdiction supportive housing r 7 - 4 or 7 points	Date In Date In	town Below 509 9 units Service	File Ui % skip to Zip	oloaded; (5)	
Contact (3) The QIP is area or recogr FAST;FII6; (4) Only for QI bedrooms: - 4, The QIP is with have two or m Entity Name Site Address Contact FAAST File; (5) For a QIP f under MHP, th Entity Name Site Address	Title         within what distance from a locally recognized         nized neighborhood or regional shopping mall,         Retail Access       Provide         Ps where 50% of units have 2 or more       #         or 7 points       #         hin what distance from a public school or commone bedrooms?       #         Education       Provide         that is a special needs or single room occupante       QIP is within what distance from a social ser	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see <i>I</i> <i>Un</i> nunity college that residents of th scaled map showing distances to cy development, per TCAC, or a vice facility that operates to serv	City       Phone       S0 full-time employ       tances to retail ce       tax Funds and       ts worksheet):       te QIP may attend       Responsible J       City       Phone       o school/college.       o school/college.       e residents of QIP       Responsible J       City       Phone       o school/college.       residents of QIP       Responsible J       City	rees? A retail center nter. % of two+ bedrooms (only for QIPs with urisdiction supportive housing r 7 - 4 or 7 points	Date In is a down 0% 50% of the State Date In project, as State	town Below 505 9 units Service defined	File Ui % skip to Zip	oloaded; (5)	
Contact (3) The QIP is area or recogr FAAST;FII6; (4) Only for QI bedrooms; - 4, The QIP is with have two or m Entity Name Site Address Contact FAAST File; (5) For a QIP f under MIP, th Entity Name	Title         Within what distance from a locally recognized         nized neighborhood or regional shopping mall.         Retail Access       Provide         Ps where 50% of units have 2 or more       #         or 7 points       #         hin what distance from a public school or commore bedrooms?       #         Education       Provide         hit is a special needs or single room occupante QIP is within what distance from a social ser       #	retail center with a minimum of 4 - 4 or 7 points scäled map certified showing dis of two+ bedrooms in QIP (see <i>I</i> <i>Un</i> nunity college that residents of th scaled map showing distances to cy development, per TCAC, or a vice facility that operates to serv	City       Phone       S0 full-time employ       tances to retail ce       tax Funds and       tax Funds       tax Funds       City       Phone       City       Phone       City       Phone	rees? A retail center nter. % of two+ bedrooms (only for QIPs with urisdiction supportive housing p ? - 4 or 7 points urisdiction	Date In is a down 0% 50% of the State Date In project, as State	town Below 509 9 units Service	File U <sub>i</sub> % skip to 2ip File U <sub>i</sub> Zip	oloaded; (5)	?

llG

Page 15 of 25

Large Jurisdiction QIP Scoring

(6) For a QIP that is reserved for qualified senior citizens under Civil Code §51.2, 51.3 and 51.4, the QIP is within what distance from a senior center or a facility regularly offering services specifically designed for seniors? 4 or 7 points											
	gularly offe	ring services specifically d	lesigned for seniors	? 4 or 7 points			`				
Entity Name	L			<u>`</u>	Responsib	le Ju	risdiction				
Site Address	L	· · · · · · · · · · · · · · · · · · ·			City			State	Zip		
Contact			Title		Phone	_ <u>.</u>		Date In Service			<u> </u>
FAAST File.		ified Seniors		ap showing distanc		or fa	cility regularly offer	ring services.	File Uplo	aded?	L
		25% of units have two bed its are three bedrooms or I			is in QIP (see Max Units worksheet):	0	% of two bedrooms	0% skip to §	309(f)		
		for seniors or special need		# of three+ bed	rooms in QIP (see		% of three+				
		r highest resource commu			Units worksheet):	0	bedrooms	0% skip to §	309(f)		
		pplication on the currently			nave restrictions or		Does	IP have restriction	s or preferen	ice for	<u> </u>
TCAC/HCD Opportunity Area Map 20 points preference for Senior Units? No Special Needs Units? No											
(a) QIP located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map											
(a) set to catce within the man of manes resource community negroom costs as included of the content of adopted to control opportunity nearing here was here and the content of adopted to control opportunity nearing here was here a set of the content of the cont											
If Yes, Select	If Yes, Select or Enter The Entire TCAC/HCD Opportunity Area Map Tract ID #:										
FAAST File:	Oppo	ortunity Area	Documentation of	TCAC/HCD Oppor	tunity Area status.			,	File Uplo	aded?	ſ.
			- And the second se	with Regional P		Poi	nts Max			13255	
Points awarde	d for each	of the following	and the second	an alan an a	and the state of the		1997 - 1998 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -	of and desired and desired of the second		an also all and all a	
The state of the s		he implementation of a sus	tainable communitie	es strategy or alterr	afive planning stra	terry	that has been dete	mined by the Cali	fornia		
		d to achieve the region's g									Ì
		by an officer, or an equiva							nning, or		1 '
		commission - 5 points	•			•			J	1	l
If a sustal	inable com	munities strategy is not re-	quired for a region b	v law, and if the Q	P supports a regio	nal p	lan that includes po	olicles and program	ns to		
reduce or		gas emissions. Evidence									
(B) an equiva	alent repres	sentative from the metropo	litan planning organ	lization or regional	transportation plan	ining	agency or local tra	nsportation commi	ssion -		'
5 points					•	-			{		1
Not less t	than 50% c	of the land area is within a	Transit Priority Area	evidenced by a lef	ter or resolution ex	ecute	ed by an officer of,	or an equivalent.			· ·
represent	tative from	the metropolitan planning	organization, region	al transportation pl	lanning agency, or	local	transportation con	nmission - 5 points			l l
FAAST File:	010	Çonsistency	Sübmit letters or n	esolutions from the	local council of go	vëmi	ment, metropolitan	planning .	File Uplo	adado	
PAAOT FILE.	QIP	Junisisterioy	organization or reg	gional transportatio	n planning agency	conf	irming points abov	e.	гие орю	aueur	
	is Puero			Tie Breaker §30			1018-22-16-22-1				
		applications have the sam							plication due		
		e QIP having the lowest ra								Ratio≍	0.0
		nts to the QIP for each pric	or awarded QIP deve	sloped by the Appl				upancy by the app	lication dead	line.	
Development.					IIG prior NC			ert, of Occup Date;		0	
Development		· · · ·			IIG prior NC		in the second second	ert. of Occup Date:		٠D	
Development				• •	IIG prior NC			ert, of Occup Date:		0	
Development	Name:			-	IIG prior NC	)FA [	Date Ce	art of Occup Date:		1.0	1

Page 16 of 25

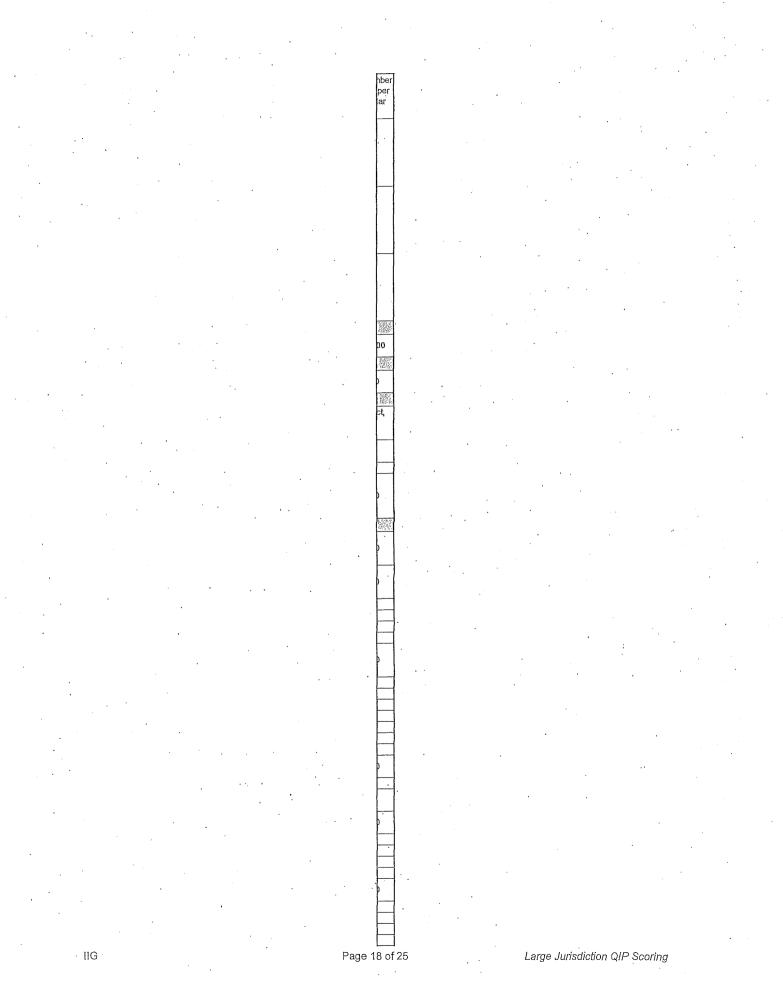
llG

•		
	00	
	·   ·	
	ŀ.	
· · · · ·		· · ·
		· · · · · · · · · · · · · · · · · · ·
	. [	•
	for	· .
	1.	
	i i	
· · · · · · · · · · · · · · · · · · ·	. –	
	<u>,</u> 00∙	
· ·		
	5	
	· F	
	þ	
	<u>,</u>	
	- Ĥ	· · · · · · · · · · · · · · · · · · ·
	þ	
	Ľ	

Large Jurisdiction QIP Scoring

Page 17 of 25

ļIG



7/20 0%

IIG Page

Page 19 of 25

Large Jurisdiction QIP Scoring

			Large Juris	diction QIA Scoring		
				nts Max (points in blue s		tal QIP Self Score 0.00
Manazara (SAA)				§310(a) - 100 Points Max		
FAAST File:	E&L Use	Lan		ation of Environmental Review t). Identify name of locality at b	& Land Use Entitlements (Env eginning of document.	& File Uploaded?
	fying Infill Projects				· · · · · · · · · · · · · · · · · · ·	<u> </u>
			eceived all land use entitlen Idiscretionary Local Approva		or that all applications required	
					pplications required for constru	ction have been 0.
submitted and dee	emed complete under	r a Nondiscretiona	ry Local Approval Process		·····	
	Review Status - 28		the state of all second s			and if applicable
			r lawsuits have lapsed. If no		hose required under the CEQA	
(B) For the QIA, wi included in the app	e have a draft of a pr	ogram, master or e subsequent proj	tiered environmental impact	report that has been certified h	y the appropriate agency and the EQA Guidelines, Chapter 3, Ti	
(C) For the QIA, w developments incl 14, CCR, commer	e have a draft of a pr uded in the application noing with §150007 If	rogram, master or on will constitute s no, answer (D)	ubsequent projects subject t 5 points	o environmental review as suc	d filed with the appropriate age h pursuant to CEQA Guidelines sement within one year prior to t	, Chapter 3, Title
due date, - 5 point	s		· · · · · · · · · · · · · · · · · · ·			
	tlement Status - 25				······	
					ling design review, for not less rity (e.g., planning or communit	
	administrator)? ident				ing (o.g., planning of obtaining	, actorophicing
the housing units p	proposed for develop	ment within the Q			ling design review, for not less uthority (e.g., planning or comm	
				unity plan or similar area-spec	ific plan, adopted by the Localit	v in which the QIA
				dentify in table below - 10 poin		
				anning or community developn	nent director or zoning administ	rator) for the CIP
	e been granted? idea			sign review required to comple	te OIP that have been granted	submitted or to be applied for
					provided on the Verification of	
Review and Land	Use Entitlements for	m. • •		·	•	
ļ	Agency / Issuer		Land Use Approval Date	Approval Type	Type an	d Comments
			h		·	· · · · · · · · · · · · · · · · · · ·
			· ·			
				·	· · · · ·	·
	·····			· · · · · · · · · · · · · · · · · · ·		
						· .
<u>.</u>	·	······		·····		
				······		
NEPA: Federal f	funding proposed the	at will trigger NEPA	? Describe special circums	ances below: If	Yes, enter date of "Authority to	Use Grant Funds":
					······································	· · · · · · · · · · · · · · · · · · ·
	•					
			· . ·			•
CEQA: Project a	approved "by-right"?	· Is Pi	oject Categorically Exempt?	gative Declaration Date:	Final EIR Des Date: belo	cribe special circumstances w:
			<u></u>			
	•	•	,	· · ·	•	
				· .		
(4) Funding Com	mitments - 20 point	s max	···		·	0
(A) Points awarde	d based on percenta	ge of total residen			or which enforceable commitme	
					ding is committed. §310(a)(4)(/	
			Development Costs less de		· ·	0.00% 0.0 File Uploaded?
FAAST File: (B) Points shall be	Const EFC #1, #2,			ence documenting construction	xcluding funding provided by ar	
					ication. A Land Donation suppo	
				ources on Dev Sources works	neet).	
			Total CIP Costs - 10 points	ondo dopumporting OID 1	ation financial committee -	0.00% 0
FAAST File: (C) Points shall be	CIP EFC #1, #2, e			ence documenting CIP constru- limited to, letters of intent, exer	iction financing commitments cutive-approved term sheets, or	File Uploaded?
	xpressing interest an			, interest of the state of the state	Serve abbioted routi attests, of	
FAAST File:	Letters of Intent	Lett	ers of intent, executive-appr	oved term sheets, or a letter fro	om a public agency expressing	File Uploaded?
		inte	rest and/or intent to fund the	CIP .		
	t - 12 points max	N Soumos	ant must include V-= anti-	manding whather funding to f	am Local Sussart	
	ng sources on the De ic Agencies Fundin			regarding whether funding is fi	om Local Support.	of Grant 0.00% 0
					ite or sites designated or identif	ied in the
housing element			housing development consi	stent with application - 3 points	-	
lig	- <u>-</u>		Page	20 of 25	Large Jurisdic	tion QIA Scoring

