File No. 191292

Committee Item No.12Board Item No.17

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date January 8, 2020

Board of Supervisors Meeting

Date January 14, 2020

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RESOLUTION NO.

[Apply for Grant - Potrero Housing Associates II, L.P. - Assumption of Liability -Department of Housing and Community Development Affordable Housing and Sustainable Communities Program - Potrero Block B]

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 Affordable Housing and Sustainable Communities ("AHSC") Program as a joint applicant with Potrero Housing Associates II, L.P., a California limited partnership, for the 100% affordable housing project identified as Potrero Block B in Potrero 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 AHSC Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("Department" has issued a Notice of Funding Availability ("NOFA") dated November 1, 2019, under the Affordable Housing and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines adopted by SGC on October 31, 2019 ("Program Guidelines"), an application package released by the Department for the AHSC Program ("Application Package"), and an AHSC standard agreement with the State of California ("Standard Agreement"), the

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Department is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, The AHSC Program provides grants and loans to applicants identified through a competitive process for the development of projects that, per the Program Guidelines, will create new affordable housing and achieve greenhouse gas reductions and benefit disadvantaged communities through increased accessibility to affordable housing, employment centers and key destinations via low-carbon transportation; and

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

WHEREAS, Potrero Housing Associates II, 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 it's a 157 unit, 100% affordable housing project, ground floor early childhood education center and adjacent public mini park (the "Project") identified as Potrero Block B (the "Potrero Block B"); in Potrero HOPE SF Development Agreement (File Number 161161); and

WHEREAS, By Ordinance No. 19-17, 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. 161308 and is incorporated herein by reference; and

WHEREAS, The Municipal Transportation Agency ("SFMTA") plans to perform transit, bicycle, and pedestrian improvements in the vicinity of the Project (the "SFMTA Work"); and

WHEREAS, The City, acting by and through MOHCD, desires to apply for AHSC

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Program funds and submit an Application Package as a joint applicant with the Developer; and

WHEREAS, SFMTA, MOHCD and Developer will enter into a Memorandum of Understanding to make commitments related to completion of the SFMTA Work on the Project as included in the Application Package; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby adopts the findings contained in Ordinance No. 19-17 regarding the California Environmental Quality Act for the Project, and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby finds that the Project is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1 for the same reasons as set forth in Ordinance No. 19-17, and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it

RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the City, the authority to execute an application to the AHSC Program as detailed in the NOFA dated November 1, 2019, for Round 5, in a total amount not to exceed \$30,000,000 of which \$20,000,000 will be provided as a loan for an Affordable Housing Development ("AHD") ("AHSC Loan") and \$10,000,000 will be provided as a grant for Housing-Related Infrastructure ("HRI"), Sustainable Transportation Infrastructure ("STI"), Transit-Related Amenities ("TRA") or Program ('PGM") activities ("AHSC Grant") as defined the AHSC Program Guidelines and sign AHSC 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 AHSC Program; and,

Mayor Breed; Supervisor Walton BOARD OF SUPERVISORS

be it

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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 Standard Agreement, with terms and conditions that AHSC Program funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of 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 AHSC 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

RECOMMENDED:

Daniel Adams, Acting Director,

Mayor's Office of Housing and Community Development

Mayor Breed, Supervisor Walton BOARD OF SUPERVISORS

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AHSC Application

NOFA Round 5

FY 2019-20

Affordable Housing and Sustainable

Communities Program (AHSC)





CALIFORNIA STRATEGIC . GROWTH COUNCIL



State of California Governor Gavin Newsom

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

Doug McCauley, Acting Director Department of Housing and Community Development (HCD)

2020 West El Camino Avenue, Suite 650, Sacramento, CA 95833 email: <u>ahsc@hcd.ca.gov</u> <u>http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</u>

November 1, 2019 NOFA

. Rev: 12/23/19

AHSC

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AHSC Coverpage

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ject does not involve demolition of existing affordable units, indicate "N/A" below.	
(D) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).	Ject does not involve cemplinut of existing alloldable units, indicate TVA below.
(D) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).	
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	and the first state of the first state		ID and HRI Overview			
· · · · · · · · · · · · · · · · · · ·	you provide documentation of com					
	nd all applicable lime periods for fill					
	funding proposed that will trigger N				If Yes, enter date of "Authority to	o Use Grant Funds"
		ct Categorically Exempt?			Final EIR Date:	
Discuss below any s	pecial NEPA and/or CEQA Specia	Circumstances or exemp	plions and provide estimati	ed/actual completion dat	tes of all necessary environment	al clearances.
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FAAST File:			and clearances (e.g. EIR, P			File Uploaded?
FAAST File:	HRI Auth to Use Grant For NEP/ Funds issuance	of the HUD form.	U15,16 Automy to Use t	arant Funds" of clamy t	he current status of the	File Uploaded?
(9) If applicable, prov	vide a listing and status of all discre		itlements and permits, exc	luding design review, re	quired to complete the HRI Proje	ect that have been granted,
submitted or to be a	pplied for to the appropriate local a		h local planning documents	3.		·
Ļ	Agency / Issuer	Land Use Approval Date	 Approval Type 		Comments	
		Date	·			······
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(10) Does the Marke	et study demonstrate Project is fina	ncially feasible (HRI requi	res a market study only if i	not using AHSC funds fo	or AHD)? A market study that m	eets the requirements
	Regs §10322(h)(10) will be accepted			· · ·		
FAAST File:			prepared within one year			File Uploaded?
	or Developer of Project have Site (Control for HRI Project? If	f yes, enter site control for	n and the most recent e	xecution date below (See Site C Most recent document exect	
If leasehold estate;	(See Site Control in Appendix A):	estricted land value?	Is acquisition cost	\$0 in Dev. Budgel?		used? If so answer (a-c)
	based on the Present Value of lease		(b) Lender requesting Res		······································	
payments?				permissible)	(c) Has loan amount been e	niereo as a finance cost?
Describe any specia	al site control circumstances,					·
	•			1		
	-					
FAAST File:	HRI Site Control		entation to demonstrate th			Files Uploaded?
	it demonstrate prior experience by		prior HRI projects similar	to the proposed AHSC F	Project in scope and size, which	have been completed by the
applicant outing the	ten years preceding the application	RI Past Project #1			HRI Past Project #2	
	,				Intel dot / topoet ##	
Project Name			·	·		
Development		•				•
Entily	<u> </u>			·		
Completion Date			•	. <i>.</i>		•
Project Tenure			••			
			· · · · · · · · · · · · · · · · · · ·			
# of units					•	
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Units per Acre			· · · · · · · · · · · · · · · · · · ·	<u>.</u>	·	······
Commercial (sq.	-		·			
ft.)			·			
Brief Description		• •			•	, ,
(e.g. number of			•		,	
units, population						•
served, etc.)			•			
FAAST File:	Past Exp HRI1, Past Exp HRI2	Certificates of Occupan	cy for two recently comple	ted affordable housing d	levelopments	File Uploaded?
(13) We certify as c	of the application date, the applican	ts or the HRI real property	is not party to or the subje	ect of any claim or action		·
	construction of the HRI Project has					
	cl will not result in the loss or conve loring Program (FMMP) website?	ersion of agricultural or oth	her working lands, or natur	aı resource lands for oth	er uses according the Dept, of C	onservation's Farmland
	cumentation the HRI Project site is	not within land designate	d as agricultural land per ti	he FMMP tool.		L
FAAST File:	HRI No Ag	Demonstrate the HRI sl	Ite is not within land design		I per FMMP tool.	File Uploaded?
	e that the HRI Project site qualifies					
FAAST File:	HRI Ag Infill		Project site qualifies as an			File Uploaded?
	the HRI is infeasible without AHSC Project involves involving new con					v if the number of hedrooms h
	at least equal to the number of bed					
parcels are part of	the same Project meeting the requi	irements of UMR 8303(b).	. Explain below how this re			
Project does not in	volve demolition of existing afforda	ble units, indicate "N/A" be	elow.			<u> </u>
				·		
l . ·	· .					
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(20)(D) We certify	the proposed AHD is consistent wit	h State & Federal Fair Ho	using requirements includ	ng duties to affirmatively	y further fair housing (explain be	ow).
1			•		•	1 1
(20)(E) If approval	by a local public works department	or other responsible loca	al agency is required for the	e Project, provide docum	nent below. I certify that the HRI	improvements are
	applicable local rules, regulations, o	odes, policies and plans	enforced or implemented b	y that entity.	•	
FAAST File:	. HRI Local Approvals				with all applicable local rules;	Files Uploaded?
			, policies and plans enford Article XXXIV Auth			
	ion letters submitted to HCD must o					<u></u>
	on letters submitted to HCD musi (enders, the number of low income r					
supported by spec	ific facts and a specific legal theory	for exemption that itself is	s supported by the Constitu	ition, statute, and/or cas	e law. Prior to the execution of th	
	liver to HCD satisfactory evidence					
FAAST File:	Article XXXIV Attorney Opinio	n Demonstrate legal requ	urements of Article XXXIV	and relevant Project fac	ts have been considered	File Uploaded?

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				AHD and	d HRI Overviev	N PIN	· · · ·	· · ·	1
	Does the locality h	ave sufficient Article XXXIV	Authority to accommo	date the	If yes, docume	nt Article XXXIV authority 1	or Project. May be done by j	providing info from appropriate dum or a blanket referendum	1
	to restricting no me	ore than 49% of the total unit	s.)		has been p	passed and the locality has	s allocated sufficient Article >	XXIV authority to Project,	
	FAAST File:	Article XXXIV Author	rity Copy of doci	ument providing Au	hority	·	*	File Uploaded?	1
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AHD-HRI

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New Contract of the second	The second second						
Select appropriate entry for each item;		·····	Taxofeuits				
Project Tax Credit Type:	Federal	Deserved	quity Investor Contribution (\$)		1 1 1 1 7		op Rate
Project Tax Credit Type,	State:				cipated Tax Credit F		
The stress of the Association of a diff. The One of the			quity Investor Contribution (\$) Proposed Year:		cipated Tax Credit F	actor Mp	op Rate
Timeframe for Applying for 4% Tax Credit							
Timeframe for Applying for 9%Tax Credit			Proposed Year:]			
If already awarded, date of the			1	wheel stars a station of		File Uplo	
FAAST File: Tax Credit Res			elved a tax credit reservation, o				aded /
Does or will the senior debt and loan agree							
Does or will the junior debt and loan agre							
Are there any cost sharing		cial space not eligible	to be funded by AHSC, is cos	(allocation based on to	tal development	If no, c what	
agreements?	cosl?		<u> </u>	······································		i wnai	[7]
What covenants or regulatory agreement							
What covenants or regulatory agreement		0					1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
			AHD Milestones				
Provide the actual or anticipated complete	ion date for the followin	g performance milest	ones for each applicable Capi	al Project. If a milestor	ne is not applicable	e to a Capital Projec	st, please enter
"N/A"		·	•		· .		·
Note: It is acknowledged that some of th completed. For those milestones not yet please indicate "NA" below.							Capital Project,
Capital Project Milestone Schedule							Date
Executed binding agreement between th				t detailing the terms an	d conditions of the	Project developme	ent.
Sile Control of Affordable Housing Devel						······	
Completion of all necessary environment			r CEQA and NEPA.	~		· · · · · · · · · · · · · · · · · · ·	
Obtaining all necessary and discretionary							
Obtaining all enforceable funding commit			ing Development supported by	the infrastructure Proj	ect,	· · · · · · · · · · · · · · · · · · ·	
Obtaining all enforceable funding commit					······································		
Obtaining enforceable commitments for a documents, and Tax Credit syndication of			ed in the Sources and Uses inc	luding substantially fina	al construction and	permanent loan	
Submission of Final Construction Drawin	gs and Specifications t	o the appropriate loca	I building department or permi	tting authority,			
Commencement of construction,							
Construction complete and the filing of th	e Notice of Completion					•	
Program funds fully disbursed,							
· · · · · · · · · · · · · · · · · · ·	•					es been entered a	
		errigen og skappere	HRI Milestones	(1.1.1) (1.1.1)			1978 S.
Provide the actual or anticipated comple "N/A"	tion date for the following	ng performance miles	iones for each applicable Capi	lal Project. If a milestor	ne is not applicable	e to a Capital Projec	cl, please enter
Note: It is acknowledged that some of th							
completed. For those milestones not yet please indicate "NA" below.	t completed, please pro	vide a projected com	pletion date (MM/YY) for each	or the applicable items	pelow, if not applie	cable to the specific	: Capital Project,
Capital Project Milestone Schedule							Date
Executed binding agreement between th	e Recipient and develo	per of the proposed I-	lousing Development detailing	the terms and condition	ns of the Project d	evelopment,	
Site Control of Housing Development sit			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		· · · · ·		
Completion of all necessary environment			r CEQA and NEPA.				
Obtaining all necessary and discretionar							
Obtaining all enforceable funding commi			sing Development supported b	y the HRI.			
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Submission of Final Construction Drawin			al building department or permi	tting authority.			
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Completion of HRI construction,			· · · · · · · · · · · · · · · · · · ·				
Program funds fully disbursed.					·······		
				Have	all milestone da	les been entered a	above?

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AHD-HRI

						HRI and	AHD S	ources of D	evelopmer	t Funds PIN		· •		
	and the second of	· · · And a subs	A CONTRACTOR OF THE POST	and rates	<u> 1995</u>	Cons	truction	Period Source	s of Funds	a le hond des Beachdes	State March	<u>Alexia ana ing ing ing ing ing ing ing ing ing ing</u>	i parti i de la c	and a start of the second s
			threshold calculation-Overview										(i): "costs <u>defe</u>	erred at construction loan
clos	<u>ing</u> including	but not limite	d to: capitalízed reserves, loan	fees, syndicatio	n cost:	s, legal, acco	unting, au	dit, consultant fe	es, and devel	oper fees paid from o	perating casl	flow."		
	Committed by Application	AHD vs HRI	. Source Name	Source Type	Lien	Amount	Interest	Required	Loan Term	Residential	Commercial		· *Deta	ils of Deferred Costs
1	Due Date?	Source	(listed in order of lien priority)	Source type	No.	Amount	Rate	Payment	(months)	Amount	Amount	ļ	Amount	Description
1	Yes	HRI	AHSC HRI Grant	State-HCD]		
2]		
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13		AHD	'Deferred Costs (en	er details at right)		\$0								
14	Yes	AHD	Equity investor		•					·\$I] [*] · ·
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#	Committed by	AHD vs HRI	Source Name		Lien			iterest Rate	Amortization			Required	Required	Residential.	Commercial	
Ш	Application Due Date?	Source	See cell comments for Deferred Dev. Fee; list in lien priority order	Source Type	No.	Amount	Rafe	Туре	Period (yrs.)	Type	Due in (yrs)	Residential Debt Service	Commercial Debt Service	Amount	Amount .	Balloon?
1	Yes	HRI	AHSC HRI Grant	State-HCD					1							
2	Yes	AHD	AHSC AHD Loan	Slate-HCD			3,00%	Fixed for Term	55	MHP-Partial Interest Only	55			• •		
3	•							•								
4					1.				· _							
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			Total Permanent Fu			\$0					TOTALS	\$0	\$0	\$0	\$0	
			Total Committed Non-A	AHSC AHD & HRI	Funds	50										

See Appendix A (I) - for an explanation of Enforceable Funding Commitments (EFC). (3) <u>A land donation</u> 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 MAI-qualified appraiser 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.

FAAST File: EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc. Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments. Flies Uploaded? Applicant 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.

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AHD-HRI Dev Sources

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otals 0 0 1 Bdrm 2 2 Bdrm 0 0 3 3 0 0 4 Bdrm 0	AMI evel 30% 55% 40% 35% 30% 25%	ricted units Acceleration of the second sec	@ \$35,00 0an Amou 1 for 9% T C Bedroom	00 PU = <u>ints. Click l</u> <u>ax Credits 7</u> D Units <u>uting 0</u> <u>0</u> 0 0 0 0 0 0 0 0 0 0 0 0 0	\$0 pere for	0 re 2019 AHSC I No E 1 Bedroon turno a qui se su turno a qui se	astricted units @ yoan fimits - (be G m Units G G M G G M G G M G G G G G G G G G G G G G	\$50,000 I laximum, ginning o Unre H 2 1,100 La 2 1,100 La 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Gra PU = AHD Loa n page 21 estricted I Bedroom	nt Amount \$0 In Amount 1) Manager L J n Units C 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Reque nt. Arrows and a second se	sted: \$0 L 3.Bedroom L	M M stint v (K x r) v v v v v v v v v v v v v v v v v v v	Мах H Мах A АНD F 4 14 14 14 14 14 14 14 14 14	IRI Grant: HD Loan: Requested O + Bedroo	s P P m Units V Wurtts O O O O O O O O O O O O O O O O O O	0 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Ø of Type of Business (if Known) Ø of Total Sq. Footage of Each Space Expected Gross Rent per S.F. Other Expected Gross Rent Other Revenue (Specify) Garage and Parking Space Miscellaneous Miscellaneous 1 0 6 ach Space per S.F. Expected Gross Rent Revenue (Specify) Revenue (Amount) Revenue Revenue 1	AMI evel 30% 55% 55% 55% 30% 25% 20%	ided units A constraints of the second seco	@ \$35,00 0an Amou 1 for 9% T C Bedroom	0 PU = 0 PU = 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$0	0 re 2019 AHSC 1 No E 1 Bedroon 1 Bedroon 1 Bedroon 1 Bedroon 1 Bedroon 1 Bedroon 1 Bedroon 0 De 0	or finite - (be or finite - (be gradient - (be) gradient - (b	\$50,000 I laximum, <u>ginning o</u> Unre H 2 1,110 2 2 1,110 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Gra PU = AHD Loa n page 21 estricted I Bedroom	nt Amoui \$0 in Amoui 1) Manager L J Units C C C C C C C C C C C C C	HRI Reque nt :	sted: \$0 L 3.Bedroom L	M M Munts Muonut Muonut (K×rr) 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Мах H Мах A АНD F N A Lununu Lununu Lununu A A AHD F A Lununu Lununu A A A A A A A A A A A A A	IRI Grant: HD Loan: Requested O + Bedroo	s P P m Units Coan P Doonut O O O O O O O O O O O O O O O O O O O	0 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Type of Business (if Known) Total Units Sq. Footage of Each Space Gross Rent per S.F. Description Other Revenue (Amount) Parking Space Revenue (Amount) Miscellaneous Revenue (Revenue (Amount)) Image: Stress of Business (if Known) Image: Stress of Each Space Niscellaneous Revenue (Revenue (Amount) Revenue (A	AMI evel 50% 55% 50% 55% 50% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20	incted units incted units CAHD Lit applying B U U U U U U U U U U U U U	© \$35,00 can Amou oan Amou Sama Name	DO PU = mts. Click I mts. Click I T D T D T D T Units C C D T U U U U U U U U U U U U U		0 re 2019 AH/SC I No 1 Bedroor 0 D <td>astricted units @ ocan fimits - (be G m Units G m Units G G M Units G M Units G</td> <td>\$50,000 I laximum, ginning o Unre H 2 t;un no La E A 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>HR) Gra DU = AHD Loo AHD Loo AHD Loo A AHD A AHD A A AHD LOO A AHD A AHD A A D A A AHD A AHD A A</td> <td>nt Amoun so ni Amoun Manager L J Nunts Classifier O O O O O O O O O O O O O</td> <td>HRI Reque nt</td> <td>sted: \$0 L \$0 S.Bedroom L S.Bedroom L</td> <td>0 M M M M trian K x r) 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>Max H Max A AHD F N 4 11 12 12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>IRI Grant: A State of the stat</td> <td>\$ P P m Units Togy Wmonut 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>50 50 50 (O × N)</td>	astricted units @ ocan fimits - (be G m Units G m Units G G M Units G M Units G	\$50,000 I laximum, ginning o Unre H 2 t;un no La E A 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HR) Gra DU = AHD Loo AHD Loo AHD Loo A AHD A AHD A A AHD LOO A AHD A AHD A A D A A AHD A AHD A A	nt Amoun so ni Amoun Manager L J Nunts Classifier O O O O O O O O O O O O O	HRI Reque nt	sted: \$0 L \$0 S.Bedroom L S.Bedroom L	0 M M M M trian K x r) 0 0 0 0 0 0 0 0 0 0 0 0 0	Max H Max A AHD F N 4 11 12 12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	IRI Grant: A State of the stat	\$ P P m Units Togy Wmonut 0 0 0 0 0 0 0 0 0 0 0 0 0	50 50 50 (O × N)
TOTAL: 0 0 \$	AMI evel 50% 55% 50% 55% 50% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 55% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20	incted units incted units CAHD Lit applying B U U U U U U U U U U U U U	© \$35,00 can Amou oan Amou Sama Name	00 PU = mts. Click 1 ax Credits 7 D 10 nits (Click 2 0 0 0 0 0 0 0 0 0 0 0 0 0		0 re 2019 AH/SC I No 1 Bedroor 0 D <td>astricted units @ ocan fimits - (be g units - (be) g u</td> <td>\$50,000 I laximum, ginning o Unre H 2 t;un no La E A 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>HR) Gra DU = AHD Loo AHD Loo AHD Loo a page 21 stricted 1 Bedroon use stricted 1 Bedroon Use stricted 1 I Bedroon Use stricted 1 I Bedroon Use stricted 1 I Do I I Do I I I Do I I I I I I I I I I I I I I</td> <td>nt Amoun so ni Amoun Manager L J Nunts Classifier O O O O O O O O O O O O O</td> <td>HRI Reque nt</td> <td>sted: \$0 L \$0 S.Bedroom L S.Bedroom L</td> <td>0 M M M M trian K x r) 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>Max H Max A AHD F N 4 11 ЦП ос. - 0 - 0 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>IRI Grant:</td> <td>\$ P P m Units Togy Wmonut 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>50 50 50 (O × N)</td>	astricted units @ ocan fimits - (be g units - (be) g u	\$50,000 I laximum, ginning o Unre H 2 t;un no La E A 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HR) Gra DU = AHD Loo AHD Loo AHD Loo a page 21 stricted 1 Bedroon use stricted 1 Bedroon Use stricted 1 I Bedroon Use stricted 1 I Bedroon Use stricted 1 I Do I I Do I I I Do I I I I I I I I I I I I I I	nt Amoun so ni Amoun Manager L J Nunts Classifier O O O O O O O O O O O O O	HRI Reque nt	sted: \$0 L \$0 S.Bedroom L S.Bedroom L	0 M M M M trian K x r) 0 0 0 0 0 0 0 0 0 0 0 0 0	Max H Max A AHD F N 4 11 ЦП ос. - 0 - 0 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	IRI Grant:	\$ P P m Units Togy Wmonut 0 0 0 0 0 0 0 0 0 0 0 0 0	50 50 50 (O × N)
TOTAL: 0 0 \$	AMI evel 50% 55% 50% 55% 30% 25% 20% 55% 20% 55% 20% 55% 20%	inted units inted units C AHD L t applying B 0 0 1 1 1 2 0 0 0 0 0 0 0 0 0 0 0 0 0	© \$35,00 cen Amou or Amou Number of Number of Number of Number of O Bedroon Number of O Bedroon	DO PU = mts. Click I ax Credits of D Units Units COX B 0 0 0 0 0 0 0 0 0 0 0 0 0	\$0 Pere for the second	0 re 2019 AH/SC I No 1 Bedroor 1 Bedroor 4 G. S.	esticled units @ ocan limits - (be G units - (be) G units - (be G units - (be) G units - (\$50,000 laximum, ginning o Unre H 2 1, un b 4 2 1, un c 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HR) Gra	nt Amoui so an Amoui 1) Manager L J units 	HRI Reque nt	sted:	0 M Jnits ueo1 0 0 0 0 0 0 0 0 0 0 0 0 0	Max H Max A AHD F N 4 1 Un un 1 a 0	IRI Grant: A State of the stat	4 P P m Units 4 0 0 0 0 0 0 0 0 0 0 0 0 0	50 50 50
AVERAGE: 0 0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Inrestr Inrestr Inrestr Projec A AMI evel 60% 55% 50% 45% 40% 35% 40% 35% 40% 35% 20% 15% rotals 50% 15% 15% 15% 15% 15% 15% 15% 15	inted units inted units C AHD L t applying B 0 0 1 1 1 2 0 0 0 0 0 0 0 0 0 0 0 0 0	© \$35,00 cen Amou or Amou Number of Number of Number of Number of O Bedroon Number of O Bedroon	DO PU = mts. Click I ax Credits of D Units Units COX B 0 0 0 0 0 0 0 0 0 0 0 0 0	\$0 Pere for the second	0 re 2019 AH/SC I No 1 Bedroor 1 Bedroor 4 G. S.	esticled units @ ocan limits - (be G units - (be) G units - (be G units - (be) G units - (\$50,000 laximum, ginning o Unre H 2 1, un b 4 2 1, un c 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HR) Gra	nt Amoui so an Amoui 1) Manager L J units 	HRI Reque nt	sted:	M Juits M Variation M Variation Vari	Max H Max A AHD F N 4 1 Un un 1 a 0	IRI Grant: A State of the stat	4 P P m Units 4 0 0 0 0 0 0 0 0 0 0 0 0 0	00 20 20 20 20 20 20 20 20 20
· AVERAGE: 0 0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	nrrestr <u>x AH3</u> Projec A AMI evel 60% 55% 50% 45% 40% 35% 40% 35% 20% 15% otals 55%	inted units inted units C AHD L t applying B 0 0 1 1 1 2 0 0 0 0 0 0 0 0 0 0 0 0 0	© \$35,00 cen Amou or Amou Number of Number of Number of Number of O Bedroon Number of O Bedroon	DO PU = mts. Click I ax Credits of D Units Units COX B 0 0 0 0 0 0 0 0 0 0 0 0 0	\$0 Pere for the second	0 re 2019 AH/SC I No 1 Bedroor 1 Bedroor 4 G. S.	esticled units @ ocan limits - (be G units - (be) G units - (be G units - (be) G units - (\$50,000 I laximum, giming o Unre H 2 10 Unre H 2 10 Unre H 2 10 Unre 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Gra DU = AHD Loo n page 21 stricted I a bag 23 stricted I a bag 24 stricted	nt Amoui so an Amoui 1) Manager L J units 	HRI Reque nt	sted:	M Juits M Variation M Variation Vari	Max H Max A AHD F N 4 1 Un un 1 a 0	IRI Grant: A State of the stat	4 P P m Units 4 0 0 0 0 0 0 0 0 0 0 0 0 0	00 20 20 20 20 20 20 20 20 20
escribe the Proposed Commercial Use and Identify any Special Issues:	Inrestr Inrestr Inrestr Projec A AMI evel 60% 55% 50% 45% 40% 35% 40% 35% 40% 35% 20% 15% rotals 50% 15% 15% 15% 15% 15% 15% 15% 15	inted units inted units C AHD L t applying B 0 0 1 1 1 2 0 0 0 0 0 0 0 0 0 0 0 0 0	@ \$35,00 oan Amou g for 9% T C Bedroon N N N N N N N N S S (ff Know	0 PU = mts. Click I ax Credits 7 D 1 Units 0 0 0 0 0 0 0 0 0 0 0 0 0	\$0 ere for 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	O re 2019 AHSC I No 1 Bedroon 1 Bedroon 1 Bedroon 1 Bedroon 2019 AHSC I 1 Bedroon 1 Bedroon 2019 AHSC I 1 Bedroon 2019 AHSC I 1 Bedroon 2019 AHSC I 1 Bedroon 2010 AHSC I	estincted units @ ocan limits - (be m Units G S S S S S S S S S S S S S S S S S S S	\$50,000 I laximum, giming o Unre H 2 10 Unre H 2 10 Unre H 2 10 Unre 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Gra DU = AHD Loo n page 21 astricted I I Bedroon b page 31 page 21 stricted I I Bedroon var astricted I astricted I con astricted I astricted I astricte	nt Amoui so an Amoui 1) Manager L J units 	HRI Reque nt : A Reque .coan Amount: K (X H) A Reque 0 0 0 0 0 0 0 0 0 0 0 0 0	sted:	M M Jinits turnoury 0 0 0 0 0 0 0 0 0 0 0 0 0	Max H Max A AHD F N N Un unit Jage 0	IRI Grant:	\$ P mUnits urouw 0	SO SO SO CO X Z SO SO SO SO SO SO SO SO SO SO SO SO SO

