

# **Infill Infrastructure Grant Program**

**Notice of Funding Availability (NOFA) May 12, 2021**

## **Qualifying Infill Area (QIA) and Qualifying Infill Project (QIP) Application**

Rev. 6/21/21



**State of California  
Governor Gavin Newsom**

**Lourdes Castro Ramirez, Secretary  
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director  
Department of Housing and Community Development**

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**Overview**

6/21/21

**When opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros may not work with Microsoft's Excel version for Apple Mac.**

**Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FAAST. [Click here for FAAST upload instructions and user manual.](#)**

Are you applying for funds for a Capital Improvement Project (CIP) within a Qualifying Infill Area (QIA) or for a Qualified Infill Project (QIP)?

QIP Name: \_\_\_\_\_ County QIP is located: \_\_\_\_\_ Geographic Region: \_\_\_\_\_

If the QIP is also known under another name(s) or was formerly known under another name(s), provide the name(s).

Have you applied, do you plan to apply, or has the CIP, QIA or QIP been awarded other HCD program funds?

Other HCD Program(s) Name(s):	Funding Amount	Funding Status	NOFA Date	Award Date/Expected Award Date

**Project or Area Information**

<b>File Name</b>	<b>Site Plan</b>	§308(a)(1) Provide documentation of compliance with _____ certified by a California State-licensed professional such as an engineer, surveyor, or landscape architect.	Uploaded to HCD?
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QIA - Provide the description of the Project Area including the designated housing within the QIA.

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QIA - include all info for all QIPs. For all QIA attachments, clearly identify and label the "Required QIP" documents Docs identified for Required QIP?

Required QIP #1	QIP Name	QIP (Describe unit mix and tenant population)	QIP Address	QIP City	QIP Zip	Census Tract	APN

CIP(s) (identify all if more than one)	QIP(s) Names that CIP will support	Related CIP Description and Scope §304	

Is the required QIP a scattered site project? \_\_\_\_\_ If yes, complete the section below:

Site Address	Homeowner or Rental

QIP - Total Land Area in Acres:	
QIP - Commercial Square Feet	

**Amenities within the required QIP**

Number of parking spaces	Gated site entry	Community room	Fitness room	Other amenity (specify)
Number of laundry rooms	Building card key	Community kitchen	Picnic/BBQ area	Other amenity (specify)
Swimming pool	Security patrol	Computer room	Tot lot or playground	Other amenity (specify)
Jacuzzi/Sauna	Security cameras	High speed internet	Sports/tennis court	Other amenity (specify)

**Eligible Applicant (Applicant) §302(k)**

<b>Applicant #1</b>	
Entity Name	Applicant Type
Address	City State Zip
Auth Rep	Title Authorized Rep. Email Phone
Contact	Title Email Phone
Address	City State Zip

<b>File Name</b>	<b>App1 Cert of BIPOC</b>	See Applicant Documents worksheet.	Uploaded to HCD?
<b>File Name</b>	<b>App1 Cert &amp; Legal</b>	See Certification & Legal worksheet.	Uploaded to HCD?
<b>File Name</b>	<b>App1 Resolution</b>	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?
<b>File Name</b>	<b>App1 OrgDoc1, OrgDoc2, etc...</b>	See Applicant Documents worksheet.	Uploaded to HCD?

Overview							6/21/21
File Name	App1 OrgChart	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App1 Signature Block	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App1 Payee Data Record	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App1 FISCAL TIN Form	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App1 Cert of Good Standing	Certificate of Good Standing certified by Secretary of State prior to application due date.				Uploaded to HCD?	
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.				Uploaded to HCD?	
<b>Applicant #2</b>							
Entity Name					Applicant Type		
Address				City	State	Zip	
Auth Rep		Title	Authorized Rep. Email			Phone	
Contact		Title	Email			Phone	
Address				City	State	Zip	
File Name	App2 Cert of BIPOC	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 Cert & Legal	See Certification & Legal worksheet.				Uploaded to HCD?	
File Name	App2 Resolution	Signature required; see Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 OrgChart	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 Signature Block	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 Payee Data Record	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 FISCAL TIN Form	See Applicant Documents worksheet.				Uploaded to HCD?	
File Name	App2 Cert of Good Standing	Certificate of Good Standing certified by Secretary of State prior to application due date.				Uploaded to HCD?	
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.				Uploaded to HCD?	

**Required Applicant Documentation**

6/21/21

**Black, Indigenous, and Other People of Color - Nonprofit Developer of a QIP**

A completed and signed letter of self-certification by authorized signatory is required for each Joint Applicant identifying as black, indigenous or other person of color. Each applicable Joint Applicant must sign an individual Certification.

**Certifications & Legal Disclosure**

A completed and signed Certification is required for each Joint Applicant. Each Joint Applicant must sign an individual Certification form. A completed and signed Legal Disclosure is also required for each Joint Applicant. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NOFA.

**Resolutions**

Applicant may use their own Resolution format as long as it contains ALL of the authorizations as in the sample.  
The person attesting to the resolution signing cannot be the same person authorized to execute the documents in the name of the applicant.  
If more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Program docs.  
If the application is being signed by a designee of the authorized signatory, the applicant must also submit a designee letter or other proof of signing authority.

A resolution is required of each Joint Applicant - both private and public entities. [A sample resolution template is available on IIG website.](#)

**Organizational Documents**

Organizational documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents with the application.

Submit organizational documents supporting the Resolution submitted with the application.

**Corporation organizational documents**

Articles of Incorporation (Corp. Code §154, 200 and 202) as certified by the CA Secretary of State.  
Bylaws and any amendments thereto (Corp. Code §207(b), 211 and 212)  
Certificate of Amendment of Articles of Incorporation (Corp. Code §900-910 (general stock), §5810-5820 (public benefit and religious corporations), §7810-7820 (mutual benefit corporations), or §12500-12510 (general cooperative corporations)) as applicable.  
Restated Articles of Incorporation (Corp. Code §901, 906, 910 (general stock), §5811, 5815, 5819 (public benefit and religious corporations), §7811, 7815 and 7819 (mutual benefit corporations) and §12501, 12506 and 12510 (general cooperative corporations)) as applicable.  
Statement of Information (CA Secretary of State form SI-100 or SI-200)  
Shareholder Agreements (Corp. Code §186) if applicable.  
Certificate of Good Standing certified by Secretary of State.  
[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

**Limited Liability Company organizational documents**

Articles of Organization (CA Secretary of State form LLC-1)  
Certificate of Amendment (CA Secretary of State form LLC-2) if applicable.  
Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable.  
Certificate of Correction (CA Secretary of State form LLC-11) if applicable.  
Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC)  
Operating Agreement (Corp. Code §17707.02(s) and 17701.10.)  
Certificate of Good Standing certified by Secretary of State.  
[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

**Limited Partnership organizational documents**

Certificate of Limited Partnership (CA Secretary of State form LP-1)  
Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.  
Certificate of Correction (CA Secretary of State form LP-2) if applicable.  
Limited Partnership Agreement (CA Corp. Code §15901.02(x) and 15901.10)  
Certificate of Good Standing certified by Secretary of State.  
[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

**Organizational Chart**

The Organizational chart must depict the organizational structure of the entities in relation to the applicant.

**Signature Block**

All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in the HCD legal documents such as the Standard Agreement.

