

File No. 240989

Committee Item No. 8

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date October 30, 2024

Board of Supervisors Meeting

Date November 5, 2024

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Information Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Budget – Expenditure Schedule |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Contract/Agreement |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Form 126 – Ethics Commission |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Award Letter |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: Brent Jalipa

Date October 24, 2024

Completed by: Brent Jalipa

Date October 31, 2024

1 [Accept and Expend Grant - California Department of Housing and Community Development
2 Affordable Housing and Sustainable Communities Program - Sunnydale Block 7 -
3 \$29,745,053]

4 **Resolution authorizing the Mayor’s Office of Housing and Community Development**
5 **(“MOHCD”) to execute the Standard Agreements with the California Department of**
6 **Housing and Community Development (“HCD” or “Department”) under the Affordable**
7 **Housing and Sustainable Communities Program for a total award of \$29,745,053**
8 **including \$18,500,000 disbursed by HCD as a loan to the Sunnydale Block 7 Housing**
9 **Partners, L.P. (“Developer”) for a 100% affordable housing project at 65 Santos Street**
10 **and \$11,245,053 to be disbursed as a grant to the City for public transportation**
11 **improvements near 65 Santos Street, for the period starting on the execution date of**
12 **the Standard Agreements to November 30, 2044; and authorizing MOHCD to accept and**
13 **expend the grant of up to \$11,245,053 for transportation, streetscape and pedestrian**
14 **improvements and other transit oriented programming and improvement as approved**
15 **by HCD.**

16
17 WHEREAS, The State of California, the Strategic Growth Council (“SGC”) and the
18 Department of Housing and Community Development (“Department”) issued a Notice of
19 Funding Availability (“NOFA”) dated January 19, 2024, under the Affordable Housing and
20 Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the
21 Public Resources Code commencing with Section 75200; and

22 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC
23 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines
24 adopted by SGC on December 14, 2023 (“Program Guidelines”), an application package
25

1 released by the Department for the AHSC Program (“Application Package”), and an AHSC
2 standard agreement with the State of California (“Standard Agreement”), the Department is
3 authorized to administer the approved funding allocations of the AHSC Program; and

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

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

11 WHEREAS, Sunnydale Block 7 Housing Partners, L.P., a California limited partnership
12 (“Developer”), requested that the City and County of San Francisco (the “City”), acting by and
13 through Mayor’s Office of Housing and Community Development (“MOHCD”), be a joint
14 applicant for AHSC Program funds for its project located at 65 Santos Street consisting of new
15 construction of a 89-unit 100% affordable multifamily rental housing development affordable to
16 low-income households, with 67 units set aside for HOPE SF resident replacement units (the
17 “Project”) identified as Sunnydale Block 7 (the “Sunnydale Block 7”); and

18 WHEREAS, The San Francisco Municipal Transportation Agency (“SFMTA”) plans to
19 install transit signal priority upgrades along six bus routes and five bus boarding bulbs to
20 reduce transit travel times (“SFMTA Work”); and

21 WHEREAS, SFMTA and MOHCD will enter into a Memorandum of Understanding to
22 make commitments related to the SFMTA Work as included in the Application package; and

23 WHEREAS, The Recreation and Parks Department (“SFRPD”) plans to perform bicycle
24 and pedestrian improvements in the vicinity of the Project (the “SFRPD Work”); and

1 WHEREAS, SFRPD and MOHCD will enter into a Memorandum of Understanding to
2 make commitments related to the SFRPD Work as included in the Application package; and

3 WHEREAS, On January 31, 2017, by Ordinance No. 20-17, the Board of Supervisors
4 made findings under the California Environmental Quality Act (Public Resources Code
5 Sections 21000 et seq.) and findings of consistency with the General Plan, and the eight
6 priority policies of Planning Code, Section 101.1, which Ordinance is on file with the Clerk of
7 the Board of Supervisors in File No. 161309 and is incorporated herein by reference; and

8 WHEREAS, The grant budget includes a provision for indirect costs of up to
9 \$1,686,757; and

10 WHEREAS, The grant does not require an ASO amendment; and

11 WHEREAS, Through an award letter dated August 23, 2024, the Department made an
12 award in the total amount of \$29,745,053, which includes \$18,500,000 to be disbursed by
13 HCD as a loan to the Developer for the Project, and up to \$11,245,053 to be disbursed as a
14 grant to the City for the SFMTA Work, SFRPD Work and other transit-oriented programming
15 and improvements approved by HCD, subject to the terms and conditions of the STD 213,
16 Standard Agreement (“Standard Agreement”), for the period starting on the execution date of
17 the Standard Agreements to November 30, 2044; a copy of which is on file with the Clerk of
18 the Board of Supervisors in File No. 240989; now, therefore, be it

19 RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD to
20 enter into the Standard Agreements with the Department, with terms and conditions that
21 AHSC Program funds are to be used for allowable capital asset project expenditures identified
22 in Exhibit A; and, be it

23 FURTHER RESOLVED, That the Board Supervisors authorizes the City to accept and
24 expend the grant funds disbursed under the Standard Agreement; and, be it

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

8 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
9 heretofore taken are ratified, approved and confirmed by this Board of Supervisors; and, be it

10 FURTHER RESOLVED, That within thirty (30) days of the Standard Agreement being
11 fully executed by all parties, MOHCD shall provide the final agreement to the Clerk of the
12 Board for inclusion into the official file.

****Disability Access Checklist***(Department must forward a copy of all completed Grant Information Forms to the Mayor’s Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Existing Site(s) | <input type="checkbox"/> Existing Structure(s) | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input type="checkbox"/> Rehabilitated Site(s) | <input type="checkbox"/> Rehabilitated Structure(s) | <input type="checkbox"/> New Program(s) or Service(s) |
| <input type="checkbox"/> New Site(s) | <input type="checkbox"/> New Structure(s) | |

14. The Departmental ADA Coordinator or the Mayor’s Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor’s Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

Departmental ADA Coordinator or Mayor’s Office of Disability Reviewer:

Madeleine Sweet
(Name)

Compliance Coordinator – Data, Evaluation and Compliance
(Title)

Date Reviewed: September 18, 2024

Madeleine Sweet
(Signature Required)



Department Head or Designee Approval of Grant Information Form:

Daniel Adams
(Name)

Director, Mayor’s Office of Housing and Community Development
(Title)

Date Reviewed: 9/24/2024 | 7:18 PM PDT

DocuSigned by:
Daniel Adams
(Signature Required)

STANDARD AGREEMENT

AGREEMENT NUMBER

PURCHASING AUTHORITY NUMBER (if applicable)

STD 213 (Rev. 04/2020)

24-AHSC-18435

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CONTRACTOR'S NAME

Mercy Housing California, and City and County of San Francisco

2. The term of this Agreement is:

START DATE

Upon HCD Approval

THROUGH END DATE

11/30/2044

3. The maximum amount of this Agreement is:

\$11,245,053.00

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

EXHIBITS	TITLE	PAGES
Exhibit A	Authority, Purpose and Scope of Work	5
Exhibit B	Budget Detail and Payment Provisions	4
Exhibit C*	State of California General Terms and Conditions	GTC - 04/2017
Exhibit D	AHSC Program Terms and Conditions	16
Exhibit E	Project Specific Provisions and Special Terms and Conditions	15
TOTAL NUMBER OF PAGES ATTACHED		40