AHD Units & Max Funds

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AHSC R5

			AHI	DEVELO	MENT BUI	JGET
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
AND COST/ACQUISITION			· · Wardsteiner			
Land Cost or Value	\$0		•		128-00-5259	
Demolition	\$0	·	,		NO DE COMPANY	•
Legal	\$0		·····	BONAG7 NG	SEVIES CAL	•
Land Lease Rent Prepayment	\$0				ARGE MARKEN	
· Total Land Cost or Value	\$0	\$0	\$0			
Existing Improvements Cost or Value	• \$0		40		18 10 (113) (213) (213) (213)	
Off-Site Improvements	\$0			2 2 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		\$0		an the threaders		
. Total Acquisition Cost	\$0		. 30	R. F. K. S. S.	\$0 1225-1225-1225-1225-1225-1225-1225-1225	· · · · · · · · · · · · · · · · · · ·
Total Land Cost / Acquisition Cost		\$0	\$0	語語を見てい		
Predevelopment Interest/Holding Cost	\$0	· · · · · · · · · · · · · · · · · · ·		·	ļ	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)						
iiii	\$0	·	· · · · · · · · · · · · · · · · · · ·	在感到风景的社		
Excess Purchase Price Over Appraisal	40 (845-445-44)		A CARLES AND AND A CARLES			
EHABILITATION			(公司)建筑建筑		the street see the	
Site Work	\$0				·	
Structures	\$0	· · · · · · · · · · · · · · · · · · ·		h	ļ	
General Requirements	\$0			·		4
Contractor Overhead				l	L	1.
Contractor Profit	\$0		· .			<u>]</u>
Prevailing Wages	\$0				•	
General Llability Insurance					1	1
Urban Greening						1
Other Rehabilitation: (Specify)			1	· · ·	1	
Other Rehabilitation: (Specify)		L	1	<u> </u> `	·	
Other Rehabilitation: (Specify)				<u> </u>	·	
				· · · · · · · · · · · · · · · · · · ·		
Total Rehabilitation Costs			\$0	\$0	\$0	/
Total Relocation Expenses			1			The second s
NEW CONSTRUCTION			Philipana,			
Site Work			·		·	
Structures	; . \$C			· ·		
General Requirements	s • \$C					
Contractor Overhead	1 \$C		· ·			· · · · · · · · · · · · · · · · · · ·
Contractor Profil	t \$C					1
Prevailing Wages	\$0					- · ·
General Liability Insurance				1- <u>·</u>		
Urban Greening				1		-
Other New Construction: (Specify						1
Other New Construction: (Specify)		+		+	1	4
	·		· <del>  .</del>	+	+	- ·
Other New Construction: (Specify			<u> .</u>			· · · · · · · · · · · · · · · · · · ·
Total New Construction Costs						
ARCHITECTURAL FEES						1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
Design						-
Supervision	ז \$0	0			·.	
Total Architectural Costs	s \$(	o • \$	0 \$	D \$1	D \$	)
Total Survey & Engineering						· · · · · · · · · · · · · · · · · · ·
CONSTRUCTION INTEREST & FEES			1 - T. S.		A STATE AND A STATE AND A STATE	
Construction Loan Interes			1	1		
Origination Fe				· ·	· ·	- ·
Credit Enhancement/Application Fe			·	1	-	1
Bond Premiun				+	- <u>+</u>	- ·
······································					+	
Cost of Issuance						-
Title & Recording				+		
Taxe	A-mm,			_ <u>_</u>		-
Insuranc				+	· · ·	-
Employment Reportin	g\$			<u> </u>		
Other Construction Int. & Fees: (Specify	() \$	0			ŀ	
Other Construction Int. & Fees: (Specify	() \$	0	1	1	1	7
Total Construction Interest & Fee			0 \$	0 \$	0 · \$	0
PERMANENT FINANCING						
Loan Origination Fe			+	a star was		
Luan Ongination re			-+		n an an Anna an Anna Anna Anna Anna Ann	-
Oredit Enhancement/Application Fr	പ്					ala a a an is a sur
Credit Enhancement/Application Fe						4
Credit Enhancement/Application Fe Title & Recordin Taxe	g \$	ο.				

#### AHD DEVELOPMENT BUDGET

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			·			
DEVELOPMENT COST	Total Project Costs	. Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
insurance	\$0			这些交流的影响	系統統領知	
Other Perm, Financing Costs: (Specify)	\$0			深合的重要。	理解检查的存在	•
Other Perm. Financing Costs: (Specify)	\$0			國家國家的關係	· · · · · · · · · · · · · · · · · · ·	
Total Permanent Financing Costs	\$0	\$0	, \$0	A CTO ALCONT	28 编制 在 28	•
' Subtotals Forward	\$0	\$0	\$0	\$0	\$0	· · · · · · · · · · · · · · · · · · ·
EGAL FEES						
Legal Paid by Applicant				· · ·		· · · · · · · · · · · · · · · · · · ·
Other Attorney Costs: (Specify)						
Other Attorney Costs: (Specify)				· · · ·		
Other Attorney Costs: (Specify)				<u>}</u>		
Total Attorney Costs		\$0	\$0	\$0	\$0	
ESERVES .				40 100-100-100-100-100-100-100-100-100-10	φ0	
			1992		And an arrest and a start	<ul> <li>Also areas of the second strend of a second strend of the second strend str </li> </ul>
· Operating Reserve			·		and a state of the second s	
. Replacement Reserve						·
Transition Reserve				<b>的问题是</b> 这种问题	data galanti	
. Rent Reserve	\$0			素物的影响。	國動物的國際部	
Other Reserve Costs: (Specify)	\$0			<b>新教集中的主题</b> 的	<b>《新游》由约</b> 约	
Other Reserve Costs: (Specify)	\$0			有有效或各种需要	SERVICE STR	
Other Reserve Costs: (Specify)	\$0	:			The Barriel	1
Total Reserve Costs	f	\$0	\$0	the second a second	3655550 W	· · · · · · · · · · · · · · · · · · ·
CONTINGENCY COSTS						TIN TAMAKANANAN TANA
Construction Hard Cost Contingency			<u></u>			
Soft Cost Contingency						· ·
· · · · · · · · · · · · · · · · · · ·					<b>^</b>	······
Total Contingency Costs	Low real and the second					
THER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$0				用的時代的時代	
Environmental Audit	\$0					]
Local Development Impact Fees	\$C					
Permit Processing Fees	\$0					
Capital Fees	\$0			1		1 · ·
Marketing	\$0		· ·		A STRAND	
Furnishings						
Market Study					·····	· ·
Accounting/Reimbursable						-
Appraisal Costs					·	-
Other Costs: (Specify)		+				4
Other Costs: (Specify			<u> </u>		ļ	-
Other Costs: (Specify		f	<u> </u>			_
Other Costs: (Specify	) \$0		L	1		
Other Costs: (Specify	) \$0					
Other Costs; (Specify	) \$0	» .			1	
Total Other Costs	5 \$(	\$0	5 \$	0 \$0	)· \$0	
SUBTOTAL PROJECT COST	r . \$0	\$0			D) \$(	· · ·
DEVELOPER COSTS			13 (F / 14 94)			
Developer Overhead/Profi			1	1	†	
Consultant/Processing Agen			1		+	- · ·
Project Administration					- <u> </u>	4
			1		-}	4
Broker Fees Paid to a Related Part			+	+	·	-
Construction Oversight by Develope			+			- · ·
Other Developer Costs: (Specify				+	· · · · · · · · · · · · · · · · · · ·	
Total Developer Cost						
TOTAL PROJECT COS	T \$	) <b>\$</b>		0 \$	0 \$1	D
			Eligible Basis			
•			Т	otal Eligible Basis	: \$(	D
· ·		· · · · · · · · · · · · · · · · · · ·		DF 2019		
Total Developer	Fee (equals T	otal Develope	r Costs above)		1	
Total Developer F					-1	•
Deferred Developer Fee payable o					-	
					-1	
Deferred Developer Fe					-1	
	Develope	r Fee Contrib	uted as Capita	1: \$0	1	
						•

### AHD DEVELOPMENT BUDGET

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AFFORDABLE HOUSING DEVELPMEN	IT (AHD)	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	<u></u>	Sugar Berger .	brideria -	1998 - 1999 1997 - 1997	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	AHD Res	Idential and	HRI Perma	nent Source	sof Funds	al for the set.	1. Michael		ية والمشر <u>ية إلى ا</u>	CARLE MA	Salar of the	.:	1	- Commerce	ial Sources .	
. USES OF FUNDS Soll cost in ret (Islal AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Orant	анбсанр Loop	0	p	•	0	0	9	D	a	p		•	•		Equity investor;	Taisi Residential Bources	Residential Coris	Commercial Costs	Saurce Name:	Source Name;	Residential Cost Difference Dev Budget
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AFFORDABLE HOUSING DEVELPMENT (AHD)

USES OF FUNDS

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AHD-HRI S&U Budget

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Equity Investo

· Commercial Sources-

Source Name

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Source Namaz

Residential Gost Difference Dev Budget Vs. Sources

roject Name:	Complete	e an yenow snaueu ci	ells; see cell comments for ti		posed Tax Credits:
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					Basis x
Unit Size	TCAC Threshold	d Basis Limits (TBL)	· Number of Un	its	Number of Units
SRO/Studio			0	· ·	\$0 .
1 Bedroom			0.		\$0
2 Bedrooms		······	0		\$0
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4+ Bédroom	······				φυ
lumber of Manage	Units in Project:	TOTAL UNIT			
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			quirement for the payment of stat		_
			inization requiring the employment	nt of	\$0 ·
	orkers who are paid at least s				
			nt within the meaning of §2500(b)		
			orkforce as defined by §25536,7		\$0
		e work within an apprent	iceable occupation in the building	and	
construction tr		te markiere te a di sta	·		···
			ential units (not "tuck under" parki		\$0
	uction of an on-site parking s a day care center is part of th		DVDIS. (170)	·····	\$0
4 4			tiono (29/)		
	100 percent of the units are f	the second s			\$0.
er Project where	at least 95% of the Project's	upper noor units are serv	viced by an elevator. (10%)	L	\$0
D Project applyin	a under \$10325 or \$10326 r	of these regulations that i	nclude one or more of the feature	es below	
(up to 10%)		· · · · · · · · · · · · · · · · · · ·		*	
	all have onsite renewable gener	ation estimated to produce	50% or more of annual tenant electric	tity use, If	
the combine	available roof area of the Project	ct structures, including carp	orts, is insufficient for provision of 50	% of	· .
			ation based on at least 90% of the av		
			oof area less north facing roof area fo		
E roois, equipr			lepartment set-backs and access rou e an increase under paragraph (2) on		
renewable of	neration used to calculate each			iy ii dic	· ·
ng -			75% or more of annual common area	alactricity	
			g carports, is insufficient for provision		
of annual ele			neration based on at least 90% of the		
g solar access			oof area less north facing roof area fo		
Froofs, equipi			department set-backs and access rou		
Froject not a	valling itself of the 90% roof area		e an increase under paragraph (1) on arlon (2%)	ily if the	
>			cient than the 2016 Energy Efficiency	Ctondorda	
California C			I building department has determined		
			are complete, then newly constructed		
ບໍ່ buildings sha			2013 Energy Efficiency Standards (C	alifornia	
Code of Reg	ulations, Part 6 of Title 24). (4%)		· · · · · · · · · · · · · · · · · · ·		
			energy use (or improvement in energy		
			ce module of CEC approved software		
			water used for Community Gardens)		· ·
E with reclaim	d water, grey water, or rainwate nit, whichever is less. (1%)	i in an amount that annually	equals or exceeds 20,000 gallons or	300	,
		a feet nor lint Demonst	ite Improvements that provide a viabl	B Growing	
			is, secure storage space for tools, an		
	ccess. (1%)	· · · · .		· ·	
(7) Install ba	nboo, cork, salvaged or FSC-Ce		m, natural rubber, or ceramic tile in a	ll kitchens,	
iliving rooms	and bathrooms (where no VOC	adhesives or backing is als	o used). (1%)		
(-) ((-) ((-)))		alvaged or FSC-Certified wo	od, ceramic tile, or natural linoleum ir	n all	
common are					
(9) Meet all	equirements of the U.S. Environ	imental Protection Agency Ir	ndoor Air Plus Program. (2%)		
(0)		ting structures and/or	quires toxic or other environment	2	 \$0
			costs or 15% basis adjustment)	ai	
(g) Project requir			Certified Costs of Work:	\$0 .	
(g) Project requir mitigation as					#0
(g) Project requir mitigation as If Yes, select			ment entities. Certification from Ic	. IBU	. \$0
(g) Project requir mitigation as If Yes, select (h) Local develop			E INCLIGIBLE.		5 \$0.
(g) Project requir mitigation as If Yes, select (h) Local develop entities asset	sing fees also required. WA	IVED IMPACT FEES AF	hadroom unit aqual or leas thes \$400	1000 end 1 1	
(g) Project requir mitigation as If Yes, select (h) Local develop entities asset (i) Projecis within	sing fees also required. WA a county with an unadjusted 9%	threshold basis limit for a 2-	bedroom unit equal or less than \$400	),000 and Nu	φυ
(g) Project requin mitigation as If Yes, select (h) Local develop entities asses (i) Projects within within a censu	sing fees also required. WA a county with an unadjusted 9% tract designated on the TCAC/I-	threshold basis limit for a 2- HCD Opportunity Map as Hig	bedroom unit equal or less than \$400 jhest or High Resource, (10%)	),000 and Nu	,
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(g) Project requir mitigation as If Yes, select (h) Local develop entities asset (i) Projects within within a census County	sing fees also required. WA a county with an unadjusted 9% tract designated on the TCAC/I- Opportunity Area Map	threshold basis limit for a 2- ICD Opportunity Map as Hig 2 Opp	beđroom unit equal or less than \$400 ghest or High Resource, (10%) ortunity Map	OLD BASIS LIN	11 <i>T:</i> \$0

HCD 2019 Developer Fee Calculator - revised B/7/19 (complete	VELLOW about of		
Project Phase: Origination Proposed Project Type:	TELEOW shaded		
Project Name:	<u> </u>		
Project's Developer Fee Summary (SEE INSTRUCTIONS ABOVE)	HCD Limit	Project Amt.	
Max Total Developer Fee - 2d	\$0	\$0	
Max Developer Fee payable from development funding sources - lesser of 1h & 2d	\$0 \$2	\$0	•
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$0	\$0	•
Deferred Developer Fee payable exclusively from Sponsor Distributions - 2h Total Budgeted or Actual Developer Fee \$0	\$0	\$0 	•
Total Budgeted or Actual Developer Fee \$0 Developer Fee Contributed as Capital	Deferred I	Developer Fee	
Section 1. UMR §8312(c)(1) - for all 4% Projects (project costs per TCAC 9% rules)			·····
a, Project's type of construction: Number of Affordable Ta Credit Unit			 \$2,000,000
b. Project's Eligible Basis (exclude Developer Fee)	\$0. \$0	- x 15% =	\$0
c, Basis for Non-Residential Costs (Commercial - exclude Developer Fee)	\$0 ·	- x 15% = ·	\$0
d. Max developer fee that could be included in project costs under 9% rules - lesser of 1a or (1b +	· · · · · · · · · · · · · · · · · · ·		\$0
High Cost Test Adjustment - New Construction only §10327(c)(2)(A)	/.	\$0	+• ·
e. Total Adjusted Threshold Basis Limit - §10327(c)(5)			\$0
4% Flinible Basis reduced to reflect a	exclusion of DF in	<i>ci</i> 10 × 10	
f1. Total Eligible Basis - §10327(c)(2)(A)     \$0     excess of TCAC cash out three excess			\$0
f2, Developer Fee in Eligible Basis       \$0       In Control of the Contro of the Control of the Control of the Control o			
g1. High Cost Test Factor 0.000% 200.000%	g2. (200.0% +	100%)/2	150.000%
I. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1)			\$0
Section 2, UMR §8312(c)(2) - Maximum Developer Fee allowed in Eligible Basis under TCAC 4% ru	les	······	,
Max Developer Fee allowed in Eligible Basis under TCAC 4% rules			
a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(I)	\$0	x 15% =	\$0
b. Not Applicable	\$0 -	_ · x 15% =	\$0
c1. Not Applicable			
		·	
c2, Not Applicable			
c3. Not Applicable		······	•
c4, Not Applicable	\$0	X 5% ≃	\$0
d. Maximum Developer Fee in Eligible Basis under 4% rules §8312(c)		و مسر مسر مسر اسم اسم اسم ا	<u></u>
Max Developer Fee per §8312(c)	. •	·.	
e. Total Developer Fee Limit including deferred fee - Eligible Basis under 4% rules total UMR §83	12(c) (2d)	\$0	
h. Total Budgeted or Actual Developer Fee		\$0	
i. Budgeted Developer Fee paid from Development Sources Sum of Deferred an Contributed Developer Fe		\$0	
j. Deferred Developer Fee payable on a priority basis from available Cash Flow - UMR §8312(c)(2	·	\$0	
Section 3, UMR §8312(a) Instructions: Complete the yellow, shaded cells - choose only one in the 'A'	'B' or 'C' section	S.	
a. New construction and substantial rehab projects UMR \$8312(a)(1)			
a1. Number of units (include manager's unit) 0			
a2. First 30 units at; \$27,000 each			
a3. Units in excess of 30 at: \$10,500 each	\$		
	÷		
a4. Total (a2 + a3) b. <u>Acquisition and rehab projects UMR \$8312(a)(2)</u>			
	7.000		
with construction cost for rehab work (excluding contractor profit and overhead) between \$10,500 - \$	s7,000 per unit		
b1. Number of units (include manager's unit) 0			
b2, First 30 units at: \$12,000 each	\$		
b3. Units in excess of 30 at: \$5,500 each	\$ -		
b4, Total (b2 + b3)		\$ -	
c. <u>All other projects UMR §8312(a)(3)</u>			
c1. Number of units (include manager's unit) 0			
c2. Total at: \$2,000 per unit		\$ -	
d. Sponsor capital contribution of funds or real property UMR §8312(d)		\$0	

Dev Fee 2019

AHSC R5

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	Project Nam	e	Brief De	escription		Address	City	Z	Zip	County	Lat.	Log	Tract	ts A	.PNs
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Safe		BF) 1 Linear M Walkways - Ie	lies: BF1 Ty nath (in feet) of new (		ke Facility 2 Line		BF2 Type: Routes Impro	ved:	Bike	Facility 3 L Added or			ansit Se	BF3 Type: ervice:	
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each		Shuttles	AHSC Funds	Vans	AHSC FL AHSC FL	nds	Total New	Vehicles	s 0	Total A					\$0
			monto in the CTI but												
			ements in the STI bu twork (includes publi						ting the	§102(c) or	d) trar	nsit req		nts.	, 2)
//// T	ntal amount of c	ligible STI soft	costs cannot exceed	30% of the total A	HSC Program	ward			Budge \$0	ted		t Cap 50		Overage \$0	Ok
(iv) 7	otal amount of	Activity Deliver	/ Costs associated w				exceed 10%	of	\$0 \$0			\$0 \$0		\$0 \$0	Ok
	costs associated		al Project. that are required as a	a condition of local	approval for the	STI?	Yes, upload	locumer	•					1	
FAA	ST File:	STI Cap F	Project Costs	Documentation sho	wing Capital Pr	oject costs are re	quired as a c	ondition			the S	TI	File	Uploaded?	
			t amount for your ST Inded cost do not inc				exceed \$10N	12		····· ·	_ <del>.,</del> .			······································	Ok
(1) C	Costs are not eli		another feasible, ava				on thereof to	oe funde	ed by AH	ISC or if the	cost i	s incun	red prior	r to the AHS	sc
		ance or operati	one of transportation												
				infrastructure (inclu	uding transit fle	et, not including /	HSC funded	transit s	ervice e	xpansion);			•		
	n lieu fees for lo	cal inclusionary	housing programs;		-	•	HSC funded	transit s	ervice e	xpansion);			•		
(4) (	n lieu fees for lo Ongoing operatio	cal inclusionary onal costs beyo ted with autom	housing programs; and the term of the gr oblie or motorcycle p	ant (three years) fo parking (excluding e	er Program Cos lectric vehicle c	ts; and harging infrastru	:ture).						•		
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······		Sustainable Tr	ansportation Infras I	tructure (STI)	<u> </u>		
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(11) Does applicant	or Developer of Project have Site (	Control for each STI Proj	ecl? If yes, enter site con	rol form and the mos	st recent execution date below (Site	Control Appendix A	A) 1
Form of site control	(See Site Control in Appendix A):		······································		Most recent document execu	tion date:	
If leasehold estate:		stricted land value?	Is acquisition cost	\$0 in Dev. Budget?	Prepaid lease loan i	ised? If so answer	(a-c)
payments?	based on the Present Value of lea	se (b) Lend	er requesting Res. Receip	ts (not permissible)	(c) Has loan amount been en	tered as a finance c	:ost?
	l circumstances, e.g. if there are m	ultiple STI projects provi	de sile control information	for each.		·····	·····
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FAAST File:	STI Site Control	Appropriate docum	entation to demonstrate th	ne form of site contro	I indicated above	Files Uploaded?	
the applicant during Agency non-applica	t demonstrate prior experience by the ten years preceding the applic nt so long as the applicant can pro hich funding is sought.	ation due date. May den	nonstrate the requisite exp	erience by using pas	t experience of work completed of	a Locality or Transp	portation
	ST	1 Past Project #1	•		STI Past Project #2		
Project Name Development		<u> </u>			······	<u>.</u>	
Entity							•
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Brief Description			·			,	
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FAAST File:	Past Exp STI1, Past Exp STI		aking improvements fund public agency certifying th		public entity, an executed etion of similar infrastructure	Files Uploaded?	
(13) We certify as of	f the application date, the applicant		y is not party to or the subj	ect of any claim or a	clion in the state or federal courts.	L	L
	construction of the project has not						
	t will not result in the loss or conve and Monitoring Program (FMMP) w		her working lands, or natu	al resource lands for	other uses according the Dept. of	Conservation's	
	cumentation the STI Project site is		ed as agricultural land per	he FMMP tool.		•	L
FAAST File:			te is not within land design	ated as agricultural la	and per FMMP tool.	File Uploaded?	1
	e that the AHD Project site qualifies			termination must der	monstrate that the STI site		· 1 ·
FAAST File:	STI Ag Infill	qualifies as an Infill Site	(as defined in Appendix A	)		File Uploaded?	
	oy a local public works department, pplicable local rules, regulations, c				cument below. I certify that the S	Il improvements are	ə .
FAAST File:	STI Local Approvals	Statement from en		ital Project is consiste	ent with all applicable local rules, y that entity.	'Files Uploaded?	·
	ct involves demolition of existing un	its affordable to lower inc	come households, the app	lication must demon	strate the replacement of demolish		
displaced residents residential dwelling demolished within t	affordability, and equal to or greate . These no net loss requirements ( units affordable to lower income ho he five year period preceding the a or rehabilitation of existing affordab	§106(a)(20)(C)) apply whouseholds currently exist pplication. Explain below	nere an STI Project is prop or where there have been how this requirement is s	osed on any property dwelling units restric	y which includes a parcel or any po tied to lower-income households w	ortion of a parcel on w which have been vac	which ated or
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		and the following and the	STI Milestones.	A seellashis Conital	Project Manufacture Landson		
Please provide the please enter "N/A"	actual or anticipated completion da	te tot the tollowing betto	mance mestones for ea	a applicable Capital	rioject. It a milestone is not appli	vable to a Capital Pr	ujeci,
Note: It is acknowle	edged that some of the following m						
Project, please indi		blease provide a projecte	ed completion date (MM/Y	r) for each of the app	blicable items below. If not applicat	le to the specific Ca	·
	lestone Schedule Igreement between the Recipient a	nd developer of the nor	osed development details	on the terms and con	dilions of the Project development	·····	Date
	s) by proposed developer.	the developer of the plot	and a start of the	a are terms and coll	anono or man rojeci developilieni		+
Completion of all no	ecessary environmental clearance		ed under CEQA and NEPA	h			
	ssary and discretionary public land		is least parmiting and		٠		
Submission of Fina Commencement of	al Construction Drawings and Spec	incations to the appropria	ste local permitting authon	y	·····	·····	
	letion and closeout.						
Program funds fully			· · · · · · · · · · · · · · · · · · ·				
1	· · · · · · · · · · · · · · · · · · ·	•	·	· · ·	Have all milestone dates be	en entered above?	1
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AHSC R5

STI

If proposing multiple distinct STI Capital Projects, prov												ted and cost cap.
· · ·	<u> </u>	an a		<u>Anna Istoria</u>	ALL ALL	FUNDING SOU	JRCES	127 Constant of the	Stan - Land Staffin	<u>konstitier n</u>	Children and Aller	
Cost Category	AHSC STI Grant	0	- 0	0	0	D	D	o	O	0	Sources Total	Comments
······································				STI	BUDGET #1 -					·····		
Environmental review/studias					T			· ·		1	\$0	
Plan Specification and Estimates	1			1.				1.	1	1	\$0 .	
Right of way support costs	[	·	· ·					1			\$0	
Site or right of way acquisition for Cap. Improvement Project		······									\$0	
Other Soft Costs (Specify):										1	\$0	
Other Soft Costs (Specify):	1	·····									\$0	
Other Soft Costs (Specify):					1		1	-f	1	1	\$0	
Other Soft Costs (Specify):										1	\$0	
Total Soft Costs and an and a second state of the second state of the	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing							1				\$0	•
Demolition.	1						1	1	1	1	\$0	
Grading											· \$0	
Soil Stabilization (Lime, etc.)						• • •			1		\$0	
Erosion/Weed Control	1	-	1								\$0	
Dewalering	<u> </u>		1 .	1	1		1	1	1	1	. \$0	
Other Site Preparation (Specify):	1		1					1			\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer	1 1			1					[		\$0	
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Detention Basin/Culverts						· · ·				1.	\$0 .	
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Sidewalk, Curb and Gutter	1							1	· ·		\$0	
Street Lights							1	1.	1	†	\$0	
Striping/Barricades (Bicycle Facilities)	1							÷			\$0 .	
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Other traffic calming surface improvements						·····	· · · · · · · · · · · · · · · · · · ·				\$0	
Other Complete Street Improvements (Specify):	<u>↓</u>			<u> </u>			+				\$0	
Other Complete Street Improvements (Specify):	<u>├</u> ────────────────────────────────────	· · · · · · · · · · · · · · · · · · ·									\$0	
Fotal Complete Streets Improvements - Construction	\$0.	\$0	\$0	\$0	\$0	\$0	.\$0	\$0	\$0	\$0	\$0	-
Striping/Barricades (for dedicated bus lanes)		30	\$U			40			. 40		\$0 .	
Sidewalk, Curb and Gulter	<u>+</u> ;								· · · · · · · · · · · · · · · · · · ·		\$0	
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#### Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