			······································	
	Prohousing Policies - 8 points max		hat finance infrastructure with accompanying increased housing	0
			cal housing trust fund or fee waivers 4 points	0
			cess for residential & mixed-use development in all zones	
(ii) permitting	multifamily housing, established a Workforce		fined in Gov. Code §65620, or a housing sustainability district as	0
	Gov. Code §66200 4 points	· · ·		
			sites at higher densities than is required to accommodate 150	0
			in the current housing element cycle 4 points chanisms that reduce barriers for property owners to create	
	y dwelling units beyond the requirements outling			
			ady exempt from parking pursuant to Gov. Code §65852.2;	
	ing or impact fee waivers or reductions of 50%	or more;		
	al approval in fewer than 45 days;	e a talvar e en talvar e e e		0
	on or modifications of development standards i on or modifications of development standards		Ji less,	
	on or modifications of development standards		x	
	num lot size requirement;		· · · · · · · · · · · · · · · · · · ·	
	ns for affordability; or offering support program		· · · · · · · · · · · · · · · · · · ·	
	ocated in jurisdictions that only use objective d vailable fee calculators 4 points	lesign standards for multifamily re	sidential development or adopt fee transparency measures, inc.	o
· · ·		Enter name of source	Estimated Outcomes - Describe numerically in terms of increase in su	upply (number
Select	Oterria Doo	document and the hyperlink to	of units), timing (reduced number of days), development.costs (redu	
Strategy Type (from above)	Strategy Description	where the document can be	unit), entitlement streamlining (reduced number of approvals), or fu	nding (dollar
	· · · · · · · · · · · · · · · · · · ·	accessed.	value of incentives).	
	· · ·			
	-			
			· · ·	
				•
	· .	· · ·		•
			·	
的影響調整		Affordability §310(b) -		相思思能能能
Points based c	on % of QIA units restricted to occupancy by v			0.00
MARCHINE AND		Density §310(c) - 40	and the second	
	on extent to which the average Net Density of ity §303(a)(4), (see Eligibility and Threshold we		Is the Minimum Net 0 % QIA meets or exceeds 0. Density = 0 required net density:	00% 0
		Access to Transit §310(c		
Points based o			ch meet the criteria for proximity to a Transit Station or Major Transit St	op set forth in
			e half mile of QIPs within the QIA to a Transit Station or Major Transit S	
			certified by a California State-licensed professional such as an engine	
	hitect. Provide a walkable route map, current		highlighting the appropriate routes.	er, surveyor or
	I units in QIA which are in developments meet	ing the oritoric for 1	otal residential	
	Transit Station or Major Transit Stop?	ing the criteria for T	otal residential % of residential units meeting criteria vs.	er, surveyor or
FAAST File:	Transit Station or Major Transit Stop? Transit Access Provide		otal residential	00% 0
FAAST File:			otal residential % of residential units meeting criteria vs. Units total residential Units 0, Stations or Major Transit Stops and wälkable routes: File Uploa	00% 0
Constant and the second se	Transit Access Provide	scaled map showing all Transit S Proximity to Amenities §31	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.         Stations or Major Transit Stops and walkable routes:       File Uploa         0(e)       20 Points Max         mamphiles that will be to service when construction       File Uploa	00% 0
Points based of the QIP for t		scaled map showing all Transit S Proximity to Amenities (§31) raif mile of its boundary, includir us will be measured from the es	otal residential       % of residential units meeting criteria vs. Units       0,         Stations or Major Transit Stops and wälkable routes;       File Uploa         0(e)       20 Points Max         ng amenities that will be in service when construction stablished boundaries of the QIA, as defined in       QIA Residential	00% 0
Points based of the QIP for t local planning	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed, The one-half mile radi g documents. Distances are measured "as th	e scaled map showing all Transit S Proximity to Amenities (§31) raif mile of its boundary, includir us will be measured from the es e crow files". Amenities serving Q	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploc         0(e)       20 Points Max       File Uploc         ag amenities that will be in service when construction tablished boundaries of the QIA, as defined in tAs consisting of fewer than 200 residential units will       QIA Residential Units	00% 0 aded?
Points based of the QIP for t local planning yield 4 points e	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed, The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20	s scaled map showing all Transit S Proximity to Amenities [\$31 nalf mile of its boundary, including us will be measured from the ese o crow files". Amenities serving Q 0 or more residential units will yiel	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable forties:       File Uploe         0(e)       20 Points Max         gramma and the line of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA	00% 0 aded?
Points based of the QIP for t local planning yield 4 points e (A) QIA will inc	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g	scaled map showing all Transit S Proximity to Amenities \$31 nalf mile of its boundary, includir us will be measured from the ese e crow files". Amenities serving Q 0 or more residential units will yile rounds unless there is a bona fide	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploe         0(e)       20 PointSiMax         gramentites that will be in service when construction tablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible       Participation	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will ind for the parks a	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g	scaled map showing all Transit S Proximity to Amenities §31 half mile of its boundary, includir us will be measured from the es e crow files". Amenities serving Q o or more residential units will yiel o or more residential units will yiel to provid unless there is a bona fide t providing availability to the gene	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploe         0(e)       >20 Points Max         gg amenities that will be in service when construction tablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify	00% 0 aded?
Points based of the QIP for the QIP for the QIP for the QIP for the local planning yield 4 points of (A) QIA will income for the parks a park(s) below) Park Type:	Transit Access Provide on the amenities in the QIA or within one-t the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school distric	scaled map showing all Transit S Proximity to Amenities §31 half mile of its boundary, includir us will be measured from the es e crow files". Amenities serving Q o or more residential units will yiel o or more residential units will yiel to provid unless there is a bona fide t providing availability to the gene	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.         Stations or Major Transit Stops and walkable routes:       File Uploe         0(e)       20 Points Max       File Uploe         0(a)       20 Points Max       File Uploe         0(a)       20 Points Max       File Uploe         0(b)       20 Points Max       File Uploe         0(a)       50 Points Max       File Uploe         0(b)       20 Points Max       File Uploe         0(a)       50 Points Max       File Uploe         0(b)       20 Points Max       File Uploe         0(b)       20 Points each.       ClA         a, formal joint use agreement between the jurisdiction responsible       Units         ral public of the school grounds and/or facilities? (must identify       Will yield 2 points each).         Responsible Jurisdiction       Responsible Jurisdiction	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will ind for the parks a park(s) below) Park Type: Site Address	Transit Access Provide on the amenities in the QIA or within one-t the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school distric - 4 points (amenities serving QIAs consisting	e scaled map showing all Transit S Proximity to Amenities [\$31 nalf mile of its boundary, including us will be measured from the es- e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units wi	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploe         O(e)       20 Points Max       File Uploe         O(e)       20 Points Max       File Uploe         amenities that will be in service when construction IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Nust identify         Responsible Jurisdiction       State       ZIP	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will ino for the parks a park(s) below) Park Type: Site Address Contact	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school distric - 4 points (amenities serving QIAs consisting Til	e scaled map showing all Transit S Proximity to Amenities [\$31 nalf mile of its boundary, including us will be measured from the es- e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units wi	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable fources:       File Uploe         O(e) 20 Point(S)Max       File Uploe         gramentities that will be in service when construction tablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         e, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Nust identify         Responsible Jurisdiction       State       Zip         Phone       Date In Service	00% 0 aded? 0' 0
Points based of the QIP for the local planning yield 4 points et (A) QIA will inc for the parks a park(s) below) Park Type: Site Address Contact Provide link to	Transit Access Provide on the amenities in the QIA or within one-t the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school distric - 4 points (amenities serving QIAs consisting	e scaled map showing all Transit S Proximity to Amenities [\$31 nalf mile of its boundary, including us will be measured from the es- e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene- of 200 or more residential units wi	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploe         O(e)       20 Points(Max)       File Uploe         gramentites that will be in service when construction tablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each,       QIA Residential Units         e, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Nust identify         Responsible Jurisdiction       State       Zip         Phone       Date in Service       Specify page numbers info can be found:	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will ino for the parks a park(s) below) Park Type: Site Address Contact	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school distric - 4 points (amenities serving QIAs consisting Til	e scaled map showing all Transit S Proximity to Amenities [\$31 nalf mile of its boundary, including us will be measured from the es- e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene- of 200 or more residential units wi	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable fources:       File Uploe         O(e) 20 Point(S)Max       File Uploe         gramentities that will be in service when construction tablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         e, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Nust identify         Responsible Jurisdiction       State       Zip         Phone       Date In Service	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points a (A) QIA will ind for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type:	Transit Access Provide on the amenities in the QIA or within one- the QIA is completed. The one-half mile radi g documents: Distances are measured "as th each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school distric - 4 points (amenities serving QIAs consisting Til	e scaled map showing all Transit S Proximity to Amenities [S31] nalf mile of its boundary, includin us will be measured from the es- e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units will le	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploe         O(e)       20 Points Max       File Uploe         g amenities that will be in service when construction IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       State       Zip         Phone       Date In Service       Specify page numbers info can be found: Responsible Jurisdiction       Zip         Responsible Jurisdiction       State       Zip       Zip         Phone       Date In Service       Zip         Responsible Jurisdiction       State       Zip         Phone       Date In Service       Date In Service	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will inc for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to	Transit Access       Provide         on the amenities in the QIA or within one-the       Provide         the QIA is completed, The one-half mile radi       go documents: Distances are measured "as the         each, Amenities serving QIAs consisting of 20       Colude how many park(s) not including school go and recreational facilities and the school distric         - 4 points (amenities serving QIAs consisting       Til         Image: I	e scaled map showing all Transit S Proximity to Amenities [\$31 half mile of its boundary, includir us will be measured from the es e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable fources:       File Uploe         Q(e) 20 Points/Max       File Uploe         gramenities that will be in service when construction IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         e, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Zip         Responsible Jurisdiction       State       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:	00% 0 aded? 0' 0
Points based of the QIP for the local planning yield 4 points et (A) QIA will inc for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to (B) QIA will inc	Transit Access       Provide         on the amenities in the QIA or within one-the QIA is completed. The one-half mile radii g documents: Distances are measured "as the each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school district - 4 points (amenities serving QIAs consisting provide)         - 4 points (amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school district - 4 points (amenities serving QIAs consisting provide)         - 4 points (amenities serving QIAs consisting provide)         - 4 points (amenities serving QIAs consisting provide)         - 10 pocal planning documents:         - 10 planning documents;         - 10 planning documents;	e scaled map showing all Transit S Proximity to Amenities (\$31 nalf mile of its boundary, includir us will be measured from the es e crow files". Amenities serving Q 0 or more residential units will yiel rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable fources:       File Uploe         O(e) 20 Point(S)Max       File Uploe         gramentities that will be in service when construction tablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Zip         Responsible Jurisdiction       State       Zip         Phone       Date In Service       Zip         Phone       Date In Service       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       State       Zip         Interpreter info can be found:       Specify page numbers info can be found:         Responsible Jurisdiction       State       Zip         Interpreter info can be found:       Specify page numbers info can be found:         Phone       Date In Service       Specify page numbers info can be found:	00% 0 aded? · 0' 0 0
Points based of the QIP for t local planning yield 4 points a (A) QIA will ind for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to (B) QIA will ind concentration	Transit Access       Provide         on the amenities in the QIA or within one-the QIA is completed. The one-half mile radii       g documents. Distances are measured "as the each. Amenities serving QIAs consisting of 20         clude how many park(s) not including school g and recreational facilities and the school distriction of the text of text of the text of text of the text of text	e scaled map showing all Transit S Proximity to Amenities \$31 naif mile of its boundary, includir us will be measured from the ese e crow flies". Amenities serving Q 0 or more residential units will yile rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w ite le	otal residential Units       % of residential units meeting criteria vs. total residential Units       0,1         Stations or Major Transit Stops and walkable routes:       File Uploe         O(e)       20 Points Max       File Uploe         gamenities that will be in service when construction Itablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Zip         Responsible Jurisdiction       Date In Service       Zip         Phone       Date In Service       Image: Specify page numbers info can be found:         (ull-time employees. An employment center is a locally recognized al district, or office area? (must identify employment center(s)       Specify employment center (s)	00% 0 aded? 0' 0
Points based of the QIP for t local planning yield 4 points a (A) QIA will ind for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to (B) QIA will ind concentration below) - 4 point	Transit Access       Provide         on the amenities in the QIA or within one-the QIA is completed. The one-half mile radii       g documents: Distances are measured "as the each. Amenities serving QIAs consisting of 20 clude how many park(s) not including school g and recreational facilities and the school district - 4 points (amenities serving QIAs consisting of - 4 points (amenities serving QIAs consisting local planning documents:         Image: Serving QIAs consisting of the school district of the school distret of the school district of the school dist	e scaled map showing all Transit S Proximity to Amenities \$31 naif mile of its boundary, includir us will be measured from the ese e crow flies". Amenities serving Q 0 or more residential units will yile rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w ite le	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable routes:       File Uploc         Q(e) 20 Points Max       File Uploc         ag amenities that will be in service when construction Idas consisting of fewer than 200 residential units will       QIA Residential Units         As consisting of fewer than 200 residential units will       Units         a public of the school grounds and/or facilities? (must identify ill yleid 2 points each).       Image: City         Responsible Jurisdiction       State       Zip         Phone       Date In Service       Image: City         Responsible Jurisdiction       State       Zip         Phone       Date In Service       Image: City         Phone       Date In Service       Specify page numbers info can be found:         Responsible Arrisdiction       Specify page numbers info can be found:       Specify page numbers info can be found:         Intermediate area?       Specify page numbers info can be found:       Specify page numbers info can be found:       Specify page numbers info can be found:         full-time employees. An employment center is a locally recognized al district, or office area? (must identify employment center(s)       2 points each).       Specify page numbers info can be found: <td>00% 0 aded? 0' 0 0</td>	00% 0 aded? 0' 0 0
Points based of the QIP for t local planning yield 4 points a (A) QIA will ind for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to (B) QIA will ind concentration below) - 4 point	Transit Access       Provide         on the amenities in the QIA or within one-the provide       Provide         the QIA is completed, The one-half mile radi       g documents: Distances are measured "as the gradient of the	e scaled map showing all Transit S Proximity to Amenities \$31 naif mile of its boundary, includir us will be measured from the ese e crow flies". Amenities serving Q 0 or more residential units will yile rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w ite le	otal residential Units       % of residential units meeting criteria vs. total residential Units       0,1         Stations or Major Transit Stops and walkable routes:       File Uploe         O(e)       20 Points Max       File Uploe         gamenities that will be in service when construction Itablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Zip         Responsible Jurisdiction       Date In Service       Zip         Phone       Date In Service       Image: Specify page numbers info can be found:         (ull-time employees. An employment center is a locally recognized al district, or office area? (must identify employment center(s)       Specify employment center (s)	00% 0 aded? 0' 0 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will inc for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to (B) QIA will inc concentration below) - 4 point Type of Employment C Site Address	Transit Access       Provide         on the amenities in the QIA or within one-the QIA is completed. The one-half mile radii g documents: Distances are measured "as the each. Amenities serving QIAs consisting of 200         clude how many park(s) not including school g and recreational facilities and the school district - 4 points (amenities serving QIAs consisting of 200         on the amenities are ready and recreational facilities and the school district - 4 points (amenities serving QIAs consisting of 200         o local planning documents:	e scaled map showing all Transit S Proximity to Amenities \$31 naif mile of its boundary, includir us will be measured from the ese e crow flies". Amenities serving Q 0 or more residential units will yile rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w ite le	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable fources:       File Uploe         O(e) 20 Points/Max       File Uploe         g amenities that will be in service when construction Itablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Zip         Responsible Jurisdiction       State       Zip         City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       Specify page numbers info can be found:       Ip         Responsible Jurisdiction       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       State       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       Date In Service       Specify page numbers info can be foun	00% 0 aded? 0' 0 0
Points based of the QIP for t local planning yield 4 points e (A) QIA will ind for the parks a park(s) below) Park Type: Site Address Contact Provide link to Park Type: Site Address Contact Provide link to (B) QIA will ind concentration below) - 4 poin Type of Employ Employment Q Site Address Provide link to	Transit Access       Provide         on the amenities in the QIA or within one-the provide       Provide         the QIA is completed, The one-half mile radi       g documents: Distances are measured "as the gradient of the	e scaled map showing all Transit S Proximity to Amenities \$31 naif mile of its boundary, includir us will be measured from the ese e crow flies". Amenities serving Q 0 or more residential units will yile rounds unless there is a bona fide t providing availability to the gene of 200 or more residential units w ite le	otal residential Units       % of residential units meeting criteria vs. total residential Units       0.1         Stations or Major Transit Stops and walkable fourtes:       File Uploe         Q(e) 20 Points Max       File Uploe         g amenities that will be in service when construction Itablished boundaries of the QIA, as defined in IAs consisting of fewer than 200 residential units will d 2 points each.       QIA Residential Units         a, formal joint use agreement between the jurisdiction responsible ral public of the school grounds and/or facilities? (must identify ill yield 2 points each).       Ztp         Responsible Jurisdiction       City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:       Responsible Jurisdiction         City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:       Specify page numbers info can be found:         Responsible Jurisdiction       City       State       Zip         Phone       Date In Service       Specify page numbers info can be found:         Responsible Jurisdiction       City       State       Zip         Phone       Date In Service <t< td=""><td>00% 0 aded? 0' 0 0</td></t<>	00% 0 aded? 0' 0 0