Items shown with an asterisk (), are hereby incorporated by reference and made part of this agreement as if attached hereto.*

These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

See Attached

CONTRACTOR BUSINESS ADDRESS See Attached	CITY See Attached	STATE See Attached	ZIP See Attached
PRINTED NAME OF PERSON SIGNING See Attached	TITLE See Attached		
CONTRACTOR AUTHORIZED SIGNATURE See Attached	DATE SIGNED See Attached		

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS 651 Bannon Street	CITY Sacramento	STATE CA	ZIP 95811
PRINTED NAME OF PERSON SIGNING	TITLE Contract Services Section Manager		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		

California Department of General Services Approval (or exemption, if applicable)

Exempt per; SCM Vol. 1 4.04.A.3 (DGS memo dated 06/12/1981)

CONTRACTOR

Mercy Housing California

a California nonprofit public benefit corporation

By: _____ Date: _____

Elizabeth Kuwada
Vice President

Address:

1256 Market Street
San Francisco, CA 94102

City and County of San Francisco

a public body, corporate and politic

By: _____ Date: _____

Daniel Adams
Director, Mayor's Office of Housing and Community Development

Address:

1 South Van Ness Avenue
San Francisco, CA 94103

AGREEMENT SUMMARY

STD 215 (Rev. 04/2020)

AGREEMENT NUMBER

24-AHSC-18435

AMENDMENT NUMBER

12. AGREEMENT

Table with 5 columns: AGREEMENT, TERM FROM, TERM THROUGH, TOTAL COST OF THIS TRANSACTION, BID, SOLE SOURCE, EXEMPT. Rows include Original, Amendment No. 1, 2, 3, and a TOTAL row.

13. BIDDING METHOD USED:

- Request for Proposal (RFP) (Attach justification if secondary method is used)
Invitation for Bid (IFB)
Other (Explain) SCM Vol 1, 5.80, B.2.b
Use of Master Service Agreement
Sole Source Contract (Attach STD. 821)

Note: Proof of advertisement in the State Contracts Register or an approved form STD.821, Contract Advertising Exemption Request, must be attached.

14. SUMMARY OF BIDS (List of bidders, bid amount and small business status) (If an amendment, sole source, or exempt, leave blank.)

15. IF AWARD OF AGREEMENT IS TO OTHER THAN THE LOWER BIDDER, PLEASE EXPLAIN REASON(S). (If an amendment, sole source, or exempt, leave blank.)

16. WHAT IS THE BASIS FOR DETERMINING THAT THE PRICE OR RATE IS REASONABLE?

N/A

17a. JUSTIFICATION FOR CONTRACTING OUT (Check one)

- Contracting out is based on cost savings per Government Code 19130(a). The State Personnel Board has been so notified.
Contracting out is justified based on Government Code 19130(b). When this box is checked, a completed JUSTIFICATION - CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 54760 must be attached to this document.
Not Applicable (Interagency / Public Works / Other)

17b. EMPLOYEE BARGAINING UNIT NOTIFICATION N/A

By checking this box, I hereby certify compliance with Government Code section 19132(b)(1).

Table with 3 columns: AUTHORIZED SIGNATURE, SIGNER'S NAME (Print or Type), DATE SIGNED. All fields contain N/A.

18. FOR AGREEMENTS IN EXCESS OF \$5,000: Has the letting of the agreement been reported to the Department of Fair Employment and Housing?
19. HAVE CONFLICT OF INTEREST ISSUES BEEN IDENTIFIED AND RESOLVED AS REQUIRED BY THE STATE CONTRACT MANUAL SECTION 7.10?
20. FOR CONSULTING AGREEMENTS: Did you review any contractor evaluations on file with the DGS Legal Office?
21. IS A SIGNED COPY OF THE FOLLOWING FILE AT YOUR AGENCY FOR THIS CONTRACTOR?
22. REQUIRED RESOLUTIONS ARE ATTACHED
23. IS THIS A SMALL BUSINESS AND/OR A DISABLED VETERAN BUSINESS CERTIFIED BY DGS?

24. ARE DISABLED VETERANS BUSINESS ENTERPRISE GOALS REQUIRED? (If an amendment, explain changes, if any)

N/A

25. IS THIS AGREEMENT (WITH AMENDMENTS) FOR A PERIOD OF TIME LONGER THAN THREE YEARS?

N/A

I certify that all copies of the referenced Agreement will conform to the original Agreement sent to the Department of General Services.

Table with 3 columns: SIGNATURE, NAME/TITLE (Print or Type), DATE SIGNED. Name: Contracts Office / Contracts Analyst.

AGREEMENT SUMMARY

STD 215 (Rev. 04/2020)

AGREEMENT NUMBER

24-AHSC-18435

AMENDMENT NUMBER

JUSTIFICATION - CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 547.60

In the space provided below, the undersigned authorized state representative documents, with specificity and detailed factual information, the reasons why the contract satisfies one or more of the conditions set forth in Government Code section 19130(b). Please specify the applicable subsection. Attach extra pages if necessary.

The undersigned represents that, based upon his or her personal knowledge, information or belief the above justification correctly reflects the reasons why the contract satisfies Government Code section 19130(b).

SIGNATURE	NAME/TITLE (<i>Print or Type</i>)	DATE SIGNED	
PHONE NUMBER	STREET ADDRESS		
EMAIL	CITY	STATE	ZIP

EXHIBIT A**AUTHORITY, PURPOSE AND SCOPE OF WORK****1. Authority & Purpose**

This Standard Agreement, STD 213, (hereinafter "Agreement") is the result of the Recipient's application ("Application") for funding under the Affordable Housing and Sustainable Communities Program ("Program") pursuant to:

- A. Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200);
- B. The Round 8 Program Guidelines dated December 14, 2023 (the "Guidelines"), issued by the State of California, Strategic Growth Council ("SGC") and as may be amended from time to time; and
- C. The Program's Notice of Funding Availability ("NOFA") issued by the Department Housing and Community Development (hereinafter the "Department" or "HCD"), is dated January 19, 2024. References to the NOFA shall include any updates and amendments made thereto.

The Application and the Project Report dated as of the date specified in provision Ex. A-E.1 of Exhibit E of this Agreement (the "Project Report") including all representations made therein, are hereby incorporated in this Agreement by this reference.

By entering into this Agreement and thereby accepting the award of Program grant funds as detailed in the award letter dated as of the date specified in provision Ex. A-E.2 of Exhibit E ("Award Letter") ("Grant"), the Recipient agrees to comply with applicable statutory law, Guidelines, the NOFA, and this Agreement, and to abide by the representations made in the Application, and the terms and conditions of the Disbursement Agreement, which is more particularly described in Exhibit B, Section 6 of this Agreement.

2. Definitions

Capitalized terms herein shall have the meaning of the definitions set forth in the Guidelines, and page 1 of this Exhibit A, in addition:

"Development" refers to the residential rental Affordable Housing Development described in the Application and meeting the criteria set forth in the Project Report providing the affordable housing units, as described therein, in consideration of the

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Grant

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: TO-BE-ADDED

EXHIBIT A

award of Program funds. The Development shall meet all the criteria as set forth in the Guidelines.