**Payee Data Record STD-204 or Taxpayer Identification Number (TIN)**

The TIN must be submitted by all governmental entity Applicants. All other Applicants must submit the STD-204 Payee Data Record. [Forms available on IIG website.](#)

1. Summarize the scope of work for the CIP(s). Describe the distinct infrastructure improvements relating to utilities, surface improvements, landscape and amenities, environmental mitigation and remediation, replacement transit, residential parking and/or transit, etc. §304:

[Empty response area for question 1]

2. Describe all on-site services that will be provided at the required QIP:

[Empty response area for question 2]

3. Explain any specific development issues (relocation, environmental, historical, topography, etc.) at the required QIP and/or CIP(s):

[Empty response area for question 3]

4. Explain any required demolition at the required QIP:

[Empty response area for question 4]

5. Identify the Developer(s) for the required QIP. Describe Developer(s) experience with affordable housing:

[Empty response area for question 5]





**Eligibility and Threshold**

6/21/21

**Eligible Projects §303**

(a) Is the CIP an integral part of, or necessary for the development of a QIP or housing designated within a QIA?										
<b>File Name</b>	<b>CIP Integral to QIP</b>	Applicant narrative and documentation evidencing the Locality requiring the CIP.					Uploaded to HCD?			
(c)(1) Is located in an Urbanized Area?										
<b>File Name</b>	<b>Urban Area</b>	Provide documentation of location in an Urbanized Area. §302(ii)					Uploaded to HCD?			
(c)(2) Is located in a Locality that has an adopted housing element in substantial compliance with Art. 10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?										
A jurisdiction's current housing element compliance status is obtainable thru HCD's website.										
(c)(2)(A) located in a Locality at time of application that has submitted its housing element annual progress reports (required by Gov. Code §65400) for the current and prior year.										
(c)(3) Does include 15% or more Affordable Units (AU) excluding replacement units?										
					<b>Total AUs (excluding replacement unit AUs)</b>	0	<b>Total Units</b>	0	No	
<b>Required QIP:</b>	Rental AUs	0	HO AUs	0	Rental AUs to be replaced	HO AUs to be replaced	Net QIP AUs	0	Total QIP Units	0
<b>Other-QIPs (QIA only)</b>	Rental AUs	0	HO AUs	0	Rental AUs to be replaced	HO AUs to be replaced	Net other-QIP AUs	0	Total other-QIP Units	0
<b>File Name</b>	<b>Replacement Housing Plan</b>	Provide the Replacement Housing Plan if there will be replacement units					Uploaded to HCD?			
(c)(3) Does have a disposition and development agreement or other specific agreement executed on or before August 24, 2007 between the Developer and the local agency having jurisdiction over the project that includes affordability covenants that subject the to the production of Affordable Units for Very Low-, Lower- or Moderate-income households?										
<b>File Name</b>	<b>Development Agreement</b>	Agreement executed prior to August 24, 2007 that contains affordability covenants.					Uploaded to HCD?			
(c)(4) Average Net Density (dwelling units per acre)										
Are parcels to be developed within a Rural Area per §302(ee)? (Refer to the document entitled IIG Program, Rural Area Determination Procedures)										
					If yes (project is Rural), parcels to be developed must have a Net Density of 10 units per acre.			0		
If non-Rural, enter minimum Net Density for parcels to be developed per Locality (see Appendix 1, click here):					Net Density: housing units per acre	0.0	Is the Net Density equal to or greater than required §303(c)(4)?			Yes
<b>Total site area in square feet</b>		0	Non-qualified site deductions: utility easements, setbacks, private drives/walkways, landscaping, common areas and facilities, off street parking, drainage facilities exclusive to a development project & other related mitigation space required.			0 bedroom Net Density calculation	0			
Less qualified site deductions* in square feet						1 bedroom Net Density calculation	0			
Public streets						2 bedroom Net Density calculation	0			
Public sidewalks						3 bedroom Net Density calculation	0			
Public Open Space						4 bedroom Net Density calculation	0	Commercial		
Public drainage facilities			If contains commercial, answer V24-25 Square ft. of largest residential unit			Commercial Net Density calculation	0	square feet	0	
<b>Net site area in acres (43,560 square feet per acre)</b>		0.00	0.7	# of bedrooms in largest unit		adjusted Net Density as a percentage of required density §309(c)(2)			0.00%	
(c)(5) Is located in area designated for mixed-use or residential development pursuant to one of the following plans? If Yes, select plan.										
<b>File Name</b>	<b>Relevant Development Plan</b>	Provide, label and attach a copy of the relevant plan showing area designation.					Uploaded to HCD?			
(c)(6) Can the Applicant identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, to reliably ensure that future development will occur at an overall Net Density set forth in §303(c)(4)? This mechanism must be in effect and legally enforceable prior to the disbursement of Program funds.										
<b>File Name</b>	<b>Net Density Verification</b>	Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density.					Uploaded to HCD?			
(c)(7) Will the Applicant designate the proposed residential units in the QIP, and/or within the QIA (non-QIP), that the Applicant intends to utilize for the purpose of establishing the max Program grant amount pursuant to §305, and for the purpose of rating applications pursuant to §309 or §310.										
(c)(8) Does this application demonstrate that the percentage of Affordable Units (AUs), and units restricted to other income limits and rents as designated for the purpose of determining the max Program grant amount shall be maintained or exceeded through the completion of each proposed residential development?										
(c)(9) Applicant certifies construction shall not have commenced on any units designated in the application prior to the application submittal deadline?										
<b>File Name</b>	<b>Construction exception</b>	If applicable, label and attach agreement requiring AUs be built as a local approval condition.					Uploaded to HCD?			
<b>Eligible Costs §304</b>										
(a)(4)(A) Total number of Structured Parking spaces - that are (1) required replacement of Transit Station parking spaces or (2) public Structured Parking required as a condition of approval for the QIP within one-half mile of a Major Transit Stop or Transit Station:										
					Spaces exceed one space per unit?	No	Are costs less than or equal to \$50,000 per parking space?			
(a)(4)(B) Total number of residential per unit parking spaces in Structured Parking, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space:										
(a)(15) Impact fees for the CIP are required by local ordinance?										
					If Yes, impact fees do not to exceed 5% of the total Program grant amount? Describe below the fee(s), Locality and how the impact fee(s) will be used for the CIP:					
We certify the CIP funded costs do not include any of the following ineligible costs:										
(b)(1) Developer Fees or profit.										
(b)(2) Costs of site acquisition for housing and mixed use structural improvements.										
(b)(3) Costs of housing or mixed use structures.										
(b)(4) Soft costs related to ineligible costs.										
(b)(5) In lieu fees for local inclusionary programs.										
<b>Application Threshold Requirements - §308</b>										
(a)(2) We certify that construction of the CIP has not commenced as of the application deadline set forth in the NOFA?										
(a)(3) We certify the CIP is infeasible without Program funds, and other available funds are not and will not be supplanted by Program funds?										
(a)(4) Does Applicant have Site Control §302(gg) for the CIP Project? If Yes, enter form of Site Control and the most recent execution date below.										
Form of Site Control §302(gg):					Most recent document execution date:					
(a)(5) We certify all proposed uses of Program funds must be eligible pursuant to §304?										
(b) Is application sufficiently complete to assess feasibility of application and its compliance with Program requirements?										
Describe any special circumstances:										
<b>File Name</b>	<b>CIP Site Control</b>	Appropriate documentation to demonstrate the form of Site Control indicated above.					Uploaded to HCD?			
Does the required QIP trigger State Relocation Assistance Law (CA Gov Code §7260-7277)?										
If Yes, provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No, provide documentation supporting relocation is not required.										
<b>File Name</b>	<b>QIP Relocation Plan</b>	Must provide a Relocation Plan or documentation supporting no relocation.					Uploaded to HCD?			
(c) We certify we will comply with all state and federal fair housing laws. Compliance with state law includes but is not limited to the duty to carry out the program in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with Affirmatively Furthering Fair Housing pursuant to CA Gov Code §8899.50?										