Employment Center Name:				Responsibl	e Juri	sdiction				
Site Address				City			State	Zip		
Provide link to local planning document	nts:					Specify page	numbers info can	be found:		
(C) QIA will include how many locally r	recognized retail cent	ters with a m	inimum of 50 full-time	emplovees. A re	etail ce	enter is a downtow	wn area or recogniz	zed		
neighborhood or regional shopping ma										a
will yield 2 points each).	,, ,,		-(-,,,,,,,							(
Type of Retail Center:	·····					- <u></u>	Date in Service	Γ		·
Retail Center Name:		· · · ·		Responsibl	o luri	diction	Date in Certice	L		
Site Address	•				e Juli		State		·	
	a			City	r-		L	Zip	·	
Provide link to local planning documer	nts:	· · · · · · · · · · · · · · · · · · ·				Specity page	numbers info can		•	
Type of Retail Center:			······································				Date In Service	L:		
Retail Center Name:				Responsibl	e Juri	sdiction	· · · · · · · · · · · · · · · · · · ·			
Site Address				City			State	Zip		
Provide link to local planning documer	nts:					Specify page	numbers info can	be found:		
(D) Only for QIAs where 50% of units I	have 2 or more	# of two+ b	edrooms in QIA (see N	Aax Funds and	· _	% of two+	. 0% Bel	ow 50% sł	tin to (E)	0
bedrooms:			Un	its worksheet):	0	bedrooms	Del		'lb (C)	U
The QIA will include how many public	schools/community c	olleges that	residents of the QIA m	ay attend (must	t ident	fy type of school	below)? - 4 points	(amenities	serving	
QIAs consisting of 200 or more resider							, ,			
Type of school:							Date In Service	r		L
Entity Name		· · · · · · · · · · · · · · · · · · ·	* *	Responsibl	e luri	diction		I		
Site Address	·····				e oun		State	7:0	·	
				City	·····	0.16		· Zip		
Provide link to local planning documer	ns. j	·			<u> </u>	Specity page	numbers info can	be louild:		
Type of school:			· · · · · · · · · · · · · · · · · · ·				Date In Service	L		
Entity Name				Responsibl	e Juri	sdiction				
Site Address			•	City			State	Zip		
Provide link to local planning documer	nts:				T	Specify page	numbers info can	be found:		
(E) The QIA has designated units in th	e application which q	ualify for sp	ecial needs or single ro	om occupancy	use, a	s defined by TC/	C, or has a specia	Ineeds		
or supportive housing component, as								·		0
Entity Name				Responsibl					·······	<u>ا</u>
Site Address				City			State	Zip		
Contact		itle		Phone			Date In Service			
Provide link to local planning documer				Thome		Creatity pore		1		
		· · · · · · · · · · · · · · · · · · ·		1 - 1 - 6 - 6 - 6 - 6 - 6 - 6 - 6 - 6 -			numbers info can			
(F) The QIA will have designated units					CIVII	Jode, senior cen	ters of facilities reg	ulariy		0
offering services designed for seniors	and available to the s	seniors resid	ing in the QIA? - 4 poir							
Entity Name			·	Responsibl	le Juri	sdiction	· ·	• 	·	
Site Address		•		- City			State	Zip	_	*
10	171	ur.1	1 '	Phone			Date In Service	1		
Contact	10	itle	•	1 110110						
Provide link to local planning documer		me	<u>·</u>			Specify page	numbers info can	<u> </u>	·	
Provide link to local planning documer	nts:		# of two bedrooms in			Specify page % of two	numbers info can	be found:	·	
Provide link to local planning documer (G) Only for QIAs where 25% of units	nts: have two bedrooms a	and an		QIA (see Max	0	% of two	numbers info can	be found:		
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b	nts: have two bedrooms a edrooms or larger wit	and an th no	Funds and Un	QIA (see Max its worksheet):		% of two bedrooms	numbers info can .0%. skip to §	be found: 310(f)		D
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or	nts: have two bedrooms a edrooms or larger wit special needs popula	and an th no ations, and	Funds and Un # of three+ bedroor	QIA (see Max its worksheet): ms in QIA (see	0	% of two bedrooms % of three+	numbers info can	be found: 310(f)		D
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi	and an th no ations, and	Funds and Un # of three+ bedrooi Max Funds and Un	QIA (see Max its worksheet): ms in QIA (see its worksheet):	0	% of two bedrooms % of three+ bedrooms	numbers info can 0%. skip to § 0% skip to §	be found: 310(f) 310(f)	iance for	
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted	and an th no ations, and	Funds and Un # of three+ bedroo Max Funds and Un Does QIA have	QIA (see Max its worksheet): ns in QIA (see its worksheet): restrictions or		% of two bedrooms % of three+ bedrooms	numbers info can 0% skip to § 0% skip to § QIA have restriction	be found: 310(f) 310(f) 1s or prefer		
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigl he currently adopted 20 points	and an th no ations, and hborhoods	Funds and Un # of three+ bedroo Max Funds and Un Does QIA have preference for	QIA (see Max its worksheet): rns in QIA (see its worksheet): a restrictions or Senior Units?	0 No	% of two bedrooms % of three+ bedrooms Does (	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f)		
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted to points est resource commun	and an th no ations, and hborhoods nity neighbor	Funds and Un # of three+ bedroo Max Funds and Un Does QIA have preference for hoods as indicated on	QIA (see Max its worksheet): rns in QIA (see its worksheet): e restrictions or Senior Units? the currently ad	0 No	% of two bedrooms % of three+ bedrooms Does (	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f) 1s or prefer		
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 00 points est resource commun s/default/files/mapping	and an th no ations, and hborhoods nity neighbor gs/TCAC/op	Funds and Un # of three+ bedroo Max Funds and Un Does QIA have preference for hoods as indicated on	QIA (see Max its worksheet): rns in QIA (see its worksheet): e restrictions or Senior Units? the currently ad	0 No	% of two bedrooms % of three+ bedrooms Does (	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f) 1s or prefer		
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or high https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points ast resource commun s/default/files/mapping oportunity Area Map T	and an th no ations, and hborhoods nity neighbor gs/TCAC/op Tract ID #:	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht	QIA (see Max its worksheet): ms in QIA (see its worksheet): e restrictions or Senior Units? the currently ad <u>ml</u>	0 No	% of two bedrooms % of three+ bedrooms Does (	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f) is or prefe ecial Need	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites	have two bedrooms a edrooms or larger wit special needs popula urce' community neigi he currently adopted 20 points ast resource commun //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping	and an th no ations, and hborhoods nity neighbor gs/TCAC/op fract ID #: nëntation of	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit	QIA (see Max its worksheet): ms in QIA (see its worksheet): e restrictions or Senior Units? the currently ad ml y Area status.	0 No	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f) is or prefe ecial Need		No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or high https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op	have two bedrooms a edrooms or larger wit special needs popula urce' community neigi he currently adopted 20 points ast resource commun //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping //default/files/mapping	and an th no ations, and hborhoods nity neighbor gs/TCAC/op fract ID #: nëntation of	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht	QIA (see Max its worksheet): ms in QIA (see its worksheet): e restrictions or Senior Units? the currently ad ml y Area status.	0 No	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f) is or prefe ecial Need	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites (f Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points est resource commun /default/files/mapping portunity Area Mep T Docum	and an th no ations, and hborhoods nity neighbor gs/TCAC/op fract ID #: nëntation of	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit	QIA (see Max its worksheet): ms in QIA (see its worksheet): e restrictions or Senior Units? the currently ad ml y Area status.	0 No	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp	numbers info can 0% skip to § 0% skip to § QIA have restriction Sp	be found: 310(f) 310(f) is or prefe ecial Need	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted to points ast resource commun s/default/files/mapping portunity Area Map T Docum	and an th no ations, and hborhoods nity neighbor gs/TCAC/op fract ID #: mentation of onsistency	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional Plan	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status \$\$310(f) 10	0 No opted Poin	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map	be found: 310(f) 310(f) is or preference cial Need	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest https://haasinstitute.berkeley.edu/sitest If Yes, enter the entire TCAC/HCD Opp FAAST File: Opportunity Area Points awarded for each of the following Does QIA support the implementa	nts; have two bedrooms a edrooms or larger wit special needs popula urce community neigl he currently adopted to points est resource commun s/default/files/mapping oportunity Area Map T Docum Docum ang ation of a sustainable	and an th no ations, and hborhoods hity neighbor gs/TCAC/op Tract ID #: onsistency	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan as strategy or alternative	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad m] by Area status. \$\$310(f)10 e planning strat	0 No opted Poin	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp ts:Max	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map	be found: [ 310(f) 310(f) is or preferecial Need file Up File Up	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest <u>https://haasinstitute.berkeley.edu/sites</u> <i>If Yes, enter the entire TCAC/HCD Op</i> FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implemental Resources Board to achieve the r	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigh he currently adopted to points est resource commun /default/files/mapping portunity Area Map T Docum atten of a sustainable region's greenhouse g	and an th no ations, and hborhoods nity neighbor gs/TCAC/op fract ID #: nentation of onsistency communitie gas emission	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni With Regional Plan as strategy or alternative s strategy or alternative	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad <u>ml</u> iy Area status. \$\$310(f) 10 e planning strat with such plans	0 No opted Poin egy th must	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp 1s Max	numbers info can 0% skip to § 0% skip to § 0% skip to § 01A have restriction Sp ortunity Area Map mined by the Califf by a letter or resol	be found: 310(f) 310(f) Is or prefe ecial Need File Up File Up ornia Air ution	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Resources Board to achieve the r (A) executed by an officer, or an equi	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points sat resource commun //default/files/mapping //default/	and an th no ations, and hborhoods nity neighbor gs/TCAC/op fract ID #: nentation of onsistency communitie gas emission	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni With Regional Plan as strategy or alternative s strategy or alternative	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad <u>ml</u> iy Area status. \$\$310(f) 10 e planning strat with such plans	0 No opted Poin egy th must	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp 1s Max	numbers info can 0% skip to § 0% skip to § 0% skip to § 01A have restriction Sp ortunity Area Map mined by the Califf by a letter or resol	be found: 310(f) 310(f) Is or prefe ecial Need File Up File Up ornia Air ution	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implement Resources Board to achieve the r (A) executed by an officer, or an equi transportation commission - 5 poi	nts: have two bedrooms a edrooms or larger wit special needs popula urce' community neigi he currently adopted 20 points est resource commun //default/files/mapping //default	and an th no ations, and hborhoods nity neighbor gs/TCAC/op Tract ID #: mentation of onsistency communitie gas emission from the me	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional: Plan as strategy or alternative his strategy or alternative stopolitan planning or	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status. S \$310(f) 100 planning strat with such plans janization, regic	0 No opted Poin egy th must onal tra	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp ts Max at has been dete be demonstrated unsportation ager	numbers info can 0% skip to § 0% skip to § 2IA have restriction Sp ortunity Area Map rmined by the Califf by a letter or resol ccy, planning, or loc	be found: 310(f) 310(f) is or preferecial Need file Up File Up File Up ornia Air ution cal	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implements Resources Board to achieve the r (A) Resources Board to achieve the r (A) If a sustainable communities straf	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points ast resource commun s/default/files/mapping portunity Area Map T [Docum ation of a sustainable region's greenhouse g valent representative ints tegy is not required for	and an th no ations, and hborhoods nity neighbor gs/TCAC/op Tract ID #: mentation of onsistency communitie gas emission from the me	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional Plan strategy or alternative is strategy or alternative is trategt. Consistency etropolitan planning org	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml ty Area status. <b>5</b> ,5310(f) 210 e planning strat with such plans janization, regic pports a region	0 No opted Poin egy th must onal tra al plan	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager t that includes po	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol ncy, planning, or loc	be found: 310(f) 310(f) is or preference cial Need ' File Up File Up cornia Air ution cal- s to	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest https://haasinstitute.berkeley.edu/sitest If Yes, enter the entire TCAC/HCD Opp FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r executed by an officer, or an equi If a sustainable communities strat Ten) reduce greenhouse gas emission	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigh he currently adopted to points ast resource commun s/default/files/mapping portunity Area Map T Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required fo s. Evidence of consis	and an th no ations, and hborhoods hity neighbor gs/TCAC/op fract ID #: nehtation of onsistency communitie gas emission from the me or a region b stency with s	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional Flam as strategy or alternative as strategy or alternative strapolitan planning or y law, and if the QIA-su uch plans must be dem	QIA (see Max its worksheet): ms in QIA (see restrictions or Senior Units? the currently ad ml by Area status. <u>\$\$310(f) 10</u> e planning strat with such plans anization, region poorts a region constrated by a	0 No opted Poin egy th must onal tra al plan letter	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager n that includes po or resolution exe	numbers info can 0% skip to § 0% skip to § 1A have restriction Sp ortunity Area Map rmined by the Calif by a letter or resol rcy, planning, or loc licies and program cuted by an officer	be found: 310(f) 310(f) is or prefer ecial Need File Up File Up File Up state state state of, or an	ls Units?	0 0'
Provide link to local planning documer         (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest resoras indicated at time of application on t TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest resoras indicated at time of application on t TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest resoras indicated at time of application on the https://haasinstitute.berkeley.edu/sites         If Yes, enter the entire TCAC/HCD Op         FAAST File:       Opportunity Area         Points awarded for each of the followin         Resources Board to achieve the r         executed by an officer, or an equi         If a sustainable communities straf         reduce greenhouse gas emission equivalent representative from the	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigh he currently adopted to points ast resource commun s/default/files/mapping portunity Area Map T Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required fo s. Evidence of consis	and an th no ations, and hborhoods hity neighbor gs/TCAC/op fract ID #: nehtation of onsistency communitie gas emission from the me or a region b stency with s	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional Flam as strategy or alternative as strategy or alternative strapolitan planning or y law, and if the QIA-su uch plans must be dem	QIA (see Max its worksheet): ms in QIA (see restrictions or Senior Units? the currently ad ml by Area status. <u>\$\$310(f) 10</u> e planning strat with such plans anization, region poorts a region constrated by a	0 No opted Poin egy th must onal tra al plan letter	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager n that includes po or resolution exe	numbers info can 0% skip to § 0% skip to § 1A have restriction Sp ortunity Area Map rmined by the Calif by a letter or resol rcy, planning, or loc licies and program cuted by an officer	be found: 310(f) 310(f) is or prefer ecial Need File Up File Up File Up state state state of, or an	ls Units?	No
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Does QIA support the implement Resources Board to achieve the r executed by an officer, or an equi transportation commission - 5 pol If a sustainable communities straf reduce greenhouse gas emission equivalent representative from the points	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 10 points est resource commun //default/files/mapping portunity Area Mep T Docum portunity Area Mep T Docum comp ation of a sustainable region's greenhouse of valent representative its tegy is not required for is. Evidence of consis e metropolitan planning	and an th no ations, and hborhoods nity neighbor gs/TCAC/op Tract ID #: nentation of onsistency communitie gas emission from the me or a region b stency with s ing organizat	Funds and Un # of three+ bedroon Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan as strategy or alternative strategy	QIA (see Max its worksheet): ms in QIA (see its worksheet): e restrictions or Senior Units? the currently ad ml y Area status. \$\$310(f) 10 e planning strat with such plans panization, region nonstrated by a rtation planning	. 0 No opted Poin egy th must onal fra al plan letter agen	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager t that includes po or resolution exe cy or local transp	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map remined by the Califf by a letter or resol rec, planning, or low licles and program cuted by an officer ortation commission	be found: 310(f) is or preference is or preference is to a stood of, or an n 5	ls Units?	0 0'
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites (F Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r executed by an officer, or an equi transportation commission - 5 poi If a sustainable communities straf reduce greenhouse gas emission equivalent representative from the points Not less than 50% of land area is	nts: have two bedrooms a edrooms or larger wit special needs popula urce' community neigi he currently adopted 20 points est resource commun //default/files/mapping //default	and an th no ations, and hborhoods hity neighbor grace and the race of the mentation of onsistency communitie gas emission of from the me or a region by stency with s ing organization	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional: Plan with Regional: Plan s strategy or alternative s target. Consistency etropolitan planning or y law, and if the QIA su uch plans must be den tion or regional transpo denced by a letter or re-	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status. S \$310(f) 100 points a region nonstrated by a rtation planning solution execute	. 0 No opted Poin egy th must onal tra al plan letter agen ed by	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp stathas been dete be demonstrated ansportation ager in that includes po or resolution exe cy or local transp	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol recy, planning, or loc licles and program cuted by an officer ortation commissio n equivalent represe	be found: 310(f) is or preference is or preference is to a stood of, or an n 5	ls Units?	0 0'.
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest https://haasinstitute.berkelev.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r (A) executed by an officer, or an equi (transportation commission - 5 poi If a sustainable communilies strata reduce greenhouse gas emission (B) equivalent representative from the points	nts: have two bedrooms a edrooms or larger wit special needs popula urce' community neigi he currently adopted 20 points est resource commun //default/files/mapping //default	and an th no ations, and hborhoods hity neighbor grace and the race of the mentation of onsistency communitie gas emission of from the me or a region by stency with s ing organization	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportuni with Regional: Plan with Regional: Plan s strategy or alternative s target. Consistency etropolitan planning or y law, and if the QIA su uch plans must be den tion or regional transpo denced by a letter or re-	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status. S \$310(f) 100 points a region nonstrated by a rtation planning solution execute	. 0 No opted Poin egy th must onal tra al plan letter agen ed by	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp stathas been dete be demonstrated ansportation ager in that includes po or resolution exe cy or local transp	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol recy, planning, or loc licles and program cuted by an officer ortation commissio n equivalent represe	be found: 310(f) is or preference is or preference is to a stood of, or an n 5	ls Units?	0 0'
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r executed by an officer, or an equi (fa sustainable communities strat (B) equivalent representative from the points (C) Not less than 50% of land area is (C) If on the metropolitan planning or	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points ast resource commun //default/files/mapping portunity Area Map T [Docum http://default/files/mapping portunity Area Map T [Docum http://default/files/mapping portunity Area Map T [Docum http://default/files/mapping Docum http://default/files/mapping Docum http://default/files/mapping Comp ation of a sustainable region's greenhouse of valent representative ints tegy is not required for s. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to	and an th no ations, and hborhoods nity neighbor <u>gs/TCAC/op</u> <i>Tract ID #:</i> mentation of onsistency gas emission of form the me or a region b stency with s ing organizat rity Area evic ransportation	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional: Blan with Regional: Blan s strategy or alternative is strategy or alternative s target. Consistency etropolitan planning org y law, and if the QIA su uch plans must be den ion or regional transpo lenced by a letter or rein n planning agency, or la	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml ty Area status. <b>5</b> :5310(f) 100 ports a region nonstrated by a rtation planning solution execute	0 No opted egy th must must al planal tra agen ed by s ion co	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin	numbers info can 0% skip to § 1A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol ney, planning, or loc licies and program cuted by an officer ortation commissio n equivalent represents	be found: 310(f) is or preference is or preference is or preference is to ornia Air ution cal- s to of, or an n 5 entative	ls Units?	0 0'.
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highe https://haasinstitute.berkeley.edu/sites (F Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r executed by an officer, or an equi transportation commission - 5 poi If a sustainable communities straf reduce greenhouse gas emission equivalent representative from the points Not less than 50% of land area is	nts: have two bedrooms a edrooms or larger wit special needs popula urce' community neigh he currently adopted to points ast resource communi- s/default/files/mapping portunity Area Map T Docum ation of a sustainable region's greenhouse g valent representative ints tegy is not required for is. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters	and an th no ations, and hborhoods nity neighbor g <u>a/TCAC/op</u> <i>tract ID #</i> ; nehation of onsistency a communitie gas emission of form the me or a region b stency with s ing organization rity Area evic ransportation s or resolutic	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on <u>portunity map 2019.ht</u> TCAC/HCD Opportunit with Regional Flain with Regional Flain strategy or alternative as strategy or alternative starget. Consistency re- topolitan planning or y law, and if the QIA su uch plans must be den ion or regional transpo lenced by a letter or re- n planning agency, or the ns from the local coun	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status. <b>5</b> \$310(f) 10 e planning strat with such plans janization, region honstrated by a tation planning solution execute coal transportat cil of governme	0 No opted Poin egy th must nal tra al plan letter agen ed by s ion co nt, me	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitan plannir	numbers info can 0% skip to § 1A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol ney, planning, or loc licies and program cuted by an officer ortation commissio n equivalent represents	be found: 310(f) is or preference is or preference is or preference is to ornia Air ution cal- s to of, or an n 5 entative	ls Units?	0 0'.
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r executed by an officer, or an equi (fa sustainable communities strat (B) equivalent representative from the points Not less than 50% of land area is (C) Intersection of the stranger of th	nts: have two bedrooms a edrooms or larger wit special needs popula urce' community neigh he currently adopted to points ast resource communi- s/default/files/mapping portunity Area Map T Docum ation of a sustainable region's greenhouse g valent representative ints tegy is not required for is. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters	and an th no ations, and hborhoods nity neighbor g <u>a/TCAC/op</u> <i>tract ID #</i> ; nehation of onsistency a communitie gas emission of form the me or a region b stency with s ing organization rity Area evic ransportation s or resolutic	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for portunity map 2019.ht TCAC/HCD Opportuni with Regional Plan s strategy or alternative as strategy or alternative stropolitan planning or y law, and if the QIA-su uch plans must be den tion or regional transpo denced by a letter or rein n planning agency, or the ns from the local coun ation planning agency or	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml ty Area status. <b>\$</b> \$310(f) 10 to planning strat with such plans janization, region nonstrated by a ttation planning solution execution cal transportat cil of governme sonfirming point	0 No opted Poin egy th must nal tra al plaa letter agen ed by i ion co nt, me s about	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitan plannir	numbers info can 0% skip to § 1A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol ney, planning, or loc licies and program cuted by an officer ortation commissio n equivalent represents	be found: 310(f) is or preference is or preference is or preference is to ornia Air ution cal- s to of, or an n 5 entative	ls Units?	0 0'.
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest types of the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Resources Board to achieve the r (A) Does QIA support the implementa Resources Board to achieve the r (A) excuted by an officer, or an equi transportation commission - 5 poi [If a sustainable communities strata (B) equivalent representative from the points Not less than 50% of land area is from the metropolitan planning or FAAST File: QIA Consistency	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 10 points est resource communi- yidefault/files/mapping portunity Area Map T Docum Docum ation of a sustainable region's greenhouse g valent representative ints tegy is not required for is. Evidence of consis e metropolitan planni within a Transit Prior ganization, regional to Lefters region	and an th no ations, and hborhoods nity neighbor gs/TCAC/op Tract ID #: nentation of onsistency communitie gas emission of from the me or a region b stency with s ing organizat rity Area evic ransportation s or resolutio al transporte	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for portunity map 2019.ht TCAC/HCD Opportuni with Regional Plan s strategy or alternative as strategy or alternative starget. Consistency etropolitan planning org y law, and if the QIA su uch plans must be den ion or regional transpo denced by a letter or rein n planning agency, or lu ans from the local coun ation planning agency or Tie Breaker \$307 (ft	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad <u>ml</u> iy Area status. <b>\$ \$310(f)</b> 10 e planning strat with such plans yanization, regic poorts a region onostrated by a rtation planning solution execut ci of governme confirming point ()(3);NOFA	0 No opted Poin egy th must nal tra al plan letter agen ed by s ion co nt, me s abov	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp ts:Max at has been dete be demonstrated ansportation ager n that includes po or resolution exe cy or local transp an officer of, or a mmission - 5 poin tropolitan plannir /e.	numbers info can 0% skip to § 0% skip to § 20A have restriction Sp ortunity Area Map mined by the Califf by a letter or resol ncy, planning, or low licles and program ocuted by an officer ortation commission n equivalent represents ng organization or	be found: 310(f) 310(f) is or preference is or preference is to or preference is to ornia Air ution cal- s to of, or an n 5 entative File Up	Is Units?	0 0 0'. 0
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or highest If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implementa Resources Board to achieve the r executed by an officer, or an equi (Tansportation commission - 5 poi If a sustainable communities strat reduce greenhouse gas emission (B) equivalent representative from the points Not less than 50% of land area is (C) Not less than 50% of land area is (C) If a sustainable communities strat (C) If the event two or more applications I	nts: have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points sat resource commun //default/files/mapping portunity Area Map T Docum Docum ation of a sustainable region's greenhouse ( valent representative its tegy is not required for is. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to region within a Transit Prior ganization, regional to region	and an th no ations, and hborhoods nity neighbor gs/TCAC/op Tract ID #: nentation of onsistency communitie gas emission from the me or a region by stency with s ing organization s or resolution s or resolution s or resolution s or resolution and ranking	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan as strategy or alternative high regional Plan starget. Consistency etropolitan planning org y law, and if the QIA su uch plans must be den tion or regional transpo lenced by a letter or re- n planning agency, or to ons from the local coun tion planning agency or Tie Breaker.\$307(It scores, HCD will apply	QIA (see Max its worksheet): ms in QIA (see its worksheet): erestrictions or Senior Units? the currently ad ml y Area status. \$3310(f) 100 e planning strat with such plans anization, regic pports a region nonstrated by a ttation planning solution execute coal transportat cil of governme ponfirming point a)(3);NOFA	0 No opted Poin must al plan letter agen ion co nt, me s abov	% of two bedrooms % of three+ bedrooms Does ( TCAC/HCD Opp TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager in that includes po or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitan plannir e, outlined in the NC	numbers info can 0% skip to § 0% skip to § 21A have restriction Sp ortunity Area Map mined by the Califf by a letter or resol tcy, planning, or loc licles and program cuted by an officer ortation commission n equivalent repress ts ng organization or DFA. App	be found: 310(f) is or preference is or preference is or preference is to ornia Air ution cal- s to of, or an n 5 entative	Is Units?	0 0 0 0 2/18/20
Provide link to local planning documer         (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso as indicated at time of application or the transmission of the following Does QIA support the implementa Resources Board to achieve the rescuted by an officer, or an equivalent representative from the points         (B)       If a sustainable communities straff reduce greenhouse gas emission the points         (B)       Not less than 50% of land area is from the metropolitan planning or FAAST File:         QIA Consistency       In the event two or more applications I (1) to bonus points to the QIA having	nts:   have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points est resource commun //default/files/mapping portunity Area Mep T Docum Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required for s. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters region may and the same rating the lowest ratio betwy	and an th no ations, and hborhoods hity neighbor gar <u>TCAC/op</u> <u>Tract ID #:</u> nentation of onsistency communitie gas emission of from the me or a region b stency with s ing organizat rity Area evic transportation s or resolutic inal transportation and ranking een the requ	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan with Regional Plan s strategy or alternative is	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status. \$3310(f) = 10 ports a region nonstrated by a rtation planning solution execute coal transportat cil of governme sonfirming point ()(3); NOFA the total allowa	0 No opted Poin must al plan letter agen t, me s about fiteria	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp stathas been dete be demonstrated ansportation ager in that includes po or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitan plannir /e.	numbers info can 0% skip to § 10% skip to § 21A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol recy, planning, or loc licies and program cuted by an officer ortation commission n equivalent repressing organization or DFA A App ount per §305.	be found: 310(f) is or preference is or preference is or preference is or preference File Up ornia Air ution is al- is to of, or an n 5 entative File Up is or preference is	Is Units? Doaded? Doaded? Use date: Ratio=	0 0 0 0 2/18/20
Provide link to local planning documer (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t TCAC/HCD Opportunity Area Map 2 (a) QIA located within the high or high https://haasinstitute.berkeley.edu/sites If Yes, enter the entire TCAC/HCD Op FAAST File: Opportunity Area Points awarded for each of the followin Does QIA support the implements Resources Board to achieve the r executed by an officer, or an equi transportation commission - 5 pol If a sustainable communities strat reduce greenhouse gas emission (B) equivalent representative from the points Not less than 50% of land area is (C) from the metropolitan planning or FAAST File: QIA Consistency In the event two or more applications I (1) 10 bonus points to the QIA having (2) If tie still exists, 3 points to the QIA	nts:   have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points est resource commun //default/files/mapping portunity Area Mep T Docum Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required for s. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters region may and the same rating the lowest ratio betwy	and an th no ations, and hborhoods hity neighbor gar <u>TCAC/op</u> <u>Tract ID #:</u> nentation of onsistency communitie gas emission of from the me or a region b stency with s ing organizat rity Area evic transportation s or resolutic inal transportation and ranking een the requ	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan with Regional Plan s strategy or alternative is	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml y Area status. S 3310(f) 10 ports a region nonstrated by a rtation planning solution execute ocal transportat cil of governme confirming point b (3); NOFA y tie breaking ci the total allowa that has receive	Poin Poin Poin egy th must al plar al plar al plar al plar agen ed by e ion co nt, me s abov	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitain plannir te, outlined in the N( aximum grant am ertificate of Occu	numbers info can 0% skip to § 21A have restriction Sp ortunity Area Map mined by the Califi by a letter or resol nequivalent repressing organization or DFA. [ Ap- ount per §305. spancy by the appli	be found: 310(f) is or preference is or preference is or preference is or preference File Up ornia Air ution is al- is to of, or an n 5 entative File Up is or preference is	Is Units? Dioaded? Dioaded? Dioaded? Ue dale: Ratio= dline .	0 0 0 0 2/18/20
Provide link to local planning documer         (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t         TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso         as indicated at time of application on t         TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso         https://haasinstitute.berkeley.edu/sites         If Yes, enter the entire TCAC/HCD Op         FAAST File:       Opportunity Area         Points awarded for each of the followin         Dees QIA support the implementa         Resources Board to achieve the r         (A)         executed by an officer, or an equivalent representative from the points         reduce greenhouse gas emission - 5 points         If a sustainable communities straffice         reduce greenhouse gas emission equivalent representative from the points         points         Not less than 50% of land area is         (G)       from the metropolitan planning or         FAAST File:       QIA Consistency         In the event two or more applications I         (1) 10 bonus points to the QIA having         (2) If the still exists, 3 points to the QIA         Dev	nts:   have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points est resource commun //default/files/mapping portunity Area Mep T Docum Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required for s. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters region may and the same rating the lowest ratio betwy	and an th no ations, and hborhoods hity neighbor gar <u>TCAC/op</u> <u>Tract ID #:</u> nentation of onsistency communitie gas emission of from the me or a region b stency with s ing organizat rity Area evic transportation s or resolutic inal transportation and ranking een the requ	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan with Regional Plan s strategy or alternative is	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml by Area status. <b>5</b> \$310(f) 100 (f) s \$310(f) 100 (f) ports a region nonstrated by a rtation planning solution execut coal transportat cil of governme confirming point b)(3); NOFA the total allowa that has receive IIG prior NC	0 No opted egy th must onal tra al plan letter agen ed by s ion co nt, me s about riteria ble m riteria	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts Max at has been dete be demonstrated ansportation ager that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitan plannir re, outlined in the NC aximum grant am eritificate of Occu	numbers info can 0% skip to § 0% skip to § 0% skip to § 01A have restriction Sp ortunity Area Map mined by the Califf by a letter or resol nequivalent repressing organization or 0FA. App 00041 per §305. pancy by the appliert. of Occup Date:	be found: 310(f) is or preference is or preference is or preference is or preference File Up ornia Air ution is al- is to of, or an n 5 entative File Up is or preference is	Is Units?	0 0 0 0 2/18/20
Provide link to local planning documer         (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t         TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso         (a) QIA located within the high or highest reso         (a) QIA located within the high or highest reso         (a) QIA located within the high or highest reso         (a) QIA located within the high or highest reso         (a) QIA located within the high or highest reso         (b) QIA located within the high or highest reso         (a) QIA located for each of the following         Points awarded for each of the following         Does QIA support the implemente         Resources Board to achieve the revecuted by an officer, or an equitansportation commission - 5 point         If a sustainable communities strain reduce greenhouse gas emission         (B) equivalent representative from the points         (C) from the metropolitan planning or         FAAST File:       QIA Consistency         In the event two or more applications I         (1) 10 bonus points to the QIA having       Development Name:         Development Name:       Development Name:	nts:   have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points est resource commun //default/files/mapping portunity Area Mep T Docum Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required for s. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters region may and the same rating the lowest ratio betwy	and an th no ations, and hborhoods hity neighbor gar <u>TCAC/op</u> <u>Tract ID #:</u> nentation of onsistency communitie gas emission of from the me or a region b stency with s ing organizat rity Area evic transportation s or resolutic inal transportation and ranking een the requ	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan with Regional Plan s strategy or alternative is	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad <u>ml</u> y Area status. <b>\$ \$310(f)</b> 10 e planning strat with such plans nanization, regic poots a region nonstrated by a tration planning solution execut bocal transportat cil of governme confirming point () (3); NOFA y tie breaking ci the total allowa that has receive IIG prior NC IIG prior NC	0 No opted Poin alplan letter agen ion co nt, me s abov riteria ble mi riteria Die A Di DFA Di	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts:Max at has been dete be demonstrated ansportation ager n that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitain plannir /e.	numbers info can 0% skip to § 0% skip to § 0% skip to § 0% skip to § 01A have restriction Sp ortunity Area Map rmined by the Califf by a letter or resol recy, planning, or loc licles and program cuted by an officer ortation commissio n equivalent repress nts DFA A Ap OFA A	be found: 310(f) is or preference is or preference is or preference is or preference File Up ornia Air ution is al- is to of, or an n 5 entative File Up is or preference is	Is Units? Dioaded? Dioaded? Dioaded? Ue dale: Ratio= dline .	No 0 0 0 0 2/18/20 0.00%
Provide link to local planning documer         (G) Only for QIAs where 25% of units additional 25% of the units are three b restriction or preference for seniors or located within the high or highest reso as indicated at time of application on t         TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso         as indicated at time of application on t         TCAC/HCD Opportunity Area Map 2         (a) QIA located within the high or highest reso         https://haasinstitute.berkeley.edu/sites         If Yes, enter the entire TCAC/HCD Op         FAAST File:       Opportunity Area         Points awarded for each of the followin         Dees QIA support the implementa         Resources Board to achieve the r         (A)         executed by an officer, or an equivalent representative from the points         reduce greenhouse gas emission - 5 points         If a sustainable communities straffice         reduce greenhouse gas emission equivalent representative from the points         points         Not less than 50% of land area is         (G)       from the metropolitan planning or         FAAST File:       QIA Consistency         In the event two or more applications I         (1) 10 bonus points to the QIA having         (2) If the still exists, 3 points to the QIA         Dev	nts:   have two bedrooms a edrooms or larger wit special needs popula urce community neigi he currently adopted 20 points est resource commun //default/files/mapping portunity Area Mep T Docum Docum ation of a sustainable region's greenhouse of valent representative ints tegy is not required for s. Evidence of consis e metropolitan plannin within a Transit Prior ganization, regional to Letters region may and the same rating the lowest ratio betwy	and an th no ations, and hborhoods hity neighbor gar <u>TCAC/op</u> <u>Tract ID #:</u> nentation of onsistency communitie gas emission of from the me or a region b stency with s ing organizat rity Area evic transportation s or resolutic inal transportation and ranking een the requ	Funds and Un # of three+ bedroor Max Funds and Un Does QIA have preference for hoods as indicated on portunity map 2019.ht TCAC/HCD Opportunit with Regional Plan with Regional Plan s strategy or alternative is	QIA (see Max its worksheet): ms in QIA (see its worksheet): restrictions or Senior Units? the currently ad ml by Area status. <b>5</b> \$310(f) 100 (f) s \$310(f) 100 (f) ports a region nonstrated by a rtation planning solution execut coal transportat cil of governme confirming point b)(3); NOFA the total allowa that has receive IIG prior NC	0 No opted Poin alplan letter agen ion co nt, me s abov riteria ble mi riteria Die A Di DFA Di	% of two bedrooms % of three+ bedrooms TCAC/HCD Opp TCAC/HCD Opp ts:Max at has been dete be demonstrated ansportation ager n that includes pc or resolution exe cy or local transp an officer of, or an mmission - 5 poin tropolitain plannir /e.	numbers info can 0% skip to § 0% skip to § 0% skip to § 01A have restriction Sp ortunity Area Map mined by the Califf by a letter or resol nequivalent repressing organization or 0FA. App 00041 per §305. pancy by the appliert. of Occup Date:	be found: 310(f) is or preference is or preference is or preference is or preference File Up ornia Air ution is al- is to of, or an n 5 entative File Up is or preference is	Is Units?	0 0 0 0 2/18/20