“Recipient” refers to the entity or entities submitting the Application or to a related entity approved by the Department entering into this Agreement and identified as “Contractor” on page 1 to this Agreement (STD 213). In the case of joint applicants, “Recipient” shall also refer to each applicant or the Department-approved assignee of such applicant. Each entity comprising “Recipient” shall be jointly and severally liable for all obligations of a Recipient as set forth herein.

Any reference to a specific “Section” or “section” of the Guidelines shall initially refer to that specific numbered section of the Guidelines adopted on and dated December 14, 2023. Notwithstanding, if and when SGC amends any portion of the Guidelines, all references herein to any such portion of the Guidelines shall be deemed to refer to the updated version of the Guidelines, either in whole or in part, as may be applicable. To the extent that any Guidelines section or sections (Section or Sections) provision is or are amended, and thereafter receive(s) a new Guidelines section number(s), any reference herein to the old Guidelines section(s) number(s) shall be interpreted to refer instead to the Guidelines section(s) that is (or are) intended to replace the content and substance of the former Guidelines section(s).

3. Scope of Work

The Scope of Work (“Work”) for this Agreement shall consist of one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area as detailed in provision A-E.3 of Exhibit E of this Agreement, and the Project Report:

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

The Department, the Recipient and other parties as required by the Department shall enter into a Disbursement Agreement governing among other things the disbursement of Program funds as more particularly described in Exhibit B, Section 6 hereto.

At the request of the Department, Recipient shall provide further and additional evidence sufficient to demonstrate the existence and/or completion of the items for which the Recipient’s Application received points. Failure to provide such evidence to the reasonable satisfaction of the Department may result in a re-evaluation of the Application and the reductions or cancellation of the amount of the grant award or may

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Grant

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: TO-BE-ADDED

EXHIBIT A

require repayments of any disbursed Program funds and the disencumbrance of Program funds awarded.

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the unit mix set forth in provision Ex A-E.4 of Exhibit E of this Agreement.

A. HRI

The Scope of Work for this Agreement for Housing-Related Infrastructure (“HRI Work”) is as set forth in provision Ex. A-E.5 of Exhibit E of this Agreement. The HRI Work is necessary for the development of the Development. The Recipient is responsible for and shall ensure the completion of the HRI Work and the completion and occupancy of the Development in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all HRI Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the HRI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

B. Program Costs

The Scope of Work for this Agreement for Program Costs (“PGM Work”) is as set forth in provision Ex. A-E.6 of Exhibit E of this Agreement. The Recipient is responsible for and shall ensure the completion of the PGM Work associated with the Program Costs in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all PGM Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the PGM Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

C. Sustainable Transportation Infrastructure

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure (“STI Work”) is as set forth in provision Ex. A-E.7 of Exhibit E of this Agreement.

The Recipient is responsible for and shall ensure the completion of the STI Work in accordance with Program requirements, the Application, and the criteria set

Affordable Housing and Sustainable Communities (AHSC) Program

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Prep. Date: TO-BE-ADDED

EXHIBIT A

forth in the Project Report. The Department reserves the right to review and approve all STI Work to be performed by the Recipient in relation to this Agreement. Any revision to the STI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

D. Transportation-Related Amenities

The Scope of Work for this Agreement for Transportation-Related Amenities ("TRA Work") is as set forth in provision Ex. A-E.8 of Exhibit E of this Agreement. The Recipient is responsible for and shall ensure the completion of the TRA Work in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all TRA Work to be performed by the Recipient in relation to this Agreement. Any revision to the TRA Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

4. Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the criteria of Section 107 of the Guidelines as set forth in provision Ex. A-E.9 of Exhibit E of this Agreement.

A. GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO_{2e} over the life of the project is detailed in provision Ex. A-E.10 in Exhibit E of this Agreement. Information on this Project's GHG scoring data can be located on SGC's website in a document called Round 8 Data for Public Release.

5. Performance Milestones

Recipient shall ensure the completion of the Performance Milestones set forth in provision Ex. A-E.11 of Exhibit E of this Agreement by the designated dates contained therein. When Recipient misses or anticipates missing a Performance Milestone deadline, Recipient shall notify the Department in writing as soon as is reasonably practicable. In this notification, Recipient shall explain why the deadline has been or will likely be missed; provide a status update relative to the other Performance Milestone deadlines; and provide assurances that it will meet the remaining Performance Milestone deadlines. Recipient's failure to provide a timely written notification shall be considered a default under this Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Grant

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: TO-BE-ADDED

EXHIBIT A

6. HCD Contract Coordinator

The HCD Contract Coordinator of this Agreement for the Department is the Division of State Financial Assistance Loan Closing AHSC Program Manager, or the Manager's designee. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the HCD Contract Coordinator at the following address:

Loan Closing AHSC Program Manager
Division of State Financial Assistance - Loan Closing Branch
Department of Housing and Community Development
P.O. Box 952054
Sacramento, California 94252-2054

7. Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed in provision Ex. A-E.12 of Exhibit E of this Agreement.

EXHIBIT B

BUDGET DETAIL AND PAYMENT PROVISIONS

1. Project Sources and Uses

The sources and uses ("Sources and Uses") set forth in this Exhibit B contains the cost items for the design, development, and construction of the approved Work. Recipient agrees that any cost overruns or increases resulting in a total cost exceeding that set forth therein shall be the responsibility of Recipient.

2. Contract Amount

A. For the purposes of performing the Work, the Department agrees to provide the Grant in the aggregate amount identified on page 1, number 3 of this Agreement (STD 213) in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this Grant amount, or for any unauthorized or ineligible costs.

- 1) For the purposes of performing the Work related to the HRI, as set forth in provision Ex. A-E.5 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.1 of Exhibit E of this Agreement, in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.
- 2) For the purposes of performing the Work related to the PGM, as set forth in provision Ex. A-E.6 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.2 of Exhibit E of this Agreement, in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.
- 3) For the purposes of performing the Work related to the STI, as set forth in provision Ex. A-E.7 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.3 of Exhibit E of this Agreement in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Grant

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

EXHIBIT B

4) For the purposes of performing the Work related to the TRA, as set forth in provision Ex. A-E.8 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.4 of Exhibit E of this Agreement, in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.

B. The Department may approve a request from the Recipient to reallocate funds between authorized activities and itemized amounts stated in the budget for the designated grant Work, except where Scoring Criteria, total point scores, or overall ranking of the Project is impacted. Reallocation of funds between authorized activities that impact any of these areas will not be allowed. Changes in aggregate of ten percent or less, of the total grant amount between activity categories during the term of this Agreement, and expenditures pursuant thereto, may be made only after the Department's express written approval, but do not require a written amendment to this Agreement.

3. Other Funding Sources

Where the Sources and Uses set forth in this Exhibit B identify funds other than Program funds, those funds shall be expended and applied to Project costs as provided therein. Recipient agrees that it will make best efforts to ensure that the other funds specified in the Sources and Uses are available for disbursement as provided in this Exhibit and approved for the use specified in the Sources and Uses, except to the extent the Sources and Uses may be updated and modified by the Disbursement Agreement described below. The Recipient shall provide evidence and assurance of the commitment and availability of such other sources of funding identified in the Sources and Uses as provided in the Disbursement Agreement. The terms and conditions of all construction financing to be used in conjunction with the Program funds shall be subject to the Department's review and approval.