**Eligibility and Threshold**

6/21/21

<b>File Name</b>	<b>Fair Housing Self-Certification</b>	Must provide a self-certification document that is acceptable to HCD certifying that the Occupancy restrictions will be carried out in a manner that is consistent with federal fair housing laws	Uploaded to HCD?
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**Market Study**

Does Market study demonstrate QIP is financially feasible? - *Must submit a market study that meets the requirements specified in TCAC Regs §10322(h)(10)*

<b>File Name</b>	<b>Market Study</b>	Must provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?
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**Tax Credits (TC)**

Select appropriate entry for each item:

<b>Project Tax Credit Type</b>	<b>Federal</b>	<b>Proposed equity investor contribution (\$)</b>	<b>Anticipated tax credit factor</b>	<b>App rate</b>
	<b>State</b>	<b>Proposed equity investor contribution (\$)</b>	<b>Anticipated tax credit factor</b>	<b>App rate</b>
<b>Timeframe for applying for 4% Tax Credits</b>	<b>Proposed month</b>	<b>Proposed year</b>		
<b>Timeframe for applying for 9% Tax Credits</b>	<b>Proposed round</b>	<b>Proposed year</b>		
If already awarded, date of the Tax Credit Reservation				

<b>File Name</b>	<b>Tax Credit Reservation</b>	If the Project has already received a tax credit reservation, upload documentation.	Uploaded to HCD?
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**Milestones**

What covenants or regulatory agreements are already on title?  
 What covenants or regulatory agreements are anticipated?

Note: Some of the following milestones may have already been achieved. For previously met milestones, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.  
 Provide the actual or anticipated completion date for the following performance milestones for the CIP. If a milestone is not applicable, please enter "N/A".

	CIP Date	QIP Date
Executed binding agreement between Applicant and Developer of the proposed QIP detailing the terms and conditions of the development.		
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.		
Obtaining all necessary and discretionary public land use approvals.		
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction/permanent loan documents, and Tax Credit syndication documents for remaining phases of Project.		
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.		
Commencement of construction.		
Construction complete and the filing of the Notice of Completion.		



QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds																	6/21/21	Commercial Sources			
USES OF FUNDS	IIG CIP Grant	0	0	0	0	0	0	0	0	0	0	0	0	Private mortgage financing	Deferred costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:	
<b>Qualifying Infill Project (QIP)</b>																					
<b>LAND COST/ACQUISITION</b>																					
Land Cost or Value																		\$0	\$0		
Demolition																		\$0	\$0		
Legal																		\$0	\$0		
Land Lease Rent Prepayment																		\$0	\$0		
<b>Total Land Cost or Value</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value																		\$0	\$0		
Off-Site Improvements																		\$0	\$0		
<b>Total Acquisition Cost</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Land Cost / Acquisition Cost</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost																		\$0	\$0		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																		\$0	\$0		
Excess Purchase Price Over Appraisal																		\$0	\$0		
<b>Total Relocation Costs</b>																		\$0	\$0		
<b>NEW CONSTRUCTION</b>																					
Site Work																		\$0	\$0		
Structures																		\$0	\$0		
General Requirements																		\$0	\$0		
Contractor Overhead																		\$0	\$0		
Contractor Profit																		\$0	\$0		
Prevailing Wages																		\$0	\$0		
General Liability Insurance																		\$0	\$0		
Urban Greening																		\$0	\$0		
Other New Construction: (Specify)																		\$0	\$0		
Other New Construction: (Specify)																		\$0	\$0		
Other New Construction: (Specify)																		\$0	\$0		
<b>Total New Construction</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ARCHITECTURAL FEES</b>																					
Design																		\$0	\$0		
Supervision																		\$0	\$0		
<b>Total Architectural</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Survey &amp; Engineering</b>																		\$0	\$0		
<b>CONSTRUCTION INTEREST &amp; FEES</b>																					
Construction Loan Interest																		\$0	\$0		
Origination Fee																		\$0	\$0		
Credit Enhancement/Application Fee																		\$0	\$0		
Bond Premium																		\$0	\$0		
Cost of Issuance																		\$0	\$0		
Title & Recording																		\$0	\$0		
Taxes																		\$0	\$0		
Insurance																		\$0	\$0		
Employment Reporting																		\$0	\$0		
Other Construction Int. & Fees: (Specify)																		\$0	\$0		
Other Construction Int. & Fees: (Specify)																		\$0	\$0		
Other Construction Int. & Fees: (Specify)																		\$0	\$0		
Other Construction Int. & Fees: (Specify)																		\$0	\$0		
<b>Total Construction Interest &amp; Fees</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PERMANENT FINANCING</b>																					
Loan Origination Fee																		\$0	\$0		
Credit Enhancement/Application Fee																		\$0	\$0		
Title & Recording																		\$0	\$0		
Taxes																		\$0	\$0		
Insurance																		\$0	\$0		
Other Perm. Financing Costs: (Specify)																		\$0	\$0		
Other Perm. Financing Costs: (Specify)																		\$0	\$0		
Other Perm. Financing Costs: (Specify)																		\$0	\$0		
Other Perm. Financing Costs: (Specify)																		\$0	\$0		
<b>Total Permanent Financing</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotals Forward</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>LEGAL FEES</b>																					
Legal Paid by Applicant																		\$0	\$0		
Other Attorney Costs: (Specify)																		\$0	\$0		
Other Attorney Costs: (Specify)																		\$0	\$0		
Other Attorney Costs: (Specify)																		\$0	\$0		
<b>Total Legal Fees</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RESERVES</b>																					

**QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds**

USES OF FUNDS	IIG CIP Grant	0											Private mortgage financing	Deferred costs	Equity Investor	6/21/21 Total Residential Sources/Costs	Commercial Sources			
		0	0	0	0	0	0	0	0	0	0	0					Total Commercial Sources/Costs	Source Name:	Source Name:	
Operating Reserve																	\$0	\$0		
Replacement Reserve																	\$0	\$0		
Transition Reserve																	\$0	\$0		
Rent Reserve																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
<b>Total Reserves</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CONTINGENCY COSTS</b>																				
Construction Hard Cost Contingency																	\$0	\$0		
Soft Cost Contingency																	\$0	\$0		
<b>Total Contingency</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER PROJECT COSTS</b>																				
TCAC App/Allocation/Monitoring Fees																	\$0	\$0		
Environmental Audit																	\$0	\$0		
Local Development Impact Fees																	\$0	\$0		
Permit Processing Fees																	\$0	\$0		
Capital Fees																	\$0	\$0		
Marketing																	\$0	\$0		
Furnishings																	\$0	\$0		
Market Study																	\$0	\$0		
Accounting/Reimbursable																	\$0	\$0		
Appraisal Costs																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
<b>Total Other</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Project Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>DEVELOPER COSTS</b>																				
Developer Overhead/Profit																	\$0	\$0		
Consultant/Processing Agent																	\$0	\$0		
Project Administration																	\$0	\$0		
Broker Fees Paid to a Related Party																	\$0	\$0		
Construction Oversight by Developer																	\$0	\$0		
Other Developer Costs: (Specify)																	\$0	\$0		
<b>Total Developer Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Capital Improvement Project(s) (CIP)</b>																				
Site acquisition of CIP including easements and right of ways																		\$0		
Other:																		\$0		
<b>Total Site Acquisition (not parking)</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clearing and Grubbing																		\$0		
Demolition																		\$0		
Excavation																		\$0		
Grading																		\$0		
Soil Stabilization (Lime, etc.)																		\$0		
Erosion/Weed Control																		\$0		
Dewatering																		\$0		
Other:																		\$0		
Other:																		\$0		
<b>Total Site Preparation</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer																		\$0		
Potable Water																		\$0		
Non-Potable Water																		\$0		
Storm Drain																		\$0		
Detention Basin/Culverts																		\$0		
Joint Trench																		\$0		
Other:																		\$0		
<b>Total Site Utilities</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aggregate Base																		\$0		
Asphalt Pavement																		\$0		
Curb, Gutter, Sidewalk																		\$0		
Street Lights																		\$0		
Striping/Signage/Barricades																		\$0		
Traffic Mitigation																		\$0		

QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds																	6/21/21	Commercial Sources		
USES OF FUNDS	IIG CIP Grant	0	0	0	0	0	0	0	0	0	0	0	0	Private mortgage financing	Deferred costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
Other:																				
<b>Total Surface Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Irrigation																				
Concrete Work																				
Landscaping																				
Urban Greening																				
Playground Facilities and Tot Lots																				
Walking/Bike Path																				
Drinking Fountains																				
Structures																				
Lighting																				
Open Space																				
Other:																				
<b>Total Parks-Landscape and Amenities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Wetland Mitigation																				
Endangered Species																				
Tree Mitigation																				
Environmental Remediation																				
Other:																				
<b>Total Env. Mitigation/Remediation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Replacement Parking																				
Grading																				
Foundation Work																				
Site Work																				
Other:																				
Other:																				
<b>Total Structured Parking §304(a)(4)(A)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Residential Parking Structures																				
Grading																				
Foundation Work																				
Site Work																				
Other:																				
Other:																				
<b>Total Residential Parking §304(a)(4)(B)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Access Plazas																				
Pathways																				
Bus Shelters																				
Transit Shelters																				
Pedestrian Facilities																				
Bicycle Facilities																				
Other:																				
<b>Total Transit</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Drainage																				
Parks & Recreation																				
Streets/Signals																				
Traffic Fees																				
Waste Water																				
Water Facility																				
Other:																				
Other:																				
<b>Total Impact Fees</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Engineering																				
Design																				
Other:																				
Other:																				
<b>Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Other:																				
Other:																				
<b>Total Other Asset Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>CIP TOTAL PROJECT COSTS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>QIP TOTAL PROJECT COSTS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>TOTAL QIP &amp; CIP PROJECT COSTS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

### Required QIP Annual Income and Expenses

Employee Information					Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
		On-Site Manager(s)	\$0	\$0	
		On-Site Assistant Manager(s)	\$0	\$0	
		Supportive Services Staff Supervisor(s)	\$0		
		Supportive Services Coordinator, On-Site	\$0		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
		On-Site Maintenance Employee(s)	\$0	\$0	
		On-Site Leasing Agent/Administrative Employee(s)	\$0	\$0	
		On-Site Security Employee(s)	\$0	\$0	
			\$0	\$0	
			\$0	\$0	
<b>Total Salaries and Value of Free Rent Units</b>			<b>\$0</b>	<b>\$0</b>	
	6711	Payroll Taxes	\$0	Show free rent as an expense?	
	6722	Workers Compensation	\$0		
	6723	Employee Benefits	\$0		Yes
<b>Employee(s) Payroll Taxes, Workers Comp. &amp; Benefits</b>			<b>\$0</b>		
<b>Total Employee(s) Expenses</b>			<b>\$0</b>		

Employee Units				
Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
		0	0	
		0	0	
		0	0	
<b>Total Square Footage</b>			<b>0</b>	

Annual Operating Budget				
Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$0		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Subsidy Program Name	\$0		
	Subsidy Program Name	\$0		
	Operating Subsidies	\$0		
	Other: (specify)	\$0	\$0	
5910	Laundry and Vending Revenue	\$0		
5170	Garage and Parking Spaces	\$0	\$0	
5990	Miscellaneous Rent Revenue	\$0	\$0	
<b>Gross Potential Income (GPI)</b>		<b>\$0</b>	<b>\$0</b>	

	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other: (specify)	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$0	\$0	
<b>Effective Gross Income (EGI)</b>		<b>\$0</b>	<b>\$0</b>	

Acct. No.	Expenses	Residential	Commercial	Comments
<b>Administrative Expenses: 6200/6300</b>				
6203	Conventions and Meetings	\$0	\$0	
6210	Advertising and Marketing	\$0	\$0	
6250	Other Renting Expenses	\$0	\$0	
6310	Office/Administrative Salaries -- from above	\$0	\$0	
6311	Office Expenses	\$0	\$0	
6312	Office or Model Apartment Rent	\$0	\$0	
6320	Management Fee	\$0	\$0	
6330	Site/Resident Manager(s) Salaries -- from above	\$0	\$0	
6331	Administrative Free Rent Unit -- from above	\$0	\$0	
6340	Legal Expense -- Project	\$0	\$0	
6350	Audit Expense	\$0	\$0	
6351	Bookkeeping Fees/Accounting Services	\$0	\$0	
6390	Miscellaneous Administrative Expenses	\$0	\$0	
6263T	<b>Total Administrative Expenses</b>	<b>\$0</b>	<b>\$0</b>	

Acct. No.	Expenses	Residential	Commercial	Comments
<b>Utilities Expenses: 6400</b>				
6450	Electricity	\$0	\$0	
6451	Water	\$0	\$0	

**Required QIP Annual Income and Expenses**

6452	Gas	\$0	\$0	
6453	Sewer	\$0	\$0	
	Other Utilities: (specify)	\$0	\$0	
6400T	<b>Total Utilities Expenses</b>	\$0	\$0	
<b>Operating and Maintenance Expenses: 6500</b>				<b>Comments</b>
6510	Payroll -- from above	\$0	\$0	
6515	Supplies	\$0	\$0	
6520	Contracts	\$0	\$0	
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	\$0	
6525	Garbage and Trash Removal	\$0	\$0	
6530	Security Contract	\$0	\$0	
6531	Security Free Rent Unit -- from above	\$0	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$0	\$0	
6548	Snow Removal	\$0	\$0	
6570	Vehicle & Maintenance Equipment Operation/Reports	\$0	\$0	
6590	Miscellaneous Operating and Maintenance Expenses	\$0	\$0	
6500T	<b>TOTAL Operating &amp; Maintenance Expenses</b>	\$0	\$0	
<b>Taxes and Insurance: 6700</b>				<b>Comments</b>
6710	Real Estate Taxes	\$0	\$0	
6711	Payroll Taxes (Project's Share) -- from above	\$0	\$0	
6720	Property and Liability Insurance (Hazard)	\$0	\$0	
6729	Other Insurance (e.g. Earthquake)	\$0	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation -- from above	\$0	\$0	
6723	Health Insurance/Other Employee Benefits--from above	\$0	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$0	\$0	
6700T	<b>Total Taxes and Insurance</b>	\$0	\$0	
<b>Supportive Services Costs: 6900</b>				<b>Comments</b>
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$0	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6900T	<b>Total Supportive Services Costs</b>	\$0	\$0	
<b>Total Operating Expenses</b>		<b>\$0</b>	<b>\$0</b>	<b>Comments</b>
<b>Funded Reserves: 7200</b>		<b>Residential</b>	<b>Commercial</b>	
7210	Required Replacement Reserve Deposits	\$0	\$0	
7220	Other Reserves: (specify)	\$0	\$0	
7230	Other Reserves: (specify)	\$0	\$0	
7240	Other Reserves: (specify)	\$0	\$0	
	<b>Total Reserves</b>	\$0	\$0	
<b>Ground Lease</b>		<b>Residential</b>	<b>Commercial</b>	
	Ground Lease	\$0	\$0	
	<b>Total Ground Lease</b>	\$0	\$0	
	<b>Net Operating Income</b>	<b>\$0</b>	<b>\$0</b>	
<b>Financial Expenses: 6800</b>				<b>Comments</b>
6820	1st Mortgage Debt Service	\$0	\$0	
6830	2nd Mortgage Debt Service	\$0	\$0	
6840	3rd Mortgage Debt Service	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6800T	<b>Total Financial Expenses</b>	\$0	\$0	
	<b>Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	
7190	Asset Management/Similar Fees	\$0	\$0	
<b>Total Operating Expenses Per Unit</b>		<b>Per Year</b>	<b>Per Month</b>	
Without any Adjustments		\$0	\$0	
With the Value of Rent-Free Units Included		\$0	\$0	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$0	\$0	