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STI S&U Budget

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STI S&U Budget

If proposing multiple distinct STI Capital Projects, provi	ide detail for ea	ch Project in se	eparate budgets	below. Amour	its from each be	udget will autos	um at the botto	m. The sum will	be used to det	ermine the tota	I STI funds reques	ted and cost cap.
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STI S&U Budget

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Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

		FLA JOTANES		ortation Rela	ated Amenitie oject Summary		PIN						
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	er#& Amt. of ne			Blcycle Parking		HSC Funds	·	Bus Stop				C Funds	
	Transit Routes In		igth (in feet) of sidewalk directly impro Station Area or Transit A			describe)	P	edestrian Pat	is (linea	r teet)	L	Ту	pel
			sed active transportation compon		d compliance with		Othe	r barriers that n	nay have	existe	d on rou	ite (describe	below)
	oved sight distan	ce/visibility	Elimination of potential conflict	points Red	uced vehicular sp						•		
			TRA Eligit								1		
			nents in the TRA budget are publicly				cyclists, pe	destrians, and	transit	riders	(i.e. bik	e parking, l	bus
snel	ter, benches, stre	et trees, etc.)	within the defined Project Area meetir	ig the §102(c) or	(a) transit require	ments.		udgeted	<u> </u>	st Cap	<u> </u>	Overag	•
(8)(i	i) Total amount o	f eligible TRA.s	oft costs cannot exceed 10% of the t	otal AHSC Proor	am award.			\$0		\$0			ge Ok
(B)(i	v) Total amount of	of Activity Deliv	ery Costs associated with the implem			not exceed 1	0%	\$0		\$0 ·			Ok
	e costs associate				11		·			-		\$0	. UK
	v) Capital Project		et that are required as a condition of lo Project Costs Documentation st			outred on o		upload docur	-			le Uploade	421
			amount for your STI Capital Projects					local applova	tor the	IRA	- Fu	ie opioadei	UN OK
			unded cost do not include any of the										
		ible if there is a	nother feasible, available source of c	ommitted funding	g for the STI portio	on thereof to	be funded b	y AHSC or if t	he cost	is incu	irred pr	ior to the A	HSC
awa /2) (		ince of operativ	ons of transportation infrastructure (in	cludina transit fla	et not including A	HSC funded	traneit con	ice expansion	١.				
			housing programs;		er' nor riciarină v	who iunded	I I ANSIL SELV	ice expansion	<i>)</i> ,		•		
(4) (	Ongoing operation	nal costs beyo	nd the term of the grant (three years)										
• •			bile or motorcycle parking (excluding			•							
			ot result in a profit that exceeds the c ogram grant funds will be disbursed a								topdawi	1 1	1 1 1 1 1
	ount not to excee			s teimpurseu pro	gress payments i		sts incuned						
			oulant award of lunus,							116 0			n in ine
dist		if the TRA Pro	ject includes multiple phases or deve	lopments, all enti	illements and con	-							
1.000	oursement.		ject includes multiple phases or deve			struction fun	ding commi	iments for the	first pha	ise mu	ist be n		
			ject includes multiple phases or deve		hreshold §106(a	struction fun	ding commi	Iments for the	first pha	ise mu	ist be n		
<u>h</u>	TRA Enforceable	Funding Com	ject includes multiple phases or deve		hreshold §106(a	struction fun	ding commi	Iments for the	first pha	ise mu	ist be n		
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<u>h</u>	TRA Enforceable	Funding Com	ject includes multiple phases or deve Anthenis (EFC): <i>see Appendix A (l)</i> - Source Name (listed in order of lien priority)	for an explanatio	nreshold §106(a n of Enforceable pe Lien No.	struction fun a) Funding Con	ding commi Anticents (	Iments for the EFC).	first pha	ise mu Kasi Tei	1st be n 1971 (#	eceived pri	or to
T EFC#	TRA Enforceable Committed by Full App	Funding Com	ject includes multiple phases or deve mitments (EFC): <i>see Appendix A ((</i> ) - Source Name	for an explanatio	nreshold §106(a n of Enforceable pe Lien No.	struction fun a) Funding Con	ding commi	Iments for the EFC). Interest Rate	first pha	ise mu Kasi Tei	1st be n 1971 (#	eceived pri	or to
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(11) Deep op allogat	or Davalanar of Bralad have Site Con		Related Ameni			to Control Appondix A	<u></u>
	or Developer of Project have Site Con (See Site Control in Appendix A):	Ionoreach TRA Project	r il yes, enter site co.	nuonom ano me mu	Most recent document execution		<u>v                                    </u>
If leasehold estate		ind land value?		to in Day, Budgeta			
			T is acquisition cost	\$0 in Dev. Budget?	Prepaid lease toall	used? If so answer (a-	
paymenis?	t based on the Present Value of lease		questing Res. Receip		(c) Has loan amount been en	lered as a finance cos	st?
Describe any specia	al circumstances, e.g. if there are multip	le TRA projects provide s	site control informatio	n for each.			
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FAAST File;	TRA Site Control	Appropriate documenta	tion to demonstrate t	he form of site contro	I indicated above	Files Uploaded?	
and the second s	nust demonstrate prior experience by p						pleted
by the applicant dur Transportation Age	ing the ten years preceding the applica ncy non-applicant so long as the applic AHSC Project for which funding is soug	tion due date, May demo ant can provide an execu	onstrate the requisite	experience by using	past experience of work completed	t of a Locality or	piolog
	TRA P	ast Project #1		·	TRA Past Project #2		
Project Name							
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Brief Description							
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FAAST File:	Past Exp.TRA1, Past Exp TRA2	agreement from a publi			public entity, an executed ation of similar infrastructure	Files Uploaded?	
		Improvements,					
	of the application date, the applicants or				action in the state of federal courts	•	
	construction of the project has not com					(C)	
Farmland Mapping	ect will not result in the loss or conversion and Monitoring Program (FMMP) webs	ite?			or other uses according the Dept. o	of Conservation's	
	cumentation the TRA Project site is not				· · ·		
FAAST File:		monstrate TRA site is not		ed as agricultural land	d per FMMP tool	File Uploaded?	
If "No", demonstrate	e that the AHD Project site qualifies as			· · · · · · · · · · · · · · · · · · ·			
FAAST File:		olicants seeking an exem alifies as an Infill Site (as o			monstrate that the TRA site	File Uploaded?	
	by a local public works department, or o pplicable local rules, regulations, codes				ocument below, I certify that the Th	RA improvements are	•
FAAST File:	TRA Local Approvals		dicating the TRA Ca	pital Project is consis	tent with all applicable local rules,	Files Uploaded?	J
	l Project involves demolition of existing u						able to
size, of equal or gre displaced residents residential dwelling	acter affordability, and equal to or great These no net loss requirements (§10 units affordable to lower income house the five year period preceding the applic	er lhan the number of the 6(a)(20)(C)) apply where holds currently exist or wi	demolished affordat a TRA Project is proj	le units located within bosed on any proper	n comparable access to transit and ly which includes a parcel or any p	l include first right of re ortion of a parcel on wi	etum to hich
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AN MARSON		Generatiesser	TRA Milestones				N
Please provide the please enter "N/A"	actual or anticipated completion date for	or the following performan	nce milestones for ea	ch applicable Capital	Project. If a milestone is not appli	cable to a Capital Proje	ect,
	edged that some of the following milest ose milestones not yet completed, pleas inste "NA" below						
Capital Project Mi					······.	· · · · · · · · · · · · · · · · · · ·	Date
	agreement between the Recipient and c	leveloper of the properties	I development details	. the terms and con	ditions of the Project development		Date
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	(s) by proposed developer, ecessary environmental dearances, inc	luding those required up					
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#### Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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If proposing multiple distinct TRA Capital Projects, pro												ied and cost cap.
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Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	•
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Olher Capital Costs (Specify): Olher Capital Costs (Specify):											. \$0 \$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	so	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0.	
Provide Urban Greening Details and explain unusual or extraordir						e a justification a	s to why these c		ble.			·····
, , ,	-											
•				-			•	•				
				ŤŔ	A BUDGET #2		······			·		······
Environmental review/sludies		1	Т		1	1	7	1	·/	1	\$0	·
Plan Specification and Estimates											\$0	
Right of way support costs				·	,						\$0	
Site or right of way acquisition for Cap. Improvement Project				1				1			. \$0	
Olher Soft Costs (Specify):								·		-	\$0	
Other Soft Costs (Specify):											\$0	
Olher Soft Cosls (Specify): Olher Soft Cosls (Specify):	·	+						-			\$0	
Total Soft Costs and the second state of the s	\$0	\$0	\$0	\$0 -	· \$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Clearing and Grubbing		\$0	40			+0					\$0	
Demolition				·		1					\$0	
Grading			+	+						·	\$0	
Soll Stabilization (Lime, etc.)										1	\$0	
Erosion/Weed Control										1.	\$0	
Dewatering	,										\$0	
Other Site Preparation (Specify):										· .	\$0	
Total Site Preparation	\$0	\$0	. \$0	• .\$0	\$0 ·	\$0	\$0	\$0	·\$0 .	\$0	\$0	
Sanitary Sewer						ļ					\$0	
Irrigation Storm Drain			· · · · · · · · · · · · · · · · · · ·				·			·	\$0	•
Detention Basin/Culverts					<u>  ·</u>				+		\$0	1 · ·
Other Sile Utilities (Specify):							· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		+	\$0	
Total Site Utilities	\$D ·	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregale Base				1.	······································			· · ·		1	\$0	·····
Asphalt Pavement								-	•		\$0	
Sidewalk, Curb and Gutter	۰										\$0	
Street Lights			· /			<u> </u>		·	<u> </u>		\$0	
Striping/Barricades (Bicycle Facilíties) Signage			+	·	+			·	+		. \$0	
Crossing and Traffic Signals				· <u> </u>	+		·			· · · · · · · · · · · · · · · · · · ·	\$0 \$0	
Roundabouts, median islands or curb extensions			+	·}	· <u> </u> ·····	<u> </u>	1	<u> </u>		+	\$0	
Other traffic calming surface improvements				1			·		·/		\$0	
Other Street Improvements (Specify):			1.	1	1			1	1		\$0	
Total Complete Streets Improvements - Construction . Additional Construction .	. \$0	\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	• •
Striping/Barricades (for dedicated bus lanes)				1				1	1	1	\$0	
Sidewalk, Curb, and Gutter					-						\$0	
Street Lights					1				_ ·		\$0	
Signage Signaling Prioritization Technology			·		·	<u> </u>	<b></b>	·			\$0	
Boarding infrastructure			·	<u> </u>		l		·		<u> </u>	\$0	•
Seating/Benches			·	<u> </u>	·	<u> </u>		<u>}</u>	<u> </u>	·	\$0	•
Bus/Transit Shellers		÷			†		+	·		······	\$0 . \$0	
Dther ITS Technology				· · · · · · · · · · · · · · · · · · ·	+			<u>+</u>		<u> </u>	\$0	
Other Transit Station or Slop (Specify):				<u> </u>		·		1		1	\$0	
Other Transit Station or Stop (Specify):					1	-	f				\$0	······································
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	
Street Trees							1	1	<u> </u>	1	\$0	
lipswales			1	1			1	1	1	1	· \$0	
If proposing multiple distinct TRA Capital Projects, pro-	vide detail for ea	ich Project in s	eparate budgets	below. Amou	nts from each b	udget will autos	um at the botton	n. The sum will	be used to dete	rmine the total	TRA funds requeste	ed and cost cap.
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	anaga (Alas) Tang tang tang	Na ser sa	n a set the set of the	(+ .9m 2094).	ALL	FUNDING SOU	RCES	ya Kata ila	line en en els serveres de la companya de la compa	a and a second	Mary Marsharet	
Cost Category	AHSC TRA Grant	o	- 0 ·	0	0	O	0	D	D	O	Sources Total	Comments
andscaping				· ·							\$0	
Other Urban Greening (Specify):							· .				\$0	
Other Urban Greening (Specify):			· · · · · · · · · · · · · · · · · · ·						]		\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	
Street Furniture					· ·			L			. \$D ·	
Bicycle Repair Klosks			ļ					<u> </u>			\$0	
Bicycle Storage or Parking	· · · · · · · · · · · · · · · · · · ·		ļ			ļ		ļ	ļ	J	\$0	
Drinking Fountains								ļ			\$D \$0	
Other Amenities (Specify):			·			· · · · · · · · · · · · · · · · · · ·					\$0	
Olher Amenilies (Specify):		\$0	\$0	\$0	\$0 .	\$0	\$0	\$0	\$0	\$0	\$0	· .
Total Amenities (1997) Provide Name of Impact Fee	- \$0	20	\$0	\$0				30		30	\$0	
Provide Name of Impact Fee			·····							· [	\$0	•
Total Impact Fees	. \$0	. \$0	\$0.	- \$0	\$0	\$0	\$0	50	\$0	\$0	\$0	-
Other Activity Costs (Specify):					+		10				\$0	
Other Activity Costs (Specify):			<u> </u>	·	+	1	+		+	1	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	. \$0	\$0	\$0	
Employee Reporting	<u>x</u>	¥×		<del></del>	+	+ <u>*</u> *			† <u>*</u>		\$0	
Vehicles					+	1	1				\$0	•
Other Capital Costs (Specify):			t				1		†	1	\$0	•
Other Capital Costs (Specify):					1	1	1				\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0·	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	- \$0,	\$0	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordin										1		······
nvironmental review/studies				184	A BUDGET #3 -	<u>r</u>			· ·		\$0	
Plan Specification and Estimates									· · · ·		\$0	
Right of way support costs	۰.	· · · · · · · · · · · · · · · · · · ·				1	1			1	\$0	
Site; or right of way acquisition for Cap, Improvement Project									· · · · · · · · · · · · · · · · · · ·		\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):						1					\$0	
Other Soft Costs (Specify): .	· ·		·								\$0	•
Other Soft Costs (Specify):				•				· .			\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolilion											\$0	
Grading .								·			\$0	
Soil;Stabilization (Lime, etc.)											\$0	
rosion/Weed Control									•		\$0	
Dewatering					ļ	·					\$0	
Other Site Preparation (Specify):											\$0	
otal Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.	\$0	
anltary Sewer					ļ						\$0	
rigation											\$0	
torm Drain					· · · · · · · · · · · · · · · · · · ·			·····			.\$0	
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ther Site Utilities (Specify): otal Site Utilities:		**									\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
- Parts Bass					·						\$0 .	•
		•						·····			\$0	
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sphalt Pavement idewalk, Curb and Gutter					1 *						\$0	
sphalt Pavement idewalk, Curb and Gutter treet Lights												
ggregate Base sphalt Pavement lidewalk, Curb and Gutter treat Lights triping/Barricades (Bicycle Facilitites)				· · · · · · · · · · · · · · · · · · ·							\$0	
sphait Pavement idewalk, Curb and Gutter treet Lights triphog/Barricades (Bicycle Facilities) ignage					· · · · ·						\$0	
sphalt Pavement idewalk, Curb and Gutter tret Lights triping/Barricades (Bicycle Facilities) ignage rossing and Traffic Signals					· · · · · · · · · · · · · · · · · · ·					· · ·	\$0 \$0	
sphait Pavement idewalk, Curb and Gutter retet Lights triping/Barricades (Bicycle Facilities) ignage rossing and Traffic Signals oundabouts, median islands or curb extensions										· .	\$0 \$0 \$0	
sphait Pavement idewalk, Curb and Gutter treet Lights inping/Barricades (Bicysle Facilities) ignage rossing and Traffic Signals oundabouts, median islands or curb extensions ther traffic calming surface improvements	· · · · · · · · · · · · · · · · · · ·										\$0 \$0 \$0 \$0 \$0	
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sphalt Pavement idewalk, Curb and Gutter treet Lights	\$0	50	\$0	\$0	\$D	÷ • \$0	\$0	\$0	÷	\$0	\$0 \$0 \$0 \$0 \$0	

#### Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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Cost Category	AHSC TRA Grant	0	0	0	0	0	0	0	. 0	0	Sources Total	Comments
dewalk, Curb, and Gutter			1		1						\$0	
eet Lights											· \$0	
niage		•				<u> </u>					\$0	
gnaling Prioritization Technology					<u> </u>						\$0	
arding infrastructure				·	+			+			\$0	
ating/Benches			+	·		·			·	·	\$0	
s/Transit Shelters											\$0	
her ITS Technology					<u></u>			·			\$0	
her Transit Station or Stop (Specify);								·	·	· [	\$0	
her Transit Station or Stop (Specify);											\$0	
tal Transit Station or Stop - Construction MyAna Artician	\$0	\$0	\$0	\$0	\$0	, \$D	\$0	\$0	\$0	\$0	\$0 .	
eet Trees			·/	·····	<u> </u>	1	······	+ <u>r</u> ~			\$0	
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ndscaping			+							+	\$0 \$D	
			+					+			\$0	
her Urban Greening (Specify):		· · · · · · · · · · · · · · · · · · ·					······································			+		•
her Urban Greening (Specify):				· · ·		\$0	\$0	\$0	\$0	\$0	\$0 .	
tal Urban Greening I have be control of the second s	\$0	\$0	\$0	\$0	· \$0	<u>۵</u> ۵	<u>ş</u> 0	\$0	<u></u>	şu	\$0	
eet Furniture			<u>.</u>						·	ļ	\$0	
ycle Repair Kiosks											\$0	
ycle Slorage or Parking						·					\$0	
nking Fountains							·····		·		\$0	· •
ner Amenities (Specify):											\$0	
ner Amenities (Specify):						· · · · · · · · · · · · · · · · · · ·			· · ·	ļ	\$0	•
tál Amenities	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ovide Name of Impact Fee		•	· .		[					·	\$0	
ovide Name of Impact Fee											\$0	
tal Impact Fees ( ) and a set of a set of the set of th	\$0	\$0.	\$0	\$0	\$0	\$0	\$0	\$0 .	\$D	\$0	\$0	
ner Activity Costs (Specify):											\$0	
her Activity Costs (Specify):	1							1 1			- \$0	
tal Activity Delivery Costs	\$0 .	\$0	\$0	\$0	\$0	• \$0	\$0	. \$0	\$0	\$0	\$0	
nployee Reporting		· ·						-	•		\$0	
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ner Capital Costs (Specify):											\$0	
her Capital Costs (Specify):				·····							\$0.	•
tal Other Capital Asset Costs 1 Anno 1 Anno 1 Anno 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	- \$0	\$0	\$0	\$0	\$0	
vide Urban Greening Delalls and explain unusual or extraordin										1\$v	1	······
	ary unconnotances	anat nave 1880	acount nigher that	a expected proje	or ocoro, hi ovide	a jusunuanun dS i	o miy cleae Co	are reasonable	•	•		•
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;			and the second		RELATED AMEN				·		· · ·	
tal Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Site Utilities .	\$0	\$0	\$0	\$0.	\$0 ·	\$0 .	\$0	\$0	\$O ·	\$0	\$0	
al Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Transit Station or Stop - Construction	\$0 ·	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	
al Urban Greening	\$D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Amenities	\$D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$0	\$0	
al Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Other Capital Asset Costs	\$0	\$0	\$0	\$0 . \$0	\$0	\$0	\$0	\$0		\$0	\$0	
al TRA Budgeted Project Costs	. \$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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	······································	·		Programs (	PGM	PIN	·	· · · · · · · · · · · · · · · · · · ·		<u></u>			7
		0.000					- <u></u>	<u></u>	n (sa bal)			:.·:	
			n, outreach and training programs for partnerships; and outreach, ed	Active Transporta	tion or tra	insit ridership	; air pollut	ion exposu	e reductio				
ea	wer all 3 areas ch program, se cell comments		Program Desc	cription			Addre	ess	City	Zip	County	Lat	Log.
<b>#</b>	en comments		· · · · · · · · · · · · · · · · · · ·										
FGM													
			· 	a <u></u>					· · ·				
PGM #2				· .					•				
ă.		· .	· · · · ·							[		<u> </u>	
N #3											•		
PGM	•												
	PGM Eligit		3(b) and ineligible Costs §103(c) - e	eligible costs mä	y include	operational	costs for	programs	for the te	rm of the	grant (3 yea	rs) ·	
			gram Operator will sustain the Program	beyond the term of t	the AHSC	standard agree	ement and	funds.		······································			
	•					•							
		·	·				E	Budgeted	Cos	t Cap	Overage	÷.	J
	otal grant amou act up to \$500,0		Costs within a Project Area cannot exce	ed 30% of the fundi	ing reques	t for the overal		\$0		\$0	. \$0		Ok
			funded costs do not include any of the fe another feasible, available source of con			thereof to be fi	unded by A	HSC or if co	st is incum	ad prior to	AHSC award:		
(2) F	loutine mainten	ance or operat	ions of fransportation infrastructure includ housing programs;										
(4) (	Ingoing operation	onal costs beyo	ond the term of the grant (three years) for ile or motorcycle parking (excluding elect			ture).			• .			·	
100			hmitments (EFC) See AHSC Guidelines									in Ville	154
#	Committed	Commitment			Lien			Interest Rat		Term (#	Required	Bal	loon
Li .	by Full App Deadline? Yes	Date	(listed in order of lien priority) AHSC PGM Grant	Source Type State-HCD	No.	Amount	Rate .	Ty		of mos.)	Debt Service		?.
1 2 3									not cont		JUOK ANSC FO		ι <b>ρ.</b>
3 4 5												1	
6		· · · ·								ļ		<u> </u>	
8				·								<u> </u>	
10	\$0 <70	al Committed I	Non-AHSC PGM Funds	L (must equal PGN	A Rudget	\$0				<u> </u>	[	1	
Рго			r extraordinary circumstances that have				and provi	de a justifica	lion as to v	hy these c	osts are reaso	nable	·
FA	ST File:	EFC PGM1	EFC PGM2, EFC PGM3 Supporting doc	cumentation for the	0 non-AH	SC PGM fundin	a commitm	nents.			iles Uploaded'	7	
			by providing evidence of two prior PGM PGM Past Project #1					and size, w	nich have b Past Proje	een comp			nt _
	ject Name erating Entity				- <u> </u>								
				•									
Bri	ef Description		. *								•		
	cribe the prior erlence of the			<u>.</u>		·			•				·····-
Pro wit	gram Operator 1 operating			,									
pro	ilar successful arams, We certify the	PGM is infecti	ble without AHSC Program funds, and ot	her commilled fund	s are pot -	ind will not be s	unilanted	hy AHSC Pr	noram furr	19	······································		
1	a dina ng Panja		ed Program(s) Activity						Stati init			-	
I I I I	use prietty desc	The me httpps	er rugranile) Activity								· · ·		
		•									•		
W	o are the targel	ed users for th	e Program(s)?							·			
			········		• •				:				
AH	3C R5		·	Page	33 61 46				. '				PGI

	• · ·	<ul> <li>Programs (</li> </ul>	PGM) PIN		•		
What is the issue or need that the Program(	s) is attempting to address,	and how will it successf	ully address this issue	or need?		•	
	· ·						
	•						
				•	•	•	
Describe additional design challenges and d	levelopment costs incurred	to meet the requiremen	ts of the Program.				
		· · ·					
		•	•				
			•				
							•
							· · ·
							61.846.777
Please provide the actual or anticipated com							
Please provide the actual or anticipated com Program Milestone Schedule							
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Please provide the actual or anticipated com Program Milestone Schedule Program designed. Program operator identified.	npletion date for the followir						
Please provide the actual or anticipated com Program Milestone Schedule Program designed.	npletion date for the followir						
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Please provide the actual or anticipated com Program Milestone Schedule Program designed. Program operator identified. Obtaining all enforceable funding commitme	npletion date for the followir						
Please provide the actual or anticipated com Program Milestone Schedule Program designed. Program operator identified. Obtaining all enforceable funding commitme Program operations start. Identification and commitment of program op	npletion date for the followir						
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Please provide the actual or anticipated com Program Milestone Schedule Program designed. Program operator identified. Obtaining all enforceable funding commitme Program operations start. Identification and commitment of program of Completion of a business or a work plan.	npletion date for the followir ents. perator and partners.	ng performance mileston					

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AHSC R5

If proposing multiple distinct Programs, provide detail for	each Program in	the PGM works	rces and Use heet and in sepa ine the total PGN	arate budgets	below, Amounts	s from each bi	udget will autosum	at the bottom. The
Cost Category	AHSC PGM	0	o ALL FL	INDING SOUR	CES 0	<u></u>	Sources Total	Comments
·	Grant							· · · · · · · · · · · · · · · · · · ·
virect Staff Cost 1 (Specify)		PGM I	BUDGET #1 -	·	······		\$0	
Virect Staff Cost 2 (Specify)							\$0	
Pirect Staff Cost 3 (Specify)					·		\$0	
Direct Staff Cost 4 (Specify)		· ·					\$0	
Virect Staff Cost 5 (Specify) Otal:Direct/Staff Costs			\$0	 \$0	\$0	\$0	\$0 \$0	
ther Indirect Staff Cost (Specify)	\$0	\$0	30				\$0	
ther Indirect Staff Cost (Specify)						•	\$0	
ther Indirect Staff Cost (Specify)							\$0	
otallindirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Staff Costs ravel.	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
quipment						<u>·</u>	\$0	
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upplies (Specify)		·					\$0	
upplies (Specify) ther Capital Costs (Specify)	·····		···				\$0	
ther Capital Costs (Specify)							\$0	
ther Capital Costs (Specify)							\$0	
ther Capital Costs (Specify)			· · · ·				\$0	
ther Capital Costs (Specify)	·						\$0	
ther Capital Costs (Specify) otal Other Capital Costs (2010)	\$0	\$0	\$D	\$0	\$0	\$0	\$0 \$0	
otal PGM #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0 ·	\$0	\$0	
	·		BUDGET #2 -		l			
irect Staff Cost 1 (Specify)	1						\$0	•
irect Staff Cost 2 (Specify)	<u>                                     </u>						\$0	
irect Staff Cost 3 (Specify) Irect Staff Cost 4 (Specify)	<u>↓.                                    </u>						\$0	
irect Staff Cost 5 (Specify)	++						\$0	
otal Direct Staff Costs and in the second states and the	\$0	\$0	\$0	\$0	• \$0	\$0	\$0	
other Indirect Staff Cost (Specify)							\$0	
Other Indirect Staff Cost (Specify) Dther Indirect Staff Cost (Specify)	1	·			·		\$0 \$0	
ofall indirect Staff Cost (Specify)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
otal Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel							\$0	
Equipment		·				~	\$0	
Transit Passes (see cell comment) Supplies (Specify)							\$0 \$0	
Supplies (Specify)							\$0	
Other Capilal Costs (Specify)							\$0	
Other Capital Costs (Specify)	· · · · · · · · · · · · · · · · · · ·						\$0	
Dther Capital Costs (Specify) Dther Capital Costs (Specify)					· · · · · · · · · · · · · · · · · · ·		\$0 \$0	
Difer Capital Costs (Specify)					·		\$0	
Other Capital Costs (Specify)							\$0	
Fotal Other Capital Costs Pausua		\$0	\$0	\$0	\$0	\$0	\$0	
otal PGM #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Direct Staff Cost 1 (Specify)		PGM	BUDGET #3 -		· · · · · · · · · · · · · · · · · · ·		\$0	· · · · · · · · · · · · · · · · · · ·
Direct Staff Cost 2 (Specify)	1		<b> </b>				\$0	
Direct Staff Cost 3 (Specify)						i	\$0	
Direct Staff Cost 4 (Specify)		· ·					\$0	
Direct Staff Cost 5 (Specify)		. to	<u>to</u>	¢0	to.	60	\$0	4. ÷
Iotal Direct Staff Costs (Specify) Other Indirect Staff Cost (Specify)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					1	<u> </u>	\$0	
Other Indirect Staff Cost (Specify)							\$0	
Lotalindirect Staff/Costsi2 (1997)		\$0	\$0	\$0	\$0	\$0 .	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Travel				i	<u> </u>		\$0	· .
Transit Passes (see cell comment)					1	· · · ·	\$0	
Supplies (Specify)							\$0	
Supplies (Specify)		L					\$0	
Diher Capital Costs (Specify) Diher Capital Costs (Specify)			<u> </u>		<u> </u>	<u> </u>	\$0	
Other Capital Costs (Specify)		·	<u>├</u>		+		\$0	
Other Capital Costs (Specify)			<u>├</u>		1		\$0	
Other Capital Costs (Specify)					1		\$0	
Other Capital Costs (Specify)		1				1	\$0	
TotallOther Capital Costs http://	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0 TOTAL PRO	\$0 GRAM (PGM) BL	\$0	\$0	\$0	\$0	
Total Direct Staff Costs	\$0	\$0	\$0	· \$0	\$0	\$0	· \$0 ]	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM Budgeted Project Costs	. \$0		\$0	\$0	\$0	\$0	\$0	