4. Completion Dates

- A. Program funds must be disbursed no later than September 30, 2029.
- B. All un-disbursed funds remaining as of September 30, 2029, shall be disencumbered.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Grant

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

EXHIBIT B

C. All invoices for payment must be submitted to the Department no later than March 30, 2029.

D. This Agreement shall expire on November 30, 2044.

5. Method of Payment

A. Payment shall be made as reimbursed progress payments as set forth in the Disbursement Agreement. Recipient shall request payment for work completed on forms provided by the Department and subject to such documentation as the Department may require.

B. The Department shall not authorize payments unless it determines that the Program funds shall be expended and disbursed in compliance with the terms and provisions of the Guidelines, the NOFA, this Agreement, and the Disbursement Agreement.

6. Disbursement Agreement

A. The Recipient, the Department and such other parties as may be reasonably required by the Department, shall enter into a Disbursement Agreement in a form provided by the Department. The Disbursement Agreement shall contain a specific description of the Work, an updated table of Sources and Uses, and the specific terms and conditions for the disbursement of Program funds. In the event of a conflict between this Agreement and the Disbursement Agreement, as determined by the Department, the terms of the Disbursement Agreement, being the later and more specific document, shall govern; provided however, that no resolution of any such conflict shall be contrary to, or result in a waiver or violation of, the Guidelines or the NOFA.

B. The requirement for a Disbursement Agreement, set forth in this paragraph, may be waived by the Department where, at its sole discretion, it determines that:

- 1) Satisfactory completion of the Work has occurred,
- 2) Proper disbursement and use of Program funds have occurred,
- 3) Performance of, and compliance with, all the obligations, terms and conditions of this Agreement have occurred, and,

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- 4) Compliance with all applicable statutes, laws, guidelines, and regulations, all have been or will be achieved without the execution of a Disbursement Agreement. The Department may require the submittal by the Recipient of such information, records, documents, certificates, and other material, as it deems necessary to make this determination.
- C. Payee Data Record Form must be filled out by each Recipient receiving grant funds. All payee(s) receiving Grant funds are listed in provision Ex. B-E.5 of Exhibit E of this Agreement.

SOURCES AND USES - HRI
PROJECT BUDGET

Sources and Uses for the HRI Work are as set forth in provision Ex. B-E.6 of Exhibit E of this Agreement.

SOURCES AND USES – PROGRAM COSTS
PROJECT BUDGET

Sources and Uses for the PGM Work are as set forth in provision Ex. E-B.7 of Exhibit E of this Agreement.

SOURCES AND USES - STI
PROJECT BUDGET

Sources and Uses for the STI Work are as set forth in provision Ex. E-B.8 of Exhibit E of this Agreement.

SOURCES AND USES – TRA
PROJECT BUDGET

Sources and Uses for the TRA Work are as set forth in provision Ex. E-B.9 of Exhibit E of this Agreement.

EXHIBIT D

AHSC PROGRAM TERMS AND CONDITIONS

GENERAL

1. Effective Date, Commencement of Work and Completion Dates

This Agreement is effective upon approval by all parties and the Department, which is evidenced by the date signed by the Department on page one, Standard Agreement, STD 213 (the "Effective Date"). The Recipient agrees that neither the construction of the Development nor the Work has commenced as of the deadline for submittal of applications set forth in the Notice of Funding Availability. The Recipient agrees that the Work shall be completed as specified in this Agreement, and as set forth in the Project Report, incorporated in this Agreement by reference subject to the Agreement expiration date specified on page 1, number 2, of this Agreement (STD 213), and in Exhibit B, unless a written request for an extension is submitted and written approval by the Department is provided within 90 days prior to the expiration date of the Agreement. Any extension to the expiration date shall require an amendment to this Agreement.

2. Termination

Notwithstanding any other provision of this Agreement, the Department may terminate this Agreement at any time for cause by giving at least 14 days' notice in writing to the Recipient. Cause shall consist of violations by Recipient of any General or Special Terms and Conditions of this Agreement. Upon termination of this Agreement, unless otherwise approved in writing by the Department, any Program Grant funds received by the Recipient shall be returned to the Department within 14 days of the Notice of Termination. In the event of withdrawal of the Department's expenditure authority, all obligations of the Department to continue funding any amounts, whether for the benefit of Recipient or any other persons, shall fully and immediately cease and terminate, and the Department shall thereafter have no duty or obligation to undertake or perform any act that it is not legally or practically able to. Department makes no representation or warranty, express or implied, to Recipient or any other persons that all or any portion of the Program Grant Documents will be enforceable after the withdrawal of the Department's funding authority.

3. Program Grant Documents

In addition to this Agreement, the Recipient shall execute and enter into a Disbursement Agreement which shall govern the terms, disbursement and use of the Program funds, the Covenant described below, and other additional agreements and documents, as the Department may deem reasonable and necessary to meet the requirements of the

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Program and the terms and conditions of this Agreement. The Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed.

4. Covenant Regarding the Development

Prior to the disbursement of Program funds, the Recipient shall enter into a written Covenant Regarding the Affordable Housing Development ("Covenant") with the Department, and including such other parties as the Department may reasonably require, which shall require the development and construction of the Development with, the number of units and the number of bedrooms per unit, the extent and depth of affordability, as set forth in the Project Report and Exhibit A, and other uses and amenities for which points were granted to the Application. The Covenant shall be recorded against the parcel or parcels of real property on which the Development is to be located and shall be binding on all successors, transferees, and assignees acquiring an interest in the Development as follows:

- A. For rental affordable housing developments, the Covenant shall require the continuation of the affordability of the Development for a period of not less than 55 years from the date of the filing of a Notice of Completion for the Development.
- B. For homeownership affordable housing developments, the Covenant shall require the continuation of the affordability for a period of no less than 30 years from the date of a filing of a Notice of Completion for the Development. The affordability will be ensured through a resale restriction or equity sharing upon resale.
- C. The Department may waive this requirement for the Covenant upon the Department's determination that sufficient protections are in place to ensure the development and continued operation and occupancy of the Development in accordance with this Agreement.
- D. In addition to the Covenant, the Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed. Alternatively, the Department may require that the Covenant contain a power of sale clause, which may be exercised if the Work is not timely completed, or in the event of an uncured breach of this Agreement.

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5. Site Control

The Recipient shall ensure that Site Control of the real property associated with the Work is sufficient to meet the requirements of the Program. This shall include, but not be limited to, sufficient control to ensure the timely commencement and completion of the Work as determined by the Department. Site control of the real property on which the Work will occur may be evidenced by one of the following:

- A. Fee title;
- B. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all program requirements;
- C. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;
- D. An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
- E. An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- F. An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site, provided that the major terms of the acquisition have been agreed to by all parties; or
- G. A land sales contract or enforceable agreement for acquisition of the property.