Required QIP Cash Flow Analysis

Is Income from Restricted Units based on Restricted or Proposed Rents?		Restricted Rents														
Income From Housing Units	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Restricted Unit Rents	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unrestricted Units	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments																
Subsidy Program Name	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Program Name	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: (specify)	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Potential Income - Housing</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Other Income</b>																
Laundry & Vending	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Potential Income - Other</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Gross Potential Income - Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Vacancy Assumptions</b>																
Restricted Units	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unrestricted Units	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: (specify)	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laundry/Vending/Other Income	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Vacancy Loss</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Effective Gross Income</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Operating Expenses &amp; Reserve Deposits</b>																
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supportive Services Costs	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Expenses	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses &amp; Reserves</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Operating Income</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Debt Service</b>																
1st Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bridge Loan (repaid from Investor equity)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3rd Mortgage Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Financial Expenses: (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Required Debt Service</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cash Flow after all debt service</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Debt Service Coverage Ratio (DSCR)</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Verification of Environmental Review & Land Use Entitlements								6/21/21
<b>File Name</b>	<b>Auth to Use Grant Funds</b>	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.					Uploaded to HCD?	
<b>File Name</b>	<b>Environmental</b>	Provide a copy of all environmental clearances or Notice of Exemption.					Uploaded to HCD?	
<b>TO THE APPLICANT:</b> Submit this form to the agency or department of local government responsible for administration of the items listed. This form may be submitted to more than one agency or department, if necessary. QIP Applicants need only submit one completed form per Locality. If the NEPA Responsible Entity is not a local government, submit a copy of this form to the appropriate NEPA Responsible Entity. If an item is not required, include the reason why in the box provided.								
<b>Applicant</b>								
Entity Name				Applicant Type				
Address			City	State		Zip		
<b>Required QIP</b>	<b>Project Name</b>	<b>Brief Description</b>		<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>County</b>	<b>Census Tracts</b>
								<b>APNs</b>
<b>TO THE LOCAL JURISDICTION OR NEPA RESPONSIBLE ENTITY:</b> The Applicant named above will submit an application to the State of California, Department of Housing and Community Development, requesting funding for the project named above under the Infill Infrastructure Grant Program (IIG). Projects will be evaluated based upon readiness. Please answer the following questions:								
<b>Environmental Review</b>								
Is this QIP approved "by right"?								
This form must be completed in its entirety regardless of the answer to the preceding question.								
<b>All Environmental Clearances (CEQA/NEPA) necessary to begin construction are:</b>		<b>Not Required for this Project</b>	<b>Has a Negative Declaration been issued?</b>	<b>Final Date of Public Comment Period</b>	<b>Date(s) EIR Certified / Notice of Determination filed</b>	<b>Date Appeal Period Ends</b>	<b>Have any appeals been filed?</b>	
CEQA								
NEPA*								
In the box below, explain why any items are not required and include documentation, if applicable:								
<b>Signature Block for Environmental Review</b>								
I certify that the information on this form is true and correct to the best of my knowledge.								
Date:		Signature of party completing form:						
Printed name of party completing form:								
Title of party completing form:				Agency and/or Dept. name:				
Agency/Dept. Address			City	State		Zip		
<b>Land Use Entitlements</b> <i>(indicate below the status of the following local approvals)</i>								
<b>All necessary and discretionary public land use approvals except building permits and other ministerial approvals are:</b>			<b>Not Required for this Project</b>	<b>QIP is consistent with local planning documents &amp; zoning ordinances</b>	<b>An Application has been submitted, accepted and deemed complete for processing.</b>		<b>Date Approved</b>	
General Plan Amendment:								
Site Plan Review:								
Zoning Approval:								
Conditional Use Permits:								
Density Bonus:								
Other Variances:								
Other Variances:								
Other Variances:								
Other Variances:								
In the box below, explain why any items are not required and include documentation, if applicable:								
<b>Signature Block for Land Use Entitlements</b>								
I certify that the information on this form is true and correct to the best of my knowledge.								
Date:		Signature of party completing form:						
Printed name of party completing form:								
Title of party completing form:				Agency and/or Dept. name:				
Agency/Dept. Address			City	State		Zip		
HCD requires an original, fully completed form with signatures.								

QIP Scoring										6/21/21	
250 Points Max (points in blue shaded cells)								Total QIP Self Score		0.00	
Project Readiness §309(a) - 100 Points Max											
File Name	E&L Use	Provide signed copies of Env & Land Use Verification worksheet. Identify name of Locality at beginning of document.						Uploaded to HCD?			
<b>(1) Environmental Review Status - 30 points max</b> (if environmental reviews and necessary entitlements have been completed for the QIP and submitted to HCD by the application due date, select "Yes").											
(A) For the QIP, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 30 points										0	
(B) For the QIP, we have issued a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment? - 15 points											
NEPA:		Is Federal funding proposed that will trigger NEPA? Describe circumstances below.				If Yes, enter date of "Authority to Use Grant Funds":					
CEQA:	Project approved "by-right"?	Is Project Categorically Exempt?	Negative Declaration Date:	Final EIR Date:	Describe special circumstances below:						
<b>(2) Land Use Entitlement Status - 30 points max</b> (if necessary entitlements from the local jurisdiction can be secured and submitted to HCD by the application due date, select "Yes").											
(A) For the QIP, have all necessary local land use approvals have been granted for the QIP, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <b>identify in table below</b> - 30 points. If no, answer (B) below:										0	
(B) The QIP is consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals have been submitted and deemed complete by the appropriate local agencies? <b>identify in table below</b> - 15 points											
(C) The QIP is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process? <b>identify in table below</b> - 10 points											
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. <b>This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.</b>											
Agency / Issuer		Land Use Approval Date		Approval Type		Type and Comments					
						Site Plan Review					
						Conditional Use Permits					
						Zoning Approval					
						Other (specify)					
						Other (specify)					
						Other (specify)					
<b>(3) Leveraged Funding Commitments - 20 points max</b>											
All funding sources on the Dev Sources worksheet rows 59 to 74 must include: "Rental" or "Homeowner" and "CIP" or "QIP #1".											
Rental funding commitments as a % of total development costs less private mortgage financing and deferred costs:							Permanent:	0.00%	Points:	0	0.00
HO funding commitments as a % of total development costs less private mortgage financing & deferred costs:							Permanent:	0.00%	Points:	0	
File Name	Perm EFC #1, #2, etc	Proof(s) of permanent financing, see §302(m)						Uploaded to HCD?			
<b>(4) Local Support - 12 points max</b>											
(A) Obtaining a funding commitment or commitments from a local public agency or agencies for the QIP or CIP - 12 points (All funding sources on Dev Sources worksheet rows 6 to 24 and 59 to 74 must include "Yes" or "No" regarding whether it is Local Support)										0	
Total local public agencies funding commitment amount:		\$0	CIP Grant amount		\$0	Commitments as % of Grant:		0.00%			
File Name	Local EFC #1, #2, etc	Proof(s) of local support, see §309(a)(4)(B)						Uploaded to HCD?			
<b>(5)(A) Prohousing Policies - 8 points max</b>											
(i)	Projects located in jurisdictions that have implemented programs over the last five years, which are currently in effect, that finance infrastructure with accompanying increased housing capacity in areas of high segregation and poverty or low resource opportunity area (see TCAC/HCD Opportunity Area Maps) or disadvantaged community pursuant to Senate Bill 535 and Assembly Bill 1550 or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points										0
(ii)	Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points										0
(iii)	Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle. - 4 points										0
(iv)	Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points 1. Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking per Gov. Code §65852.2; 2. Processing or impact fee waivers or reductions of 50% or more; 3. Ministerial approval in fewer than 45 days; 4. Reduction or modifications of development standards for side yard setbacks of five feet or less; 5. Reduction or modifications of development standards to two story heights; 6. Reduction or modifications of development standards to allow 60% or more lot coverage; 7. No minimum lot size requirement; 8. Provisions for affordability; or 9. Offering support programs such as a user-friendly website										0
(v)	Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points										0
Select Strategy Type (from above)	Strategy Description		Enter name of source document and the hyperlink to where the document can be accessed.			Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).					