llG

Please c	omplete the	"yellow" cells in t	ne form below and email a	copy to:	pment Team (ADT) Support Form AppSupport@hcd.ca.gov. A member of the Applica	tion Developm	ient Team w	ill respond to
Full Name		· · ·		уоиг	request within ASAP. Date Requested:		plication on Date:	
Organizat	l			Email:		ontact Phone:	on Date:	•
Justificati	ļ		·			ourgor i-notier		
00000000				•				
lssue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1			•				•	
2	-	 	· · · ·		· · · · · · · · · · · · · · · · · · ·			
3		1. P. 1						
4			·					
5			-					
6						· ·		
7						•		
8			• •. •					
9						·		
10				·				
11						•	· · ·	
12			· ·				<u>-</u>	
13								
14	· · ·							
15					·			
16								
17	•	· ·						
18	<u></u>		·					-
19		· .					•	-
20	<u> </u>							
21								
22								
23		· ·						
24	•.	·					. <u></u>	
25		· · ·					·····	

•

	Round 6 Document Che	ecklist	
OVERVIEW TAB		Outbur 144 - d	Commonta
FAAST File: Applicant Documents (if more than two applicants con	ntinue attachements as App3.	Submitted	Comments
App1 Certs & Legal (wet signature required)			· ·
App2 Certs & Legal (wet signature required)			· ,
App1 Reso (wet signature required)			
App2 Reso (wet signature required)	· ·	· · ·	
Resolutions***	•		
1. Entity Name and Entity Type (corporation, non-profit, fo	r-profit, LLC, etc.).		
<ol> <li>Name &amp; Title of Signatory(ies)****</li> <li>NOTE: Name and title of authorized signatory(ies) is preference acceptable), supporting documentation evidencing the ind</li> <li>NOFA Date.</li> </ol>	rred. In instances pertaining to r ividual who currently holds the p	nunicipalities/ osition must l	/jurisdictions/transit agencies (when title is
4. Language authorizing Signatory(ies) to sign Standard A	greement.		
5. Amendment Provision included.	then the reguested/owerd error		
<ol> <li>Aggregate dollar amount (should be equal to or greater</li> <li>Person attesting validity of resolution (must be someon)</li> </ol>			and Agreement).
8. The meeting date authorizing resolution.		•	
9. All votes taken at meeting authorizing resolution (ayes,	no's, absent, vacant).		· · · · · · · · · · · · · · · · · · ·
10. Project name as it appears on IIG application. ** Organizational documents for the manager of the LLC i	f an entity other than an individu	al.	
*** These are minimum requirements for a resolution. Upo	lates can be requested once a re	eview is comp	leted.
**** Ensure when identifying the Signatory(ies), if more that	an one is listed, that "and" or "or	is defined fo	r Individuals required to sign.
App1 OrgChart	·		
App2 OrgChart			· ·
App1 Signature			
App2 Signature			
App1 Payee Data or TIN	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
App2 Payee Data or TIN			
Applicant Organizational Documents (submit docume Entity Type: (Overview Tab Continued under Organiza		2, etc.) Submitted	Comments
Corporations	FAAST File:	Sublinueu	Comments
Articles of Incorporation, with all amendments	App1 OrgDoc1	· · ·	
By-Laws, with all amendments	App1 OrgDoc2		
Certlificate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		
Evidence of tax-exempt status from IRS	App1 OrgDoc5	· · ·	
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments
Articles of Organization LLC-1, with all amendments	App1 OrgDoc1		
Operating Agreement, with all amendments	App1 OrgDoc2		
Certificate of Status from Secretary of State	App1 OrgDoc3		. •
Max Funds and Unit Mix TAB FAAST File:		Submitted	Comments
Rural Status			
리더비lliyantFilmeshold IAS FAAST File:		Submitted	Comments
L FAAST FIRE		Joannined	L Comments

Page 24 of 25

. IIG Upload Checklists

IIG Round 6 Document Ch	ecklist	00000000000000000000000000000000000000
CIP Integral to QIP		
Urban Area		
Relevant Development Plan	· . ·	
Net Density Verification		· · · · · · · · · · · · · · · · · · ·
Construction exception		
CIP Site Control	· · .	
QIP Relocation Plan		
Market Study		
Tax Credit Reservation		
Env& Land Use Vorification TAE FAAST File:	Submitted	Comments
Auth to Use Grant Funds		
Environmental		
Large Jurisdication QIP Scoring TAB, if applicable	Submitted	Comments
E&L Use	;	
Const EFC #1, #2, etc		
Transit Access		
Park Access	· · .	
Employment Access		
Retail Access		
Education		
SPN or SH		
Qualified Seniors		
Opportunity Area		
QIP Consistency		
Large Jurisdication QIA Scoring TAB, if applicable FAAST File:	Submitted	Comments
E&L Use		······································
Const EFC #1, #2, etc		
CIP EFC #1, #2, etc		
Letter of Intent		· · ·
Transit Access		
Opportunity Area		
QIA Consistency		

llĠ

Page 25 of 25

Upload Checklists

# Infill Infrastructure Grant Program of 2019

# Guidelines



Governor Gavin Newsom State of California

Alexis Podesta, Secretary Business, Consumer Services, and Housing Agency

Douglas R. McCauley, Acting Director California Department of Housing and Community Development

> 2020 West El Camino Avenue, Suite 500 Sacramento, CA 95833 IIG Program Email: <u>Infill@hcd.ca.gov</u>

> > October 30, 2019

OUTICITIES	
ARTICLE 1. GENERAL	3
Section 301. Program Overview	3
Section 302. Definitions	3
ARTICLE 2. PROGRAM REQUIREMENTS	9
Section 303. Eligible Projects	9
Section 304. Eligible Costs	. 13
Section 305. Grant Terms and Limits	
Section 306. Performance Requirements	
ARTICLE 3. APPLICATION PROCEDURES	
Section 307. Application Process	. 19
Section 308. Application Threshold Requirements	. 20
Section 309. Selection Criteria for Qualifying Infill Projects in Large Jurisdictions	. 22
Section 310. Selection Criteria for Qualifying Infill Areas in Large Jurisdictions	. 34
ARTICLE 4. PROGRAM OPERATIONS	
Section 311. Legal Documents	. 44
Section 312. Reporting Requirements	. 45
Section 313. Defaults and Cancellations	
Section 314. Prevailing Wages	. 46

## Contents

Department of Housing and Community Development 2 IIG Program Guidelines

### ARTICLE 1. GENERAL

### Section 300. Purpose and Scope

The purpose of these Infill Infrastructure Grant Program of 2019 Guidelines (Guidelines) is to implement and interpret Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code, which establishes the Infill Infrastructure Grant Program of 2019, hereinafter referred to as the Infill Infrastructure Grant Program (IIG or Program).