The Recipient shall also obtain all licenses, easements and rights-of-way or other interests required for completion of the Work and provide evidence of such instruments prior to the first disbursement of Program funds.

6. Appraisals

Recipient shall, at the request of the Department, provide an appraisal of the real property to be acquired as part of the Work, prepared in a form, and by a qualified appraiser, acceptable to the Department.

EXHIBIT D7. Relocation Plan

If there is, or will be any residential or commercial displacement directly or indirectly caused by the Work, as defined in state law, the Recipient shall provide a relocation plan conforming to the requirements of state law and the regulations adopted by the Department in California Code of Regulations, Title 25, section 6000 et seq. The project and/or the development budget shall contain sufficient funds to pay all costs of relocation benefits and assistance as set forth in the relocation plan accepted by the Department. Should a relocation plan not be required, Recipient must provide documentation for Department approval that there are no relocation requirements and execute the Department's certification of no relocation form without amendment.

8. Article XXXIV

All Projects shall comply with Article XXXIV, section 1 of the California Constitution ("Article XXXIV"), as clarified by the Public Housing Election Implementation Law (Health & Safety Code, §§ 37000 – 37002). Prior to disbursement of Program funds, the Sponsor shall submit documentation which shows, to the Department's satisfaction, that the Project complies with or is exempt from Article XXXIV.

9. Environmental Conditions

The Recipient shall provide to the Department the following:

- A. All Environmental Site Assessment ("ESA") Reports (to include Phase I, II, III, supplemental or update assessments and reports) for the Work, in conformance with ASTM Standard Practice E 1527, evaluating whether the Work is affected by any recognized environmental conditions.
- B. Documentation and/or a certification satisfactory to the Department that all ESA Report recommendations including remediation and/or mitigation work have been completed.
- C. Mitigation requirements required as a result of the Final Environmental Impact Report ("EIR") or Mitigated Negative Declaration if applicable and evidence satisfactory to the Department that all mitigation requirements have been satisfied.

EXHIBIT D10. Compliance with State and Federal Laws, Rules, Guidelines and Regulations

The Recipient agrees to comply with all State and Federal laws, rules and regulations that pertain to construction, health and safety, labor, fair employment practices, equal opportunity, and all other matters applicable to the Work, the Recipient, its Contractors or Subcontractors, and any Grant activity.

11. Litigation

- A. If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of the Department, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are, and shall be, deemed severable.
- B. The Recipient shall notify the Department immediately of any claim or action undertaken by or against it, which affects or may affect this Agreement or the Department and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of the Department.

12. Milestones

Recipient shall ensure the completion of the Performance Milestones set forth in the Project Report, Exhibit A and Exhibit E of this Agreement, and as further set forth in the Disbursement Agreement by the designated dates. Recipient shall timely inform the Department when a milestone is missed or at risk of being missed, provide an update of these timelines, and provide assurances from the Recipient for timely completion of the remaining Milestones. Failure to timely notify the Department shall be considered a default under this Agreement.

13. Insurance

The Recipient shall have and maintain in full force and effect forms of insurance, at such levels and for such periods, in accordance with the Disbursement Agreement.

14. Change of Conditions

Notwithstanding the Department's obligation to provide payments pursuant to Exhibit B hereof, the Department reserves the right to evaluate the Recipient's need for Program funds based on new information or funding sources associated with the Work. If the Department determines that the Program funds, or a portion thereof, are no longer

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necessary to complete the Work, the Department may reduce the amount of the Grant accordingly. In the event the Department determines the Work is no longer financially feasible, any Grant commitment issued by the Department and this Agreement may be terminated.

15. Obligations of Recipient with Respect to Certain Third-Party Relationships

The Recipient shall remain fully obligated under the provisions of this Agreement, notwithstanding its designation of any third party or parties for the undertaking of all or any part of the Work with respect to which assistance is being provided under this Agreement. The Recipient shall comply with all lawful requirements of the Department necessary to ensure the completion, occupancy, and use of the Work in accordance with this Agreement.

16. Waivers

No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of the Department to enforce at any time the provisions of this Agreement or to require at any time performance by the Recipient of these provisions shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of the Department to enforce these provisions.

17. Identity of Interests

As a condition of disbursement, Recipient shall execute a Certificate of Identity of Interest ("Certificate") listing all relationships constituting an identity of interest with entities providing goods or services in connection with Recipient's performance of the Work. The Certificate shall be in a form provided by the Department. At the Department's request, Recipient shall submit contracts, instruments, documents, correspondence, or other writings relating to Recipient's relationship with entities listed in the Certificate. The existence and nature of such relationships shall be subject to the review and approval of the Department and to the extent necessary to ensure compliance with Program requirements and this Agreement.

DESIGN REQUIREMENTS

18. Architect

The Recipient shall utilize the services of an architect and/or an engineer to provide professional design and engineering services for the Work. The contract shall require an architect and/or an engineer to supervise the construction work, conduct periodic site

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visits, prepare periodic inspection reports, verify the validity of the construction contractor's payment requests, prepare or review change orders, and, upon completion of construction, provide the certification described in paragraph 33 of these Program Terms and Conditions. At the request of the Department, Recipient shall submit any and all contracts for these services to the Department for its review and approval.

19. Plans and Specifications and Project Cost Estimates

At the request of the Department, the Recipient shall submit plans and specifications and project cost estimates for the Work to the Department for its review and approval. The Work shall be constructed in substantial compliance with the plans and specifications, subject to any change order(s) accepted by the Department where such acceptance is required.

20. Reasonable Development Costs

At the request of the Department, the Recipient shall provide evidence acceptable to the Department that the total costs of the Work are reasonable and necessary for the proposed improvements. To verify cost reasonableness, the Department may require qualified third-party verification of cost, evidence of the competitive bidding of major cost components and appraisals.

21. Adaptability and Accessibility

The Work shall comply with all applicable federal, state and local laws regarding adaptability and accessibility for persons with disabilities in the design, construction and rehabilitation of projects.

22. Acoustics Report

Upon request, the Recipient shall provide the Department with an acoustics report for the Affordable Housing Development in form acceptable to the Department.

23. Approval by Public Works Department

Where approval by a local public works department, or its equivalent, is required for the Work, the Recipient must submit, prior to the disbursement of Grant funds, a statement from that department, or other documentation acceptable to the Department, indicating that the Work has been approved by that department.

CONSTRUCTION REQUIREMENTS

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24. Construction Contract

Except for work performed by its own employees, the Recipient shall enter into a written construction contract or contracts ("Construction Contract(s)") with a duly licensed contractor or contractors ("Contractor(s)") for the construction activities of the Work. The Construction Contract(s) shall require, where applicable, prevailing wages be paid in conformance with Labor Code section 1720 et seq. and applicable provisions of this Agreement. The Construction Contract(s) and any amendments thereto shall be subject to the prior approval of the Department.