QIP Scoring										6/21/21	
<b>Affordability §309(b) - 60 Points Max</b>											
Points based on % of QIP units restricted to occupancy by various income groups. (see <i>Max Funds and Unit Mix worksheet</i> )						§309(b)(1) points=	0.00	§309(b)(2) points=	0.00	<b>0.00</b>	
<b>Density §309(c) - 40 Points Max</b>											
Points based on extent to which the average Net Density of QIP, adjusted by unit size, exceeds the required density §303(c)(4). (see <i>Eligibility and Threshold worksheet</i> )					Minimum Net Density =	0	% QIP meets or exceeds required Net Density:	0.00%	<b>0</b>		
<b>Access to Transit §309(d) - 20 Points Max</b>											
Points for proximity of QIP to a Transit Station or Major Transit Stop. Distance must be evidenced by a scaled map. Walkable Route is defined in §302(qq).											
Type	Transit Name			Contact	Phone	Planned Station Service Date					
(1) Is QIP within <b>one-quarter mile</b> of a Transit Station or Major Transit Stop measured by a Walkable Route from nearest boundary of QIP to the outer boundary of the site of the Transit Station or Major Transit Stop? - 20 points										<b>0</b>	
(2) Is QIP within <b>one half mile</b> of a within one-half mile of a Transit Station or a Major Transit Stop, measured by a Walkable Route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop and located in an area of high segregation and poverty or low resource opportunity area (see TCAC/HCD Opportunity Area Maps) or disadvantaged community pursuant to Senate Bill 535 and Assembly Bill 1550? - 15 points											
(3) Is QIP within <b>one half mile</b> of a Transit Station or Major Transit Stop measured by a Walkable Route from the nearest boundary of QIP to the outer boundary of the site of the Transit Station or Major Transit Stop? - 10 points											
<b>File Name</b>	<b>Transit Access</b>	Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.					Uploaded to HCD?				
<b>File Name</b>	<b>TCAC Opportunity Map</b>	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.					Uploaded to HCD?				
<b>File Name</b>	<b>Transit Schedule</b>	Transit service schedule publicly posted between January 2020 and date of application.					Uploaded to HCD?				
<b>Access to Opportunity and Proximity to Amenities §309(e) - 20 Points Max</b>											
Points based on the proximity or accessibility of QIP to the following amenities that exist or will be in service when the QIP is completed.								Rural Area		<b>0</b>	
(1) The QIP is located in a High or Highest Resource Area as specified on a TCAC/HCD Opportunity Area Map? - 20 points										<b>0</b>	
(2) The QIP is within what distance from a Park §302(y) (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities)? - 3 or 5 points										<b>0</b>	
Entity Name		Responsible jurisdiction									
Site Address		City	State	Zip							
Contact		Title	Phone	Date In Service							
<b>File Name</b>	<b>Park Access</b>	Provide scaled map showing distance to Park.					Uploaded to HCD?				
(3) The QIP is within what distance from a locally recognized Employment Center §302(l) with at least 50 full time employees? - 3 or 5 points.										<b>0</b>	
Entity Name		Responsible jurisdiction									
Site Address		City	State	Zip							
Contact		Title	Phone	Date In Service							
<b>File Name</b>	<b>Employment Access</b>	Provide scaled map showing distance to Employment Center.					Uploaded to HCD?				
Entity Name		Responsible jurisdiction									
Site Address		City	State	Zip							
Contact		Title	Phone	Date In Service							
(4) The QIP is within what distance from a locally recognized Retail Center §302(dd) with at least 50 full-time employees - 3 or 5 points.										<b>0</b>	
<b>File Name</b>	<b>Retail Access</b>	Provide scaled map certified showing distances to Retail Center.					Uploaded to HCD?				
(5) The QIP is within what distance from a public school or community college that residents of the QIP may attend - 3 or 5 points.										<b>0</b>	
Entity name		Responsible jurisdiction									
Site address		City	State	Zip							
Contact		Title	Phone	Date in service							
<b>File Name</b>	<b>Education Access</b>	Provide scaled map showing distances to public school/college.					Uploaded to HCD?				
(6) The QIP is within what distance from a social service facility that operates to serve residents of the QIP? - 3 or 5 points										<b>0</b>	
Entity name		Responsible jurisdiction									
Site address		City	State	Zip							
Contact		Title	Phone	Date in service							
<b>File Name</b>	<b>Social Service Access</b>	Provide scaled map showing distances to social service facility.					Uploaded to HCD?				
<b>Consistency with Regional Plans §309(f) - 10 Points Max</b>											
Points awarded for each of the following										<b>0</b>	
(A)	Does QIP support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points									<b>0</b>	

QIP Scoring				6/21/21
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIP supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission - 5 points			0
(C)	Not less than 50% of the land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points			0
<b>File Name</b>	<b>QIP Consistency</b>	Submit letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	Uploaded to HCD?	
<b>Tie Breaker §307(b)(3); NOFA</b>				
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.			Application due date	7/12/21
(1) 10 bonus points to the QIP having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.			Ratio=	0.00%
(2) If tie still exists, 3 points to the QIP for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline .				
Development name:		IIG prior NOFA date	Cert. of Occup date:	0
Development name:		IIG prior NOFA date	Cert. of Occup date:	0
Development name:		IIG prior NOFA date	Cert. of Occup date:	0
Development name:		IIG prior NOFA date	Cert. of Occup date:	0
Development name:		IIG prior NOFA date	Cert. of Occup date:	0
Development name:		IIG prior NOFA date	Cert. of Occup date:	0

QIA Scoring						6/21/21
250 Points Max (points in blue shaded cells)					Total QIA Self Score	0.00
Area Readiness §310(a) - 100 Points Max						
File Name	E&L Use	Provide signed copies of Env & Land Use Verification worksheet. Identify name of Locality at beginning of document.			Uploaded to HCD?	
<b>(1) Multiple QIPs - 10 points max</b> (if the number of QIPs within the QIA is more than one and land use entitlements required for construction has been secured and submitted to HCD by the application due date, select "Yes" below)					Number of QIPs within the QIA?	
(A) The QIA will have three or more QIPs that provide a minimum of 250 new or rehabilitated housing units and can secure all land use entitlements required for construction within a reasonable period of time following the submittal of the Program application or that all applications required for construction have been submitted under a Nondiscretionary Local Approval Process. - 10 points						0
(B) The QIA will have two QIPs that provide a minimum of 150 new or rehabilitated housing units and can secure all land use entitlements required for construction within a reasonable period of time following the submittal of the Program application or that all applications required for construction have been submitted under a Nondiscretionary Local Approval Process. - 5 points						
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. <b>This information must match the information provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.</b>						
Required QIP #1 - Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments			
			Site Plan Review			
			Conditional Use Permits			
			Zoning Approval			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
QIP #2 - Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments			
			Site Plan Review			
			Conditional Use Permits			
			Zoning Approval			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
QIP #3 - Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments			
			Site Plan Review			
			Conditional Use Permits			
			Zoning Approval			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
			Other (specify)			
<b>(2) Environmental review status - 25 points max</b> (if environmental reviews and necessary entitlements have been secured and submitted to HCD by the application due date, select "Yes" below)						
(A) For the QIA, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and NEPA, if applicable and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 25 points						0
(B) For the QIA, we have a draft of a program, master or tiered environmental impact report that has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (C). - 15 points						
(C) For the QIA, we have a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (D). - 10 points						
(D) For the QIA, not less than 50% of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date. - 5 points						
<b>NEPA:</b> Federal funding proposed that will trigger NEPA? Describe circumstances below:			If Yes, enter date of "Authority to Use Grant Funds":			
<b>CEQA:</b>	Project approved "by-right"?	Is Project Categorically Exempt?	Negative Declaration Date:	Final EIR Date:	Describe special circumstances below:	
<b>(3) Land use entitlement status - 25 points max</b> (if necessary entitlements from the local jurisdiction have been secured and submitted to HCD by the application due date, select "Yes" below)						
(A) All necessary local land use approvals for developments within the QIA, have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <b>identify in table below</b> - 25 points.						0
(B) The developments within the QIA are consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals have been submitted and deemed complete by the appropriate local agencies? <b>identify in table below</b> - 15 points.						