#### Section 301. Program Overview

The Program's primary objective is to promote infill housing development. The Program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development.

Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Eligible improvements include development or reconstruction of Parks or Open Space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks, and streetscape improvements.

#### Section 302. Definitions

The following definitions apply to the capitalized terms used in these Guidelines:

- (a) "Affordable Unit" means a unit that is made available at an affordable rent, as defined in Health and Safety Code section 50053, to a household earning no more than 60 percent of the Area Median Income or at an affordable housing cost, as defined in Health and Safety Code section 50052.5, to a household earning no more than 120 percent of the Area Median Income. Rental units shall be subject to a recorded covenant ensuring affordability for a duration of at least 55 years. Ownership units shall initially be sold to and occupied by a qualified household, and shall be subject to a recorded covenant that includes either a resale restriction for at least 30 years or equity sharing upon resale.
- (b) "Area Median Income" means the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC).
- (c) "Bus Hub" means an intersection of three or more bus routes, where one route or a combination of routes has a minimum scheduled headway of 10 minutes or at least six buses per hour during peak hours. Peak hours means the time between 7 a.m. to 10 a.m., inclusive, and 3 p.m. to 7 p.m., inclusive, Monday through Friday or the alternative peak hours designated for the transportation corridor by the transit

Department of Housing and Community Development

IIG Program Guidelines

### agency.

- (d) "Bus Transfer Station" means an arrival, departure, or transfer point for the area's intercity, intraregional, or interregional bus service having a permanent investment in multiple bus docking facilities, ticketing services, and passenger shelters.
- (e) "Capital Asset" means a tangible physical property with an expected useful life of 15 years or more. "Capital Asset" also means a tangible physical property with an expected useful life of 10 to15 years for costs not to exceed 10 percent of the Program grant. "Capital Asset" includes major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the Capital Asset. "Capital Asset" also includes equipment with an expected useful life of two years or more. Costs allowable under this definition include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.
- (f) "Capital Improvement Project" or "Project" means the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset that is an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or Qualifying Infill Area. Capital Improvement Projects that may be funded under the Program include, but are not limited to, those described in Section 304 (a).
- (g) "CCR" means the California Code of Regulations.
- (h) "Department" means the California Department of Housing and Community Development.
- (i) "Developer" means an Eligible Applicant that the Department may rely upon for Site Control of either the Qualifying Infill Project or the Qualifying Infill Area.
- (j) "Eligible Applicant" means one of the following:
  - (1) A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area, or
  - (2) A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- (k) "Large Jurisdiction" means a county that is not a Small Jurisdiction, or any city within that county.

Department of Housing and Community Development

**IIG Program Guidelines** 

### 2552

- (I) "Local Support" means support of local public agencies.
- (m) "Locality" means a California city, county, or city and county.
- (n) "Lower Income" has the meaning set forth in Health and Safety Code section 50079.5.
- (o) "Major Transit Stop" means an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (as defined in Public Resources Code section 21064.3).
- (p) "Master Development" means the proposed residential units within the Qualifying Infill Area identified in the Program application.
- (q) "Moderate-Income" has the meaning set forth in Health and Safety Code section 50093.
- (r) "MHP" shall mean the Multifamily Housing Program authorized and governed by Health and Safety Code sections 50675 through 50675.14 and the Multifamily Housing Program Guidelines.
- (s) "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. Allowed deductible areas are public dedications of land which are for public streets, public sidewalks, public Open Space, and public drainage facilities. Non-allowed deductible areas include utility easements, setbacks, private drives and walkways, general landscaping, common areas and facilities, off street parking, and traditional drainage facilities exclusive to a development project. Mitigations required for development will not be included in the allowed deductible areas.
- (t) "NOFA" means a Notice of Funding Availability for the Program issued by the Department.
- (u) "Nondiscretionary Local Approval Process" means a process for development approval involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely ensures that the proposed development meets all the "objective zoning standards," "objective subdivision standards," and "objective design review standards" in effect at the time that the application is submitted to the local government, but uses no special discretion or judgment in reaching a decision.
- (v) "Open Space" means a parcel or area of land or water that is essentially unimproved and dedicated to one or more of the following purposes: (1) the preservation of

Department of Housing and Community Development

IIG Program Guidelines

natural resources; (2) the managed production of resources; (3) public and/or residential outdoor recreation; or (4) public health and safety.

(w) "Park" means a facility that provides benefits to the community and includes, but is not limited to, places for organized team sports, outdoor recreation, and informal turf play; non-motorized recreational trails; permanent play structures; landscaping; community gardens; places for passive recreation; multipurpose structures designed to meet the special recreational, educational, vocational, and social needs of youth, senior citizens, and other population groups; recreation areas created by the redesign and retrofit of urban freeways; community swim centers; regional recreational trails; and infrastructure and other improvements that support these facilities.

- (x) "Program" means the Infill Infrastructure Grant Program of 2019 as implemented by these Guidelines.
- (y) "Qualifying Infill Area" means an area designated in the Program application that meets the criteria for a Qualifying Infill Area set forth in Section 303.
- (z) "Qualifying Infill Project" means a residential or mixed-use residential development project designated in the Program application that meets the criteria for a Qualifying Infill Project set forth in Section 303.
- (aa) "Recipient" means the city, county, city and county, public housing authority and/or Developer receiving a commitment of Program funds for an approved Capital Improvement Project.
- (bb) "Rural Area" has the meaning set forth in Health and Safety Code section 50199.21.
- (cc) "Site Control" means the Eligible Applicant and/or Developer has sufficient control of the property through one or more of the following:
  - (1) fee title;
  - (2) a leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements;
  - (3) an enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability;
  - (4) an executed disposition and development agreement, or irrevocable offer of dedication to a public agency;

6

Department of Housing and Community Development

IIG Program Guidelines

- (5) a right of way or easement, which is either perpetual, or of sufficient duration to meet Program requirements, and which allows the Eligible Applicant and/or Developer to access, improve, occupy, use, maintain, repair, and alter the property underlying the right of way or easement;
- (6) an executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- (7) an executed agreement with a public agency that gives the Eligible Applicant exclusive rights to negotiate with the agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by all parties;
- (8) a land sales contract or other enforceable agreement for the acquisition of the property; or
- (9) other forms of Site Control that give the Department equivalent assurance that the Eligible Applicant or and/Developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program.
- (dd) "Small Jurisdiction" means a county with a population of less than 250,000 as of January 1, 2019, or any city within that county.
- (ee) "TCAC" means the California Tax Credit Allocation Committee.
- (ff) "Transit Priority Area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a transportation improvement program adopted pursuant to Title 23 of the Code of Federal Regulations section 450.216 or 450.322.
- (gg) "Transit Station" means a rail or light-rail station, ferry terminal, Bus Hub, or Bus Transfer Station. Included in this definition are planned Transit Stations otherwise meeting this definition whose construction is programmed into a regional or state transportation improvement program to be completed no more than five years from the deadline for submittal of applications set forth in the NOFA.
- (hh) "Urbanized Area" means an incorporated city or an Urbanized Area or urban cluster as defined by the United States Census Bureau. For unincorporated areas outside of an urban area or urban cluster, the area must be within a designated urban service area that is designated in the local general plan for urban development and is served by the public sewer and water.
- "Urban Uses" means any residential, commercial, industrial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

Department of Housing and Community Development

IIG Program Guidelines

# (jj)

# "Very-low Income" has the meaning set forth in Health and Safety Code section 50105.

Department of Housing and Community Development

IIG Program Guidelines

## 2556

8 .

## ARTICLE 2. PROGRAM REQUIREMENTS

#### Section 303. Eligible Projects

- (a) To be eligible for funding, a Capital Improvement Project must be an integral part of, or necessary for the development of either a Qualifying Infill Project or housing designated within a Qualifying Infill Area.
- (b) To be eligible for funding, all applications must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area.
  - (1) Each Qualifying Infill Project must be a discrete development and all housing development components must have been planned as one development and jointly considered for local land use approval, with common, affiliated or contractually related ownership and financing structures.
- (c) For both Large Jurisdictions and Small Jurisdictions, the Qualifying Infill Project or Qualifying Infill Area must:
  - (1) Be located in an Urbanized Area.
  - (2) Be located in a Locality with an adopted housing element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, pursuant to Government Code section 65585 at time of application
  - (3) Be located in a Locality that, at the time of application, has submitted its housing element annual progress reports as required by Government Code section 65400 to the State of California for 2017 through the most recently required annual progress report.
  - (4) Include not less than 15 percent of the total residential units to be developed in the Qualifying Infill Project or Qualifying Infill Area as Affordable Units.
    - (A) For developments that contain both rental and ownership units, units of either or both product types may be included in the calculation of the percentage of Affordable Units.
    - (B) To the extent included in a Capital Improvement Project grant application, for the purpose of calculating the percentage of Affordable Units, the Department may consider the entire Master Development in which the development seeking grant funding is included.

9

Department of Housing and Community Development

(C) Where applicable, an Eligible Applicant may include a replacement housing plan to ensure that dwelling units housing persons and families of low or Moderate-Income are not removed from the low- and Moderate-Income housing market. Residential units to be replaced shall not be counted toward meeting the affordability threshold required for eligibility for funding under this section.

(D) A Qualifying Infill Project or Qualifying Infill Area for which a recorded disposition and development agreement or other recorded project or area-specific agreement between the Developer and the local agency having jurisdiction over the project has been executed on or before July 31, 2019, shall be deemed to meet the affordability requirement of this paragraph if the agreement includes affordability restrictions that subject the Qualifying Infill Project, Qualifying Infill Area to the production of affordable units for Very Low, Lower- or Moderate-Income households.

(E) New housing units that replace demolished units that have been occupied by low or Moderate-Income households within the last five years from the deadline for submittal of applications shall not count toward meeting the requirements of this paragraph.

Include average residential Net Densities on the parcels to be developed that are equal to or greater than the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of section 65583.2 of the Government Code, except that in a Rural Area the average residential Net Densities on the parcels to be developed shall be at least 10 units per acre. Minimum densities for Localities that are not Rural Areas may be found in Appendix 1 of the housing element law memorandum issued by the Department's Division of Housing Policy Development dated June 20, 2012.

- (A) A city with a population greater than 100,000 in a standard metropolitan statistical area or a population of less than 2,000,000 may petition the Department for, and the Department may grant, an exception to the density requirements set forth in this subsection, if the city believes it is unable to meet the density requirements described herein. The city shall submit the petition with its application and shall include the reasons why the city believes the exception is warranted. The city shall provide information supporting the need for the exception, including, but not limited to, any limitations that the city may encounter in meeting the density requirements specified in subsection (5). Any exception shall be for the purposes of this section only. This subdivision shall become inoperative on January 1, 2023.
- (6)

(5)

Be located in an area designated for mixed-use or residential development pursuant to one of the following:

10

Department of Housing and Community Development

- (A) A general plan, or general plan amendment, adopted pursuant to Government Code section 65300.
- (B) A sustainable communities strategy adopted pursuant to Government Code section 65080.
- (C) A specific plan adopted pursuant to Government Code section 65450
- (D) A workforce housing opportunity zone established pursuant to Government Code section 65620.
- (E) A housing sustainability district established pursuant to Government Code section 66201.
- The Eligible Applicant must identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, acceptable to the Department to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in Section 303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to Section 309 (c) and section 310 (c), and determining the maximum grant amount pursuant to Section 305. This mechanism must be in effect and legally enforceable prior to the disbursement of Program funds.
- (8) Eligible Applicants shall designate the proposed residential units in the Qualifying Infill Project, or within the Qualifying Infill Area, that the Eligible Applicant intends to utilize for the purpose of establishing the maximum Program grant amount pursuant to Section 305, and for the purpose of rating applications pursuant to Sections 309 or 310. Any such designated units must be utilized for both purposes in applications from Large Jurisdictions.
- (9) The application must demonstrate that the percentage of Affordable Units, and units restricted to other income limits and rents as designated for the purpose of determining the maximum Program grant amount in Section 305 and for rating purposes pursuant to Sections 309 or 310, shall be maintained or exceeded through the completion of each residential development proposed in the application. The Department may modify the requirement set forth in the previous sentence to conform to a similar local public agency requirement, provided that it determines that the local requirement will reliably result in completion of the required Affordable Units within a reasonable period of time.
- (10) Construction shall not have commenced on any units designated in the application prior to the deadline for applications submittal set forth in the NOFA, except for Affordable Units identified in a disposition and development agreement or other project- or area-specific agreement between the

11

Department of Housing and Community Development

Developer and the local agency having jurisdiction over the Affordable Units executed on or before July 31, 2019 that requires the Affordable Units to be built as a condition of local approval for the other units designated in the application, where the Developer of the other units contributed funds or land to cover costs of developing the Affordable Units, in an amount not less than 25 percent of the total development cost of the Affordable Units.

(d) For purposes of evaluating applications from Large Jurisdictions:

- "Qualifying Infill Area" means a contiguous area located within an Urbanized Area (i) that has been previously developed, or where at least 75 percent of the perimeter of the area adjoins parcels that are developed with Urban Uses, and (ii) in which at least one development application has been approved or is pending approval for a residential or mixed-use residential project that meets the definition and criteria in this section for a Qualifying Infill Project.
- (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

(e) For purposes of evaluating applications from Small Jurisdictions:

- (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area that meets either of the following criteria:
  - (A) The area contains sites included on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a) of section 65583 of the Government Code, and at least 50 percent of the perimeter of the area shall adjoin parcels that are developed with urban uses.
    - The Capital Improvement Project for which funding is requested is necessary, as documented by an environmental review or some other adopted planning document, to make the area suitable and available for residential development, or to allow the area to accommodate housing for additional income levels, and the area otherwise meets the requirements for inclusion on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a)

12

(B)

IIG Program Guidelines

of section 65583 of the Government Code. At least 50 percent of the perimeter of the area shall adjoin parcels that are developed with Urban Uses.

(2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 50 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

(3) Applications from Small Jurisdictions must include a complete description of the Capital Improvement Project and requested grant funding for the Project. The application must describe how the project is necessary to support the development of housing, and how it meets the criteria of this section, including;

(A) A financial document that shows the gap financing needed for the project.

- (i) For a Qualifying Infill Project located in the unincorporated area of the county, the Department shall allow an Eligible Applicant to satisfy the requirement in this paragraph by submitting copies of an application or applications for other sources of state or federal funding for a Qualifying Infill Project.
- (B) Documentation of all necessary entitlement and permits, and a certification from the Eligible Applicant that the project is shovel-ready.
  - (i)
- For a Qualifying Infill Project located in the unincorporated area of the county, the department shall allow the Eligible Applicant to meet the requirement described in this paragraph by submitting a letter of intent from a willing affordable housing Developer that has previously completed at least one comparable housing project, certifying that the Developer is willing to submit an application to the county for approval by the county of a Qualifying Infill Project within the area in the event that the funding requested pursuant to this subdivision is awarded.

13

## Section 304. Eligible Costs

 Program grant funds must be used for reasonable and necessary costs of a Capital Improvement Project. Costs must be reasonable compared to similar infrastructure projects of modest design in the general area of the Capital Improvement Project. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvements of the following:

Department of Housing and Community Development

- (1) The creation, development, or rehabilitation of Parks or Open Space.
- (2) Water, sewer, or other utility service improvements and relocation.
- (3) Street, road, and bridge construction and improvement.
- (4) Required replacement of Transit Station parking spaces, not to exceed \$50,000 per space.
- (5) Residential parking and mechanical parking lifts. The minimum residential per unit parking spaces in parking structures, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space.
- (6) Transit linkages and facilities, including, but not limited to, related access plazas or pathways, or bus and transit shelters.
- (7) Facilities that support pedestrian or bicycle transit.
- (8) Traffic mitigation devices, such as street signals.
- (9) Site clearance, grading, preparation and demolition.
- (10) Sidewalk or streetscape improvements, including, but not limited to, the reconstruction or resurfacing of sidewalks and streets or the installation of lighting, signage, or other related amenities, including shade structures, seating, landscaping, streetscaping, public safety improvements, and public art. Program funding for public art may not exceed 5 percent of the total Program award.
- (11) Storm drains, stormwater detention basins, culverts, and similar drainage features.
- (12) Required environmental remediation necessary for the development of the Capital Improvement Project, where the cost of the remediation does not exceed 50 percent of the Program grant amount.
- (13) Site acquisition or control for the Capital Improvement Project including, but not limited to, easements and rights of way. Such costs must be deemed reasonable and demonstrated by documentation that may include appraisals, purchase contracts, or any other documentation as determined by the Department.
- (14) Other capital asset costs approved by the Department and required as a condition of local approval for the Capital Improvement Project.