25. Contractor's Assurance of Completion

The Contractor(s) shall provide security to assure completion of the Work by furnishing the Recipient with Performance and Payment Bonds, or a Letter of Credit, which shall remain in effect during the entire term of the Construction Contract(s), and which shall be in a form and from an issuer which is acceptable to the Department. The Performance Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the faithful performance of the Construction Contract(s) including a warranty period of at least 12 months after completion. The Payment Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the payment of all persons performing labor on the Work and furnishing materials in connection with the Construction Contract. A Letter of Credit shall be in an amount equal to at least 20 percent of the approved construction costs included in the Construction Contract(s), in the form of an unconditional irrevocable, stand-by letter of credit. The Department shall be named as an additional obligee in the Bonds or an additional beneficiary under the Letter of Credit.

26. Prevailing Wages

Pursuant to Section 113 of the Guidelines, Recipient will ensure compliance with State Prevailing Wage Law (Labor Code Sections 1720-1781).

27. Construction Phase Information

If requested by the Department, the Recipient shall provide the Department:

- A. Information during the construction period, including but not limited to all change orders and modifications to the construction documents, and all inspection reports of the Work. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and

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modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.

- B. Information during the construction period including but not limited to all change orders and modifications to the construction documents, all inspection reports prepared by the Development architect and other consultants, and information relative to the Development income, expenses, occupancy, relocation benefits and expenses, contracts, operations and conditions of the Housing Development. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.

28. Signage

- A. Recipient shall place signs on the construction site for the Work stating that the Department is providing financing through the Program in an appropriate location(s), typeface and size containing the message set forth in provision Ex. E-D.1 of Exhibit E of this Agreement.
- B. The sign shall be maintained in a prominent location visible and legible to the public through construction completion. If the job sign includes the acknowledgment and/or logo of one or more other public lenders or grantors, the acknowledgement and logos required by this Paragraph 28 shall also be displayed in a similar size and layout. Copies of the Department, SGC and California Climate Investments ("CCI") logos can be obtained by contacting the HCD Contract Coordinator.
- C. Upon installation of the sign, the Recipient shall submit a digital photograph thereof to the Department. The Recipient will also provide the Department, upon its request, with copies of any photographs that may be taken of the Work by or on behalf of the Recipient or its architect. The Recipient will provide an

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acceptable written consent and release agreement authorizing use of said photographs, all at no expense to the Department.

INSPECTION OF GRANT ACTIVITIES

29. Site Inspection

The Department reserves the right, upon reasonable notice, to inspect the Work site and any structures or other improvements thereon to determine whether the Work site meets the requirements of Program and this Agreement. If the Department reasonably determines that the site is not acceptable for the proposed Work in accordance with the Guidelines, the Department reserves the right to cancel its funding commitment and this Agreement.

30. Work Inspection

- A. The Department and any authorized representative of the Department shall have the right, during construction and thereafter, to enter upon and inspect the construction of the Work to ensure that the construction is being and has been performed in accordance with the applicable Federal, State, and /or local requirements, the Guidelines, and the terms of this Agreement. Such right to inspect shall include, but shall not be limited to, the right to inspect all work done, all materials and equipment used or to be used, and all books and records, including payroll records, maintained in connection with the construction work. Such right of inspection shall be exercised in a reasonable manner.
- B. The Recipient shall be required to correct all circumstances found by such inspections not to conform to the applicable Program requirements, and to withhold payment to the Contractor and/or Subcontractor(s) until action(s) to correct the non-conforming circumstances is/are corrected by the Recipient and approved by the Department.
- C. The Department reserves the right to withhold payment for any costs found not to conform to applicable Program requirements until such actions have been taken to correct the non-conforming circumstances and such corrective actions have been approved by the Department.
- D. The Department shall have no affirmative duty to inspect the Work and shall incur no liability for failing to do so. Once having undertaken any inspection, neither the Department, nor any representative of the Department shall incur any liability for failing to make any such inspection properly, or for failing to complete any such inspection. The fact that such inspection may or may not have

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occurred shall not relieve the Recipient, the contractor, the construction lender, the architect, the structural engineer, the locality, or anyone else of any obligation to inspect the Work.

31. Audit/Retention and Inspection

- A. The Department, its representatives or employees, or its delegatee shall have the right to review, obtain, and copy all records pertaining to performance of the Agreement. Recipient shall provide the Department or its delegatee with any relevant information requested and shall permit the Department or its delegatee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material. Recipient further agrees to maintain such records for a minimum period of four years after final payment under the Agreement unless a longer period of records retention is stipulated.
- B. Payment for any cost which is not authorized by this Agreement, or which cannot be adequately documented, shall be disallowed and must be reimbursed to the Department or its designee by the Recipient.
- C. At any time during the term of this Agreement, the Department may perform or cause to be performed a financial audit of any and all phases of the Work. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.
- D. The audit shall be performed by a qualified State, Department, local or independent auditor. The Agreement for audit shall include a clause which permits access by the Department to the independent auditor's working papers.
- E. If there are audit findings, the Recipient shall submit a detailed response to the Department for each audit finding. The Department will review the response and, if it agrees with the response, the audit process ends, and the Department will notify the Recipient in writing. If the Department is not in agreement, the Recipient will be contacted in writing and will be informed as to the corrective actions required to cure any audit deficiencies. This action could include the repayment of disallowed costs or other remediation.
- F. If so directed by the Department upon termination of this Agreement, the Recipient shall cause all records, accounts, documentation and all other materials relevant to this Agreement to be delivered to the Department as depository.

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EXHIBIT D**COMPLETION OF CONSTRUCTION**32. Relocation Plan Implementation Report

The Recipient shall provide a report, in a form acceptable to the Department, summarizing the actions taken and identifying all recipients of relocation assistance and benefits, and the amounts paid, and benefits provided, to or on behalf of each recipient.

33. Architect Certification

Where required by the Department, the Recipient shall cause the Work architect(s) or other appropriate professional to certify to the Department, in form acceptable to the Department, that all construction is completed in accordance with the "as-built" Plans and Specifications and in compliance with all applicable federal, state, and local laws relating to disabled accessibility.

34. Cost Certification

At the request of the Department, the Recipient shall submit a Work cost certification that shall have been audited by an independent certified public accountant in accordance with the requirements of the Department and the California Tax Credit Allocation Committee, if applicable. The Recipient (and the developer or builder if there is an identity of interest with the Recipient) shall keep and maintain records of all construction costs not representing work done under the construction contract and to make such records available for review by the Department.

35. Recorded Notice of Completion

The Recipient shall provide to the Department a certified copy of any Notice of Completion for the Development recorded in the county in which the Development is located.

36. "As-Built" Plans and Specifications

Upon completion, at the request of the Department, the Recipient shall submit "as-built" plans and specifications for the Work and Development acceptable to the Department.

AFFORDABLE HOUSING DEVELOPMENT REQUIREMENTS37. Confirmation of Permitted Housing Units

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Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Development. The housing units to be developed in the Development must be completed, as evidenced by receipt of a certificate of occupancy, within the time period established in this Agreement.

REPORTING REQUIREMENTS**38. Reports on California Climate Investments**

Upon Department's request, Recipient shall provide to the Department any and all necessary data that it is legally and factually able to provide that is required to be reported pursuant to the most recently adopted Funding Guidelines for California Climate Investments by the California Air Resources Board.

39. Reports on Work

Recipient shall submit, upon request of the Department, a periodic performance report regarding the construction or implementation of the Work. The reports will be filed on forms provided by the Department.