**QIA Scoring**

6/21/21

(C) The QIP within the QIA is eligible to receive all necessary local land use approvals per a Nondiscretionary Local Approval Process? *identify in table below* - 10 points

Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. **This information must match the information provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.**

Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments
			Site Plan Review
			Conditional Use Permits
			Zoning Approval
			Other (specify)

**(4) Leveraged funding commitments - 20 points max**

All funding sources on the Dev Sources worksheet rows 59 to 74 must include: "Rental" or "Homeowner" and "CIP" or "QIP #1".

Rental funding commitments as a % of total development costs less private mortgage financing and deferred costs: Permanent: 0.00% Points: 0 **0.00**

HO funding commitments as a % of total development costs less private mortgage financing & deferred costs: Permanent: 0.00% Points: 0 **0.00**

File Name | Perm EFC #1, #2, etc | Proof(s) of permanent financing, see §302(m) | Uploaded to HCD?

**(5) Local support - 12 points max**

(A) Obtaining a funding commitment(s) from a local public agency(ies) for the QIP or CIP - 12 points (All funding sources on Dev Sources worksheet rows 6 to 24 must include "Yes" or "No" regarding whether it is Local Support) **0**

Total Local Public Agencies Funding Commitment Amount: \$0 CIP Grant Amount \$0 Commitments as % of Grant: 0.00%

File Name | Local EFC #1, #2, etc | Proof(s) of local support, see §309(a)(4)(B) | Uploaded to HCD?

**(6)(A) Prohousing Policies - 8 points max**

(i)	Projects located in jurisdictions that have implemented programs over the last five years, which are currently in effect, that finance infrastructure with accompanying increased housing capacity in areas of high segregation and poverty or low resource opportunity area (see TCAC/HCD Opportunity Area Maps) or disadvantaged community pursuant to Senate Bill 535 and Assembly Bill 1550 or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points	0
(ii)	Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points	0
(iii)	Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle. - 4 points	0
(iv)	Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points 1. Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; 2. Processing or impact fee waivers or reductions of 50% or more; 3. Ministerial approval in fewer than 45 days; 4. Reduction or modifications of development standards for side yard setbacks of five feet or less; 5. Reduction or modifications of development standards to two story heights; 6. Reduction or modifications of development standards to allow 60% or more lot coverage; 7. No minimum lot size requirement; 8. Provisions for affordability; or 9. Offering support programs such as a user-friendly website	0
(v)	Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points	0

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).

**Affordability §310(b) - 60 Points Max**

Points based on % of QIA units restricted to occupancy by various income groups. (see Max Funds and Unit Mix worksheet) §310(b)(1) points= 0.00 §310(b)(2) points= 0.00 **0.00**

**Density §310(c) - 40 Points Max**

Points based on extent to which the Net Density of QIA, adjusted by unit size, exceeds the required Net Density §303(c)(4). see Eligibility and Threshold worksheet AJ114 & U15 Minimum Net Density = 0 % QIA meets or exceeds required Net Density: 0.00% **0**

QIA Scoring										6/21/21	
Access to Transit §310(d) - 20 Points Max											
Points for proximity of QIP to a Transit Station or Major Transit Stop. Distance must be evidenced by a scaled map. Walkable Route is defined in §302(qq).											
Type	Transit Name	Contact	Phone	Planned Station Service Date							
(1) Is QIP within <b>one-quarter mile</b> of a Transit Station or Major Transit Stop measured by a Walkable Route from nearest boundary of QIP to the outer boundary of the site of the Transit Station or Major Transit Stop? - 20 points										0	
(2) Is QIP within <b>one half mile</b> of a Transit Station or a Major Transit Stop, measured by a Walkable Route from the nearest boundary of the QIP to the outer boundary of the site of the Transit Station or Major Transit Stop and located in an area of high segregation and poverty or low resource opportunity area (see TCAC/HCD Opportunity Area Maps) or disadvantaged community pursuant to Senate Bill 535 and Assembly Bill 1550? - 15 points											
(3) Is QIP within <b>one half mile</b> of a Transit Station or Major Transit Stop measured by a Walkable Route from the nearest boundary of QIP to the outer boundary of the site of the Transit Station or Major Transit Stop? - 10 points											
<b>File Name</b>	<b>Transit Access</b>	Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.						Uploaded to HCD?			
<b>File Name</b>	<b>TCAC Opportunity Map</b>	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.						Uploaded to HCD?			
<b>File Name</b>	<b>Transit Schedule</b>	Transit service schedule publicly posted between January 2020 and date of application.						Uploaded to HCD?			
Access to Opportunity and Proximity to Amenities §310(e) - 20 Points Max											
Points based on the proximity or accessibility of QIP to the following existing amenities or amenities that will be in service when the construction of the QIP is completed. Distance to amenities shall be evidenced by a certified date stamped scaled map.										Rural Area Project?	0
(1) The QIP is located in a High or Highest Resource Area as specified on a TCAC/HCD Opportunity Area Map? - 20 points											0
(2) The QIP is within what distance from a Park §302(y) (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities)? - 3 or 5 points											0
Entity Name							Responsible jurisdiction				
Site Address					City	State	Zip				
Contact	Title	Phone	Date In Service								
<b>File Name</b>	<b>Park Access</b>	Provide scaled map showing distance to Park.						Uploaded to HCD?			
(3) The QIP is within what distance from a locally recognized Employment Center §302(l) with at least 50 full time employees? - 3 or 5 points.											0
Entity Name							Responsible jurisdiction				
Site Address					City	State	Zip				
Contact	Title	Phone	Date In Service								
<b>File Name</b>	<b>Employment Access</b>	Provide scaled map showing distance to Employment Center.						Uploaded to HCD?			
Entity Name							Responsible jurisdiction				
Site Address					City	State	Zip				
Contact	Title	Phone	Date In Service								
(4) The QIP is within what distance from a locally recognized Retail Center §302(dd) with at least 50 full-time employees - 3 or 5 points.											0
<b>File Name</b>	<b>Retail Access</b>	Provide scaled map certified showing distances to Retail Center.						Uploaded to HCD?			
(5) The QIP is within what distance from a public school or community college that residents of the QIP may attend - 3 or 5 points.											0
Entity name							Responsible jurisdiction				
Site address					City	State	Zip				
Contact	Title	Phone	Date in service								
<b>File Name</b>	<b>Education Access</b>	Provide scaled map showing distances to public school/college.						Uploaded to HCD?			
(6) The QIP is within what distance from a social service facility that operates to serve residents of the QIP? - 3 or 5 points											0
Entity name							Responsible jurisdiction				
Site address					City	State	Zip				
Contact	Title	Phone	Date in service								
<b>File Name</b>	<b>Social Service Access</b>	Provide scaled map showing distances to social service facility.						Uploaded to HCD?			
Consistency with Regional Plans §310(f) - 10 Points Max											
Points awarded for each of the following											0
(A)	Does QIA support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points									0	
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIA supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission. - 5 points									0	
(C)	Not less than 50% of land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points									0	
<b>File Name</b>	<b>QIA Consistency</b>	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.						Uploaded to HCD?			
Tie Breaker §307(b)(3); NOFA											
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.										Application due date	7/12/21
(1) 10 bonus points to the QIA having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per the NOFA.										Ratio=	0.00%
(2) If tie still exists, 3 points to the QIA for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline.											
Development Name:					IIG prior NOFA Date	Cert. of Occup Date:	0				
Development Name:					IIG prior NOFA Date	Cert. of Occup Date:	0				
Development Name:					IIG prior NOFA Date	Cert. of Occup Date:	0				
Development Name:					IIG prior NOFA Date	Cert. of Occup Date:	0				
Development Name:					IIG prior NOFA Date	Cert. of Occup Date:	0				
Development Name:					IIG prior NOFA Date	Cert. of Occup Date:	0				

**Certification & Legal Disclosure**

6/21/21

**On behalf of the entity identified in the signature block below, I certify that:**

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block.
3. The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the Project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):

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4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not party to or the subject of any claim or action at the State or Federal appellate level.