Department of Housing and Community Development

IIG Program Guidelines

- (15) Impact fees required by local ordinance are eligible for Program funding only if used for the identified Capital Improvement Project. Funded impact fees may not to exceed 5 percent of the Program award.
- (b) The following costs are not eligible:
  - Parking spaces and structures, except as provided in Section 304 (a)(4) and (5).
  - (2) Costs of site acquisition for housing and mixed-use structural improvements.
  - (3) Costs of housing or mixed-use structures.
  - (4) Soft costs related to ineligible costs.
  - (5) In-lieu fees for local inclusionary programs.

#### Section 305. Grant Terms and Limits

- (a) The total maximum grant amount shall be limited based on the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. Replacement housing units may be included in the calculation of the total maximum grant amount. The Department shall publish a table listing per unit grant limits for each NOFA based on these factors. The total actual grant amount shall be based upon the lesser of the amount necessary to fund the Capital Improvement Project or the maximum amount calculated from the table published by the Department.
- (b) The Program establishes the following minimum and maximum award amounts:
  - For Qualifying Infill Projects, the Program grant amount shall not be less than \$1 million, or \$500,000 for Rural Areas, and shall not exceed \$7.5 million for each NOFA.
  - (2) For Qualifying Infill Areas, the Program grant amount shall not be less than \$2 million, or \$1 million for Rural Areas, and shall not exceed \$30 million for each NOFA.
  - (3) Over the life of the Program, the total of all Program awards, including previous and future awards made under the Infill Infrastructure Grant Program of 2007, shall not exceed \$60 million for any single Qualifying Infill Project or Qualifying Infill Area.

(4) The Department will fund only one application for each Capital Improvement Project or portion thereof.

Department of Housing and Community Development

In each NOFA, the Department will fund only one application for each Qualifying Infill Project and Qualifying Infill Area.

(c) The Eligible Applicant must demonstrate that the grant does not result in the Developer(s) benefiting from the Qualifying Infill Project, Qualifying Infill Area or the Capital Improvement Project by realizing a profit that is within the limits set forth in California Code of Regulations, Title 4, section 10327.

(d) The Eligible Applicant must demonstrate that Program funds are reasonably necessary for Project feasibility and no other source of funding is reasonably available

(5)

- (e) The Eligible Applicant must demonstrate that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible as evidenced by documentation such as, but not limited to, a market study, Project proforma, sources and uses statement, or other feasibility documentation that is standard industry practice for the type of proposed housing development (except as described in Section 303 (e)(3).
- (f) Where the Qualifying Infill Project is receiving low-income housing tax credits, the Recipient may provide Program funds to the Developer of the Qualifying Infill Project in the form of a zero (0) percent, deferred payment loan, with a term of at least 55 years. The loan may be secured by a deed of trust, which may be recorded with the local county recorder's office, provided, however, the beneficiary of the loan shall not under any circumstances exercise any remedy, including, without limitation, foreclosure, under the deed of trust without the prior written consent of the Department, in its sole and absolute discretion. The loan may not be sold, assigned, assumed, conveyed or transferred to any third party without prior written Department approval in its sole and absolute discretion. For Projects assisted by other Department funding programs, repayment of the loan between the Recipient and the Developer shall be limited to (1) no repayments to the Recipient until the maturity date or (2) repayment only from "distributions" from the Project within the meaning of Title 25, California Code of Regulations section 8301(i). The Recipient shall be responsible for all aspects of establishing and servicing the loan. The provisions governing the loan shall be entirely consistent with these Guidelines and all documents required by the Department with respect to the use and disbursement of Program funds. All documents governing the loan between the Recipient and the Developer borrower shall contain all the terms and conditions set forth in this subdivision and shall be subject to the review and approval of the Department prior to making the loan. This subdivision shall apply to any Qualifying Infill Project receiving low-income housing tax credits regardless of the date of the Program award.

Department of Housing and Community Development

16 IIG P

- (g) Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Qualifying Infill Project supported by the Capital Improvement Project.
- (h) Funds will be disbursed as progress payments for approved eligible costs incurred subject to the requirements of these Guidelines.
- (i) Where approval by a local public works department, or an entity with equivalent jurisdiction, is required for the Capital Improvement Project, the Recipient must submit, prior to the disbursement of grant funds, a statement or other documentation acceptable to the Department, indicating that the Capital Improvement Project is consistent with all applicable policies and plans enforced or implemented by that department or entity.
- (j) The Uniform Multifamily Regulations (UMRs) in title 25, division 1, chapter 7, subchapter 19 (commencing with section 8300) of the California Code of Regulations is hereby incorporated by reference into these Guidelines. In the event of a conflict between the UMRs and these Guidelines, the provisions of these Guidelines shall prevail.

#### Section 306. Performance Requirements

- (a) Recipients shall, within the time set forth in the Standard Agreement, but not more than two (2) years from the date of the Program award, begin construction of the housing units which were used as the basis for calculating the Program award.
- (b) Recipients shall, within the time set forth in the Standard Agreement, but not more than five (5) years from the date of the Program award, complete construction of the housing units which were used as the basis for calculating the Program award. Completion of construction must be evidenced by a certificate of occupancy or equivalent documentation.
- (c) The Standard Agreement and disbursement agreement must be executed in accordance with the following subsections. Failure to meet the requirements of Section 306 (c)(1) and 306 (c)(2) will result in the Department's recapture of the grants awarded.
  - (1) The Standard Agreement must be executed within two (2) years from the date of award.
  - (2) The disbursement agreement must be executed within two (2) years from the date of award.
- (d) Program funds must be disbursed in accordance with the deadlines specified in the Standard Agreement, and in no event later than the following disbursement deadlines.

Department of Housing and Community Development

IIG Program Guidelines

- (1) Program funds must be disbursed within four (4) years from the date of award.
- (2) The maximum disbursement extension deadline is seven (7) years from the date of award.
  - (A) The Department may approve a disbursement extension deadline request up to the applicable maximum disbursement extension deadline if the Recipient demonstrates, to the satisfaction of the Department, that it has complied with performance milestones identified in the Standard Agreement.
- (e) Recipients will be required to repay disbursed Program grant funds where construction of residential units used as the basis for calculating the grant amount pursuant to Section 305(a) has not received building permits within two years from the date of the Program grant award. The amount to be repaid shall be the same proportion to the total grant amount as the number of residential units where construction has not timely commenced to the total number of designated residential units.
- (f) Where a Locality is participating in the Program pursuant to Section 307, that Locality shall not be held liable for the construction and continued operation of the Qualifying Infill Project or the housing designated in the Qualifying Infill Area.
- (g) Recipients of Qualifying Infill Area awards must have closed construction period financing on a Qualifying Infill Project before a subsequent Program application is submitted within the same project area or adjoining project areas.

Department of Housing and Community Development

IIG Program Guidelines

## ARTICLE 3. APPLICATION PROCEDURES

#### Section 307. Application Process

- (a) The Department shall offer Program funds through Notices of Funding Availability. Applications shall be made on forms made available by the Department, except as indicated in Section 303 (e)(3). Applications selected for funding shall be approved subject to conditions specified by the Department.
- (b) The Large Jurisdiction Notice of Funding Availability will specify the amount of funds available, application requirements, minimum eligibility point scores, the deadline for submittal of applications, the schedule for rating and ranking applications and awarding funds, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
  - (1) The Department shall accept applications for Projects in Large Jurisdictions and evaluate them on a competitive basis. The NOFA for Large Jurisdictions may specify a minimum number of ranking points for a Project to be eligible for funding.
  - (2) The Department may elect to not evaluate compliance with some or all threshold requirements for applications from Large Jurisdictions that are not within a fundable range, as indicated by a preliminary point scoring.
  - (3) In the event of two or more applications having the same rating and ranking scores, the Department will apply a tie- breaking criterion outlined in the NOFA.
  - (4) The Department shall evaluate applications from Large Jurisdictions for compliance with the threshold requirements listed in Section 308, and score them based on the application selection criteria listed in Sections 309 or 310. The highest scoring Large Jurisdiction applications that meet all threshold requirements shall be selected for funding as specified in the NOFA, except that the Department may make adjustments in this procedure to meet approximately the following geographic distribution objectives of each NOFA:
    - (A) Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura counties);

19

#### Department of Housing and Community Development

IIG Program Guidelines

- (B) Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
- (C) Target 45 percent of total funds to projects located in Northern California Large Jurisdiction counties (those not located in the Large Jurisdiction counties specified in previous paragraphs).
- (c) The NOFA for Small Jurisdictions will specify the amount of funds available, application requirements, the date the Department will begin accepting applications, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
  - (1) The Department shall accept applications for Projects in Small Jurisdictions on an over the counter basis and evaluate them for compliance with the eligibility requirements listed in Section 303 and threshold requirements listed in Section 308. Small Jurisdiction applications that meet all threshold and eligible Project requirements shall be selected for funding as specified in these Guidelines and the NOFA for Small Jurisdictions.
- (d) All applications shall include a Locality or a public housing authority as an applicant.
  - (1) A Locality or public housing authority identified as an applicant of either a Qualifying Infill Area or Qualifying Infill Project shall only be a party to the Standard Agreement when that Locality or public housing authority has an ongoing ownership interest in the Capital Improvement Project identified in the application.
  - (2) Where a Locality or public housing authority is participating in the Program pursuant to Section 307(d)(2), and has no on-going ownership interest in the Capital Improvement Project, that Locality's responsibility shall be limited to providing an official written certification of support for the Capital Improvement Project, and that Locality shall not be required to be party to the Standard Agreement.

## Section 308. Application Threshold Requirements

- (a) The Capital Improvement Project set forth in the application must be eligible pursuant to Section 303, and the Eligible Applicant must be eligible pursuant to Section 307. Additionally, the following requirements apply to all applications:
  - (1) Construction of the Capital Improvement Project has not commenced as of the deadline for submittal of applications set forth in the NOFA

20

Department of Housing and Community Development

IIG Program Guidelines

- (2) The Capital Improvement Project is infeasible without Program funds, and other available funds are not being supplanted by Program funds.
- (3) The Eligible Applicant of the Capital Improvement Project must have Site Control sufficient to ensure the timely commencement of the Capital Improvement Project as determined by the Department.
- (4) All proposed uses of Program funds must be eligible pursuant to Section 304.
- (5) Funds awarded pursuant to this section shall supplement, not supplant, other available funding.
- (b) The application must be sufficiently complete to assess the feasibility of the application and its compliance with Program requirements.

Department of Housing and Community Development

IIG Program Guidelines

2569

Section 309. Selection Criteria for Qualifying Infill Projects in Large Jurisdictions

Applications for Qualifying Infill Projects in Large Jurisdictions shall be rated using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of their developments, provided these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section, and determining the maximum grant amount calculated pursuant to Section 305(a). Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Project	Maximum Score
Project Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	20
Consistency with Regional Plans	10
Total	250

a) Project Readiness – 100 points maximum

Readiness points will be awarded as follows:

(1) Environmental Review Status - 30 points maximum

Applications will be awarded points based on the extent to which environmental reviews have been completed for the Qualifying Infill Project:

- (A) Documented compliance with the California Environmental Quality Act and the National Environmental Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed, shall receive 30 points.
- (B) Issuance of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment, shall receive 15 points.
- (2) Land
- Land Use Entitlement Status 30 points maximum

Applications will be awarded points based on the extent that the Qualifying Infill Project can secure necessary entitlements from the local jurisdiction within a reasonable period of time, as follows:

22

Department of Housing and Community Development

IIG Program Guidelines

(A) Applications which demonstrate that all necessary local land use approvals, excluding design review, have been granted for the Qualifying Infill Project, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) shall receive 30 points.

(B) Applications which demonstrate that the Qualifying Infill Project is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process and has submitted all applications for such necessary approvals shall receive 15 points.

(C) Applications which demonstrate that the Qualifying Infill Project is consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, and deemed complete by the appropriate local agencies shall receive 15 points.

(3) Funding Commitments - 20 points maximum

Applications will be awarded points as follows based on the extent the Eligible Applicant has secured enforceable funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project.

(A) Funding Commitment Levels:

Rental housing developments

Construction	Permanent	Points
Financing	Financing	
At least 90% of the	At least 90% of the	20
total development	total development	
cost, less deferred	l cost, less deferred	
costs	costs	

Construction	Permanent	Points
Financing	Financing	
At least 75% of the	At least 75% of the	10
total development	total development	
cost, less deferred	cost, less deferred	
costs	costs	

Construction	Points
Financing	

23

Department of Housing and Community Development

At least 50% of the	5
total development	
cost, less deferred	
costs	

## Ownership developments

Construction	Permanent	Points
Financing	Financing	
At least 90% of the	At least 90% of the	20
total development	total development	
cost including all	cost including all	· ·
necessary public	necessary public	
agency funds, less	agency funds, less	
deferred costs	private mortgage	
	financing and	
L	deferred costs	

Permanent	Points
Financing	
At least 75% of the	10
total development	
cost, less deferred	
costs	
	Financing At least 75% of the total development cost, less deferred

Construction Financing	Points
At least 50% of the	5
total development	
cost including all	, •
, necessary public	
agency funds, less	
<ul> <li>deferred costs</li> </ul>	

Combined rental and ownership developments

Applications designating both rental and ownership units will be awarded points on the funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project on a percentage basis in proportion to the number of rental and ownership units. For example, in a 100 unit development consisting of 80 rental units and 20 ownership units, the number of points will be weighted 80 percent for the funding commitments associated with the rental units and 20 percent for the funding commitments associated with the ownership units, then the

24

Department of Housing and Community Development

respective scores for each component will be combined, not to exceed 20 points.

Allowable Program funds and 4 percent low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) will be considered committed in this calculation. A Land Donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a Local Fee Waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local public agency. Funds conditionally reserved under the following programs shall be accepted as funding commitments: the United States Department of Housing and Urban Development's (HUD) Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and the Community Development Block Grant Program (CDBG). Deferred-payment financing, grant funds and subsidies from other Department programs proposed for Project financing must be awarded for Large Jurisdictions prior to final rating and ranking for the IIG application or prior to application submission for a Small Jurisdiction.

(C)

(B)

For self-help homeownership developments utilizing United States Department of Agriculture (USDA) 502 Loans, those funds shall be considered committed if the Eligible Applicant is an active 523 grantee that has Site Control of the Capital Improvement Project and a letter of support from USDA.

(D) Owner equity contributions or Developer funds shall not be substituted later with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50 percent of deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.

25

(4) Local Support - 12 points maximum

(A) Points will be awarded for one of the following:

Department of Housing and Community Development

IIG Program Guidelines

- Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 25 percent of the Program grant will be awarded 12 points.
- Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 3 points.

(B) For purposes of awarding points pursuant to this section, the following will also be considered a commitment of Local Support:

 (i) Conditionally reserved federal or state program funds administered by a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project shall also be accepted as funding commitments demonstrating Local Support. Such programs include, but are not limited to, the HUD Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and Community Development Block Grant Program (CDBG).

A Land Donation or a Local Fee Waiver may be considered a commitment of Local Support. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A commitment of Local Support in the form of a Local Fee Waiver must be evidenced by written documentation from the local public agency.

(5) Prohousing Policies – 8 points maximum

(ii)

(A) Points will be awarded for each of the following:

(i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.

26

Department of Housing and Community Development

IIG Program Guidelines

- Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
- (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.

(iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;

- parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
- processing and impact fee waivers or reductions of 50 percent or more,
- ministerial approval in fewer than 45 days,
- reduction or modifications of development standards for side yard setbacks of five feet or less.
- reduction or modifications of development standards to two story heights,
- reduction or modifications of development standards to allow 60 percent or more lot coverage,
- no minimum lot size requirement,
- provisions for affordability, or
- offering support programs such as a user-friendly website.

(v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for

Department of Housing and Community Development

(ii)

multifamily residential development or adopt fee transparency measures including publicly available fee calculators.

b) Affordability – 60 points maximum

Applications will be awarded points based on the percentage of units in the Qualifying Infill Project restricted to occupancy by various income groups. Applications designating only rental units in the Qualifying Infill Project may elect to have their applications scored in accordance with any one of the two following scales. Applications designating ownership units, or a combination of rental and ownership units, must utilize the scale set forth in paragraph 2 below.

(1) The scale used by MHP, as specified in the Multifamily Housing Program Guidelines section 7320(b)(1). Eligible Applicants making this election shall be awarded 60/35 points for every 1 point they would be eligible to receive using MHP's system (applications eligible for the maximum possible 35 points using the MHP scale receive the maximum possible points in this category for the Program).

(2) The following scale:

(A) .30 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.

(B) .80 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.

(C) .40 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes not exceeding 50 percent of Area Median Income.

(D) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income, or that are or will be covered by a long-term, project-based rental or operating subsidy contract under a program that either has a history of predominately serving households at this income level or that by design will reliably serve this population.

28

(3) Owner-occupied units shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.

Department of Housing and Community Development

IIG Program Guidelines

(4) For rental units used as the basis for point scores in the application, rent limits for initial occupancy and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Qualifying Infill Project is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against the Qualifying Infill Project with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) Density – 40 points maximum

Applications will be scored based on the extent to which the average Net Density of the Qualifying Infill Project, adjusted by unit size, exceeds the required density specified in Section 303(c)(5). Net Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor.

(1)

Net density will be adjusted by unit size (and commercial space as applicable) as follows:

Example = Mixed-use project, three-quarter ( $\frac{3}{4}$ ) acre, urban site, with twelve 1-bedroom units at 800 sq. ft. each, twelve 2-bedroom units at 1,100 sq. ft. each, and 5,000 sq. ft. of commercial space.