#### Programs (PGM) Sources and Uses Budget PIN

	······································	·	Quantitative Policy Scoring §107 PIN 55 Points Max (points in blue shaded cells) Total Quantitative Self Score	0,0
20002 2022		A	ctive Transportation Improvements §107(b) - 10 Points Max	0,0
	xt Sensitive Bikeways (P/	AM) - 2 p	oints max	
			ensitive Bikeways (from STI Worksheet): 0.00 ion or Stop to an existing bicycle network or a bicycle network identified in an official public planning	0
document? The exis	sting or planned bicycle net	work mus	t be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways 1 point	0
FAAST File:	Bîcycle Network Conne	ctivity	dentify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet), Upload the official public planning File Uploaded?	
(3) Barriers to safe	access of bicycle routes		document including map showing connectivity. s max (one point for each)	
	Ill address safe access of r			0
FAAST File:	Safe Bicycle Route	s	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway; and how the proposed improvement will fix it.	
	and Accessible Walkways			
			alks and TRA sidewalks improved (from STI & TRA Worksheets): 0 Dedestrian networks - 1 point	0
			ectly links two pedestrian networks that are unlinked for one quarter mile:	Ö
FAAST File:	Pedestrian Networ Connectivity		PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.	
			pints max (one point for each)	
Select now Project w	vill address safe access of i		Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	0
FAAST File:	Safe Pedestrian Rou	ıtes	conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.	
		G	een Buildings and Renewable Energy_§107(c) - 8.Points Max	0
	Status - 3 points max s beyond mandatory green	building	Construction Type (select type that gives max pts): requirements as verified by a HERS rater:	Ó
FAAST File:	Gréen Building Stat		Provide signed letter from a HERS rater stating the green building status. File Uploaded?	
	e Reductions as verified b			
	uction level, measured as to verified by a certified desig			0
FAAST, File:	Energy Grid Reducti	ions	Provide signed letter from a HERS rater stating the energy grid reductions. File Uploaded?	
			ising and Transportation Collaboration §107(d) - 9 Points Max	0
AHD & HRI Requester		STI Reque	C Requested - 6 points max sted: \$0 Total AHSC Funds Requested: \$0 OTT and s requested as 70 of total AHSC of 0%	· 0
			n or Stop) as percentage of Total AHSC Requested - 2 points max	
TRA Req: \$0	TRA (Transit Station or Stop)	\$0	Total AHSC Funds Requested:         \$0         TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req.         0%         TRA Funds Requested as % of Total AHSC Requested:         0%	0
	other Greenhouse Gas Ro ject has received funding fr		Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below Funding Amount!	0
FAAST File:	GGRF Fund Evidence	Provide p award), o	roof of funding: Notice of Final award (must include amount of program funding awarded and date of r documentation detailing how the funds received from said Program will contribute to the development of File Uploaded?	
(3b) Within enviror		he AHSC	Station Planning Area - 1 point max	
	ironmentally cleared High			0
FAAST File:			t Project's location within environmentally cleared High Speed Rail Station Planning Area. File Uploaded? ion Efficiency and Access to Destinations §107(e) - 6 Points Max	0.0
		tsm En	ter Project address (or Project's center most'point if no specific address exists) on US EPA Walkability Index to determine Wa	
		(PAM)	[ Walkability Index:] 333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within the	0
Grocery store-meet	s CalFresh requirements:		Licensed child care facility: Public library: Bank or Post Office:	
	ots Medi-Cal payments: middle or high school:		Pharmacy: Office park: Place of Worship: Park-accessible to general public: University or lunjor college:	0,0
			Funds Leveraged §107(f) 4 Points Max	0
Non-AHSC Enforceat	le Funding Commitments (EF	°C):	\$0 AHSC Funds Requested: \$0 Non-AHSC EFCs 25 a % of AHSC Requested: 0%	
			Anti-Displacement Strategies: §107(g) - 5 Points Max.	0
			rams, or are located in jurisdictions with policles, strategies or programs that currently exist # of Strategies 0 idents from the area surrounding the Project - 1 point per strategy - 3 points max implemented 0	0
			"Yes" for each strategy implemented)	· ·
Replacemen	t requirements or demonstr	ation of n	o net loss of units on site according to affordability	
	return policies that include I		xpenses or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g.,	
	coordination with local gov community land trust, multi-l			
Affirmative m	narketing strategies or plan	s targetin	g nearby neighborhoods, a Disadvanlaged Community or a Low-Income Community	
			es" for each strategy implemented) eas such as transit stations, transit comidors, job and housing rich areas, downtowns and revitalization areas or policies on	,
	t requirements in targeted g ed pursuant to Gov. Code §			1
Rent stabiliz	ation programs beyond what	at is requi	red by Cálifornia Civil Code 1946.2	
			ant stability beyond what is required by California Civil Code 1946.2	
			) in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of Ids (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room	
occupancy p	reservation ordinances, aff	ordable h	ousing or commercial linkage fees). Different strategies captured within this bullet point are each eligible for points.	· · ·
Density bonu Funding programs	is ordinances that expand of at least \$1M in	on state re	eplacement requirements	<u> </u>
	ons (enter program name			
and type of program	(n	- · ·		· · ·
Affirmative marketi dedicated to the co	ng strategies and policies nservation and			
AHSC R5	·····		Page 36 of 46 Qua	nlilalive Poli

			O	<u></u>	. C407 DIL				
moderate incom	housing for tours !	·····	Quantitative Policy	Scoring	1 §107 PIN		• • •		
	housing for lower and ie households - e.g.,								
	bilitation, community land			•					
	king, mobile home park single room occupancy			·					
preservation or	linances, affordable housing		•						
or commercial li description of st	inkage fees, (enter general rategy/policy)			•	•				
FAAST File:	Anti-Displacemen	t Resident b	ocument who is responsible for e rief explanation or a web link to the ne strategy, policy, or program.					ile Uploaded?	
		egies or program	s that either currently exist or v				Numbe	erof	
given for a polic given for two po	y, strategy, or program that e	either currently exits, either as one cu	nesses from the area surroundi sts or is newly implemented throu Irrently existing and one newly im ategy - 2 points max	gh this Pro	ject. Two points will be	Number of Existing 0 Strategies:		ewly nted 0	0
	Implementation of an overlay	y zone to protect a	nd assist small businesses	t small businesses Establishment of a small business advocate office and single por for every small business owner					
	Creation and maintenance o	f a small business	alliance	· ·	Increased visibility	of the jurisdiction's sn	nall business a	ssistance prog	rams
	Formal program to ensure th goods and services come fro		of a jurisdiction's purchases of		Prioritization of Min contracting	ority and Women Bus	iness Enterpri	ses (MWBE) fo	or public
FAAST File:	Anti-Displacemen	t Business t	Decument who is responsible for e prief explanation or a web link to the he strategy, policy, or program.	ne Applica	nt/Local Jurisdiction's imp	plementation or requir	ement of F	ile Uploaded?	
			Prohousing Local Policies §						0
	egy) - 1 point per strategy -	-	ns that meet the following Proh	ousing cr	iteria (must complete tr	te Strategy form belo	w #of S	Strategies 0	
implement	ed programs over the last fiv	e years that finance	e infrastructure with accompanying	ng Increase	ed housing capacity or lo	cal financial incentives	s for housing, i	ncluðing, but	1
	to, a local housing trust fund		esidential and mixed-use develop	mant in all	Tones permitting multifa	mily housing establis	hed workforce	housing	
			ousing sustainability districts, as o			miny riocomy, combile	neu montioree		
			ites at higher densities than is re-	quired to a	ccommodate 150% of the	e minimum regional ho	ousing needs a	illocation for	
	come allocation in the current ccessory dwelling unit ordina		hanisms that reduce barriers for j	property ov	vners to create accessor	v dwelling units beyon	d the requirem	ents outlined	
in Gov. Co	de §65852.2 as follows:								
	eductions to 0,76 or less spa e waivers or reductions of 50		v dwelling unit in areas not alread	/ exempt fi	om parking pursuant to (	3ov, Code §65852.2;			1
- Ministeri	al approval in less than 60 da	iys;	· · · ·			· .			· ·
	n or modifications of develop n or modifications of develop		r side yard setbacks to five feet o	r less;				•	
	n or modifications of develop			•		· .			
	num lot size requirement; ns for affordability; or								
	support programs such as a					•	•		
e. Only use i		user-friendly webs	ite		· · · · · · · · · · · · · · · · · · ·	•			
	objective design standards fo		ite ential development or adopt fee ti						
Select Strategy Type (from above)		r multifamily resid		nent Est the of	y measures, including pu imated Outcomes - Des units), timing (reduced iit), entitlement streaml	cribe numerically in number of days), de	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
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Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
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Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
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Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee the Enter link to source docut and description of where	nent Est the of	imated Outcomes - Des units), timing (reduced	cribe numerically in number of days), de lining (reduced numi	terms of incre velopment co per of approve	sts (reduced o	costs per
Select Strategy Type		r multifamily resid	ential development or adopt fee t Enter link to source docu and description of where document can be access	nent Est of urd.	imated Outcomes - Des units), timing (reduced nit), entitlement stream	cribe numerically in number of days), de lining (reduced numi value of incent	terms of increvelopment co per of approve (ves).	sts (reduced c	costs per
Select Strategy Type (from above)	Strategy Des	r multifamily resid cription Local W workforce develo	ential development or adopt fee the source docurrent ink to source docurrent and description of where document can be access	nent Est of und ed. ng Practi	imated Outcomes - Des units), timing (reduced nit), entitlement stream entitlement stream ces §107(i) - 2 Points h every AHSC project.cc	cribe numerically in number of days), de lining (reduced numi value of incenti	terms of increvelopment co per of approve (ves).	sts (reduced c	costs per g (dollar
Select Strategy Type (from above)	Strategy Des	r multifamily resid cription Local W workforce develo reni strategies mu	ential development or adopt fee the lenter link to source docur and description of where document can be access	nent Est of ued. un Practi- cts in whice these ben	imated Outcomes - Des units), timing (reduced iit), entitlement stream ces §107(i) - 2 Points in every AHSC project.co in every AHSC project.co	cribe numerically in number of days), de lining (reduced numi value of incent value of incent mponent cannot lega Il points.	terms of increvelopment co per of approve (ves).	sts (reduced c als), or funding Strategies 0	costs per g (dollar

				•							
				Quar	ntitative	Policy Sco	oring §10	7 PIN	• •	•	
Partnerships with pre	-apprenticeship pr	ograms, sta	te certi	fied community co	nservation	corps progran	ns, "earn-whi	le-you-lean	n" programs, YouthBuild programs, a	nd/or registered	
apprenticeship progra	ams that lead to in	dustry recog	nized o	credentials, certific	ations and	l/or references	for long lern	employme	ent and that have a track record of su	ccess in serving low	
Income residents					•						
Partnerships with loca	al Workforce Inves	stment Board	i progr	ams serving disad	vantaged	populations or	individuals w	ith barriers	to employment		
Projects that have de	veloped project la	bor, commu	nity wo	rkforce, or high-roa	id agreen	ents with targe	ted local him	e specificati	ions OR that are located in jurisdiction	ons with local hire	
ordinances that direct	tly apply to the pro	posed proje	ct			•					
			D	ocument which Ap	plicant is	responsible for	the workford	e developn	nent or hiring practice and include		
FAAST File:	Workforce D	evelopment							aphic data on the population they	File Uploaded?	
•			S	erve, and a written	agreemer	nt that details ti	ne partnershi	p strategy (	or policy undertaken.	<u> </u>	
<b>注意</b> 这些意思。	建筑的新生物	(12)、2018年		Housing	Affordab	lity §107(j) -	5 Points N	lax 🖓		的复数分子的复数	0
Total AHD Units Res	incted to Extremel	ly Low Incon	ne (ELI	) Households:	0	Total AHD U	Jnits: 0	ELI Re	estricted AHD Units as a % of Total A	AHD Units: 0%	•
	的建筑和政治学校		法议告	Prog	grams §	107(k) - 2 Poi	nts Max				0
(1) AHSC Funded E	igible Program -	1 point									
Proposed Eligible Pro	ogram:										0
(2) Applicant Provid	ed Program Doc	umentation	-1 po	Int (if Yes attach F	AAST doc	umentation)					- 1. N
Program Operator wi	ll sustain the prog	ram beyond	the ter	m of the AHSC Pro	ogram gra	nt (three years)	?				0
FAAST File: Program Continuation Document showing how the Program Operator will sustain the program beyond the term of the AHSC File Uploaded? File Uploaded?											
urban Greening \$107(I) - 2 Points Max							0				
Urban Greening cost		\$0		RI: \$0	STI:		TRA:	· \$0	Total Urban Green Costs:	\$0	

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AHSC R5

[	N	larrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN	· · · · · · · · · · · · · · · · · · ·
For this section, ap		ment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please	e include the bolded headers
		ions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including requ	
point font minimum	. Ensure that all relevant informatio	n for each section is included either in the response for that section, or the required documentation for that	section.
	1	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The	
FAAST File:	Narrative	responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric	File Uploaded?
		document for guidance in completing Narratives.	
	general y and the states	Collaboration & Planning - §107(m) - 4 Points	an a
(1) Local Planning	Efforts *Narrative		
Identify what local p	planning efforts the project implement	ents, and if applicable, describe what particular components of the project are derived from a local plan. Ex	plain how local government
agencies were invo	lved in the process of creating the	project. Refer to Section 107(m)(1) of the Guidelines for further guidance.	
FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?
	ransportation Collaboration *Na		
		or partners that worked together to create the proposed AHSC project. Explain the process involved in co	
larger version for th	e Project Area (PAM). Describe th	e integration of housing, transportation, and urban greening infrastructure components in creating a cohest	ive Project.
FAAST File:	Site Plan & Project Map	Provide a site plan and project area map (or context plan) detailing housing and transportation collaboration.	File Uploaded?
STORE STREET		Community Benefits & Engagement - §107(n) - 6 Points	分離於其法法的部門
(1) Community En	gagement and Leadership *Nam	alive	
		cal residents have been meaningfully involved in the visioning and development of this project. Explain In v	
		e engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including	how meetings were
advertised and man			
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?
	mmunity Needs *Narrative		
		one or more identified community needs, articulating how these needs were identified (e.g. through the con	
		health department plan or other city/county plan, etc.). Address community needs beyond the provisions c	
		or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroScr	een 3.0 score as community
needs that their pro	ojects will address.		
FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?
A STATE AND A S	的现在分词是这些"要求的"的变形。 1997年———————————————————————————————————	Community Climate Resiliency - §107(o) - 3 Points	这些我是"如果我们是有有一
(1) Climate Adapta	ation Assessment Matrix	· · · · · · · · · · · · · · · · · · ·	
Fill out the Climate	Adaptation Assessment Matrix (iin	k below) with climate projections for the listed impacts and with technical descriptions of adaptive measure	s to be employed. If the
	ng climate projections from data so	purces besides those listed below, state where the data are from and if they use different assumptions (e.g	. time horizon).
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?
(2) Climate Adapt		•	
Describe how the r	isk posed from changing climate c	ondillons will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the life	time of Project elements,
		equences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling sy	
		neral Plan or other local planning documents, describe how the Project conforms to the implementation of t	
		ncorporate climate considerations in the Safety Element of the General Plan or other local plan or documer	it by January 1, 2022).
	es according to climate impacts.		
		mmunity Air Pollution Exposure Mitigation .\$107(p) - 2 Points Max	
	xposure Mitigation Strategies *N		
		ollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diese	
		viroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution miligation s	trategies are utilized in the
aesign of the Proje	ect, how they were selected, and ho	ow they address pollution sources.	

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AHSC R5

- ull Nar		. ·	s in the form below and en re	spond to	o your request within ASAP. Date Requested:	Ap	plication	· · ·
	<u>}</u>	•	•			Versi	on Date:	
Organiz			۰. 	Email:		Contact Phone:		•
Justifica	ition:		• . •					
alssue- #			Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
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AHSC Supplemental Application Workbook		<u> </u>	in the state of th
FAAST File:	· · · · · · · · · · · · · · · · · · ·	Submitted	Comments
AB 1550			
Project Area Map	·····		 ·
Transit Service Map	•	t · · ·	
Transit Service Schedule			· ·
MPO Support Doc			
SCS or Equiv Regional Plan	· ·		
Reloc Plan			
Hsng Element Letter		· · · ·	
Indian Tribe	· · ·		· · ·
STI TRA Agrmnt			
Applicant Documents (if more than two applicants con	ntinue attachements as App	3, App4, and	Арр5)
App1 Cert & Legal			
App2 Cert & Legal	· · · · · · · · · · · · · · · · · · ·		
App1 Reso			
App2 Reso			· · ·
Resolutions***			
<ol> <li>Entity Name (identity of the contracting party or borrow)</li> <li>Name &amp; Title of Signatory(les)****</li> </ol>	er) and Entity Type (corporation	on, non-protit, t	
NOTE: Name and title of authorized signatory(ies) is prefi	erred. In instances pertaining	to municipalitie	s/jurisdictions/transit agencies (when title is
acceptable), supporting documentation evidencing the ind			
<ol> <li>NOFA Date.</li> <li>Language authorizing Signatory(les) to sign Standard /</li> </ol>	Agraamant		
<ol> <li>Language authorizing Signatory(les) to sign Standard / 5, Amendment Provision included.</li> </ol>	Agreement.		
6. Aggregate dollar amount (should be equal to or greate			
7. Person attesting validity of resolution (must be someor	ne other than person authorize	ed to sign Stan	dard Agreement).
<ol> <li>The meeting date authorizing resolution.</li> <li>All votes taken at meeting authorizing resolution (ayes</li> </ol>	no's, absent, vacant).	······································	·
10. Project name as it appears on AHSC application.		······································	· · ·
* The General Partner and Limited Partner who are mem documents based on the type of entity they are.	bers of the Limited Partnershi	ip will also nee	to submit applicable organizational
** Organizational documents for the manager of the LLC	if an entity other than an Indiv	vidual.	
*** These are minimum requirements for a resolution. Up	dates can be requested once	a review is cor	npleted.
**** Ensure when identifying the Signatory(ies), if more th	an one is listed, that "and" or	"or" is defined	for individuals required to sign.
App1 OrgDoc1	· · · · · · · · · · · · · · · · · · ·	·	
Åpp2 OrgDoc1	· · ·		
Applicant Organizational Documents (submit docum	entation for each as App1, A	App2, etc)	
Entity Type Limited Partnership (L.P.)*	FAAST File:	Submitted	Comments
Certificate of Limited Partnership (LP-1)	App'i OrgDoc'i		
LP-2 (IF Applicable)	App1 OrgDoc2		
Loan Authorization	App1 OrgDoc3		
Certificate of Limited Partnership	App1 OrgDoc4		
AHSC	Page 41 of 46		Upload Checklis

AHSC R	ound 5 Document Cl	necklist	
Certificate of Standing from Secretary of State	App1 OrgDoc5		ĸĸġĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸĸ
Limited Partnership Agreement	App1 OrgDoc6		
All Amendements to Limited Partnership Agreement	App1 OrgDoc7		· ·
Corporations	FAAST File:	Submitted	Comments
Articles of Incorporation, with all amendments	App1 OrgDoc1	Cupinicu	
	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
By-Laws, with all amendments	App1 OrgDoc2		
Certificate 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
LLC-1	App1 OrgDoc1		· · · · · · · · ·
Articles of Organization, with all amendments	App1 OrgDoc2		
Operating Agreement, with all amendments	App1 OrgDoc3		
Certificate of Status from Secretary of State	App1 OrgDoc4		
FAAST File:	L		······································
App1 OrgChart			
App2 OrgChart			
App1 Signature Block			
App2 Signature Block	•		
App1 Payee Data or TIN			
App2 Payee Data or TIN			
Development Team Documents	· · · · · · · · · · · · · · · · · · ·		
Owner/Borrower Entity**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	Owner Cert & Legal		
Resolutions	Owner Reso	~	
Organizational Documents (see above)	Owner OrgDoc		•
Organizational Chart	Owner OrgChart		
Signature Block	Owner Signature Block		
Payee Data Record (STD 204) (wet signature required)	Owner Payee Data		
Managing General Partner**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	MGP Cert & Legal		
Resolutions	MGP Reso		.,
Organizational Documents (see above)	MGP OrgDoc		
Organizational Chart-	MGP OrgChart		
Signature Block	MGPSignature Block		· ·

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AHSC R	ound 5 Document Ch	necklist	·
Payee Data Record (STD 204) (wet signature required)	MGP Payee Data or TIN		
Administrative General Partner #1**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP Cert & Legal		
Resolutions	AGP Reso		
Organizational Documents (see above)	AGP OrgDoc		
Organizational Chart	AGP OrgChart		
Signature Block	AGP Signature Block		······
Payee Data Record (STD 204) (wet signature required)	AGP Payee Data or TIN		
Administrative General Partner #2**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP2 Cert & Legal		
Resolutions	AGP2 Reso		
Organizational Documents (see above)	AGP2 OrgDoc		
Organizational Chart	AGP2 OrgChart		
Signature Block	AGP2 Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP2 Payee Data or TIN		· · ·
AHD-HRI TAB FAAST File:		Submitted	Comments
Net Density Verification			
Cap Improvements Req			
SFH Lease Addendum			
AHD Environmental			
AHD Auth to Use Grant Funds			
AHD Market Study			
AHD Site Control	•		· · ·
AHD Preliminary Title Report	·	<u> </u>	
Past Exp AHD1 (submit documentation for each as AHI	D1, AHD2, etc)		
ÁHD No Ag	· · · · · · · · · · · · · · · · · · ·		
AHD Ag Infill	····		
HRI Environmental			· · · · · · · · · · · · · · · · · · ·
HRI Auth to Use Grant Funds		·.	
HRI Market Study			
HRI Site Control			·
HRI Site Control Past Exp HRI1 (submit documentation for each as HRI1	i, HRi2, etc)		

AHSC

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AHSC Round 5 Document C	hecklist	
HRI Ag Infill		
HRI Local Approvals		
Article XXXIV Attorney Opinion	1.	
Article XXXIV Authority		· · ·
Tax Credit Reservation		
AHD-HRI Dev Sources TAB FAAST File:	Submitted	Comments
EFC AHD HRI1 (submit documentation for each as HRI1, HRI2, etc)		•
AHD Units & Max Funds TAB FAAST File:	Submitted	Comments
Utility Allowance (substantiate amount used per local housing authority)	Cubinited	Commento
STI TAB		· · · ·
FAAST File:	Submitted	Comments
STI Cap Project Cost	· .	
EFC STI1 (submit documentation for each as STI1, STI2, etc)	·	
STI Environmental		•
STI Auth to Use Grant Funds		· .
STI Site Control		
Past Exp STI1 (submit documentation for each as STI1, STI2, etc)		
STI No Ag		
STI Ag Infill		
STI Local Approvals		
TRA TAB FAAST File:	Submitted	Comments
TRA Cap Project Cost	·	Comments
EFC TRA1 (submit documentation for each as TRA1, TRA2, etc)		
TRA Environmental		
TRA Auth to Use Grant Funds		
TRA Site Control		
Past Exp TRA1 (submit documentation for each as TRA1, TRA2, etc)		
TRA No Ag	•	
TRA Ag Infill		
TRA Local Approvals		
PGM TAB FAAST File:	Submitted	Commonte
EFC PGM1 (submit documentation for each as PGM1, PGM2, etc)		Comments
Quantitative Policy TAB		· · · · · · · · · · · · · · · · · · ·
FAAST File:	Submitted	Comments

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AHSC R	ound 5 Document Ch	ecklist	
Bicycle Network Connectivity	n an		CONCERNMENT OF THE STATE OF THE CONCERNMENT OF T
Safe Bicycle Routes			
Pedestrian Network Connectivity			
Safe Pedestrian Routes			
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Green Building Status		, .	
Energy Grid reductions			·
GGRF Fund Evidence			
High Speed Rail Area			
Anti-Displacement Resident			
Anti-Displacement Business			
Workforce Development			
Program Continuation	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
Narrative-Based Policy TAB			
FAAST File:		Submitted	Comments
Narrative	•		· ·
Local Planning Efforts	· ·		
Site Plan & Project Map			
Community Tracker			······································
Community Needs			
Climate Matrix			
GHG & Co-Benefits Quantification	· · · · · · · · · · · · · · · · · · ·		
Description	FAAST File:	Submitted	Comments
Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. <u>Click here for instructional video.</u>	GHG Benefits Calculator Tool		
Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	GHG Affordable Housing		
Map documenting distance to central business district, determined using the CARB tool available at: <u>www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobce</u> <u>intermap.htm</u>	GHG Distance to CBD		
Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	GHG Mixed-Used Development		· · · · · · · · · · · · · · · · · · ·
Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost and on-street parking price increase	GHG Parking	•	

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AHSC R	ound 5 Documen't Ch	necklist	
Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	GHG Transit Subsidy		
Project area map documenting the following: - Type and location of traffic calming measures; - Type, location, and length of bicycle and pedestrian facilities; and - Key destinations in ¼ and ½ mile buffers around each bicycle and pedestrian facility	GHG Project Area Map		·····
Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	GHG Average Daily Traffic		
Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: -Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	GHG Bike Share		
Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership& vehicle miles traveled or fuel consumption of transit vehicle	GHG Transit Component (Submit documentation for each new or expanded service or capital improvement and number according to order on Transit Inputs tab)		
Map documenting new or expanded transit routes or capital improvements	GHG Transit Map		
PVWatts Calculator results spreadsheet, generated via <u>pvwatts.nrel.gov/</u>	GHG PVWatts Results		
Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel; and - Size of any solar PV system required for the project by code	GHG Solar PV System		

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# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

ROUND 5 FY 2018-2019 PROGRAM GUIDELINES





CALIFORNIA STRATEGIC GROWTH COUNCIL



# October 31, 2019

Technical Amendment: 12/9/19

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Note: Defined terms are bolded throughout the document. Refer to Appendix A for complete definitions.