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project. In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

**Legal Disclosure**

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project. In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be responded to for each entity and person qualifying as an "applicant," or "joint applicant" as defined above.

**Explain all positive responses on a separate sheet and include with this questionnaire in the application.**

**Exceptions:**

Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.

Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

**Civil Matters**

- |   |  |
|---|--|
| 1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ?   |  |
| 2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?   |  |
| 3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?  |  |
| 4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?                        |  |
| 5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment? |  |

**Criminal Matters**

- |  |  |
|--|--|
| 6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?  |  |
| 7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?       |  |
| 8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime? |  |
| 9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business?  |  |
| 10. Within the past ten years, has the applicant been convicted of any felony?   |  |
| 11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?   |  |
| 12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?   |  |

**Please provide a letter of explanation if you responded "Yes" to any of the questions above.**

<b>File Name:</b> Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?
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Printed Name	Title of Signatory	Signature	Date

**Application Development Team (ADT) Support Form**

Please complete the "yellow" cells in the form below and email a copy to: [AppSupport@hcd.ca.gov](mailto:AppSupport@hcd.ca.gov). A member of the Application Development Team will respond to your request within ASAP.

Full Name:		Date Requested:		Application Version Date:	
Organization:		Email:		Contact Phone:	

Justification:

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	IIG							
2	IIG							
3	IIG							
4	IIG							
5	IIG							
6	IIG							
7	IIG							
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24	IIG							
25	IIG							

**IIG 2021 Upload Document Checklist**

6/21/21

File Name:	Site Plan	§308(a)(1) Provide documentation of compliance with certified by a California State-licensed professional such as an engineer, surveyor, or landscape architect.	File uploaded?	0
File Name:	App1 Cert of BIPOC	See Applicant Documents worksheet.	File uploaded?	0
File Name:	App2 Cert of BIPOC	See Applicant Documents worksheet.	File uploaded?	0
File Name:	App1 Cert & Legal	Certification & Legal Disclosure	File uploaded?	0
File Name:	App2 Cert & Legal	Certification & Legal Disclosure	File uploaded?	0
File Name:	App1 Reso	Resolution	File uploaded?	0
File Name:	App2 Reso	Resolution	File uploaded?	0
File Name:	App1 OrgChart	Organizational Chart	File uploaded?	0
File Name:	App2 OrgChart	Organizational Chart	File uploaded?	0
File Name:	App1 Org1, App1 Org2, etc.	Organizational Documents	File uploaded?	0
File Name:	App2 Org1, App2 Org2, etc.	Organizational Documents	File uploaded?	0
File Name:	App1 Signature	Signature Block (Upload in Microsoft Word Document)	File uploaded?	0
File Name:	App2 Signature	Signature Block (Upload in Microsoft Word Document)	File uploaded?	0
File Name:	App1 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)	File uploaded?	0
File Name:	App2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)	File uploaded?	0
File Name:	Utility Allowance	Local housing authority document showing current utility allowance chart, with relevant components circled.	File uploaded?	0
File Name:	Rural Status	TCAC Method for determining Rural status.	File uploaded?	0
File Name:	CIP Integral to QIP	Applicant narrative and documentation evidencing the Locality requiring the CIP.	File uploaded?	0
File Name:	Urban Area	Provide documentation of location in an Urbanized Area.	File uploaded?	0
File Name:	Replacement Housing Plan	Provide the Replacement Housing Plan if there will be replacement units	File uploaded?	0
File Name:	Development Agreement	Agreement executed prior to August 24, 2007 that contains affordability covenants.	File uploaded?	0
File Name:	Relevant Development Plan	Provide, label and attach a copy of the relevant plan showing area designation.	File uploaded?	0
File Name:	Net Density Verification	Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density.	File uploaded?	0
File Name:	Construction exception	If applicable, label and attach agreement requiring AUs be built as a local approval condition.	File uploaded?	0
File Name:	CIP Site Control	Appropriate documentation to demonstrate the form of Site Control indicated above.	Files uploaded?	0
File Name:	QIP Relocation Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	File uploaded?	0
File Name:	Fair Housing Self-Certification	Must provide a self-certification document that is acceptable to HCD certifying that the Occupancy restrictions will be carried out in a manner that is consistent with federal fair housing laws.	File uploaded?	0
File Name:	Market Study	Applicants must provide a completed market study prepared within one year of the application due date.	File uploaded?	0
File Name:	Tax Credit Reservation	If Project has already received a tax credit reservation, attach documentation.	File uploaded?	0
File Name:	Auth to Use Grant Funds	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File uploaded?	0
File Name:	Environmental	Provide a copy of all environmental clearances or Notice of Exemption.	File uploaded?	0

**QIP Scoring Docs**

File Name:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of Locality at beginning of document.	File uploaded?	0
File Name:	Perm EFC #1, #2, etc	Proof(s) of permanent financing, see §302(l)	File uploaded?	0
File Name:	Local EFC #1, #2, etc	Proof(s) of local support, see §309(a)(4)(B)	File uploaded?	0
File Name:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.	File uploaded?	0
File Name:	TCAC Opportunity Map	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.	File uploaded?	0
File Name:	Transit Schedule	Transit service schedule publicly posted between January 2020 and date of application.	File uploaded?	0
File Name:	Park Access	Provide scaled map showing distance to Park.	File uploaded?	0
File Name:	Employment Access	Provide scaled map showing distance to Employment Center.	File uploaded?	0
File Name:	Retail Access	Provide scaled map certified showing distances to Retail Center.	File uploaded?	0
File Name:	Education	Provide scaled map showing distances to public school/college.	File uploaded?	0
File Name:	SPN or SH	Provide scaled map showing distances to social service facility.	File uploaded?	0
File Name:	QIP Consistency	Submit letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File uploaded?	0

**QIA Scoring Docs**

File Name:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of Locality at beginning of document.	File uploaded?	0
File Name:	Perm EFC #1, #2, etc	Proof(s) of permanent financing, see §302(l)	File uploaded?	0
File Name:	Local EFC #1, #2, etc	Proof(s) of local support, see §310(a)(5)(B)	File uploaded?	0
File Name:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.	File uploaded?	0
File Name:	TCAC Opportunity Map	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.	File uploaded?	0
File Name:	Transit Schedule	Transit service schedule publicly posted between January 2020 and date of application.	File uploaded?	0
File Name:	Park Access	Provide scaled map showing distance to Park.	File uploaded?	0
File Name:	Employment Access	Provide scaled map showing distance to Employment Center.	File uploaded?	0
File Name:	Retail Access	Provide scaled map certified showing distances to Retail Center.	File uploaded?	0
File Name:	Education	Provide scaled map showing distances to public school/college.	File uploaded?	0
File Name:	SPN or SH	Provide scaled map showing distances to social service facility.	File uploaded?	0
File Name:	QIA Consistency	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File uploaded?	0