#### Department of Housing and Community Development

IIG Program Guidelines

Based on the density factors in the chart below, the equation looks like this:

 $12 \times 0.9$  (1 bedroom units) = 10.8 12 x 1.2 (2 bedroom units) = 14.4

To attribute density to the commercial space, utilize the square footage and bedroom count of the largest unit in the project to determine how many whole units would fit into the square footage of the commercial space.

For this example, the largest unit is a 2-bedroom, 1,100 square foot unit. 5,000 square feet (commercial space) would accommodate four (4) of these units. Multiply that result by the appropriate factor:

 $4 \times 1.2$  (2-bedroom units) = 4.8

To calculate the percentage at which this project meets or exceeds the required density, add all three resulting calculations above, and divide by the minimum density required for the project site (in this case 30 units/acre for an urban site), then by the number of acres in the project, then multiply by 100 (for percentage):

(10.8+14.4+4.8)/30 = 1/.75=1.3333x100=133.33%

Unit Size	Factor
(Bedrooms)	
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

(2)Points will be awarded in accordance with the following schedule;

Adjusted Net	Points
Density as a	
Percentage of	
Required Density	
150% or More	40
140% to 149.9%	30
130% to 139.9%	20
120% to 129.9%	15
110% to 119.9%	10
Less than 110%	0

Department of Housing and Community Development

**IIG Program Guidelines** 

## Access to Transit – 20 points maximum

(d)

Points will be awarded based on the proximity of the Qualifying Infill Project to a Transit Station or Major Transit Stop as follows. The distance to a Transit Station or Major Transit Stop shall be evidenced by a scaled map. For the purposes of this subdivision (d), "walkable route" shall mean a route which after completion of the proposed Project, shall be free of negative environmental conditions that deter pedestrian circulation, such as barriers; stretches without sidewalks or walking paths; noisy vehicular tunnels; streets, arterials or highways without regulated crossings that facilitate pedestrian movement; or stretches without lighted streets.

- (1) 20 points will be awarded to a Qualifying Infill Project within one quarter mile of a Transit Station or Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (2) 10 points will be awarded to a Qualifying Infill Project within one half mile of a Transit Station or a Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (e) Proximity to Amenities 20 points maximum

Applications will be awarded points based on the proximity or accessibility of the Qualifying Infill Project to the following existing amenities or amenities that will be in service when the Qualifying Infill Project is completed. The distance to amenities shall be evidenced by a scaled map.

Applications may receive only one award of points from each of the following subcategories:

- (1) The Qualifying Infill Project is within one-quarter mile of a Park (one-half mile for Rural Area projects) (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 6 points, or within one-half mile (one (1) mile for Rural Area projects), 4 points.
- (2) The Qualifying Infill Project is within one (1) mile of a locally recognized employment center with a minimum of fifty (50) full-time employees (two (2) miles for Rural Area projects), 7 points, or within two (2) miles

31

Department of Housing and Community Development

(four (4) miles for Rural Area projects), 4 points. An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed Qualifying Infill Project, such as a large hospital, industrial park, commercial district, or office area.

(3) The Qualifying Infill Project is within one mile of a locally recognized retail center with a minimum of fifty full-time employees (two miles for Rural Area projects), 7 points, or within two miles (four miles for Rural Area projects), 4 points. A retail center is a downtown area or recognized neighborhood or regional shopping mall.

(4) For Qualifying Infill Projects where at least 50 percent of the units have two or more bedrooms, the Qualifying Infill Project is within onequarter mile of a public school or community college that residents of the Qualifying Infill Project may attend (one-half mile for Rural Area projects), 7 points, or within one-half mile (one mile for Rural Area projects), 4 points.

For a Qualifying Infill Project that is a special needs or single room occupancy development, as defined by TCAC, or a special needs or supportive housing project, as defined under MHP, the Qualifying Infill Project is located within one-half mile of a social service facility that operates to serve residents of the Qualifying Infill Project, 7 points or within one mile, 4 points.

For a Qualifying Infill Project that is reserved for qualified senior citizens under Civil Code sections 51.2, 51.3 and 51.4, the Qualifying Infill Project is within one-quarter mile of a senior center or a facility regularly offering services specifically designed for seniors (one-half mile for Rural Area projects), 7 points or within one-half mile (one mile for Rural Area projects), 4 points.

(7) For a Qualifying Infill Project where at least 25 percent of the units are two bedroom or larger and an additional 25 percent of the units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

32

Department of Housing and Community Development

(5)

(6)

- Consistency with Regional Plans –10 points maximum
  - (1) Points will be awarded for each of the following:
    - (A) 5 points will be awarded if the Qualifying Infill Project supports the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission.

If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Project supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission.

(C) A Qualifying Infill Project in which not less than 50 percent of the land area is within a Transit Priority Area shall receive 5 points. Evidence of Qualifying Infill Project location, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

33

Department of Housing and Community Development

IIG Program Guidelines

2581

(f)

(B)

Section 310. Selection Criteria for Qualifying Infill Areas in Large Jurisdictions

Applications for Capital Improvement Projects associated with Qualifying Infill Areas in Large Jurisdictions shall be awarded points using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of the developments within the Qualifying Infill Area, provided that these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section 310 and the maximum grant amount calculated pursuant to Section 305.. Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Areas	Maximum Score
Area Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	. 20
Consistency with Regional Plans	10
Total	250

(a) Area Readiness – 100 points

Readiness points will be awarded as follows:

- (1) Multiple Qualifying Infill Projects 10 points maximum
  - (A) Qualifying Infill Areas with three or more Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 10 points.
  - (B) Qualifying Infill Areas with two Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 5 points.
- (2) Environmental Review Status 25 points maximum
  - (A) Applications with documented compliance with the California Environmental Quality Act and the National Environmental

Department of Housing and Community Development

34 IIG

Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed will receive 25 points.

(B) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 15 points.

- (C) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 5 points.
- (D) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date will receive 5 points.
- (3) Land Use Entitlement Status 25 points maximum

Applications will be awarded points based on the extent that developments within the Qualifying Infill Area can secure necessary entitlements from the local jurisdiction within a reasonable period of time.

- (A) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than 50 percent of the housing units proposed for development within the Qualifying Infill Area have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) will receive 25 points.
- (B)

Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the Qualifying Infill Area have been granted will receive 20 points.

Department of Housing and Community Development

35 II

(C)

(D)

·(4)

Applications which demonstrate that the Qualifying Infill Area is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the Qualifying Infill Area is located and the housing proposed in the application is consistent with such plan will receive 10 points.

Applications which demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the Capital Improvement Project within the Qualifying Infill Area have been granted will receive 5 points.

Funding Commitments - 20 points maximum

Applications will be awarded points based on the extent to which the housing in the Qualifying Infill Area and the Capital Improvement Project can secure sufficient funding in a timely manner, as follows (An application may not receive points under both paragraphs (B) and (C)):

(A) Up to 10 points shall be awarded based on the percentage of total residential units to be developed in the Qualifying Infill Area that are in developments for which enforceable commitments have been obtained for all necessary construction period funding, in accordance with the following schedule, and excluding tax credit equity, tax-exempt bonds, and funding provided by this and other Department funding program(s) provided that the other Department funding is awarded prior to or simultaneously with the final rating and ranking of the Program application.

 A Land Donation supported by an appraisal may be considered a commitment. For self-help homeownership developments utilizing USDA 502 loans, those funds shall be considered committed if the active 523 grantee has Site Control and a letter of support from USDA.

Percentage of Total Residential Units	Points
In Developments with Committed	
Construction Funding	
75% or more	10.0
50% to 74.9%	7.5
25% to 49.9%	5.0
10% to 24.9%	2.5

36

Department of Housing and Community Development

IIG Program Guidelines

- Ten (10) points shall be awarded for obtaining enforceable commitments for all construction period funding for the Capital Improvement Project, excluding funding provided by another Department funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment.
- (C) Five (5) points shall be awarded for obtaining documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the Capital Improvement Project.
- (D) Owner equity contributions or developer funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made up to 50 percent of the deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.

(5) Local Support - 12 points maximum

- (A) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 25 percent of the Program grant will receive 12 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
- (B) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 6 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.

37

(C) Three (3) points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application

Department of Housing and Community Development

IIG Program Guidelines

2585

(B)

- Prohousing Policies 8 points maximum
- (6)
- (A) Points will be awarded for each of the following:
  - (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
  - (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
  - (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
  - (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;
    - parking reductions to 0.75 or less spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
      - processing and impact fee waivers or reductions of 50 percent or more,
      - ministerial approval in less than 45 days,
      - reduction or modifications of development
      - standards of side yard setbacks to five feet or less, reduction or modifications of development
      - standards to two story heights,

38

Department of Housing and Community Development

- reduction or modifications of development standards to allow 60 percent or more lot coverage,
- no minimum lot size requirement,
- provisions for affordability, or
- offering support programs such as a user-friendly website.
- (v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures including publicly available fee calculators.

## (b) Affordability – 60 points maximum

Applications will be awarded points based on the percentage of units to be developed in the Qualifying Infill Area that will be restricted to occupancy by various income groups, in accordance with the following schedule.

- (1) 2.0 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
- (2) 2.4 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
- (3) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 60 percent of Area Median Income.
- (4) 4.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income.
- (5) Owner-occupied units proposed for points under this category shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.
- (6) For rental units used as the basis for point scores in the application, rent limits for initial occupancy, and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Qualifying Infill Area is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent

39

Department of Housing and Community Development

and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against housing developments in the Qualifying Infill Area with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

#### (c) Density – 40 points maximum

Applications will be awarded points based on the extent to which the average Net Density of the Qualifying Infill Area, adjusted by unit size, exceeds the required density specified in Section 303(a)(4).

(1) Net Density will be adjusted for unit size by multiplying the factors shown below by the total number of units in each unit size category, then summing the resulting products then dividing by the net area of all projects. Net Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor. For a suburban three-site Qualifying Infill Area:

Project # 1	7 2-Bedroom Units	5 3-Bedroom Units	.75 Acre
Project # 2	6 2-Bedroom Units	8 3-Bedroom Units	.65 Acre
Project # 3	9 2-Bedroom Units	7 3-Bedroom Units	.50 Acre

The adjusted Net Density would be 22 two-bedroom units times 1.2 plus 20 three-bedroom units times 1.6) or 58.4. Dividing this by 20 (suburban Minimum Density) and 1.9 acres (net area of the 3 sites) and multiplied by 100 results in an adjusted Net Density as a Percentage of Required Density of 153.7 percent which yields 15 points for Density.

	· · · · · · · · · · · · · · · · · · ·
Unit Size	Factor
(Bedrooms)	
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

(2)

Points will be awarded in accordance with the following schedule:

40

IIG Program Guidelines

Adjusted Net Density as	Points
a Percentage of	
Required Density	
200% or more	40
175% to 199.9%	30 ·
150% to 174.9%	20
125% to 149.9%	15
110% to 124.9%	10
Less than 110%	0

#### (d) A

#### Access to Transit – 20 points maximum

Points will be awarded based on the percentage of residential units in the Qualifying Infill Area which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in paragraph 309(d) relative to the total number of housing units in the Qualifying Infill Area. Two (2) points will be awarded for each 10 percent of such housing units. Percentages shall be rounded off to the nearest whole tenth.

## (e) Proximity to Amenities – 20 points maximum

Applications will be awarded points based on the amenities in the Qualifying Infill Area or within one-half mile of its boundary, including amenities that will be in service when construction of the Qualifying Infill Project for the Qualifying Infill Area is completed.

The one-half mile radius will be measured from the established boundaries of the Qualifying Infill Area, as defined in local planning documents.

Points shall be awarded per amenity as follows:

Amenities serving Qualifying Infill Areas consisting of fewer than 200 residential units will yield 4 points each. Amenities serving Qualifying Infill Areas consisting of 200 or more residential units will yield 2 points each. Each distinct amenity may be counted only once. The Eligible Applicant shall designate the specific subcategory for each amenity identified. No more than 25 percent of a Qualifying Infill Area's amenities may be from any one subcategory. Applications may receive only one award of points from each of the following categories. Total points for this category may not exceed 20 points.

(1) Amenities include:

(A) Parks (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for

the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 4 points.

(B) Locally recognized employment center with a minimum of fifty fulltime employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area, 4 points.

- (C) Locally recognized retail center with a minimum of fifty full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall, 4 points.
- (D) Where at least 50 percent of the units designated in this application have two or more bedrooms, public schools or community colleges available for residents of the Qualifying Infill Area to attend, 4 points.

(E) Where designated units in this application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the Qualifying Infill Area, 4 points.

(F) Where designated units in this application are reserved for qualified senior citizens under sections 51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the Qualifying Infill Area, 4 points.

(G) Where at least 25 percent of the total units are two bedroom or larger and an additional 25 percent of the total units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and the housing developments including these units are located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

#### (f) Consistency with Regional Plans –10 points maximum

- (1) Points will be awarded for each of the following:
  - (A) Five (5) points will be awarded if the Qualifying Infill Area supports the implementation of either a sustainable communities strategy or alternative planning strategy that has

42

Department of Housing and Community Development

IIG Program Guidelines

been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

(B)

(C)

If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Area supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Consistency with plans must be demonstrated by a letter or resolution executed by an officer, or equivalent representative from the metropolitan planning organization or regional transportation planning agency, or local transportation commission.

Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is within a Transit Priority Area will receive 5 points. Evidence of a Qualifying Infill Area within, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

Department of Housing and Community Development

IIG Program Guidelines

### **ARTICLE 4. PROGRAM OPERATIONS**

#### Section 311. Legal Documents

Upon the award of Program funds, the Department shall enter into a Standard Agreement with the Recipient constituting a conditional commitment of funds. This contract shall require the parties to comply with the requirements and provisions of these Guidelines. The Standard Agreement shall encumber funds in an amount sufficient to fund the approved project, subject to limits established in the NOFA and consistent with the application. The Standard Agreement shall contain, but not be limited to, the following as appropriate for the activity:

 (a) A description of the approved Capital Improvement Project and the approved Qualifying Infill Project, Qualifying Infill Area, or both, and the permitted uses of Program funds;

(b) Provisions governing the amount, terms and conditions of the Program grant;

(c) Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the Capital Improvement Project, and the manner, timing, and conditions of the disbursement of grant funds;

- (d) The Recipient's responsibilities for the development of the approved Capital Improvement Project, including, but not limited to, construction management, maintaining files, accounts, and other records, and reporting requirements;
- (e) Provisions relating to the development, construction, affordability and occupancy of the Qualifying Infill Project supported by the Capital Improvement Project and the development, construction and occupancy of housing designated for development in the application for funding of a Qualifying Infill Area;
- (f) Provisions relating to the placement on, or in the vicinity of, the Project site, a sign indicating that the Department has provided funding for the Capital Improvement Project. The Department may also arrange for publicity of the Department grant in its sole discretion;
- (g) Remedies available to the Department in the event of a violation, breach or default of the Standard Agreement;
- (h) Requirements that the Recipient permit the Department or its designated agents and employees the right to inspect the Project and all books, records and documents maintained by the Recipient in connection with the Program grant;
- (i) Special conditions imposed as part of Department approval of the project;

Terms and conditions required by federal or state law; and

Department of Housing and Community Development

(i)

IIG Program Guidelines

Other provisions necessary to ensure compliance with the requirements of the Program.

### Section 312. Reporting Requirements

(k)

- (a) During the full term of the Standard Agreement and covenant and according to the deadlines identified in the Standard Agreement and the covenant, the Recipient shall submit, upon request of the Department, an annual performance report regarding the construction of the Capital Improvement Project; and upon receipt of the certificate of occupancy, an annual monitoring report regarding the affordability and occupancy of the housing Project designated in the application.
- (b) At any time during the term of the Standard Agreement and/or covenant, the Department may perform or cause to be performed a financial audit of any and all phases of the Recipient's Project. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.
- (c) The Recipient and owner agree to regular monitoring of the housing development by the Department or such designee the Department may name at any time during the term of the Standard Agreement and/or covenant, to verify compliance with the requirements of the Program. The Recipient and owner, or designee, shall submit annual reports as required by the Department on forms approved or provided by the Department, detailing components of the on-going operations of the housing development, as noted in this subsection. The components of annual operations for which reporting is required, which the Department retains the right to inspect, or cause to be inspected, include, and are not limited to:
  - The Qualifying Infill Project or the housing designated in the Qualifying Infill Area, including interior of units, common areas, and exterior of the development;
  - (2) Tenant files, demonstrating compliance with Program affordability standards;
  - (3) Financial records, including the right to request a certified financial audit of the revenue, expenses, and operations of the housing development; and
  - (4) Insurance records to ensure continuous insurance coverage in accordance with Department and Program requirements.

The Department retains the authority to compel the Recipient and owner to comply with Program requirements as detailed in the IIG restrictive covenant recorded against the property.

45

Department of Housing and Community Development

IIG Program Guidelines

# Section 313. Defaults and Cancellations

- (a) In the event of a breach or violation by the Recipient of any of the provisions of the Standard Agreement, the Department may give written notice to the sponsor to cure the breach or violation within a period of not less than 15 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default under the Standard Agreement and may seek legal remedies for the default including the following:
  - (1) The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Project in accordance with Program requirements.
  - (2) The Department may seek such other remedies as may be available under the relevant agreement or any law.
- (b) Funding commitments and Standard Agreements may be canceled by the Department under any of the following conditions:
  - (1) The objectives and requirements of the Program cannot be met by continuing the commitment or Standard Agreement;
  - (2) Construction of the Capital Improvement Project cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement; or
  - (3) Funding conditions have not been or cannot be fulfilled within required time periods.
- (c) Upon receipt of a notice of intent to cancel the grant from the Department, the Recipient shall have the right to appeal to the Director of the Department.

#### Section 314. Prevailing Wages

For the purposes of California's prevailing wage law (Lab. Code, 1720 et seq.), an IIG Capital Improvement Project (i.e., the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset) shall be considered a public work that is paid for in whole or in part out of public funds. As such, it is subject to California's prevailing wage law. Program funding of a Capital Improvement Project shall not necessarily, in and of itself, be considered public funding of a Qualifying Infill Project or the Qualifying Infill Area unless such funding is considered public funding under California's prevailing wage law.