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#### Article I. AHSC General Overview

#### Section 100. Purpose and Scope

- (a) The purpose of these Program Guidelines is to implement Division 44, Part 1 of the Public Resources Code (PRC) (commencing with Section 75200), which establishes the Affordable Housing and Sustainable Communities (AHSC) Program, hereinafter referred to as the AHSC Program.
- (b) The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, including the following:
  - (1) reducing air pollution;
  - (2) improving conditions in disadvantaged communities;
  - (3) supporting or improving public health and other co-benefits as defined in Section 39712 of the Health and Safety Code;
  - (4) improving connectivity and accessibility to jobs, housing, and services;
  - (5) increasing options for mobility, including the implementation of the Active Transportation Program established pursuant to Section 2380 of the Streets and Highway Code;
  - (6) increasing transit ridership;
  - (7) preserving and developing affordable housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code; and

(8) protecting agricultural lands to support infill development.

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#### Section 101. AHSC Program Overview

The **AHSC Program** furthers the purposes of <u>AB 32</u> (Chapter 488, Statues 2006) and <u>SB 375</u> (Chapter 728, Statutes, 2008) by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. The Greenhouse Gas Reduction Fund (GGRF), an account established to receive proceeds from Cap-and-Trade auctions, provides funding for the **AHSC Program.** The Cap-and-Trade Program, a key strategy for achieving the GHG emission reduction goals of AB 32, issues a limited number of GHG emissions permits (called allowances) each year. A portion of these allowances can be purchased from the State at quarterly auctions, thereby generating auction proceeds. These State auction proceeds are then deposited in the GGRF, where they become available for appropriation by the Legislature to further the purposes of AB 32.

The AHSC Program is administered by the Strategic Growth Council (Council). The Department of Housing and Community Development (Department) will implement the transportation, housing and infrastructure components of the AHSC Program. The Council staff will coordinate efforts with Department staff, working with the California Air Resources Board (CARB) and the Council to administer the broader AHSC Program, including developing program guidelines, evaluating applications, preparing agreements, monitoring agreement implementation, and program reporting.

- The Council will coordinate with CARB to develop and incorporate consistent guidance in the following areas, which will apply to all GGRF programs, including the AHSC Program:
- Expenditure records to ensure investments further the goals of AB 32.
- SB 535 (Chapter 830, Statutes 2012) and AB 1550 requirements to maximize benefits to Disadvantaged Communities, Low-Income Communities, and Low-Income Households.
- Consistent methodologies for quantifying GHG reductions and other economic, environmental and public health co-benefits.
- Project tracking and reporting.

The AHSC Program provides grants and/or loans to projects that achieve GHG emission reductions and benefit **Disadvantaged Communities**, Low-Income Communities, and Low-Income Households through increasing accessibility of affordable housing, employment centers and **Key Destinations** via low-carbon transportation resulting in fewer vehicle miles traveled (VMT) through shortened or reduced vehicle trip length or mode shift to transit, bicycling or walking. Three **Project Area** types have been identified to implement this strategy: 1) Transit Oriented Development (TOD) Project Areas, or 2) Integrated Connectivity Project (ICP) Project Areas, or 3) Rural Innovation Project Areas (RIPA).

AHSC awards funds will be allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds within the identified **Project Area**. The threshold requirements and application selection criteria focus on the extent to which developments realize the **AHSC Program's** objectives of reducing GHG emissions,

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benefiting **Disadvantaged Communities**, **Low-Income Communities**, and **Low-Income Households**, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

#### **Disadvantaged Community Benefits**

In June 2018, using the updated results from CalEnviroScreen 3.0, the California Environmental Protection Agency (CalEPA) identified **Disadvantaged Communities** to include census tracts that fall within the top 25 percent of CalEnviroScreen 3.0, plus an additional 22 census tracts that score in the highest 5 percent of CalEnviroScreen's Pollution Burden but do not have an overall CalEnviroScreen score because of unreliable socioeconomic or health data. AB 1550 has also created investment requirements for **Low-Income Communities** and **Low-Income Households**. In July 2018, CARB approved the *Funding Guidelines for Agencies Administering California Climate Investments* that will provide criteria to evaluate whether a project provides a benefit to a **Disadvantaged Community**, **Low-Income Community**, or **Low-Income Household**. These guidelines can be found here: <u>www.arb.ca.gov/ccifundingguidelines</u>.

A Project that is located in and provides benefits to a Disadvantaged Community, Low-Income Community, or Low-Income Households may receive priority for funding in order to meet the AHSC Program Disadvantaged Community and Low-Income Community funding requirements. All applicants must evaluate the criteria for demonstrating a benefit to Priority Populations as part of the application, and, if applicable, demonstrate in the application how the Capital Project or Program Costs within the Project meets one of the criteria.

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Figure 1: Al-	ISC Program Summary	· .	
Project Area Types	Transit Oriented Development (TOD) Project Area	Integrated Connectivity Project (ICP) Project Area	Rural Innovation Project Area (RIPA)
Transit Requirements (All Project Areas) §102	<ul> <li><u>MUST</u> include Qualifying Transit</li> <li>Qualifying Transit includes variou Service.</li> <li>All Project Areas <u>MUST</u> also includ Transit line departing two or more Service).</li> </ul>	s forms of Rail Service, Bus Se le a Transit Station/Stop, serve	ervice and Flexible Transit
	Note: ICP/RIPA projects that propose additi	on of High Quality Transit will remain	n eligible as an ICP/RIPA.
Project Area Specific Transit Requirements .§102	<ul> <li><u>MUST</u> be served by High Quality Transit</li> <li>Headway frequency of 15 minutes or less during Peak Hours</li> <li>Must operate on a railway or be a Bus Rapid Transit (BRT) service that either fully or partially operates on a dedicated bus-only lanes</li> </ul>	<ul> <li><u>CANNOT</u> be served by High Quality Transit</li> </ul>	<ul> <li><u>CANNOT</u> be served by High Quality Transit</li> <li><u>MUST</u> be located within a Rural Area</li> </ul>
Required AHSC Funded Components §102 & §103	<ul> <li>At least fifty (50) percent of AHSC Program funds <u>MUST</u> be used for Affordable Housing (which <u>includes</u> Affordable Housing Developments or Housing Related Infrastructure) <u>AND</u></li> <li>At least one other type of Eligible Capital Project or Program Cost</li> </ul>	<ul> <li>At least fifty (50) percent o <u>MUST</u> be used for Afforda Affordable Housing Deve Related Infrastructure)</li> <li>AHSC Program funds MU Transportation Infrastruct Housing (which includes A Developments or Housin</li> </ul>	able Housing (which includes elopments or Housing IST be used for Sustainable cture AND Affordable Affordable Housing
Eligible Capital Projects or Program Costs §103	<ul> <li>Affordable Housing Developme</li> <li>Housing Related Infrastructure</li> <li>Sustainable Transportation Infr</li> <li>Transportation-Related Amenit</li> <li>Programs (PGM)</li> </ul>	(HRI) astructure (STI)	
Affordable Housing Development Requirements §103	Affordable Housing Developments may New construction Acquisition and Substantial Reha Conversion of one or more nonrea	abilitation including preservation	
Funds Available	Target 35 percent of available funds to <b>TOD Project Areas</b>	Target 45 percent of available funds to ICP Project Areas	Target 10 percent of available funds to <b>RIPAs</b>
§108	Target a project from a Federally Reco a Federally Recognized Indian Tribe Indian Tribe	e, or an eligible entity established to undertake Tribal housing proj	by a Federally Recognized
Project Awards §104	All Project Area Types are subjec	t to the following minimum and n Maximum: \$30 Million Minimum: \$1 Million	naximum award amounts:
Statutory Funding Set-asides §108	<ul> <li>50 percent of the AHSC Program</li> <li>Code § 39719(a)(1)(C))</li> <li>50 percent of AHSC Program exp</li> <li>Communities (Public Resources (</li> </ul>	enditures shall be for projects be	· .
	Note: A single project can addr	ess both set-asides above, and are I	not mutually exclusive.

# Article II. Program Requirements and Procedures

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#### Section 102. Eligible Projects

The **AHSC Program** is designed to implement GHG emissions reductions through a reduction of vehicle miles travelled (VMT), or fewer and shorter auto-trips. The **AHSC Program** will fund integrated land use and transportation projects supporting low-carbon transportation options. Promoting mode shift to low-carbon transportation will require strategies that link residential areas, major employment centers and other **Key Destinations** to accessible, reliable, affordable, safe and comfortable transit and active transportation options.

- (a) All applicants are required to define a **Project Area**. The **Project Area** is the area which encompasses transit, housing and destinations and is the area in which **AHSC Program** funds will be invested. Each **Project Area** must:
  - (1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area
  - (2) Include at least one **Transit Station/Stop** consistent with the requirements set forth in (c) or (d) below; and
  - (3) Be of a defined size consistent with one of the following:
    - (A) For **Project Areas** with fixed transit routes, the defined **Project Area** may not exceed a one (1) mile radius from the identified **Transit Station/Stop**.
    - (B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line.
    - (C) For Project Areas which include a Transit Corridor or bicycle network or both, the defined Project Area must be identified in a plan, i.e. general plan, bicycle master plan or transit corridor implementation plan.
- (b) The AHSC Program includes three eligible Project Area types as defined below:
  - (1) Transit Oriented Development (TOD) Project Areas,
  - (2) Integrated Connectivity Project (ICP) Project Areas, and
  - (3) Rural Innovation **Project Areas** (RIPA).

All projects regardless of **Project Area** type must demonstrate VMT reduction through fewer or shorter vehicle trips or incentivize mode shift to transit use, bicycling or walking within transit areas, with an emphasis on integration of or development of affordable housing, and with an emphasis on providing **Disadvantaged Community** or **Low-Income Community** benefits. There are several differentiating requirements between each **Project Area** type, as described below.

(c) **TOD Project Areas** must demonstrate <u>ALL</u> of the following:

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- (1) Include at least one (1) **Transit Station/Stop** served by **High Quality Transit** at the time of application submittal;
- (2) Include an Affordable Housing Development located no farther than one-half mile from a Transit Station/Stop served by High Quality Transit. While the TOD Project Area must include an Affordable Housing Development, it may be funded from sources other than the AHSC Program but must meet the requirements of Section 103 (a)(1)(A) through (C); and
- (3) Include Capital Projects or Program Costs as follows:



- (d) **ICP Project Areas** must meet all of the following:
  - (1) Include at least one (1) Transit Station/Stop"
  - (2) Include an Affordable Housing Development served by at least one (1) mode of Qualifying Transit that does not meet the requirements of High Quality Transit at the time of application submittal; and
  - (3) Include Capital Projects or Program Costs as follows:



Affordable Housing Developments must be located within one-half mile of a Transit Station/Stop by the time a certificate of occupancy is provided.

(e) **RIPAs** must meet all the requirements detailed in Section 102(d) above for an **ICP Project Area** and must be located within a **Rural Area**.

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#### Section 103. Eligible Costs

The AHSC Program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas consistent with requirements of Section 102(c),(d) and (e) as follows:

••• [*]	
	Figure 2
E	ligible Capital Projects and Program Costs
AND	Eligible Capital Projects
	ising Development (AHD) ed Infrastructure (HRI)
. –	ansportation Infrastructure (STI)
• Transportation	Related Amenities (TRA)
(2011年1月1日)	Eligible Program Costs (PGM)
• Active Transpo	ntation Programs
<ul> <li>Transit Ridersh</li> </ul>	iip Programs
Criteria Air Pol	lutant Programs
Workforce Dev	elopmentPrograms
Car Share Pro	grams i

Note: Each Capital Project or Program Cost must be unique to a single application and cannot be split over multiple applications.

Examples of **Eligible Costs** within each category of eligible **Capital Projects** and **Program Costs** are identified in Figure 3 below:

Figure 3: Eligible Cost Examples	AHD/ HRI	STI	TRA	PGM
Construction or <b>Substantial Rehabilitation</b> of affordable housing	Х			
Installation of new or improved walkways that improve mobility and access of pedestrians		×		
Installation of new or improved bikeways that improve mobility and access of cyclists		Х		
Installation of new or improved pedestrian crossings or over-crossings		X		
Non-capacity increasing streetscape improvements, including, but not limited to the installation of lighting, signage, or other related amenities for pedestrians, cyclists and transit riders		•	x	
Street crossing enhancements including installation of accessible pedestrian signals		X		
Traffic calming projects including development of curb extensions, roundabouts, median islands, "road diets," lane narrowing projects		x		
Signage and way-finding markers			X	
Installation of traffic control devices to improve safety of pedestrians and bicyclists		Х		

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Figure 3 (continued): Eligible Cost Examples	AHD/ HRI	STI	TRA	PGM
Street furniture (e.g. benches, shade structures, etc.)			Х	
Bicycle repair kiosks			X	
Publicly accessible bicycle parking			Х	ļ
Bike sharing infrastructure and fleet		X		· ·
Bicycle carrying structures on public transit			Х	
Development of a dedicated bus lanes as part of a BRT project		Х		
Development and/or improvement of transit facilities or stations		Х	Х	
Transit related equipment to increase service or reliability		Х		
Transit Signal Priority technology systems		X		
Real-time arrival/departure information systems			X	
Installation of at-grade boarding infrastructure		Х	<u> </u>	†
Development or improvement of shelters or waiting areas at transit station/stops			X	
Transit ticket machine purchase or improvements			· X	
Transit passenger amenities - e.g. Wi-Fi access	-		X	
Transit Vehicle Procurement for service expansion		X		
Transit Operations for service expansion		Х		
Station area signage			X	
Energy Efficiency and Renewable Energy	X	X	X	
Open Network or transit vehicle only ZEV Charging Infrastructure	X	X	Х	
Water Efficiency	X	Х	Х	
Urban Greening	X	X	X	1
Pedestrian and bicycle safety education programs				X
Development and publishing of community walking and biking maps, including school route/travel plans				X
Development and implementation of "walking school bus" or "bike train" programs				·X
School crossing guard training programs		{		X
Bicycle clinics			1	X
Public outreach efforts to increase awareness and understand the needs of active transportation users	· · .		-	Х
Bike sharing program operations				X
Ride and/or car share programs			1	X
Transit subsidy programs	1		1	X
Education and marketing of transit subsidy programs			+	X
Transportation Demand Management (TDM) programs	+		+	X
Air pollution exposure reduction program		<u> </u>		X
Workforce development partnerships			1	

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#### (a) Capital Projects

#### (1) Affordable Housing Development Capital Projects

#### (A) Affordable Housing Development Capital Projects must:

- (i) Consist of one or more of the following:
  - a. New Construction
  - b. Acquisition and Substantial Rehabilitation (including preservation of affordable housing at-risk of conversion to market rate). The acquisition must be made through a bona fide sale or transfer from the existing ownership entity to the new ownership entity comprised of a completely disparate ownership structure, which contains no common entity interest at any level of the organizational structure.
  - c. Conversion of one or more nonresidential structures to residential dwelling units;

Note: Re-syndication of an Affordable Housing Development is not an eligible Capital Project.

- (ii) Be located within one-half (½) mile from a Transit Station/Stop that meets the Project Area transit requirements as defined in Section 102(c) or (d). The one-half (½) mile is to be measured from the nearest boarding point of the Transit Station/Stop to the entrance of the residential structure in the Affordable Housing Development furthest from the Transit Station/Stop along a walkable route. The walkable route, 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, minimize stretches without shade or cover, or stretches without lighted streets;
- (iii) Rental Affordable Housing Developments must include at least 20 percent of the total residential units as Affordable Units with an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI). Average affordability means the total number of Restricted Units multiplied by each restricted affordability level divided by the total Restricted Units. For example, for a 30 unit project with 10 units restricted to 40 percent and 10 units restricted to 60 percent AMI the calculation of the average affordability would be as follows:

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10 units @ 40% AMI  $\rightarrow$  10 x 40 = 400 10 units @ 60% AMI  $\rightarrow$  10 x 60 = 600 400 + 600 = 1000

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

Homeownership Affordable Housing Developments must include at least 20 percent of the total residential units as Affordable Units with an overall **Project** average affordability of all **Restricted Units** within the **Project** no greater than 80 percent represented by **Area Median Income** (AMI).

and;

(iv) Have a minimum Net Density, upon completion of the Affordable Housing Development, not less than that shown on the following table:

Figure 4: Minimum Net Density Requirements				
Project Area Type	Residential only	Mixed-Use Projects		
	Projects	(Floor Area Ratio)		
TOD	30 units per acre	>2.0		
ICP	20 units per acre	>1.5		
RIPA	15 units per acre	>0.75		

- a. Mixed-use Affordable Housing Developments may
- demonstrate consistency with the **Net Density** requirements through either the unit per acre or **Floor Area Ratio** requirements detailed in Figure 4.
- b. Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate housing) are exempt from the above minimum density requirements but shall not result in fewer units or lower percentage of total affordability than currently exists except where reductions in unit count are required to meet building code requirements.
- (v) Must supply at least one (1) Secure Overnight Bicycle Parking spot for every two residential units that is not publicly accessible and is completely enclosed. Bicycle parking at the Affordable Housing Development will be considered an eligible cost but may not be used to meet required Project Area components as outlined in Section 102.

#### (B) Affordable Housing Development Capital Projects may:

(i) Include residential units that are rental or owner-occupied, or a combination of both;

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- (ii) Consist of scattered sites constituting a single, integrated **Affordable Housing Development** that meets the requirements set forth by Section 8303(b) of the Uniform Multifamily Regulations (UMRs); or
- (iii) Include nonresidential uses that are compatible under local zoning.
- (C) Eligible costs for Affordable Housing Development Capital Projects are limited to:
  - (i) Costs for a Housing Development, as specified in Section 7304(a) and (b) of the MHP Guidelines dated June 19, 2019 (MHP Guidelines). Section 7304(b)(10) the reasonable developer fee subject to the provisions of Section 7305, must be calculated as applicable using the TCAC Regulations dated February 27, 2019.
  - (ii) Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.
  - (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting costs are not included within the soft costs cap.
- (D) Affordable Housing Development and Housing Related Infrastructure Capital Projects must comprise <u>at least</u> fifty (50) percent of total AHSC funds requested.
- (E) A single Affordable Housing Development Capital Project may not include more than one Affordable Housing Development, nor may it include an Affordable Housing Development that contains multiple development sites when one development site is receiving four percent low-income housing tax credits, and another is receiving nine percent lowincome housing tax credits. An application proposing an Affordable Housing Development with both four percent low-income housing tax credits and nine percent low-income housing tax credits will be disqualified on the grounds that it is not proposing a Project within the meaning and design of the AHSC Program. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent Projects, each of which must submit an entirely separate application and qualify independently of the other.

#### (2) Housing-Related Infrastructure Capital Projects

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- (A) Eligible costs for Housing-Related Infrastructure Capital Projects are limited to:
  - (i) Capital improvements required by a Locality, transit agency, or special district as a condition to the approval of the Affordable Housing Development.
  - (ii) Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.
  - (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting costs are not included within the soft costs cap.
  - (iv) Required environmental remediation necessary for the Capital Project where the cost of the remediation does not exceed 50 percent of AHSC Program grant funds.
  - (v) Real property acquisition of the Housing-Related Infrastructure project site and associated fees and costs (not to exceed 10 percent of the total AHSC Program award). Real estate commissions for purchase or acquisition are not an eligible expenditure.
  - (vi) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible Capital Project not to exceed 15 percent of the AHSC Program award up to \$300,000.
- (B) Affordable Housing Development and Housing Related Infrastructure Capital Projects must comprise <u>at least</u> fifty (50) percent of total AHSC funds requested.
- (3) Sustainable Transportation Infrastructure Capital Projects (including Active Transportation and transit infrastructure)
  - (A) Eligible costs for **Sustainable Transportation Infrastructure Capital Projects** are limited to:
    - (i) Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project**

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Area meeting the transit requirements detailed in Section 102 (c) or (d).

i) Soft costs such as those incidentally but directly related to construction or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 30 percent of total AHSC Program award.

- (iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting are not included within the soft costs cap.
- (iv) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.
- (v) Operations expenditures for up to 2 years that directly expand transit service by supporting new or expanded routes and may include wages, fueling, maintenance, and other costs to operate those services.
- (vi) Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.
- (B) The total combined grant amount for Sustainable Transportation Infrastructure Capital Projects and Transportation-Related Amenities Capital Projects within a Project Area shall not exceed \$10,000,000.
- (4) Transportation-Related Amenities Capital Projects
  - (A) Transportation-Related Amenities must be publicly accessible.
  - (B) Eligible costs for Transportation-Related Amenities Capital Projects are limited to:
    - (i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).
    - Soft costs such as those incidentally but directly related to construction project plans, specifications and estimates including,

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but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC **Program** award.

(iii) Each AHSC application may budget up to 2 percent of their total funding request for Employment Benefits and Outcomes Reporting. This amount will scale with the size of the Applicant's funding request. Applicants should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. Employment Benefits and Outcomes Reporting costs are not included within the soft costs cap.

- (iv) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.
- (v) Other Capital Project costs required as a condition of local approval for the Capital Project, as approved by the Department.
- (C) The total combined grant amount for **Sustainable Transportation** Infrastructure Capital Projects and Transportation-Related Amenities Capital Projects within a Project Area shall not exceed \$10,000,000.

#### (b) Program Costs

- (1) Program Costs include those costs typically associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (3 years). Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.
- (2) The total grant amount for Program Costs within a Project Area shall not exceed 30 percent of the funding request for the overall Project up to \$500,000. Costs incurred for required transit passes or cards described in Section 106 (4) will not contribute to this cap.
- (c) Ineligible costs include all of the following:
  - Costs are not eligible for funding if there is another feasible, available source of committed funding for the **Project** portion thereof to be funded by the **AHSC Program** or if the cost is incurred prior to **AHSC Program** award;
  - (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including AHSC funded transit service expansion;

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- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (three years) for **Program Costs**; and
- (5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

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#### Section 104. Assistance Terms and Limits

- (a) The maximum AHSC Program loan or grant award, or combination thereof, for a TOD, ICP and RIPA Project Area is \$30 million with a minimum award of \$1 million.
- (b) Loans for rental Affordable Housing Developments, or the rental portions of an Affordable Housing Development, are subject to the following terms:
  - (1) AHSC Program funds will be provided as a loan for permanent financing by the Department to the owner of the Affordable Housing Development, with the same terms as the Department's MHP Program financing as set forth in Section 7308 of the MHP Guidelines.
  - (2) The maximum loan amount shall be calculated pursuant to Section 7307 of the MHP Guidelines based on the number of Restricted Units in the Affordable Housing Development, affordability, unit sizes, and location in addition to the base amount for loan calculation as follows: \$95,000 for projects receiving 9 percent tax credits and \$175,000 for projects not receiving 9 percent tax credits. A manager's unit will be considered to be a Restricted Unit for the purpose of allocating Affordable Housing Development costs and may qualify for a loan amount up to the amount applicable to the 60 percent AMI level.
  - (3) Unless contradictory to any other provision expressly set forth herein, the currently adopted and applicable UMRs as may be amended from time to time, all as set forth in the CCR, Title 25, commencing with Section 8300 ("UMRs") are hereby incorporated by reference in their totality into these Guidelines.
  - (4) Use of multiple Department funding sources on the same Assisted Units (subsidy stacking) is prohibited. "Department funding sources" shall mean loan or grant funds awarded for permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs:
    - (A) Supportive Housing Multifamily Housing program;
    - (B) MHP
    - (C) Veterans Housing and Homelessness Prevention program;
    - (D) No Place Like Home Program, including funds awarded either by the Department or an Alternative Process County;
    - (E) Affordable Housing and Sustainable Communities program Affordable Housing Development loans, but not grants for Housing Related Infrastructure, Sustainable Transportation Infrastructure, Transportation Related amenities or Program Costs, all as defined in the program guidelines;

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- (F) Transit Oriented Development program rental housing development loans, but not grants for infrastructure;
- (G) Joe Serna, Junior Farmworker Housing Grant program;
- (H) SB 2 Farmworker Housing Program;
- (I) Housing for a Healthy California program, including funds awarded either by the Department of Housing and Community Development or a county.
- (c) Grants shall be subject to the following terms:
  - (1) The applicant must demonstrate that the grant will not result in a profit that exceeds the commercially reasonable range for other developments of similar size and level of risk.
  - (2) AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement.
  - (3) If the **Capital Project** grant includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to the initial disbursement of AHSC funds.
  - (4) For Housing-Related Infrastructure Capital Project grants:
    - (A) The total Housing-Related Infrastructure Capital Project grant amount is \$35,000 per residential unit in the proposed Affordable Housing Development, or \$50,000 per Restricted Unit.
    - (B) Conditions precedent to the first disbursement of AHSC Program funds shall include receipt of all required public agency entitlements and all construction funding commitments for the Affordable Housing Development supported by the Housing-Related Infrastructure Capital Project.
    - (C) Rental Affordable Housing Developments supported by the Housing-Related Infrastructure Capital Project shall be subject to a recorded covenant ensuring affordability for duration of at least 55 years, recorded on the fee interest of the real property on which the rental Affordable Housing Development is to be located.
    - (D) Homeownership Affordable Housing Developments supported by the Housing-Related Infrastructure Capital Project shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale, recorded on the fee interest of the real property on which the homeownership Affordable Housing Development is to be located.

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(E) For homeownership Affordable Housing Developments, AHSC Program assistance will be provided in the form of a grant from the Department to a Locality or Developer. It will be disbursed as reimbursed progress payments for Eligible Costs incurred for the construction of Housing Related Infrastructure required as a condition of approval of the homeownership Affordable Housing Development, made available for sale to qualified first-time homebuyers. The total firsttime homebuyer grant amount is \$50,000 per Restricted Unit. Prior to any disbursement, an affordability covenant will be recorded against the fee interest in the property of the Affordable Housing Development. At the time of sale of the Restricted Unit to a qualified first-time homebuyer, either the affordability covenant or a resale restriction will be recorded against the Restricted Unit for a period of not less than 30 years from the date of recordation.

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## Section 105. Eligible Applicants

- (a) Eligible Applicants
  - (1) Eligible applicant entities shall include any of the following:
    - (A) A Locality, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA), local Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.
      - (i) For STI or TRA components only, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought.
    - (B) A Developer or Program Operator.
    - (C) A Federally Recognized Indian Tribe whose Project meets requirements listed in detail in Appendix B.
  - (2) A special purpose entity formed and controlled by the Developer, and which will serve as the ultimate borrower of AHSC loan funds, is not an Eligible Applicant. A special purpose entity ultimate borrower may be listed on the AHSC Program application in the appropriate, designated fields for listing such a borrower entity.
  - (3) Where a Public Agency has a real property interest in the proposed Project, the application must include the Public Agency as a joint applicant or otherwise include a commitment to enter into a contractual agreement to develop the Project, if it is awarded.
  - (4) Joint applicants for the **Project** will be held jointly and severally liable for the completion of the **Project**.
    - (A) A Recipient of Department funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple Recipients, all such Recipients must remain jointly and severally liable to the Department for that performance. Notwithstanding the foregoing, Recipients may indemnify each other by entering into agreements with one another as to particular portions of the award. In no event will any such agreement alter, amend, or revoke each individual Recipient's obligations to the Department, including the joint and several liability.