40. Reports on Affordable Housing Development

Recipient shall submit to the Department periodic reports, as required by the Department, but not less than annually, describing the development, construction and occupancy of the Development and the housing designated in the Application. The report shall include, but not limited to, information regarding unit affordability and occupancy, construction and permanent financing evidenced by commitment letters, and a construction and completion schedule demonstrating compliance with this Agreement and the Guidelines. The reports will be filed on forms provided by the Department.

41. Updated Information

Recipient shall provide the Department updated documentation for any substantial change in the information previously provided relating to the Work and the conditions described above.

42. Monitoring Requirements

The Program may perform program and/or fiscal monitoring of the Grant. The Recipient agrees to cooperate with any such monitoring and provide reasonable access to all

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Work files, records, documents and other information to employees or representatives of the Department. The Recipient shall resolve any monitoring findings to the Program's satisfaction by the deadlines set by the Department.

REPAYMENT OF GRANT FUNDS**43. Breach of this Agreement**

In the event of a breach or violation by the Recipient of any of the provisions of this Agreement, including without limitation, the times for commencement and completion of the construction of the Development and the housing designated in the Application as set forth in this Agreement, the Department may give written notice to the Recipient to cure the breach or violation within a period of not less than 30 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default of the Agreement and may seek remedies for the default, including the following:

- A. The Department may terminate this Agreement and demand repayment of the Program funds to the extent that work for costs to be paid by Program funds as provided in Exhibit B remains unperformed or uncompleted. Recipient shall be liable for all costs to complete all such uncompleted or unperformed work.
- B. The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Work in accordance with Program requirements.
- C. The Department may seek such other remedies as may be available under this Agreement or any law.
- D. This Agreement may be canceled by the Department under any of the following conditions:
 - 1) An uncured breach or violation by Recipient of this Agreement or the Disbursement Agreement;
 - 2) The objectives and requirements of the Program cannot be met by continuing the commitment or this Agreement;
 - 3) Construction of the Work or Development cannot proceed in a timely fashion in accordance with the Performance Milestones in Exhibit A of this Agreement; and,

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- 4) Funding or disbursement conditions have not been or cannot be fulfilled within required time periods.

44. AHSC Cross-Default Provision

- A. This award was based on the total points awarded the Recipient's Application, during a highly competitive process. The Application proposed an integrated combination of some or all of the following Project components:

Affordable Housing Development (AHD);
Housing-Related Infrastructure (HRI);
Sustainable Transportation Infrastructure (STI);
Transportation-Related Amenities (TRA); and
Program (PGM)

The Application's point score was based, in part, on the Project's total projected reduction of greenhouse gas (GHG) emissions. The Project components (AHD, HRI, STI, TRA, and PGM) that were proposed in the Application and approved by the Department must be completed in order to achieve this projected reduction of GHG emissions.

- B. By executing this Agreement, the Recipient acknowledges and agrees, that in the event the AHD component is not timely completed pursuant to Program requirements, that the Recipient will no longer qualify for the Grant award. In that event, all disbursements of Grant funds will cease, and the Recipient will be responsible for repayment of all disbursed Grant funds.
- C. The Department recognizes that the Recipient may enter into a separate side agreement to address each individual Recipient entity's responsibilities with respect to each other and with regard to the Program Grant funds and Program Loan Funds; provided, however, in no event shall any such agreement alter or amend the respective obligations of the Recipients to the Department under the applicable Grant Documents or Program Loan Documents, including the joint and several nature thereof.

45. Departmental Cross-Default Provision

In the event the Project or Development is or has been awarded any other Departmental grant or loan funding in addition to the Program Loan and Program Grant contemplated by the Award Letter from the Department to Recipient (each such funding, including the Program Loan and Program Grant referenced in the Award Letter, being a

Affordable Housing and Sustainable Communities (AHSC) Program

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EXHIBIT D

“Departmental Funding”), then each Departmental Funding will be cross-defaulted to the other Departmental Funding so that:

- A. the compliance by the obligated party(ies) under the Department’s documentation relating to one Departmental Funding shall be a condition precedent to the funding and disbursement of the funds to be provided under all of the other Departmental Fundings; and
- B. a default under one Departmental Funding shall constitute a default under all of the other Departmental Fundings.

The loan and grant documentation for each Departmental Funding shall reflect the cross-defaulted nature of all such fundings.

EXHIBIT E

PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS

1. Project-Specific Provisions

The following are project-specific terms and conditions (and shall inform the references made to project-specific information not contained in prior exhibits).

Provision Ex. A-E.1 (As Referenced in Exhibit A, section 1)

The Project Report is dated [DATE].

Provision Ex. A-E.2 (As Referenced in Exhibit A, section 1)

The Award Letter is dated [DATE]

Provision Ex. A-E.3 (As Referenced in Exhibit A, section 3)

The Scope of Work (“Work”) for this Agreement shall consist of one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area:

Included (“x”)	Grant Award Categories
	Housing Related Infrastructure (HRI)
	Program Costs (PGM)
	Sustainable Transportation Infrastructure (STI)
	Transportation-Related Amenities (TRA)

EXHIBIT E

Provision Ex. A-E.4 (As Referenced in Exhibit A, section 3)

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the following unit mix:

Insert location of Development (APN, address, parcel map, specific plan or similar reference) City and County		Insert Project Name		
Enter the number of units by bedroom size and income limit.				
# of Bedrooms	# of Project Units	AHSC Assisted Units*	Income Limit (Percent of AMI)	TOTAL RESTRICTED UNITS**
Total Project Units	0	0		0

* Rental Affordable Housing Developments must include at least 20 percent of the total residential units as Affordable Units with an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI).

EXHIBIT E

**Total Restricted units include all units restricted by the Program and the Tax Credit Allocation Committee (TCAC). The HRI Grant amount, if any, was calculated based on the number of Total Restricted Units.

Provision Ex. A-E.5 (As Referenced in Exhibit A, section 3A)

Housing Related Infrastructure

The Scope of Work for this Agreement for Housing Related Infrastructure ("HRI Work") shall consist of the following:

INSERT DESCRIPTION OF HRI - BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision Ex. A-E.6 (As Referenced in Exhibit A, section 3B)

Program Costs

The Scope of Work for this Agreement for Program (PGM) Costs ("PGM Work"), shall consist of the following:

INSERT DESCRIPTION OF PGM- BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision Ex. A-E.7 (As Referenced in Exhibit A, section 3C)

Sustainable Transportation Infrastructure

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure ("STI Work") shall consist of the following:

INSERT DESCRIPTION OF STI- BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision Ex. A-E.8 (As Referenced in Exhibit A, section 3D)

Transportation-Related Amenities

The Scope of Work for this Agreement for Transportation-Related Amenities ("TRA Work") shall consist of the following:

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INSERT DESCRIPTION OF TRA- BE SURE TO DELETE NON-CONTRACTUAL LANGUAGE

Provision Ex. A-E.9 (As Referenced in Exhibit A, section 4)

Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the following criteria of Section 107 in the Guidelines