It is not the intent of the Department in these Guidelines to subject Qualifying Infill Projects or Qualifying Infill Areas to California's prevailing wage law by reason of Program funding of

Department of Housing and Community Development

IIG Program Guidelines

the Capital Improvement Project where such public funding would not otherwise make the Qualifying Infill Project or Qualifying Infill Area subject to such law.

Although the use of Program funds does not require compliance with the federal Davis-Bacon Act, other funding sources may require compliance with the federal Davis-Bacon Act.

Department of Housing and Community Development

47 IIG Program Guidelines

GAVIN NEWSOM, Governor

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF FINANCIAL ASSISTANCE 2020 W. El Camino Avenue, Suite 670

Sacramento, CA 95833 (916) 263-2771 / FAX (916) 263-2763 www.hcd.ca.gov



October 30, 2019

**MEMORANDUM FOR:** 

All Potential Applicants

FROM:

Jennifer Seeger, Acting Deputy Director Division of Financial Assistance

SUBJECT:

# Infill Infrastructure Grant Program of 2019 Notice of Funding Availability for Large Jurisdictions

LOW

The California Department of Housing and Community Development (Department) is pleased to announce the availability of approximately \$194 million in funding for the Infill Infrastructure Grant Program of 2019 (program). The purpose of the program is to provide grants for Capital Improvement Projects in support of Qualifying Infill Projects or Qualifying Infill Areas. Funding for this NOFA and program requirements are provided under Assembly Bill 101 (Stats. 2019, ch. 159, § 20) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code.

A complete original printed application with signatures and one electronic copy on compact disc or flash drive, with all applicable information and documentation, must be submitted to the Department by 5:00 PM Pacific Standard Time on January 29, 2020. Applications must be submitted through a carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. Personal deliveries will not be accepted.

The Department will hold workshops to review the Notice of Funding Availability (NOFA) and application. The application, a list of workshop dates, and registration instructions will be available in November 2019 on the Department's program webpage at <a href="http://www.hcd.ca.gov/grants-funding/active-funding/ligp.shtml">http://www.hcd.ca.gov/grants-funding/active-funding/ligp.shtml</a>. To receive program NOFA FAQs and other program information and updates, please subscribe to the program listserv at http://www.hcd.ca.gov/HCD\_SSI/subscribe-form.html.

Please submit questions to infill@hcd.ca.gov.

Attachment

# **Infill Infrastructure Grant Program of 2019**

Notice of Funding Availability For Large Jurisdictions



Gavin Newsom, Governor State of California

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

Douglas R. McCauley, Acting Director California Department of Housing and Community Development

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 Telephone: (916) 263-2771 Website: <u>http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</u> Infill Infrastructure Grant Program email: <u>infill@hcd.ca.gov</u>

October 30, 2019

# Table of Contents

I. C	Dverview1
Α.	Notice of Funding Availability1
Β.	Timeline1
C.	Authorizing Legislation, Regulations and Guidelines1
II. P	Program Requirements2
Ą.	Eligible Applicants2
В.	Eligible Projects/Costs2
C.	Funding Limits
D.	Program Administrative and Activity Delivery Costs4
E.	Threshold4
F.	Rating and Ranking4
G.	State and Federal Requirements6
III. A	Application Submission and Review Procedures6
А.	Application6
В.	Application Submission Process7
Ċ.	Application Workshops7
IV. A	Appeals, Award Announcements and Contracts7
A.	Appeals7
· B.	Internal Loan Committee8
· C.	Award Announcements8
D.	Contracts8
V.F	Program Overlays9
Α.	Federal9
В.	State9
VI. C	Other Terms and Conditions9
Α.,	Right to Modify or Suspend9
В.	Disclosure of Application9
C.	Conflicts9

### I. Overview

# A. Notice of Funding Availability

This NOFA announces approximately \$194 million in funding for projects located in Large Jurisdictions. Large Jurisdictions are defined as any county with a population of more than 250,000 as of January 1, 2019, or any city within that county, pursuant to Health and Safety Code section 53559.1 (added by Stats. 2019, ch. 159 (A.B. 101), § 20).

These funds will be used to provide grants for infrastructure improvements in support of higher-density affordable and mixed-income housing, and mixed-use infill development projects. Specific eligible improvements include construction, rehabilitation, or other physical improvement of parks or open space, transit facilities, streets, and sidewalks.

#### B. Timeline

NOFA Release	October 30, 2019		
Application Due Date	January 29, 2020	· .	
Award Announcements	April 30, 2020		

### C. Authorizing Legislation, Regulations and Guidelines

Assembly Bill 101, which was signed by Governor Newsom on July 31, 2019, established the Infill Infrastructure Grant Program of 2019 (program) as set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2 (added by Stats. 2019, ch. 159, § 20).

Applications submitted under this NOFA are subject to the program Guidelines (Guidelines), all applicable statutory requirements, and this NOFA. All section references in this NOFA refer to the Guidelines unless otherwise noted. All capitalized terms in this NOFA are either defined herein or in the Guidelines. The Guidelines and NOFA are available at the Department's IIG webpage.

The Guidelines implement, interpret, or make specific the requirements set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2. The Guidelines include the following significant provisions:

- 1. The establishment of a competitive application process to award grant funding to capital improvement projects located in Large Jurisdictions.
- 2. The establishment of an Over-the-Counter application process to award grant funding to Capital Improvement Projects located in Small Jurisdictions.
- 3. Increase in per-unit grant calculation amounts.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 1 of 9

- 4. Increase in the maximum grant amount for a Qualifying Infill Project from \$5 million to \$7.5 million.
- 5. Nonprofit or for-profit Developers must apply jointly with Localities.
- 6. Identifies that Prohousing Policies are one of the selection criteria for Qualifying Infill Projects. Qualifying Applicants will be awarded points as specified.

### II. Program Requirements

#### A. Eligible Applicants

Eligible Applicants shall be one of the following:

- 1. A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- 2. A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.

### B. Eligible Projects/Costs

To be eligible for funding, a Capital Improvement Project must be an integral part of or be necessary to facilitate the development of a Qualifying Infill Project or the housing designated in the application for a Qualifying Infill Area. Eligible projects must meet the requirements set forth in Section 303 of the Guidelines. For details on Eligible Costs, please refer to Section 304 in the Guidelines.

Only applications for projects located in Large Jurisdictions will be accepted in response to this NOFA. The Department of Finance provided provisional population and housing estimates for the state, counties, and cities for January 1, 2019. (State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2019.* Sacramento, California, May 2019 – available online at <u>http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/</u>.) The report identified the following counties as having 250,000 or more residents. As such, these counties meet the eligibility criteria of a Large Jurisdiction:

Alameda	Monterey	San Francisco	Solano
Contra Costa	Orange	San Joaquin	Sonoma
Fresno	Placer	San Luis Obispo	Stanislaus
Kern	Riverside	San Mateo	Tulare
Los Angeles	Sacramento	Santa Barbara	Ventura
Marin	San Bernardino	Santa Clara	
Merced	San Diego	Santa Cruz	

Counties that are not included in this list may apply under the program Small Jurisdiction NOFA, which is found on the Department's IIG webpage.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 2 of 9

# C. Funding Limits

For a Qualifying Infill Project, the minimum program grant award is \$1 million in urban areas and \$500,000 in rural areas. The total program grant award to any Qualifying Infill Project is limited to \$7.5 million under this NOFA.

For Qualifying Infill Areas, the minimum program grant award is \$2 million in urban areas and \$1 million in rural areas. The total program grant award to any eligible Qualifying Infill Area is limited to \$30 million under this NOFA.

Over the life of the program (to include the Infill Incentive Grant Program of 2007, the Infill Infrastructure Grant Program of 2019, and any future iterations of the program), the total of all program awards for any single Qualifying Infill Project or Qualifying Infill Area shall not exceed \$60 million.

Pursuant to Section 305 of the Guidelines, the total grant amount shall be determined by the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. (See the Grant Amount Calculation Table below.) Additional requirements are set forth in Section 305 of the Guidelines.

Income Level & Tenure	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
200%+ FMR <sup>1</sup> or Exceeds CALHFA Sales Prices <sup>2 3</sup>	\$3,700	\$7,400	\$11,100	\$14,800	\$18,500
Program Unrestricted <sup>4</sup>	\$24,700	\$28,400	\$33,000	\$40,800	\$44,500
Moderate-Income Owner	\$28,400	\$32,100	\$38,300	\$45,700	\$49,400
Low-Income Owner	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
60% AMI Rental	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
50% AMI Rental	\$37,100	\$42,000	\$48,200	\$58,000	\$61,800
30% AMI Rental	\$43,200	\$45,700	\$51,900	\$66,700	\$70,400

### **Grant Amount Calculation Table**

<sup>1</sup> 200% Fair Market Rent (FMR) Unit: A 200 percent FMR Unit is a rental unit with a proposed monthly rent, which is equal to or greater than 200 percent of its county's FMR as defined by HUD.

- <sup>2</sup> Exceeds CalHFA Maximum Sales Price Unit: A For-Sale Unit with a proposed sales price which exceeds its county's maximum allowable sales price for a new construction unit as published by CalHFA.
- <sup>3</sup> The current CalHFA sales price chart can be viewed at http://www.calhfa.ca.gov/homeownership/limits/salese/salesprice.pdf.
- <sup>4</sup> IIG Unrestricted: An Unrestricted Unit for the purposes of calculating grant amounts in the IIG program is any unit not restricted at the other levels identified in Section 302(a), but also not meeting any of the above definitions.<sup>1</sup>Increase based on December CPI per US Bureau of Labor Statistics <u>https://data.bis.gov/pdg/SurveyOutputServlet?data\_tool=dropmap&series\_id=CUUR0400SA0\_CUUS0400SA0</u>

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 3 of 9

# Net Density Adjustment Factor Chart

Grant amounts established by the Grant Amount Calculation Table may be increased based on proposed housing units per acre, as represented in the following Net Density Adjustment Factor Chart.

	· · · · · · · · · · · · · · · · · · ·
Net Density	Adjustment
(housing units per acre)	Factor
Less than 30	1
30 - 34.9	1.04
35 - 39.9	1.08
40 - 44.9	1.12
45 – 49.9	1.16
50 - 54.9	1.2
55 - 59.9	1.24
60 - 64.9	1.28
65 - 69,9	1.32
70 – 74.9	1.36
75 – 79.9	1.40
80 - 89.9	1.44
90 - 99.9	.1.48
100 and	1.52
above	

### D. Program Administrative and Activity Delivery Costs

Not Applicable

# E. Threshold

To be considered for program funding, applications for Large Jurisdictions must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area. In addition, all applications must meet all the threshold requirements set forth in Section 308.

#### F. Rating and Ranking

Qualifying Infill Project applications shall be rated based on the criteria set forth in Section 309 of the Guidelines.

In order to be considered for funding, project applications must receive a minimum score of 210, excluding bonus points. Applications must contain a completed IIG Self-Scoring Worksheet along with documentation acceptable to the Department that adequately supports the Self-Score provided. Applications that do not include a Self-Scoring Worksheet will not be considered for funding. Self-Scoring Worksheets must be included within the application at the time of submittal to the Department. No additional information may be added to an application after it has been submitted.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 4 of 9

The highest scoring applications that meet all threshold requirements will be selected for funding in this NOFA. Applications will be funded in descending order. The Department may make adjustments to this procedure to meet the following geographic distribution objectives:

- 1. Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, or Ventura counties);
- 2. Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
- Target 45 percent of total funds to projects located in Northern California [those not located in the Large Jurisdiction counties specified in previous paragraphs (1) and (2)].

In the event two or more applications have the same rating and ranking score, the following tiebreaking points will be awarded, in the following order of priority, until there is no longer a tie:

- 1. Ten bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area having the lowest ratio between the requested grant amount to the total allowable maximum grant amount in accordance with the maximum calculated through the respective program Guidelines. All such ratios will be rounded to the nearest second decimal point.
- 2. An additional three bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area for each prior awarded Qualifying Infill Project developed by the Eligible Applicant that has received a certificate of occupancy by the deadline for submittal of applications set forth in this NOFA.

Pursuant to Section 305(e) of the Guidelines, the Eligible Applicant must provide documentary evidence that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible.

Pursuant to Section 305(d) of the Guidelines, the Eligible Applicant must demonstrate that program funds are reasonably necessary for project feasibility and that no other source of funding is reasonably available.

The Department administers the competitive application process pursuant to this NOFA and will make the program award determinations.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 5 of 9

# G. State and Federal Requirements

1. Compliance with California's Housing Element Law

The Qualifying Infill Project or Qualifying Infill Area must be located in a Locality which has an adopted Housing Element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. Housing Element compliance must be established as of the NOFA application deadline date.

2. Climate Adaptation

Executive Order B-30-15 addressed the need for climate adaptation and ordered that:

a. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.

b. State agencies shall take climate change into account in their planning and investment decisions and employ full life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives.

- c. State agencies' planning and investment shall be guided by the following principles:
  - (1) Priority should be given to actions that both build climate preparedness and reduce greenhouse gas emissions;
  - (2) Where possible, flexible and adaptive approaches should be taken to prepare for uncertain climate impacts;
  - (3) Actions should protect the state's most vulnerable populations; and
  - (4) Natural infrastructure solutions should be prioritized.

In response to the Governor's Executive Order, the Department strongly encourages Recipients to use the program funds in a manner that responsibly takes climate change into account.

# III. Application Submission and Review Procedures

### A. Application

Application materials consist of a Microsoft Excel IIG Application workbook and the Universal Application workbook provided by the Department. The Eligible Applicant must also submit supporting documentation, as specified.

Application forms will be available in November 2019 on the Department's website at: http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 6 of 9

### **B.** Application Submission Process

A complete printed application with original signatures in a three-ring binder, and electronic copies on a flash drive with all applicable information and documentation, must be received by the Department by 5:00 PM Pacific Standard Time on January 29, 2020, in order to be considered for funding. The Department will only accept applications delivered through a postal carrier service such as U.S. Postal Service, UPS, FedEx, or other carrier services that provide date stamp verification confirming delivery to the Department. Please contact the Department if delivery is not completed by fault of the private courier/U.S. Mail. Personal deliveries are not accepted.

# INFILL INFRASTRUCTURE GRANT PROGRAM

Division of Financial Assistance, NOFA Section California Department of Housing and Community Development 2020 W. El Camino Avenue, Suite 650 Sacramento, CA 95833

Applications must be on Department forms and may not be altered or modified by the Applicant. Applications must meet all eligibility requirements upon submission. Applications with material internal inconsistencies will not be rated and ranked. It is the Applicant's responsibility to ensure that the application is clear, complete and accurate. Program staff may request clarifying information. No Applicant may appeal the Department's evaluation of another Applicant's application.

### C. Application Workshops

The Department will conduct four application workshops. Please go to the program website for the dates, locations, and to register.

### IV. Appeals, Award Announcements and Contracts

### A. Appeals

1. Basis of Appeals

- a. Upon receipt of the Department's notice that an application has been determined to be incomplete, ineligible, fail threshold review, or have a reduction to the initial point score, Applicants under this NOFA may appeal such decision(s) to the Department pursuant to this section.
- b. No Applicant shall have the right to appeal a decision of the Department relating to another Applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
- c. The appeal process provided herein applies solely to decisions of the Department made in this program NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 7 of 9

2. Appeal Process and Deadlines

a. Process: To file an appeal, Applicants must submit to the Department, by the deadline set forth in subsection b. below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter.

b. Filing Deadline: Appeals must be received by the Department no later than five (5) business days from the date of the Department's threshold review or initial score letters representing the Department's decision made in response to the application.

Appeals are to be submitted to the Department either via email at <u>Craig.Morrow@hcd.ca.gov</u> or at the following address:

Craig Morrow, Section Chief IIG Program Appeals Division of Financial Assistance California Department of Housing and Community Development 2020 W. El Camino Avenue, Suite 500 Sacramento, California 95833

## 3. Decision

Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with the Guidelines and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

# B. Internal Loan Committee

Upon ranking and rating of applications, recommended projects will be presented to the Internal Loan Committee for review and approval.

### C. Award Announcements

The Department anticipates announcing program awards in April 2020.

### **D.** Contracts

Successful Applicants (Recipient(s)) will enter into a Standard Agreement with the Department. The Standard Agreement incorporates all relevant state and federal requirements, as well as specific information about the award and the work to be performed.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 8 of 9

# V. Program Overlays

A. Federal

Not applicable

B. State

State Prevailing Wages - Program funds awarded under this NOFA are subject to California prevailing wage law (Lab. Code, § 1720 et seq.). Applicants are urged to seek professional legal advice about the law's requirements.

### VI. Other Terms and Conditions

### A. Right to Modify or Suspend

The Department reserves the right, at is sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties <u>via listserv</u> and will post the revisions to the Department's website. Please be sure to subscribe at the listserv link.

# B. Disclosure of Application

Every application is a public record that is subject to disclosure pursuant to a request under the California Public Records Act (Gov. Code, § 6250 et seq.). The Department cautions against providing personal information that is not specifically requested (e.g., bank account 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.

### C. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law, the terms of the applicable state or federal law shall control.

Department of Housing and Community Development Infill Infrastructure Grant Program of 2019 NOFA for Large Jurisdictions

Page 9 of 9

OFFICE OF THE MAYOR SAN FRANCISCO

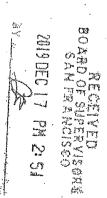


London N. Breed Mayor

TO: Angela Calvillo, Clerk of the Board of Supervisors
 FROM: Kanishka Cheng Kanishka

Resolution authorizing the Mayor's Office of Housing and Community Development on behalf of the City and County of San Francisco to execute a grant application, as defined herein, under the Department of Housing and Community Development Infill Infrastructure ("IIG") Program as a joint applicant with Sunnydale Block 3A Housing Partners, L.P., a California limited partnership, for the 100% affordable housing project identified as Sunnydale Block 3A in Sunnydale HOPE SF Development Agreement; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the IIG Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

Should you have any questions, please contact Kanishka Cheng at 415-554-6696.



1 DR. CARLTON B. GOODLETT PLACE, ROOM 200 SAN FRANCISCO, CALIFORNIA 94102-4681 TELEPHONE: (415) 554-6141