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# Section 106. Program Threshold Requirements

(a) Application Threshold Requirements

In addition to requirements detailed in Sections 102 through 105, to be eligible for **AHSC Program** funding, an application shall demonstrate to the **Department** all of the following:

- (1) The proposed Project will achieve a reduction in GHG emissions through fewer vehicle miles travelled (VMT), pursuant to the most recent AHSC Program Quantification Methodology, available on the California Air Resources Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting Materials webpage (www.arb.ca.gov/cci-resources). This must be evidenced by completed GHG Benefits Calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for each Project component.
- (2) The proposed Project supports the implementation of the applicable Sustainable Community Strategy (SCS), as confirmed by the Metropolitan Planning Organization (MPO), or similar sustainable planning document in non-MPO regions, as allowed by <u>SB 862</u> (Chapter 36, Statutes of 2014). The application must be consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.
- (3) The proposed **Project** must be consistent with the State Planning Priorities established pursuant to Section 65041.1 of the Government Code.
- (4) All proposed Affordable Housing Developments must provide free transit passes, reloadable transit cards, or discounted passes priced at no more than half of retail cost. At least one (1) pass or card shall be made available for each Restricted Unit for at least 3 years. The card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be paid for with AHSC funding.
- (5) Applicants of all proposed **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a **Smoke Free Housing** lease addendum prior to construction loan closing.
- (6) The AHSC funded components of the **Project** must:
  - (A) Incorporate more than one **Urban Greening** feature with dedicated maintenance for at least two years.
  - (B) Include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the **Project** including active transportation routes and transit stations or stops.

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(7) The **Project** must demonstrate a level of committed funding at time of application that is 90 percent or greater calculated by the following equation:

## <u>AHSC funds requested + Enforceable Funding Commitments (EFCs) – Deferred Costs</u> Total Development Cost – Deferred Costs

# Note: **HRI** grant requests for Homeownership **Affordable Housing Developments** will not be counted as part of this equation, and therefore are exempt from this EFC threshold.

- (8) Completion and approval or adoption of all necessary environmental clearances including those required under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act. All applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed.
  - (A) STI or TRA components of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in (8) above until prior to the initial disbursement of grant funds
- (9) Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.
- (10) The application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with AHSC Program and application requirements. For example, the applicant must demonstrate that the Project is financially feasible as evidenced by documentation including, but not limited to, a market study, project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed Affordable Housing Development. A market study that meets the requirements specified in the TCAC Regulations Section 10322(h)(10) will be accepted by the Department.
- (11) The applicant or **Developer** of the **Project** must demonstrate **Site Control** sufficient to ensure the timely commencement of the **Project** as determined by the **Department**.
- (12) Applicants must demonstrate experience by providing evidence of at least two projects that are similar to the proposed AHSC **Project** in scope and size, which have been completed by the applicant, or joint applicant, during the ten years preceding the application due date.
  - (A) For STI or TRA components only, an applicant may demonstrate the requisite experience (as detailed above) by using the past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or transportation agency non-applicant for the

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completion of the **STI** or **TRA** components of the AHSC Project for which funding is sought.

(13) As of the date of application, the applicant(s), the Project, or the real property on which the Project is proposed may not be party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the project. Further, the applicant(s) shall disclose and describe any claim or action undertaken by or against the applicant(s), the Project or the Property which affects or potentially affects the feasibility of the Project.

- (14) Construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**.
- (15) Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement, but in no case later than the issuance of the certificate of occupancy for the Affordable Housing Development.
- (16) Demonstrate consistency with State Relocation Assistance Law (CA Gov Code Sec. 7260-7277).
- (17) The Housing Element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from the Department which sets forth findings that the housing element adopted within the time frames required by Section 65588 of the Government Code includes that substance essential to every requirement of Article 10.6, commencing with Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's current housing element compliance status can be obtained by referencing the **Department's** website at <u>www.hcd.ca.gov\.</u> **Projects** located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.
- (18) Applications must integrate applicable climate adaptation measures as described in Section 107(o).
- (19) The applicant must demonstrate that costs for any Project or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The Project site must not be designated as agricultural land according to the State Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool. An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an Infill Site.
- (20) Applications requesting AHSC Program funding for Affordable Housing Developments and Housing-Related Infrastructure Capital Projects must also demonstrate to the satisfaction of the Department all the following:

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- (A) Rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and MHP Guidelines Section 7312.
- (B) The Affordable Housing Development and/or Housing-Related Infrastructure Capital Project(s) are infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.
- (C) Proposed Projects involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of the UMRs Section 8303 (b).
  - (i) The Department may approve Projects involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as the reduction does not result in more than 25 percent fewer units upon Project completion.
- (D) Applicants must demonstrate the proposed **Affordable Housing Development** is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.
- (E) Where approval by a local public works department, or other responsible local agency, is required for the Housing-Related Infrastructure Capital Project, the application must include a statement from that department indicating that the Housing-Related Infrastructure Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that Department.
- (21) Applications requesting AHSC Program funding for Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Projects must satisfy all the following:
  - (A) Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure** and/or **Transportation-Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.
  - (B) If the Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Project(s) involves the

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demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents.

(i) The no net loss requirements contained in section 106(a)(20)(C) of these Guidelines apply to Sustainable Transportation Infrastructure or Transportation-Related Amenities Capital Projects occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application.

- (22) Applications requesting AHSC Program funding for **Program Costs** must also demonstrate to the satisfaction of the Department all the following:
  - (A) The **Program Costs** are infeasible without AHSC Program funds, and other committed funds are not being supplanted by AHSC Program funds
- (23) All proposed AHSC Project components are subject to all applicable codes, including the California Building Standards Code (CCR, Title 24). The 2019 edition of this code, effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.

(24) Outreach and education on reducing potential health impacts of air pollution must be provided to residents of **Affordable Housing Developments**. Local health departments, air districts, and nonprofits may provide useful resources for this requirement.

(25) **Projects** must meet the accessibility requirements specified in the **TCAC** regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the **TCAC** regulations, must be approved in writing by the **Department** prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with **TCAC** regulations. The applicant or **Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met.

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# Section 107. Scoring Criteria

AHSC Program funds will be allocated through a competitive process, based on the merits of the application to support sustainable development that expands and improves transit, walking and bicycling infrastructure and provides opportunities to reduce VMT by supporting connectivity between housing and destinations to bring about reduction of GHG emissions.

The scoring criteria is divided by three categories, for a total of 100 points:

- 1. GHG Reductions Scoring (30 points)
- 2. Quantitative Policy Scoring (55 points)
- 3. Narrative-Based Policy Scoring (15 points)

Applications meeting threshold requirements as detailed in Section 106 will be reviewed and scored based upon the detailed criteria as described in Figure 5 below. The narrativebased policy scoring section of the application will be scored only for projects that obtain over 50 percent of the total points available (at least 43 of the 85 other available Quantitative and GHG-related points). Projects that are not scored for Narrative are not eligible for award. All of the scoring criteria will be applied to all **Projects**, regardless of the project components present in each specific **Project**.

To receive points related to a specific **Project** component, the component must be at least partially funded through AHSC (e.g. an applicant can only receive points related to an **Affordable Housing Development** when requesting **AHD** or **HRI** funds).

Figure 5	· ·	
AHSC Scoring Elements and Criteria		
Criteria	Points	
GHG Reductions Scoring		
GHG Efficiency	15	
GHG Total	15	
Quantitative Policy Scoring		
Active Transportation Improvements	10	
Green Buildings and Renewable Energy	· 8 ·	
Housing and Transportation Collaboration	· 9 ·	
Location Efficiency and Access to Destinations	6	
Funds Leveraged	4 .	
Anti-Displacement Strategies	5	
Prohousing Local Policies	2	
Local Workforce Development and Hiring Practices	2	
Housing Affordability	5	
Programs	2	
Urban Greening	2 .	
Narrative-Based Policy/Scoring		
Collaboration & Planning	4	
Community Benefit & Engagement	6 .	
Community Climate Resiliency	3	
Community Air Pollution Exposure Mitigation	2	

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# (a) Estimated GHG Emissions Reductions – 30 Points Maximum

For this section, applications will be scored based on the quantified GHG emission reductions based on: 1) the total **Project** GHG Reductions Score; <u>AND</u> 2) cost efficiency of estimated GHG reductions per AHSC dollar. Each of these scoring methods will represent a maximum of 15 points of the total combined 30 points available under this criterion.

Applications will be awarded points for Project GHG Emissions Reductions according to the following process:

. (1) For each **Project**, applicants will calculate the estimated GHG reductions using the most recent AHSC Benefits Calculator Tool, available on the California Air Resources Board's CCI Quantification, Benefits, and Reporting Materials webpage (www.arb.ca.gov/cci-resources).

Total **Project** GHG Reductions score will represent the total GHG reduction calculated through the AHSC Benefits Calculator Tool, and

(A) Cost efficiency of estimated GHG reductions will be calculated by the following formula:

# Total Project GHG Reductions AHSC \$ Request

Total **Project** GHG Reduction score will represent the total GHG reduction calculated through the AHSC Benefits Calculator Tool.

Note: For phased projects, only the current phase (the phase seeking AHSC funding) of a project will be quantified.

- (2) All applications will be ranked from highest to lowest within each Project Area type for both the total Project GHG Reduction score and the Efficiency of Reductions score.
- (3) Each application will be assigned to one of five bins representing one fifth of the total number of applications in ranked order with each bin receiving an assigned point score, up to a maximum of 15 points for both (1) total **Project** GHG reduction score and (2) cost efficiency of estimated GHG reductions, as follows:

B	in Scoring
Bin 1	= 15 points
Bin 2	= 12 points
Bin 3	= 9 points
Bin 4	= 6 points
Bin 5	= 3 points

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(4) Bin scores for (1) total Project GHG Reduction score and (2) cost efficiency of estimated GHG Reductions, will be combined to determine final GHG Reduction criteria score as follows:

Total Project GHG Reductions
Bin 1 = 15 points
Bin 2 = 12 points
Bin 3 = 9 points
Bin 4 = 6 points
Bin 5 = 3 points

	Efficiency of Reductions
1	Bin 1 = 15 points
	Bin 2 = 12 points
	Bin 3 = 9 points
	Bin 4 = 6 points
	Bin 5 = 3 points

Note: For the purposes of calculating the points used to determine the GHG reductions score for the TOD, ICP, and RIPA targets, projects will be binned within their Project Area Type, and therefore will only compete within their project area type for the first 90 percent of appropriated funding per Section 108.

# Quantitative Policy Scoring – 55 Points

#### (b) Active Transportation Improvements – 10 Points Maximum

- (1) <u>Up to 2 points</u> for the total length (in linear miles) of AHSC funded **Context Sensitive Bikeways** as follows:
  - 2 points for over half a mile
    - 1 point for less than half a mile
- (2) <u>1 point</u> for Projects that link the Affordable Housing Development or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified official public planning documents. The existing or planned bicycle network must be directly linked by a new Context Sensitive Bikeway funded by AHSC that has an entry point within one quarter mile of either the Affordable Housing Development or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways.
- (3) Up 2 points for projects that address barriers to safe access of bicycle routes. Documentation must be provided to certify that the **Project** will do at least one of the following in an attempt to increase bicycle safety and access: reduce vehicular speed or volume near bicycle users; improve sight distance and visibility; eliminate potential conflict points; improve compliance with traffic laws; or address any other barriers to cyclists that may have existed on the route. One point will be awarded for each addressed site of a barrier(s) to safe bicycle access.

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- (4) <u>Up to 2 points</u> for the length of AHSC funded **Safe and Accessible Walkways** as follows:
  - 2 points for over 2,000 feet
  - 1 point for 1,000 to 1,999 feet

Indicate the measured length (in feet) of new or replaced sidewalk.

STI improvements that will make walkways safe and accessible (e.g., through sidewalk replacement) will be measured for the distance of the entire block face on which the infrastructure improvement will be made so long as the entire distance of its walkway will then meet the AHSC definition of Safe and Accessible Walkway. Safe and accessible crosswalk improvements, which are STI, can be measured for the crosswalk distance plus the distance of one block face to which it connects, so long as the block face is a Safe and Accessible Walkway.

TRA improvements that will create Safe and Accessible Walkways will be measured according to the length of sidewalk directly improved (ex: provided shade to, illuminated). Unimproved distances of walkways in-between TRA improvements will not be measured.

- (5) <u>1 point</u> for **Projects** that provide a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route (i.e. no connecting point for one quarter mile). Examples include overpasses, underpasses, and placement of sidewalk where none previously existed. At-grade crosswalks are not eligible for this point.
- (6) Up to 2 points for projects that address barriers to safe access of pedestrian routes. Documentation must be provided to certify that the **Project** will do at least one of the following in an attempt to increase pedestrian safety and access: reduce vehicular speed or volume near pedestrians, improve sight distance and visibility, eliminate potential conflict points, improve compliance with traffic laws, or address any other barriers to pedestrians that may have existed on the route. One point will be awarded for each addressed site of a barrier(s) to safe pedestrian access.

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# (c) Green Buildings and Renewable Energy - 8 Points Maximum

(1) <u>3 points</u> will be awarded for **Projects** that are designed to achieve green building status beyond State mandatory building code requirements as verified by a Home Energy Rating System (HERS) rater. Applicants may select from the following green building certification programs:

# Certifications for residential construction:

Program	Tier	
CalGreen	Tier 2	
LEED	Gold	·
Green Point Rated	New Construction: Gold	
	Rehabilitation: Whole Building	
ENERGY STAR	Certified Home	

# Certifications for non-residential construction:

Program	Tier	
CalGreen	Tier 2	,
LEED	Gold	

(2) <u>Up to 5 points</u> will be awarded for **Projects** that achieve energy grid use reductions, measured as total onsite energy consumption and as verified by a HERS rater, based on the following:

Level	Points	
Energy Producer	2 points	
Zero Net Energy	5 points	

- <u>Energy Producer</u>: At least one-third (or 33 percent) of the building energy is produced by on site renewable sources.
- Zero Net Energy: A development that produces as much energy as it consumes over the course of a year, when accounted for at the energy generation source.

# (d) Housing and Transportation Collaboration - 9 Points Maximum

(1) Up to 6 points for applications with an AHSC funds request of at least \$1,000,000 for either Affordable Housing Development or Housing-Related Infrastructure AND an AHSC funds request for Sustainable Transportation Infrastructure that comprises at least a certain percentage of the total AHSC funds request as detailed below:

STI Funds	s Request as perc	entage of Total AHSC Request	Points
10%			2 points
15%		·	4 points
25%			6 points

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- (2) <u>2 points</u> for applications which invest at least 5 percent of total AHSC funds in Transportation Related Amenities at a Transit Station or Stop within the Project Area. One point will be given to projects that invest at least 5 percent of total AHSC funds in Transportation Related Amenities, but not at a Transit Station or Stop.
- (3) <u>1 point</u> for **Projects** which have received funding from other Greenhouse Gas Reduction Fund (GGRF) programs which directly benefit or contribute to the development of the proposed **Project.**

OR

<u>1 point</u> for **Projects** within environmentally cleared California high speed rail station planning areas.

# (e) Location Efficiency and Access to Destinations - 6 Points Maximum

(1) <u>Up to 3 points</u> will be given for the Location Efficiency of the **Project** site as determined by <u>the US EPA Walkability Index</u> using the address of the **Project** site. If the **Project** is a corridor and does not have a specific address, use the center most point of the **Project** for the calculation. <u>Click here for the methodology for the Walkability Index</u>.

Points will be given on the following scale:

- 3 points: Most Walkable (Dark Green; 15.25-20)
- 2 points: Above Average Walkable (Light Green; 10.51-15.25)
- 1 point: Below Average Walkable (Yellow; 5.76-10.5)
- 0 points: Least Walkable (Orange; 1-5.75)
- (2) <u>Up to 3 points</u> will be given for projects that provide a map highlighting the location of existing Key Destinations within the Project Area. Each type of Key Destination is worth one third of a point and may only be counted once.
  - Grocery store which meets the CalFresh Program requirements
  - Medical clinic that accepts Medi-Cal payments
  - Public elementary, middle or high school
  - Licensed child care facility
  - Pharmacy
  - Park accessible to the general public
  - Public library
  - Office park
  - University or junior college
  - Bank or Post Office
  - Place of Worship

# (f) Funds Leveraged - 4 Points Maximum

(1) A <u>maximum of 4 points</u> will be awarded for applications demonstrating Enforceable Funding Commitments to leverage AHSC funded Capital

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**Projects** and **Program** activities. Applications will be scored based on the amount of **Enforceable Funding Commitments** (as defined in Appendix A) from sources other than the **AHSC Program**, as a percentage of the requested amount of **AHSC Program** funds as follows:

Enforceable Funding Commitments as percentage of Total AHSC Request	Points
50% to 99%	1 points
100% to 149%	2 points
150% to 199%	3 points
>200%	4 points

#### (g) Anti-Displacement Strategies - 5 Points Maximum

(1) <u>Up to 3 points (1 point per strategy)</u> for **Projects** that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the **Project**. Strategies should be selected from the following lists and may only be counted for one point each unless otherwise noted.*

## Voluntarily Implemented by Applicants:

- Replacement requirements or demonstration of no net loss of units on site according to affordability
- First right of return policies that include moving expenses
  - Strategies in coordination with local governments or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., donation to community land trust, multilingual tenant legal counseling)
  - Affirmative marketing strategies or plans targeting nearby neighborhoods, a **Disadvantaged Community** or a **Low-Income Community**

Implemented by Local Jurisdiction: *

- Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Government Code section 65583.2(g)(3)
  - Rent stabilization programs beyond what is required by California Civil Code 1946.2
- Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2

Ongoing funding programs of at least \$1,000,000 in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of housing for lower and moderate income households (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees).

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Different strategies captured within this bullet point are each eligible for points.

Density bonus ordinances that expand on state replacement requirements

* Strategies under "Implemented by Local Jurisdiction" will only be awarded points if these policies are implemented by the local jurisdiction.

**Project,** or both newly implemented through this **Project**. Strategies should be selected from this following list:

- Implementation of an overlay zone to protect and assist small businesses;
- Establishment of a small business advocate office and single point of contact for every small business owner;
- Creation and maintenance of a small business alliance;
- Increased visibility of the jurisdiction's small business assistance programs;
- Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses;
  - Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting.

## (h) Prohousing Local Policies - 2 Points Maximum

- (1) <u>Up to 2 points</u> (1 point per strategy) will be awarded for **Projects** that are located in jurisdictions that meet the following criteria:
  - Implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
  - Adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established workforce housing opportunity zones, as defined in Gov. Code Section 65620, or housing sustainability districts, as defined in Gov. Code Section 66200.

 Zoning more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum

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regional housing needs allocation for the low income allocation in the current housing element cycle.

Adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. 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 Gov. 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 to 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

Only use objective design standards for multifamily residential development or adopt fee transparency measures, including publicly available fee calculators.

#### (i) Local Workforce Development & Hiring Practices - 2 Points Maximum

- (1) <u>Up to 2 points</u> for **Projects** that implement at least one workforce development strategy. Examples of workforce development strategies include:
  - Establishing a partnership with a community-based workforce development and job training entities that have a track record of success serving disadvantaged populations and/or have demonstrated a high job placement rate among trainees from disadvantaged communities;
  - Partnerships with pre-apprenticeship programs, state certified community conservation corps programs, "earn-while-you-learn" programs, YouthBuild programs, and/or registered apprenticeship programs that lead to industry recognized credentials, certifications and/or references for long term employment and that have a track record of success in serving low income residents;
  - Partnerships with local Workforce Investment Board programs serving disadvantaged populations or individuals with barriers to employment.
    Projects that have developed project labor, community workforce, or high-

road agreements with targeted local hire specifications OR that are located in jurisdictions with local hire ordinances that directly apply to the proposed project.

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Applicants shall provide the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken."

The purpose of these workforce partnerships and targeted hire policies shall be to advance the recruitment, training, and/or hiring of low income residents and underrepresented workers living in disadvantaged communities in a manner that connects these populations with training and hiring opportunities that are created and/or facilitated through the project.

Note: Projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.

# (j) Housing Affordability - 5 Points Maximum

(1) <u>Up to 5 points</u> will be awarded for applications which restrict a percentage of units in the **Affordable Housing Development** to Extremely Low Income (ELI) households:

Percent of total units restricted to ELI households	Points
5% to 10%	2 points
11% to 15%	3 points
16% to 20%	4 points
>20%	5 points

# (k) Programs – 2 Points Maximum

- (1) <u>1 point</u> will be awarded to applicants that propose an AHSC funded eligible **Program**. For transit pass programs to qualify for this point, they must be offered to at least as many individuals within the community as are offered to residents of the Affordable Housing Development.
- (2) <u>Up to 1 point</u> will be awarded for applicants that provide documentation showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).

#### (I) Urban Greening – 2 Points Maximum

- <u>1 point</u> will be awarded to applicants that propose between \$100,000 -\$199,999 in reasonable direct Urban Greening costs.
- (2) <u>2 points</u> will be awarded to applicants that propose \$200,000 or more in reasonable direct **Urban Greening** costs.

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# Narrative-Based Policy Scoring- 16 Points

The narrative-based policy scoring section of the application will be scored only for projects that obtain over 50 percent of the Quantitative and GHG QM points (i.e., 43 points or higher). For this section, applicants must include a PDF attachment of a narrative that addresses the following questions and prompts. Please include the bolded headers listed below for each point section of the write-up; the questions should not be restated in the write-up. The total write-up may not exceed six pages, not including required documentation. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.

## (m) Collaboration & Planning - 4 Points Maximum

Collaboration between local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to its contexts. Outline how the proposed project brings together the efforts of local government, including housing and transportation agencies. The following prompts must be addressed in the narrative:

- (1) **Local Planning Efforts:** Identify what local planning efforts the project implements, and if applicable, describe what particular components of the project are derived from a local plan. Explain how local government agencies were involved in the process of creating the project.
  - Agencies to consider in your answer may include, but are not limited to: local public works department, transit agencies, planning and community development departments, housing departments, local health department, schools/school districts, emergency services, law enforcement, etc.
  - Examples of planning efforts to discuss may include, but are not limited to: General Plan (e.g., circulation element or housing element); Specific Plan; Community Plan; Climate Action Plan; Redevelopment Plan; Bicycle Master Plan; Disadvantaged Community Assessment (Government Code Section 65302); Pedestrian Master Plan; Local Coastal Plan; Transit Plan; Transit Corridor Plan; Station Area Plan; Corridor System Management Plan; Transportation Demand Management (TDM) Strategy or Plan.

Required Documentation: Applicable section or elements of local planning document.

(2) Housing and Transportation Collaboration: Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC **Project**. Explain the process involved in coming together to create a larger vision for the **Project Area**. Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive **Project**.

Required Documentation: Site Plan and project area map (or context plan).

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#### (n) Community Benefits & Engagement - 6 Points Maximum

Community involvement and leadership are crucial to ensuring that both the principle objectives and co-benefits of the project respond to the true needs of local residents. Explain how local residents and community-based organizations were meaningfully engaged in developing the **Project**, especially those from **Disadvantaged** and **Low-income Communities**, and how the project addresses community-identified needs. Please address the prompts below in your narrative.

- (1) Community Engagement and Leadership: Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.
- (2) Addressing Community Needs: Demonstrate how the proposed AHSC project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a Disadvantaged Community or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address.

Required Documentation:

- 1. Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.
- 2. Community Engagement Tracker: Provide additional information on events where community participation occurred in the Community Engagement Tracker template.

#### (o) Community Climate Resiliency - 3 Points Maximum

Communities will continue to experience effects of climate change in various ways, including increased likelihood of droughts, sea level rise; flooding, wildfires, heatwaves and severe weather. Due to these effects, climate resiliency is a key part of planning and project implementation decisions.

(1) **Climate Adaptation Assessment Matrix:** Fill out the Climate Adaptation Assessment Matrix with climate projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the project is considering climate projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g., time horizon).

(2) **Climate Adaptation:** Describe how the risks posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation

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Assessment. Consider the lifetime of **Project** elements, risks posed by changing climate conditions, and consequences of those risks (e.g., impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the **Project** conforms to the implementation of that plan (Government Code section 65302(g)(4), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Please separate responses according to climate impacts.

Note: If available, use localized climate impact projections. For tools to help assess general climate impacts, please visit <u>Cal-Adapt.</u> For adaptation tools, resources, strategies and case studies visit the <u>state's Adaptation</u> <u>Clearinghouse</u>.

# (p) Community Air Pollution Exposure Mitigation – 2 Points Maximum

Decreasing air pollution exposure to residents living near sources, including (but not limited to) freeways and high-volume roadways, is essential for ensuring the benefits of infill development are actualized, including promoting public health. Implementing scientifically based air pollution mitigation strategies at the project level, can help protect public health and support GHG reduction goals.

(1) Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and known sources of pollution affecting the Project Area. Report the Particulate Matter (PM) 2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the **Project**, how they were selected, and how they address pollution sources.

Example Strategies:	
Speed reduction mechanisms, including roundabouts	
raffic signal management	
Design that promotes air flow	
nd pollutant dispersion along street corridors	
Solid barriers, such as sound walls or those created by continuous vegetation	
AERV 16 air filtration system	

Note: These strategies are limited by the many factors that may influence their effectiveness, ranging from local meteorology and topography to human use, maintenance, etc.

Note: For additional suggested strategies to mitigate air pollution exposure see the following resources:

- Bay Area Air Quality Management District, "Planning Healthy Places"
- California Air Resources Board, <u>"Strategies to Reduce Air Pollution</u> Exposure near High Volume Roadways: Technical Advisory"

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- U.S. Environmental Protection Agency, <u>"Best Practices for Reducing</u> Near-Road Air Pollution Exposure at Schools"
- California Governor's Office of Planning and Research, <u>"General Plan</u> <u>Guidelines"</u>, Chapter 6- Healthy Communities
- U.S. Environmental Protection Agency <u>"Recommendations for</u> <u>Constructing Roadside Vegetation Barriers to Improve Near-Road Air</u> <u>Quality"</u>
- Los Angeles County Department of Public Health, <u>"Public Health</u> <u>Recommendations to Minimize the Health Effects of Air Pollution</u> <u>Associated with Development Near Freeways and High-Volume Roads"</u>

Note: In CalEnviroScreen 3.0, a geographic area's percentile for a given indicator simply tells the percentage of areas with lower values of that indicator. A percentile does not describe the magnitude of the difference between two or more areas. For example, an area ranked in the 30th percentile is not necessarily three times more impacted than an area ranked in the 10th percentile.

* For a spreadsheet showing raw data and calculated percentiles for individual indicators for individual census tracts, download the <u>CalEnviroScreen 3.0 results</u>.

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# Section 108. Application Process

- (a) Pursuant to direction of the **Council**, the **Department** shall offer funds through a **NOFA** and applications will be reviewed based on the steps detailed below and illustrated in Figure 6.
- (b) The Department will offer optional pre-application consultations as detailed in the NOFA in order to provide assistance to applicants regarding minimum threshold eligibility and other program requirements.
- (c) Applications will be made available through the **Department**, and complete applications must be submitted to the **Department** by the deadline detailed in the **NOFA**.
- (d) The highest scoring applications that meet all threshold requirements as determined by the **Department**, based on criteria set forth in these guidelines, shall be recommended to the **Council** for funding as specified in the **NOFA**. The **Council** may make adjustments in this procedure to meet the following objectives:
  - (1) At least fifty (50) percent of AHSC Program expenditure for Projects benefitting and located in Disadvantaged Communities.
  - (2) At least fifty (50) percent of the annual proceeds appropriated for the AHSC Program shall be expended for affordable housing. For the purposes of this set-aside, expenditures related to Affordable Housing Development and Housing-Related Infrastructure Capital Projects shall count toward this requirement.
  - (3) **Project Area** type targets are as follows:
    - (A) Target forty five (45) percent of funds available as designated in the NOFA to TOD Project Area applications.
    - (B) Target thirty five (35) percent of funds available as designated in the **NOFA** to **ICP Project Area** applications.
    - (C) Target ten (10) percent of funds available as designated in the NOFA to RIPA applications.
    - (D) Remaining ten twenty (210) percent of available funds may be awarded to any eligible project area type.
    - (E) To the extent applications received are not sufficient to meet TOD Project Area, ICP Project Area or RIPA targets detailed in (i), (ii) and (iii) above, the Council reserves the right to waive these requirements and recommend funding a greater percentage of applications in either of the three identified Project Area types.
  - (4) **Project Area** type targets and statutory set-asides detailed in (3) above will be subject to the following process:

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- (A) Applications for TOD, ICP and RIPA Project Areas will be ranked based on the result of the Estimated GHG Emissions Reductions as stated in Section 107(a) and binned separately by respective **Project Area** types.
- (B) For each application, the resulting score from this initial binning will be added to scores from the quantitative and narrative-based scoring criteria to determine an applicant's total score.
- (C) Total application scores will be ranked within each Project Area type (TOD, ICP and RIPA). Applications will be recommended to the Council for award based on the amount of funding targeted in each Project Area type, as detailed in Section 108(d)(3).
- (D) Applications not recommended for funding based on the application of Project Area type set-asides will be re-binned based on the Estimated GHG Emissions Reductions using the same methodology outlined in section 107(a) without regard to Project Area type.
- (E) Each application's resulting GHG Emissions Reductions score will be added to previously determined scores for other project criteria to determine a revised total application score. This revised total application score will be used to allocate the remaining 10 percent of funds available under the NOFA, with specific consideration given to ensure statutory setasides for Affordable Housing and Disadvantaged Communities are met.
- (5) Regardless of Project Area type, the Council will seek to fund one project, in the tribal funding target, per funding cycle to a Federally Recognized Indian Tribe, an eligible entity having co-ownership with a Federally Recognized Indian Tribe, or an eligible entity established by a Federally Recognized Indian Tribe to undertake Tribal housing projects. The Project must meet the requirements laid out in Appendix B in order to qualify for the Tribal funding target. Unless stated otherwise, the Project must meet all AHS Program requirements. The Project will contribute to the relevant Project Area type target. If multiple Federally Recognized Indian Tribes apply for Projects, the Council will apply the scoring criteria from these Guidelines to rank the Projects such that the top-ranked Project will compete in their respective Project Area types.
- (6) Though there are no statutory requirements or specific targets for regional allocation of awards, the **Council** is committed to striving for an equitable distribution of resources. Since it is in the interest of the State to fund a variety of project types and scales in a variety of locations to demonstrate the many ways GHG emissions may be reduced, adjustments may be made in the recommendation and award of funds.

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- (7) A single **Developer** may be awarded no more than \$60 million per **NOFA** funding cycle, however this limitation may be waived if necessary to meet AHSC statutory funding set-asides.
- (8) As station area plans for High Speed Rail are implemented, the **Council** may prioritize investments in these areas.
- (9) The **Department** may elect to not evaluate compliance with some or all threshold requirements for applications that are not within a fundable range.
- (10) In the event of two or more applications having the same scores, the Council has the discretion to make the final selection regarding these projects to ensure alignment with the objectives set out in these **AHSC Program** Guidelines.
- (11) Applications recommended for funding and approved by the **Council** are subject to conditions specified by the **Department**. Applicants will receive an official letter of award after funding recommendations are approved by the **Council**.
- (12) Applications will be treated in accordance with Public Records Act. Certain information, in accordance with the Public Records Act, may be publicly disclosed.

(e) Metropolitan Planning Agency Role in Application Review

(1) To support implementation of an applicable SCS and consistency with activities or strategies identified in a regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG, as allowed by <u>SB 862</u> (Chapter 36, Statutes of 2014), an MPO/region may develop its own process prior to the application due date to identify and recommend applications that have the highest regional priorities based on criteria established by the MPO/region.



Figure 6: AHSC Program Application Review Process

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# Article III. Legal and Reporting Requirements

## Section 109. Legal Documents

- (a) Rental Affordable Housing Developments: Upon the award of AHSC Program funds to assist a rental Affordable Housing Development, the Department shall enter into one or more agreements with the applicant, which may be in the form a State of California Standard Agreement (Standard Agreement), which shall commit funds from the AHSC Program in an amount sufficient to fund the approved AHSC Program loan amount. The agreement or agreements shall contain the following:
  - (1) A description of the approved **Affordable Housing Development** and the permitted uses of **AHSC Program** funds;
  - (2) The amount and terms of the AHSC Program loan;
  - (3) The regulatory restrictions to be applied to the **Affordable Housing Development** through the Regulatory Agreement;
  - (4) Special conditions imposed as part of the **Department's** approval of the **Affordable Housing Development;**
  - (5) Requirements for the execution and the recordation of the agreements and documents required under the **AHSC Program**;
  - (6) Terms and conditions required by federal and state law;
  - (7) Requirements regarding the establishment of escrow accounts for the deposit of documents and the deposit and disbursement of AHSC Program loan proceeds;
  - (8) the approved schedule of the **Affordable Housing Development**, including land acquisition if any, commencement and completion of construction or rehabilitation work, and occupancy by eligible households;
  - (9) Terms and conditions for the inspection and monitoring of the **Project** in order to verify compliance with the requirements of the **AHSC Program**;
  - (10) Provisions regarding tenant relocation in accordance with State law;
  - (11) Provisions relating to the placement of a sign on or in the vicinity of, the Affordable Housing Development site indicating that the Council has provided financing for the Affordable Housing Development. The Council may also arrange for publicity of the AHSC Program loan in its sole discretion;
  - (12) Provisions to ensure that the eligible costs and use of AHSC Program funds maintain the required GHG Reduction represented in the application;
  - (13) Other provisions necessary to ensure compliance with the requirements of the AHSC Program;

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- (14) Description of the conditions constituting breach of the agreement(s) and remedies available to the parties thereto; and
- (15) Any of the **Department's** standard contractual terms that may be applicable.
- (b) For rental Affordable Housing Developments, the Department shall enter into a single Regulatory Agreement with the applicant for not less than the original term of the loan that shall be recorded against all sites comprising the property of the Affordable Housing Development prior to the disbursement of funds. The Regulatory Agreement shall include, but not be limited to, the following:
  - (1) The number, type and income level of **Restricted Units**;
  - (2) Standards for tenant selection pursuant to 25 CCR 8305;
  - Provisions regulating the terms of the rental agreement pursuant to 25 CCR 8307;
  - Provisions related to a Rent Schedule, including initial rent levels for Restricted Units and non-Restricted Units pursuant to subsections (a) and (b) of MHP Guidelines Section 7312;
  - (5) Conditions and procedures for permitting rent increases pursuant to MHP Guidelines Section 7312;
  - (6) Provisions for limitations on Distributions pursuant to 25 CCR 8314 and on developer fees pursuant to 25 CCR 8312;
  - (7) Provisions regarding the deposit and withdrawal of funds to and from reserve accounts in accordance with 25 **CCR** 8308 and 8309;
  - (8) Assurances that the **Affordable Housing Development** will be maintained in a safe and sanitary condition in compliance with state and local housing codes and the management plan, pursuant to MHP Guidelines Section 7324;
  - (9) Description of the conditions constituting breach of the Regulatory Agreement and remedies available to the parties thereto;
  - (10) Provisions governing use and operation of non-Restricted Units and common areas to the extent necessary to ensure compliance with AHSC Program requirements;
  - (11) Special conditions of loan approval imposed by the Department;
  - (12) "Program Operations," MHP Guidelines Sections 7321 through 7326, shall apply to rental **Affordable Housing Developments** assisted by the **AHSC Program**; and
  - (13) Other provisions necessary to assure compliance with the requirements of the **AHSC Program**.

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(c) All AHSC Program loans for assistance to rental Affordable Housing Developments shall be evidenced by a promissory note payable to the Department in the principal amount of the loan and stating the terms of the loan consistent with the requirements of the AHSC Program. The note shall be secured by a deed of trust on the Affordable Housing Development property naming the Department as beneficiary or by other security acceptable to the Department; this deed of trust or other security shall be recorded junior only to such liens, encumbrances and other matters of record approved by the Department and shall secure the Department's financial interest in the Affordable Housing Development and the performance of applicant's AHSC Program obligations.

(d) Grants shall be governed by a Standard Agreement or other agreement with the Recipient in a form prescribed by the Department. The agreement shall ensure that the provisions of these Guidelines are applicable to the Project covered by the agreement and enforceable by the Department. The agreement will contain such other provisions as the Department determines are necessary to meet the requirements and goals of the AHSC Program, including but not limited to the following:

- (1) A description and sources and uses of the approved **Project** and the permitted uses of **AHSC Program** funds;
- (2) Provisions governing the amount, terms and conditions of the AHSC Program grant;
- (3) Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the **Capital Project**, and the manner, timing and conditions of the disbursement of grant funds;
- (4) A schedule for completion of the **Project** and a series of milestones for progress toward **Project** completion together with the remedies available to the **Department** in the event of the failure to meet such milestones;
- (5) Provisions for the payment of prevailing wages if and as required by state or federal law;
- (6) Requirements for periodic reports from the Recipient on the construction and use of the Project and provisions for monitoring of the Project by the Department;
- (7) The **Recipient's** responsibilities for the development of the approved **Project**, including, but not limited to, construction management, maintaining of files, accounts and other records, and report requirements;
- (8) Provisions relating to the development, construction, affordability and occupancy of the Affordable Housing Development supported by the Housing-Related Infrastructure Capital Project, if applicable;

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- (9) Provisions relating to the placement on, or in the vicinity of, the Project site, a sign indicating that the Council has provided financing for the Project. The Council may also arrange for publicity of the grant in its sole discretion;
- (10) Remedies available to the **Department** in the event of a violation, breach or default of the Standard Agreement;
- (11) 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 **AHSC Program** grant or loan or both;
- (12) Special conditions imposed as part of Department approval of the project;
- (13) Terms and conditions required by federal or state law;
- (14) Provisions to ensure that the **Project** maintains the required **GHG Reduction** as represented in the application; and
- (15) Other provisions necessary to ensure compliance with the requirements of the **AHSC Program**.

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## Section 110. Reporting Requirements

- (a) During the term of the Standard Agreement and according to the annual deadline identified in the Standard Agreement, the **Recipient** shall submit, upon request of the **Department** and the **Council**, an annual performance report that demonstrates satisfaction of all reporting requirements pursuant to the **AHSC Program** reporting requirements identified in the Standard Agreement. Recipient shall also submit the reports required by MHP Guidelines Sections 7325 and 7326 and any additional reporting requirements developed by the **Department**, the **Council** or **ARB**. The reports will be filed on forms provided by the **Department**.
- (b) Recipient is responsible for meeting the applicable project reporting requirements of CARB's Funding Guidelines for Agencies that Administer California Climate Investments as well as CARB's AHSC Program Quantification Methodology and Benefits Calculator Tool. These may include, but are not limited to: Project metrics; the duration over which the Recipient will track Project metrics; frequency of reporting; the format Recipient will use to report; Project profile information; Project benefit information; and information related to Priority Population benefits.
  - (1) Award recipients are required to submit estimates of jobs supported by their projects using CARB's Jobs Co-Benefit Assessment Methodology within 90 days of award. This methodology will estimate the number of jobs supported by the AHSC investment based upon the **Project**'s budget.
  - (2) Consistent with the 2018 Funding Guidelines for Agencies that Administer California Climate Investments, AHSC funding recipients must track and report the employment outcomes of their projects. Award recipients will be required to conduct Employment Benefits and Outcomes Reporting for employment benefits and outcomes created supported by the AHSC investment and all leveraged funding, while accommodating provisions for data privacy. Once funds are disbursed, reporting may occur as frequently as an annual basis. AHSC Program staff will work with applicants to clarify what the jobs reporting process may look like.

The following items must be reported according to each job classification or trade:

- Job Training Credentials including Credentials from Apprenticeship and Workforce Development Programs
- Number of Jobs Provided
- Total Project Work Hours
- Average Hourly Wage
- Total Number of Workers who Completed Job Training
- Description of Job Quality and Benefits Provided (insurance, annual leave, overtime, etc.)

Number of jobs, project work hours, and average hourly wage for **Priority Populations** must also be indicated. A complete list of required tracking indicators will be provided to awardees and included in their Standard Agreements.

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The following references are available for addition guidance in determining employment and other co-benefit reporting requirements:

- Funding Guidelines
- Benefit Assessment
- Co-benefit Assessment Methodologies

All projects awarded in future rounds will be subject to **Employment Benefits** and **Outcomes Reporting** requirements.

(c) At any time during the term of the Standard Agreement, 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. The State of California has the right to review project documents and conduct audits during project implementation and over the project life.

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#### Section 111. Performance Requirements

- (a) Recipients shall begin construction of the housing units to be developed in the Affordable Housing Development that is a Capital Project and the housing designated in the application within the time set forth in the Standard Agreement but not later than July 30, 2022.
  - (1) Recipients may request extensions of the performance requirement in Section 111(a) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted.
- (b) The housing units developed in the Affordable Housing Development that is a Capital Project and the housing designated in the application must be completed, as evidenced by receipt of a certificate of occupancy, within the period of time set forth in the Standard Agreement, but not later than July 30, 2025.
  - (1) Recipients may request extensions of the performance requirement in Section 111(b) by addressing a letter to SGC's Executive Director explaining the circumstances for why an extension is needed and detailing a plan for meeting the extended performance requirement deadline. At the discretion of SGC's Executive Director, an extension of up to two (2) years may be granted.
- (c) AHSC Program funds must be disbursed in accordance with deadlines specified in the Standard Agreement, and in no event later than the disbursement deadlines outlined in the NOFA.
- (d) **Recipients** may only reapply for **AHSC Program** funds in a subsequent **NOFA** for the same **Project** if the **Recipient** has disbursed at least fifty (50) percent of the funds allocated from prior awards.
- (e) Negative points will be assessed against the Developer on subsequent AHSC applications if the Project does not comply with the dates set in the Standard Agreement for the performance requirements described in Section 111(a) or Section 111(b).

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# Section 112. 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 **Recipient** 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 **AHSC Program** requirements.
  - (2) The **Department** may seek such other remedies as may be available under the relevant agreement or any law.
- (b) The **Department** may cancel funding commitments and Standard Agreements under any of the following conditions:
  - (1) The objectives and requirements of the **AHSC Program** cannot be met by continuing the commitment or Standard Agreement;
  - (2) Construction of the **Capital Project** or implementation of **Program Costs** 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**.

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#### Section 113. Prevailing Wages

For the purposes of the State Prevailing Wage Law (Labor Code Sections 1720 – 1781), a grant or loan under the AHSC Program shall be considered public funding for the construction, rehabilitation, demolition, relocation, preservation, or other physical improvement of the Capital Project subject to the provisions of the State Prevailing Wage Law. AHSC Program funding of the Project shall not necessarily, in and of itself, be considered public funding of a Project unless such funding is considered public funding under the State Prevailing Wage Law. It is not the intent of the Department in these regulations to subject Projects to the State Prevailing Wage Law by reason of AHSC Program funding of the Project in those circumstances where such public funding would not otherwise make the Project subject to the State Prevailing Wage Law. Although the use of AHSC Program funds does not require compliance with federal Davis Bacon wages.

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#### **Appendix A. Definitions**

- (a) "Active Transportation" means infrastructure and non-infrastructure projects that encourage increased use of active modes of transportation, but does not include funding program operations. The project types include but are not limited to:
  - (1) Infrastructure Projects: capital improvements (construction) that will encourage increased use of active modes of transportation, such as biking and walking.
  - (2) Non-infrastructure Projects: education, encouragement and planning activities must encourage increased use of active modes of transportation, such as biking and walking.
- (b) "Active Transportation Program" means non-infrastructure related programs which instill safe pedestrian, bicyclist and motorist behaviors to make safe active transportation possible. Non-infrastructure activities can stand-alone or be conducted with infrastructure projects (fixed facilities or permanent structural changes) to increase effectiveness.
- (c) "Activity Delivery Costs" means staff costs incurred by the Public Agency that are directly related to implementing specific Capital Project and Program Costs. They may include costs such as project document preparation, project underwriting, construction management, inspections, or reporting to the Department.
- (d) "Affordable Housing Development" means a Capital Project that is a Housing Development in which at least 20 percent of the total units are Affordable Units.
- (e) "Affordable Unit" means a housing unit that satisfies all the following criteria:
  - (1) The unit must satisfy one of the following affordability criteria:
    - (A) It is available at an "affordable rent" as that terms is used and defined in Section 50053 of the Health & Safety Code;
    - (B) It is offered at an "affordable housing cost", as that terms is used and defined in Section 50052.5 of the Health & Safety Code; or
    - (C) It is available at an "affordable rent" or an "affordable housing cost" according to the alternative percentages of income for agency-assisted rental and cooperative housing developments pursuant to Department regulations adopted under Health and Safety Code section 50462(f).
  - (2) For "Affordable Units" that are rental units, they must be subject to a recorded Program covenant ensuring affordability for a duration of at least 55 years.
  - (3) For "Affordable Units" that are ownership units, they must be sold to and occupied by an income-qualified household, and subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale.

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- (4) For the purposes of this definition, the terms "persons and families of low income" and "area median income" shall have the same meanings as set forth in Health and Safety Code section 50093 and 50093(c).
- (5) The unit must be occupied by a "lower income household" as defined by Health and Safety Code section 50079.5, which includes "very low income households" as defined by Health and Safety Code section 50105 and also includes "extremely low income households" as defined by Health and Safety Code section 50106.
- (f) "AHSC Program" means the program as outlined by these Program Guidelines.
- (g) "Area Median Income" means the most recent applicable county median family income published by **TCAC**.
- (h) "Bus Rapid Transit" (BRT) means a rubber-tired form of rapid transit in an integrated system of facilities, equipment, services, and amenities that exceed the speed and reliability of regular bus service. BRT usually includes use of dedicated right-of way, including busways, exclusive lanes, and bypass/queue jumping lanes for buses at congested intersections to reduce vehicle running time and typically includes a combination of the following additional features: (1) center of road alignment, mixed-traffic prohibitive intersection treatments; (2) use of more limited-stop service including express service and skip-stopping; (3) application of Intelligent Transportation Systems (ITS) technology such as signal priority, automatic vehicle location systems, system security, and customer information; (4) platform level boarding and (5) off-board fare collection.
- (i) "Bus Service" means regularly scheduled public transit service operating with limited stops using a fixed route.
- (j) "Capital Project" means a project consisting of the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement that is an integral part of, or is necessary for completion of a Project.
- (k) "CCR" means the California Code of Regulations.
- (I) "Context Sensitive Bikeway" means on-street infrastructure for bicycle riding that is appropriately applied based on the traffic volumes and speeds on a specific street, as recommended in the California Highway Design Manual as follows:
  - (1) For off street applications, install a Class I bicycle facility (Bicycle Path).
  - (2) For streets with speed limits of less than or equal to 25 MPH and vehicular average daily trips (ADT) of over 2,000, install Class II bicycle facility (Bike Lanes).
  - (3) For streets with speed limits of less than or equal to 25MPH and vehicular average daily trips (ADT) of under 2,000, install Class III bicycle facility (Bicycle Route) that functions as a "Bicycle Boulevard", that is, a route which includes both sharrow markings and traffic control devices aimed at lowering vehicle

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speed, and which prioritize bicycle through trips for bicycles over vehicles. Some example traffic control devices include bicycle right of ways, chicanes, traffic diverters, and mini roundabouts.

- (4) For streets with a speed limit greater than 25MPH, install a Class IV bicycle facility (Protected Bike Lanes, or also known as Cycletracks).
- (m) "Council" means the California Strategic Growth Council, established pursuant to Public Resources Code Section 75121.
- (n) "Currently Developed" means that the land in question is altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated.
- (o) "Deferred Costs" means costs deferred at construction loan closing, including but not limited to: capitalized reserves, loan fees, syndication costs, legal, accounting, audit, consultant fees, and developer fees paid from operating cashflow.
- (p) "Department" means the Department of Housing and Community Development of the State of California.
- (q) "Developer" means the entity that the Department and the Council rely upon for experience, site control, and capacity, and which controls either (1) the Affordable Housing Development during development and through occupancy, (2) the Housing-Related Infrastructure during development and through completion, or (3) the Sustainable Transportation Infrastructure and Transit-Related Amenities during development and through operation.
- (r) "Disadvantaged Community" means a census tract with a score in the top 25 percent or one of the 22 additional census tracts that score in the highest 5 percent of Pollution Burden as identified in California Environmental Protection Agency's CalEnviroScreen 3.0 tool.
- (s) "Employment Benefit and Outcome Reporting" means submission of data about the jobs and related benefits created by the AHSC Investment as required by the *Funding Guidelines for Agencies Administering California Climate Investments.*
- (t) "Enforceable Funding Commitment" means permanent commitments, including but not limited to the following:
  - Low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) and tax-exempt bonds in connection with four (4) percent low-income housing tax credits, AHSC Program funds, will be considered committed in this calculation.
  - (2) Funds conditionally reserved under the following programs shall be accepted as funding commitments: the Department of Housing and Urban Development's (HUD) Supportive Housing Program (SHP), HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG),

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and the California Department of Mental Health's Mental Health Services Act (MHSA) Program.

(3) 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 MAI-qualified appraiser 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.

(4) Owner equity contributions or developer funds. Such contributions or 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 for up to 50 percent of deferred developer fee. The Department may require the applicant to evidence the availability of the proposed amount of owner equity or developer funds.

(5) Funds for transportation projects which are programmed for allocation and expenditure in the applicable capital improvement plan consistent with the terms and timeframes of the Standard Agreement.

(u) "Energy Efficiency" means managing and restraining the growth in energy consumption.

(v) "Federally Recognized Indian Tribe" means Indian native tribe, band, nation, pueblo, village or community that the Secretary of the Interior acknowledges to exist as an Indian tribe, pursuant to the Federally Recognized Indian Tribe List Act of 1994, 25 U.S.C. 479a.

(w) "Flexible Transit Service" means a form of transit for the public characterized by flexible routing and scheduling of small/medium vehicles operating in <u>shared-ride</u> <u>mode</u> (with at least two passengers) between pick-up and drop-off locations according to passenger needs. Flexible Transit Service includes vanpool, shuttle and feeder bus systems that reduce vehicle miles travelled.

(x) "Floor Area Ratio" (FAR) means the square footage of the floor area of a building divided by the site square footage, excluding therefrom dedicated streets, sidewalks, parks and open space. The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, floor space in open balconies, enclosed parking and elevators or stair bulkheads. Multiplying the FAR by the area of the site produces the minimum amount of floor area required in a building on the lot. For example, on a 10,000 square-foot site in a district with a minimum FAR of 1.5, the floor area of a building must be at least 15,000 square feet.

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- (y) "Greenhouse Gas Reduction" (GHG Reduction) means actions designed to reduce emissions of one or all of the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.
- (z) "Green Streets" means a sustainable stormwater strategy that meets regulatory compliance and resource protection goals by using a natural systems approach to manage stormwater, reduce flows, improve water quality and enhance watershed health.
- (aa) "High Quality Transit" means a Qualifying Transit line with high frequencies AND permanent infrastructure as follows:
  - (1) Frequency: High Quality Transit must have Peak Period headway frequency of every 15 minutes or less and service seven days a week.
  - (2) Permanent Infrastructure: High Quality Transit must operate on a railway or be transit service with Bus Rapid Transit features that either fully or partially operate on a dedicated bus-only lane, or uses High Occupancy Vehicle (HOV) or High Occupancy Toll (HOT) lanes.
- (bb) "Housing Development" means a residential development or the residential portion of a mixed-use development.
- (cc) "Housing-Related Infrastructure" means a capital infrastructure improvement required as a condition of approval of an affordable housing development by a Locality, transit agency or special district such as sewer, water or utility system upgrades, streets, drainage basins, etc.
- (dd) "Infill Site" means a site for which at least three of four sides or 75 percent of the perimeter of the site adjoins parcels that are **Currently Developed** qualified **Urban Uses**. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included. In order to qualify as an infill site, the site must also be located in an urbanized area meaning that it fulfills one of the following requirements:
  - (1) located within an incorporated city according to an official City or County map, OR
  - (2) located within an urbanized area or urban cluster as defined by the <u>U.S.</u> <u>Census Bureau</u>, OR
  - (3) for unincorporated areas outside an urbanized area or urban cluster, the area shall be within a designated urban service area that is designated in the local general plan for urban development and is served by public sewer and water.
- (ee) "Integrated Connectivity Project (ICP) Project Area" means a Project Area which includes at least one (1) Transit Station/Stop with a combination of two or more eligible costs as defined in Section 103.

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- (ff) "Intelligent Transportation Systems" means electronics, communications, or information technology, used singly or in combination, to improve the efficiency, accessibility or safety of the surface transportation system.
- (gg) "Key Destinations" means vital community amenities and resources including medical centers, schools, grocery stores, child care centers, pharmacies, public parks, or public libraries. Key Destinations must be operational at the time of application. This definition differs from "Activity Centers" as used in the AHSC Benefits Calculator Tool.
- (hh) "Locality" means a California city, unincorporated area within a county or a city and county.
- (ii) "Lower Income" has the meaning set forth in Health and Safety Code Section 50079.5.
- (jj) "Low-Income Community" means a census tract with either 1) median household incomes at or below 80 percent of the statewide median income, or 2) median household income at or below the threshold designated as low-income by Department of Housing and Community Development's State Income Limits pursuant to the Health and Safety Code Section 50093.
- (kk) "Low-Income Households" mean individual households with either 1) household incomes at or below 80 percent of the statewide median income, or 2) household incomes at or below the threshold designated as low-income by Department of Housing and Community Development's State Income Limits adopted pursuant to Health and Safety Code Section 50093.
- (II) "Mixed Use Development" means a building, combination of buildings, or building complex, designed to functionally and physically integrate non-residential uses such as retail, commercial, institutional, recreational, or community uses with residential uses, in a complementary manner.
- (mm)"Moderate Income" has the meaning set forth in Health and Safety Code Section 50093.
- (nn) "MHP" shall mean the Multifamily Housing Program authorized and governed by Sections 50675 through 50675.14 of the Health and Safety Code, and the MHP Guidelines dated June 19, 2019.
- (oo) "Natural Infrastructure" means the preservation and/or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change and/or manage other environmental problems. Some examples relative to AHSC could include street trees and greenspace for water catchment, infiltration and surface cooling; water treatment facilities that utilize ecologically functioning wetlands; flood mitigation systems that utilize the natural floodplain and stable shorelines used in tandem with constructed flood barriers.

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- (pp) "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, 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.
- (qq) "NOFA" means a Notice of Funding Availability issued by the Department.
- (rr) "Peak Hours" or "Peak Period" means the period with the highest ridership during the entire transit service day as determined by the transit operator. Must include at least one hour during the morning commute hours and one during evening commute hours, Monday through Friday. Each Peak Period cannot be longer than three hours.
- (ss) "Performance measures" means indicators of transit regarding data indicators such as accessibility, mobility choices and ridership.
- (tt) "Priority Population" means residents of: (1) census tracts identified as disadvantaged by California Environmental Protection Agency per SB 535; (2) census tracts identified as low-income per AB 1550; or (3) a low-income household per AB 1550. See the <u>Priority Population maps</u> for more information.
- (uu) "Program Cost" means the cost(s) associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation.
- (vv) "Program Operator" means the entity that administers the day-to-day operational responsibilities for the program for which the AHSC Program funding is sought.
- (ww) "Project" means the proposed use of funds representing a combination of Capital Projects or Program Costs which are proposed by the applicant to be funded the AHSC Program.
- (xx) "Project Area" means the area encompassing the Transit Station/Stop, housing and Key Destinations.
- (yy) "Public Agency" means a Locality, transit agency, public housing authority or redevelopment successor agency.
- (zz) "Qualifying Transit" means a transit line serving the public that is operated by the following: (1) Directly operated by a public entity; (2) Operated by a public entity via a contract for purchased transportation service with a private or non-profit provider; or (3) Operated by a private or non-profit entity as a grant Recipient or sub-recipient from a public entity. Qualifying Transit for the purpose of the Program includes various forms of fixed transit service (Rail Service and Bus Service) and Flexible Transit Service. A Qualifying Transit line requires service that departs two (2) or

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more times during Peak Hours as defined by the transit operator. Flexible Transit service is exempt from these Peak Hours frequency requirements.

(aaa)"Rail Service" means regularly scheduled public transit service running on rails or railways.

(bbb)"Recipient" means the eligible applicant receiving a commitment of Program funds.

(ccc) "Restricted Units" mean residential units restricted by an enforceable covenant or agreement with the Department or other public agency to occupancy by low- or very low-income households, with affordable rents pursuant to MHP Guidelines Section 7312 or affordable housing costs pursuant to the CalHOME Program. Restricted Units must be substantially equivalent in size and number of bedrooms to the balance of units in the Housing Development. Restricted Units may consist of units designated for any housing tenure, rental or owner-occupied, within the Housing Development.

(ddd) "Rural Area" means the definition in Health and Safety Code Section 50199.21.

- (eee)"Rural Innovation Project Area (RIPA)" means a Project Area located within a Rural Area which includes at least one (1) Transit Station/Stop with a combination of two or more eligible costs as defined in Section 103.
- (fff) "Safe and Accessible Walkway" means a pedestrian corridor that has the following:
  - (1) Continuously-paved, ADA-compliant sidewalks.
  - (2) Marked pedestrian crossings at all arterial intersections.
  - (3) Attributes which contribute to comfort and safety including, but not limited to, adequate lighting or shade canopy.
- (ggg) "Secure Overnight Bicycle Parking" means bicycle parking that is not accessible to the general public, is completely enclosed and protects the bicycle from inclement weather, and allows for the bicycle frame to be secured to the bicycle rack at two points. Examples of Secure Overnight Bicycle Parking include bicycle rooms, bicycle lockers, and bicycle cages.
- (hhh)Site Control" means the applicant or Developer has control of 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 NOFA;

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- (4) An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
- (5) An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- (6) An executed agreement with a public agency that gives the 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;
- (7) A land sales contract or enforceable agreement for acquisition of the property; or
- (8) Other forms of site control that give the Department assurance (equivalent to 1-7 above) that the applicant or 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.
- (iii) "Smoke Free Housing" means an Affordable Housing Development that implements a policy banning the ignition and burning of tobacco products (including, but not limited to, cigarettes, cigars, pipes, and water pipes or hookahs) in all living units, indoor common areas, and all other interior spaces. The smoke-free policy must also extend to all outdoor areas within 25 feet of occupied buildings on the AHD property.
- (jjj) "Substantial Rehabilitation" means a Housing Development with reasonable direct rehabilitation construction contract costs of at least \$35,000 per residential unit. Rehabilitation shall include energy efficiency upgrades per residential units. Rehabilitation projects must fully and efficiently address all of the physical needs of the Project for the term of the project loan and therefore merely meeting the minimum threshold cost amount of \$35,000 per residential unit may not, in and of itself, be sufficient to be considered Substantial Rehabilitation for purposes of the project loan.
- (kkk) "Sustainable Transportation Infrastructure" means capital project(s) that result in the improvement or addition of infrastructure that encourages mode-shift from single occupancy vehicles by enhancing: 1) public transit service, 2) pedestrian networks, or 3) bicycle networks (includes public bike-share programs) as well as operations expenditures that directly support transit expansion within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).
- (III) "TCAC" means the California Tax Credit Allocation Committee.
- (mmm) "Transit Corridor" means a transportation corridor which meets one of the following criteria: 1) A corridor served by Qualifying Transit; or 2) A corridor served by High Quality Transit that has been the subject of analysis, planning and environmental mitigation, and has been designated for investment within the regional transportation plan of a MPO, RTPA, or within a long range transportation plan of a transit agency.

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- (nnn) "Transit Signal Priority (TSP)" means an operational strategy that facilitates the movement of transit vehicles through traffic-signal controlled intersections.
  Objectives of TSP include meeting on time schedule performance and improved transit travel time efficiency while minimizing impacts to normal traffic operations.
  TSP is made up of four components: (1) a detection system that lets the TSP system where the vehicle requesting signal priority is located. The detection system communicates with a (2) priority request generator that alerts the traffic control system that the vehicle would like to receive priority. (3) Priority control strategies; and 4) System management software collecting data and generating reports.
- (ooo)"Transit Station/Stop" means a designated location at which the various Qualifying Transit service(s) drop-off and pick-up riders.
- (ppp) "Transportation Demand Management" (TDM) means strategies that increase transportation system efficiency by encouraging shifting from single-occupant vehicle (SOV) trips to non-SOV transportation modes, or shifting SOV trips off peak travel periods. Effective TDM strategies result in reduction of vehicle miles traveled (VMT) by increasing travel options, providing incentives and information to incentivize individuals and employers to modify their travel behavior to support these objectives, and/or by reducing the need to travel or reducing travel distance via location efficient development patterns. TDM strategies encourage travel by transit, bike, walking or in shared vehicles.
- (qqq)"Transportation-Related Amenities" means capital improvements that are publicly accessible and provide supportive amenities to pedestrians, cyclists and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).
- (rrr) "Urban Forestry" means the cultivation and management of native or introduced trees and related vegetation in urban areas for their present and potential contribution to the economic, physiological, sociological, and ecological well-being of urban society.
- (sss) "Urban forest" means those native or introduced trees and related vegetation in the urban and near-urban areas, including, but not limited to urban watersheds, soils and related habitats, street trees, park trees, residential trees, natural riparian habitats, and trees on other private and public properties.
- (ttt) "Urban Greening" means the incorporation of greenscaped pedestrian and bicycle trail systems, urban street canopy, green alleys, drought tolerant and native species landscaping and landscape restoration, green roofing, community gardens, natural infrastructure and stormwater features into public open spaces. If not abundantly clear, public accessibility must be demonstrated to the satisfaction of Department staff, such as through a recorded instrument, and run for at least 55 years. Public open space must offer reasonable hours of use for the public, such as dawn to dusk. Community gardens do not have to be publicly accessible as long as they are available to residents of the Affordable Housing Development.

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- (uuu) "Urban Uses" means any residential, commercial, industrial, transit, transportation passenger facility, or retail use, or any combination of those uses. Urban uses do not include lands used for agricultural uses or parcels in excess of 15,000 square feet in size and containing only one single-family residence.
- (vvv) "Very-Low Income" has the meaning set forth in Health and Safety Code Section 50105.
- (www) "Water Efficiency" means controlling water at the source through design—both rainfall and storm water runoff through a decentralized system that distributes storm water across a project site in order to replenish groundwater supplies.
- (xxx) "Zero Emission Vehicle (ZEV)" means battery electric vehicles, plug-in hybrid electric vehicles, and hydrogen fuel cell vehicles.

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## Appendix B. Federally Recognized Indian Tribe Eligibility

**Federally Recognized Indian** Tribes may qualify for AHSC funds if their **Project** meets the following requirements:

- (a) Projects are located on one of the following lands:
  - (1) Tribal Trust Lands. Real property that is held in trust by the United States Government for the benefit of a Federally Recognized Indian Tribe;
  - (2) Individual Trust Lands. Real property that is held in trust by the United States Government for the benefit of an individual member of a Federally Recognized Indian Tribe;
  - (3) Tribal Fee Restricted Lands. Fee lands that are owned by or under the control of a Federally Recognized Indian Tribe that are subject to a United States Government restriction that the land continue to be owned by or remain under the control of a Federally Recognized Indian Tribe or member or members thereof;
  - (4) Individual Fee Restricted Lands. Fee lands that were conveyed by the United States Government as individual allotments to member or members of a Federally Recognized Indian Tribe, regardless as to whether the property is now under common ownership among several members of that same Federally Recognized Indian Tribe;
  - (5) Tribally-Owned Unrestricted Lands. Fee lands that are owned by or under the control of a Federally Recognized Indian Tribe that are not subject to a United States Government restriction that the land continue to be owned by or remain under the control of a Federally Recognized Indian Tribe or member or members thereof;
  - AND;
- (b) The applicant meets the following requirements as a condition of award funding as set forth in a Standard Agreement, but not as a condition to engage in the competitive award process:
  - (1) BIA Consent. Applicants shall obtain Bureau of Indian Affairs consent to applicant's execution and recordation (as applicable) of all Department-required documents that are subject to 25 CFR sec. 152.34 or 25 CFR sec. 162.12, all prior to award disbursement. This requirement shall not apply to projects that are within subdivision (i)(5) of this Section.
  - (2) Personal Jurisdiction for Tribal Applicants. For applicants that are Federally Recognized Indian Tribes or Tribal controlled entities, all such applicants shall provide and execute a limited waiver of sovereign immunity agreeing to the personal jurisdictions of state court.

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- (3) Subject Matter Jurisdiction for Restricted Tribal Lands. For applicants proposing projects that are to be within property described in sub-divisions (i)(1), (i)(2), (i)(3), and (i)(4), all such applicants shall cause the subject Indian Tribe to provide and execute a limited waiver of sovereign immunity satisfactory to the Department, agreeing to the subject matter jurisdiction of state court.
- (4) Title Insurance Requirements. Applicants shall provide title insurance for the property underlying the **Project** satisfactory to the Department. Notwithstanding the foregoing sentence, upon a showing of good cause, for Applicants unable to provide a conventional title insurance policy satisfactory to the Department, all such Applicants shall demonstrate to the satisfaction of the Department that they hold title to the property pursuant to a title condition report issued by the BIA Land Title and Records Office, and pursuant to a title opinion letter issued for the benefit of the Department but paid for by the Applicant.
- (5) Recordation Requirements. Where recordation of instruments are required by the Department, the subject instrument shall be deemed sufficiently recorded if recorded with the Land Titles and Records Office at the BIA or if the subject instruments are recorded in the County recording system having jurisdiction over the property.
- (6) Fee Security Required. For all Projects, except those falling within subdivision (i)(1) and (ii)(2), fee security shall be required, unless the terms allowing leasehold security are satisfied as set forth in Title 25 CCR 8316. If a Department loan/grant is recorded on fee land then there must be a restriction preventing that land being put into trust until the Department loan/grant term is complete.
- (7) Minimum Requirements for Sovereign Immunity Waivers. Sovereign immunity waiver language shall be included in the Department Standard Agreement, and all Department regulatory and loan or grant agreements, all of which may be accomplished by incorporating by reference a separately executed sovereign immunity waiver instrument. The Applicant shall also provide or obtain a separate limited waiver of sovereign immunity instruments for both personal and subject matter jurisdictions which shall require, at a minimum, compliance with State construction standards and regulations.

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## Appendix C. Awardee Publicity Guidelines

AHSC award **Recipients** are required to acknowledge SGC, HCD, and California Climate Investments (CCI) in all publications, websites, signage, invitations, and other mediarelated and public-outreach products related to the AHSC Project. Guidance on CCI logo usage, signage, and logo files contained in the Style Guide are available at: <u>www.caclimateinvestments.ca.gov/logo-graphics-request</u>. SGC and HCD staff will provide their respective logo files and guidance on their usage directly to **Recipients**.

- (a) Long-form written materials, such as reports, must include the following standard language about SGC, HCD, AHSC, and CCI:
  - (1) "The Affordable Housing and Sustainable Communities (AHSC) Program builds healthier communities and protects the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. This program is administered by Strategic Growth Council (SGC), which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians (www.sgc.ca.gov) and implemented by the Department of Housing and Community Development (HCD).

The AHSC Program is part of CCI, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities. The Cap-and-Trade program also creates a financial incentive for industries to invest in clean technologies and develop innovative ways to reduce pollution. California Climate Investments projects include affordable housing, renewable energy, public transportation, zero-emission vehicles, environmental restoration, more sustainable agriculture, recycling, and much more. At least 35 percent of these investments are located within and benefiting residents of disadvantaged communities, low-income communities, and low-income households across California. www.caclimateinvestments.ca.gov."

- (b) Any informational materials that do not qualify as long-form, but that include at least a paragraph of text, such as press releases, media advisories, short case studies, some flyers, etc., should include the following language:
  - (1) Long version: "[Project Name] is supported by California Strategic Growth Council's Affordable Housing and Sustainable Communities program with funds from <u>California Climate Investments</u>, a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities."
  - (2) Short version: "[Project Name] is supported by California Strategic Growth Council's Affordable Housing and Sustainable Communities program with funds from <u>California Climate Investments</u>—Cap-and-Trade Dollars at Work."

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- (c) Recipients may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the boilerplate language acknowledging CCI and SGC support is not practical, grantees should instead include the official logos of both SGC and CCI, preceded by the words "Funded by."
- (d) AHSC award Recipients are required to identify a point of contact for all press inquiries and communications needs related to the project and provide the name, phone number and email address of this individual to SGC. Recipients must also distribute a press release after grant decisions are made at SGC's Public Council Meeting and are encouraged to do so for other major milestones throughout the lifecycle of the grant. All press releases must be approved by SGC Communications Office prior to distribution and SGC must be alerted and invited to participate in any and all press conferences related to the award.
- (e) AHSC Recipients are required to prepare one or more two-to-four-page documents that provide a summary of the Project components and tell the story of the AHSC proposal development process and/or implementation. All such materials must be approved by SGC Communications Office prior to distribution. These materials will be displayed on SGC website.
- (f) AHSC Applicants and Recipients are encouraged to use social media to share the process of creating an AHSC proposal and to inform the throughout implementation. @CalSGC, @California_HCD, and @CAClimateInvest should be tagged on all posts related to the AHSC grant. Use of the hashtags #AHSC, #AffordableHousing, and #SustainableCommunities is encouraged.

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, 95833 P. O. Box 952054 Sacramento, CA 94252-2054 (916) 263-2771 / (FAX) 263-2763



GAVIN NEWSOM, Governor

November 1, 2019

## **MEMORANDUM FOR:**

#### All Potential Applicants

FROM:

SUBJECT:

www.hcd.ca.gov

Jennifer Seeger, Acting Deputy Director Division of Financial Assistance

Notice of Funding Availability Affordable Housing and Sustainabl Communities Program

The California Strategic Growth Council (SGC) and the California Department of Housing and Community Development (HCD) are pleased to announce the availability of approximately \$550 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program. The purpose of the AHSC program is to reduce greenhouse gas (GHG) emissions through projects implementing land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and support related and coordinated public policy objectives. Funding for the AHSC program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statues of 2006) and SB 375 (Chapter 728, Statutes of 2008). AHSC is part of the California Climate Investments, a statewide program funded through the GGRF that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities.

The AHSC NOFA, Guidelines, workshop details, and related program information are available at <u>http://sgc.ca.gov/programs/ahsc/</u> or <u>http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</u>. Application materials will be posted to <u>http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</u> prior to NOFA workshops.

To receive information on workshops and other updates, please visit <u>HCD</u> and <u>SGC</u>. Questions may be directed to the AHSC program at <u>ahsc@hcd.ca.gov</u> and <u>ahsc@sqc.ca.gov</u>.

Attachment

# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

## Notice of Funding Availability Round 5

## November 1, 2019





CALIFORNIA STRATEGIC GROWTH COUNCIL



Gavin Newsom, Governor State of California

Alexis Podesta, Secretary Business, Consumer Services and Housing Agency

> Louise Bedsworth, PhD, Director California Strategic Growth Council

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

2020 West El Camino Avenue, Suite 500, Sacramento, CA 95833 Website: <u>http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</u> Phone: (916) 263-2771 Email: <u>ahsc@hcd.ca.gov</u>

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## I. Overview

## A. Notice of Funding Availability

The Strategic Growth Council (SGC) and the California Department of Housing and Community Development (Department) hereby announce the availability of approximately \$550 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program. The AHSC program is administered by SGC and implemented by the Department. The California Air Resources Board (CARB) provides the quantification methodology for determining the greenhouse gas (GHG) emissions reductions for the AHSC program.

These AHSC program funds will be used for loans or grants, or a combination thereof, to projects that will achieve GHG emissions reductions to benefit all California communities, particularly through increasing accessibility to affordable housing and key destinations via low-carbon transportation, resulting in fewer vehicle miles traveled (VMT) through shortened or reduced trip length or mode shift from Single Occupancy Vehicle (SOV) use to transit, bicycling or walking.

## **B**. Timeline

	NOFA Release	November 1, 2019
ſ	Application Due Date	February 11, 2020
	Award Announcements	Summer 2020

## C. What's New

1) The maximum individual award amount has increased to \$30 million.

- 2) The maximum amount to be awarded to any single Developer has been increased to \$60 million.
- 3) Department will no longer require a hardcopy submittal of the Application Workbooks. Only documents with wet signatures must be submitted in hard copy to the Department by the application due date listed in Section III.B. of this NOFA. Additionally, application materials must be submitted electronically pursuant to Section III. A. of this NOFA.

## D. Authorizing Legislation

The AHSC program furthers the purposes of AB 32 (Chapter 488, Statutes of 2006) and SB 375 (Chapter 728, Statutes of 2008). Available funds are subject to the AHSC program Guidelines issued by SGC dated October 31, 2019, or as amended (Guidelines). The Guidelines include detailed information on eligibility requirements, application selection criteria, established terms, conditions, and procedures for funds awarded under AHSC. The Guidelines are available at <a href="http://www.sgc.ca.gov/programs/ahsc/resources/">http://www.sgc.ca.gov/programs/ahsc/resources/</a>.

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AHSC Round 5 NOFA

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Applicants are responsible for complying with the AHSC program requirements set forth in the Guidelines. Applicants are urged to carefully review the Guidelines and information contained in this NOFA before submitting applications.

## II. Program Requirements

The following is provided as a summary and is not to be considered a complete representation of the entirety of the eligibility, threshold, or other requirements or terms and conditions of the AHSC program. Please note that capitalized words may be defined terms and can be found in the program Guidelines. Please refer to the Guidelines for complete information.

## A. Eligible Applicants

Applicants must be eligible pursuant to the Guidelines, Section 105, Eligible Applicants.

Please note: A special purpose entity, which is formed and controlled by the Developer, and which will serve as the ultimate borrower of AHSC loan funds, is not an Eligible Applicant, but may be named in the portion of the application that requests the name of the ultimate borrower.

## **B. Eligible Projects**

Proposed projects must be eligible pursuant to the Guidelines, Section 102, Eligible Projects. Eligible projects must fall into one of the following three eligible Project Area types:

- Transit Oriented Development Project Area type (TOD)
- Integrated Connectivity Project Area type (ICP), or
- Rural Innovation Project Area type (RIPA).

## C. Eligible Costs

The AHSC program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas. For a detailed list of all eligible costs, please refer to the Guidelines, Section 103, Eligible Cost.

#### D. Program Threshold Requirements

In addition to meeting the requirements of the Guidelines as described in paragraphs A, B, and C above, applicants and projects are also required to meet the program threshold requirements found in Section 106 of the Guidelines.

## E. Program Funding Amounts and Terms

1. AHSC Program Funding Award Maximum: The maximum AHSC program loan or grant award, or combination thereof, is \$30 million, with a minimum award of at least \$1 million.

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- 2. AHSC Program Funding Developer Maximum: A single Developer may receive no more than \$60 million per NOFA funding cycle. This limitation may be waived by SGC, if necessary, to meet requirements referenced in the Guidelines, Section 108(d)(7).
- 3. Terms of Assistance: Assistance terms and limits are set forth in the Guidelines, Section 104, Assistance Terms and Limits. Loans for Affordable Rental Housing Developments are subject to requirements set forth in the Guidelines, Section 104(b). Grants are subject to the terms and requirements set forth in the Guidelines, Section 104(c).

## F. Application Scoring

Applications will be scored according to the Guidelines, Section 107, Scoring Criteria. AHSC program funds will be allocated through a competitive processset forth in Guidelines, Section 108.

## III. Application, Review, Workshops, and Appeals

Applications must meet eligibility requirements upon submission. Modification of the application forms by the applicant is prohibited. It is the applicant's responsibility to ensure the application is clear, complete, and accurate. After the application deadline, Department staff may request clarifying information, provided such information does not affect the competitive rating of the application. No information, whether written or oral, will be solicited or accepted if this information would result in a competitive advantage to an applicant or a disadvantage to other applicants. No applicant may appeal the evaluation of another applicant's application.

The AHSC NOFA, Guidelines, workshop details, and related program information are available at <a href="http://sgc.ca.gov/programs/ahsc/resources/">http://sgc.ca.gov/programs/ahsc/resources/</a> or <a href="http://www.hcd.ca.gov/grants-funding/ahsc.shtml">http://www.hcd.ca.gov/grants-funding/ahsc.shtml</a>. Application materials will be posted to <a href="http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml">http://www.hcd.ca.gov/grants-funding/ahsc.shtml</a>. Application materials will be posted to <a href="http://www.hcd.ca.gov/grants-funding/ahsc.shtml">http://www.hcd.ca.gov/grants-funding/ahsc.shtml</a>. Application materials will be posted to <a href="http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml">http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</a>.

## A. Financial Assistance Application Submittal Tool (FAAST) Application Components

Complete applications must include the following components:

## 1. AHSC Application Workbook

All applicants must complete and submit the AHSC Application Workbook.

## 2. AHSC Benefits Calculator Tool

All applicants must complete and submit the AHSC Benefits Calculator Tool to meet requirements referenced in Guidelines Section 106(a)(1).

Department of Housing and Community Development

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## 3. Universal Application Workbook (UA)

The UA must be completed and submitted for projects seeking funds for Affordable Housing Development (AHD) or Housing Related Infrastructure (HRI).

## 4. Electronic FAAST Submission

Application materials must be submitted electronically via the FAAST system. Requirements for uploading the Application Workbook, UA Workbook, and required supporting documentation, including naming conventions, are described in the application instructions available at <u>http://www.hcd.ca.gov/grants-</u><u>funding/active-funding/ahsc.shtml</u>. Applicants must upload all application materials to the <u>FAAST</u> system no later than **11:59 p.m. Pacific Standard Time on February 11, 2020**.

## B. Hardcopy Document Submittal

Applicants must submit hardcopies of documents requiring wet signatures as identified in the Application Workbooks through a mail carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. These documents must be received by the Department no later than **5:00 p.m., Pacific Standard Time on February 13, 2020** to the address below:

## AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

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

Personal deliveries will not be accepted. No late applications, incomplete applications, facsimiles, walk-ins or application revisions will be accepted. The hardcopy documents must match documents submitted via the FAAST system. In the event of discrepancies between hardcopies and electronically submitted workbooks, the electronic FAAST submission will prevail.

## C. Application Review

### 1. Phase One

Application completeness and satisfaction of threshold criteria described in the Guidelines will be confirmed. Please note, the threshold review for financial feasibility criteria in this phase consists of only verification of documentation completeness, not an evaluation of the material facts. That review will take place in Phase Three. Phase One is a pass/fail stage, and applicants will receive notification of their status upon completion of threshold reviews, with a five-day opportunity to appeal the findings of the reviews.

## 2. Phase Two

Quantitative policy criteria and greenhouse gas reductions score (GHG QM) will be evaluated for proposals that have met the requirements of Phase One. An initial score letter will be provided to applicants with a five-day opportunity to appeal the findings of the reviews. AHSC staff will review appeal responses and revise scores where appropriate. Applicants who score less than 50 percent of the total quantitative policy criteria and GHG QM points will not be eligible to move forward. The final score letter will include notification of application status.

## 3. Phase Three

An interagency team will review the narrative section of applications which have scored 50 percent or higher in Phase Two. During Phase Three, an in-depth evaluation of the project's financial feasibility will be performed.

## D. 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, 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.

### 2. Appeal Process and Deadlines

(a) To lodge 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.

Appeals are to be submitted to the Department at <u>ahsc@hcd.ca.gov</u> according to the deadline set forth in Department review letters.

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(b) Appeals must be received by the Department no later than five 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.

## 3. Decision

Any request to amend the Department's decision shall be reviewed for compliance with the <u>Guidelines</u> and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

## E. Disclosure of Application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473, Statutes of 1968). As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions applicants to use discretion in providing information not specifically requested, including, but not limited to, bank account numbers, 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.

## F. Application Workshops

The Department, SGC and CARB will conduct application workshops and pre-application consultations for the Round 5 application submission. AHSC workshop details and related program information will be posted on the SGC <u>website</u>. Appointments are required for pre-application consultations. Workshop questions should be directed to <u>ahsc@sgc.ca.gov</u>.

## IV. Award Announcements and Contracts

#### A. Award Announcements

Awards will be announced in summer 2020. Award recommendations will be posted with meeting materials at <u>http://sgc.ca.gov/meetings/</u>, ten days prior to the SGC public meeting.

## **B.** Contracts

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

V. Other State Requirements

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## A. Article XXXIV

All projects shall comply with Article XXXIV, Section 1 of the California Constitution as clarified by the Public Housing Election Implementation Law (Health and Safety Code § 37000 - 37002). Article XXXIV documentation for loans underwritten by the Department shall be subject to review and approval by the Department prior to the announcement of award recommendations.

## B. Pet Friendly Housing Act of 2017

Housing funded through the AHSC program is subject to the Pet Friendly Housing Act of 2017 (Health and Safety Code Section 50466). Each Awardee is required to submit a signed and dated certification that residents of the AHSC funded housing development will be authorized to own or otherwise maintain one or more common household pets.

#### C. State Prevailing Wages

AHSC program funds awarded under this NOFA are subject to state prevailing wage law, as set forth in Labor Code Section 1720 et seq., and require the payment of prevailing wages unless the project meets one of the exceptions of Labor Code Section 1720 (c), as determined by the Department of Industrial Relations (DIR). The DIR can be contacted via its website at

<u>https://www.dir.ca.gov/oprl/DPreWageDetermination.htm</u>. Applicants are urged to seek professional advice as to how to comply with state prevailing wage law.

## VI. Other Terms and Conditions

#### A. Right to Modify or Suspend

The Department reserves the right, at its 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 and will post the revisions to the Department's website. Subscriptions to the Department's email list are available at: http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

## **B.** Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and guidelines pertaining to the AHSC program, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.

Department of Housing and Community Development

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OFFICE OF THE MAYOR SAN FRANCISCO



LONDON N. BREED MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
 FROM: Kanishka Cheng C
 RE: Apply for Grant - Potrero Housing Associates II, L.P. – Assumption of Liability – Department of Housing and Community Development Affordable Housing and Sustainable Communities Program – Potrero Block B
 DATE: Tuesday, December 17, 2019

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 Affordable Housing and Sustainable Communities ("AHSC") Program as a joint applicant with Potrero Housing Associates II, L.P., a California limited partnership, for the 100% affordable housing project identified as Potrero Block B in Potrero 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 AHSC 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.



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