AHSC Round 7 Guidelines, Section 107 Reference	Application Score
(a) GHG Transit and Shared Mobility	
(b) GHG Project Area	
(c) GHG Efficiency	
(d) Active Transportation and Transit Improvements	
(e) Green Buildings and Renewable Energy	
(f) Housing and Transportation Collaboration	
(g) Location Efficiency and Access to Destinations	
(h) Funds Committed	
(i) Prohousing Designation	
(j) Anti-Displacement Activities	
(k) Local Workforce Development and Hiring Practices	
(l) Housing Affordability	
(m) Programs	
(n) Community Benefits & Engagement	
(o) Climate Adaptation & Community Resiliency	
(p) Collaboration & Planning	
(q) Equity & Transformation	

Provision Ex. A-E.10 (As Referenced in Exhibit A, section 4A)

GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO₂e over the life of the project is **[XXX]**. This information can be found on the SGC's website in a document titled Round 8 Data for Public Release

EXHIBIT E

Provision Ex. A - E.11 (As Referenced in Exhibit A, section 5)

Performance Milestones

Recipient shall ensure the completion of the Performance Milestones set forth by the designated dates as found below:

[FOR EACH GRANT TYPE AWARDED, ALL DATES MUST BE FILLED IN- NONE MAY BE "N/A"]

HRI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the proposed Development detailing the terms and conditions of the Project development.	
Site Control of Development site(s) by proposed housing developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Obtaining all enforceable funding commitments for at least the first phase of the Development supported by HRI.	
Obtaining all enforceable funding commitments for all construction period financing for the HRI.	
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and 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 of the HRI.	
Construction of HRI complete.	
Program funds fully disbursed.	

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PGM PERFORMANCE MILESTONES	DATE
Identification and commitment of program operator and partners.	
Completion of a business or a work plan.	
Program funds fully disbursed.	

STI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the STI Work detailing the terms and conditions of the Project development.	
Site Control of STI site(s) by proposed developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Submission of final construction drawings and specifications to the appropriate local permitting authority.	
Commencement of construction of STI.	
Construction completion of STI and closeout.	
[Insert additional rows for project-specific milestones from Recipient as applicable.]	
Program funds fully disbursed.	

EXHIBIT E

TRA PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the TRA Work detailing the terms and conditions of the Project development.	
Site Control of TRA site(s) by proposed developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Submission of final construction drawings and specifications to the appropriate local permitting authority.	
Commencement of construction of TRA.	
Construction completion of TRA and closeout.	
[Insert additional rows for project-specific milestones from Recipient as applicable.]	
Program funds fully disbursed.	

EXHIBIT E

Provision Ex. A-E.12 (As Referenced in Exhibit A, section 7)

Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the contact at the following address:

Recipient:	INSERT CONTACT INFO HERE
Authorized Representative Name:	INSERT CONTACT INFO HERE
Authorized Representative Title:	INSERT CONTACT INFO HERE
Address:	INSERT CONTACT INFO HERE
Phone No.:	INSERT CONTACT INFO HERE
Email:	INSERT CONTACT INFO HERE

Recipient:	INSERT CONTACT INFO HERE
Authorized Representative Name:	INSERT CONTACT INFO HERE
Authorized Representative Title:	INSERT CONTACT INFO HERE
Address:	INSERT CONTACT INFO HERE
Phone No.:	INSERT CONTACT INFO HERE
Email:	INSERT CONTACT INFO HERE

EXHIBIT E

Provision Ex. B-E.1 (As Referenced in Exhibit B, section 2(A)(1))

For the purposes of performing the HRI Work, as set forth in provision Ex. A-E.5 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision Ex. B-E.2 (As Referenced in Exhibit B, section 2(A)(2))

For the purposes of performing the PGM Work, as set forth in provision Ex. A-E.6 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision Ex. B-E.3 (As Referenced in Exhibit B, section 2(A)(3))

For the purposes of performing the STI Work, as set forth in provision Ex. A-E.7 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision Ex. B-E.4 (As Referenced in Exhibit B, section 2(A)(4))

For the purposes of performing the TRA Work, as set forth in provision Ex. A-E.8 of this Exhibit E, the Department agrees to provide [REDACTED].

Provision Ex. B-E.5 (As Referenced in Exhibit B, section 6)

All payees receiving Grant funds are listed below:

Payee Name	Activity	Award Amount

LIST OUT EACH ACTIVITY AND PAYEE IN WHITE ROWS, IF NO HRI ACTIVITY DELETTE BOTTOM GRAY AND WHITE ROW

EXHIBIT E

Provision Ex. B - E.6 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - HRI
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(s)	
ESTIMATED HRI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs		\$	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$

EXHIBIT E

Provision Ex. B-E.7 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – PROGRAM COSTS
PROJECT BUDGET

BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S)	
ESTIMATED PROGRAM COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
SOFT COST AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROGRAM COSTS		\$	\$	\$

Provision Ex. B-E.8 (As Referenced in Exhibit B, section 6C)

Affordable Housing and Sustainable Communities (AHSC) Program

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EXHIBIT E

SOURCES AND USES - STI
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S)	
ESTIMATED STI CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs		\$	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$

EXHIBIT E

Provision Ex. B-E.9 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – TRA
PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES				
PROJECT NAME			RECIPIENT(S)	
ESTIMATED TRA CAPITAL IMPROVEMENT PROJECT COSTS			DEVELOPMENT COSTS BY FUNDING SOURCE	
DEVELOPMENT COSTS				
COST CATEGORY		TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs		\$	\$	\$
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs		\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$

Affordable Housing and Sustainable Communities (AHSC) Program

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EXHIBIT E

Provision Ex. D-E.1 (As Referenced in Exhibit D, section 28)

[INSERT WORK PROJECT/ DEVELOPMENT NAME]

THIS PROJECT HAS BEEN MADE POSSIBLE
BY FINANCING FROM

CALIFORNIA CLIMATE INVESTMENTS
(Funded through the GREENHOUSE GAS REDUCTION FUND)
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
THROUGH THE
STRATEGIC GROWTH COUNCIL AND
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

2. Special Conditions

Affordable Housing and Sustainable Communities (AHSC) Program
Round 8 Grant
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Approved Date: 03/18/2024
Prep. Date: **TO BE ADDED**

Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 8 (January 19, 2024)

Funding Application



CALIFORNIA STRATEGIC
GROWTH COUNCIL



State of California

Gavin Newsom, [Governor](#)

Business, Consumer Services and Housing Agency

Tomiquia Moss, [Secretary](#)

<https://www.bcsb.ca.gov/>

California Strategic Growth Council

Lynn von Koch-Liebert, [Executive Director](#)

ahsc@sgc.ca.gov

<https://sgc.ca.gov>

Department of Housing and Community Development (HCD)

Gustavo Velasquez, [Director](#)

2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833

AHSC@hcd.ca.gov

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

Instructions

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

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



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

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

AHSC Round 8 applications will be accepted as set forth in the NOFA.

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

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

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

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

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

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

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

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

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

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Project Overview

V1 1/19/24

HCD APP#: AHSC0001194

Project Area Type Housing Type Geographic Area

“Optional Answer” will not affect application review or ranking. Applicant(s) or Joint Venture Entity meets CDLAC Definition of BIPOC Organization? per CDLAC 523(f)(1)(B), TCAC 10327(c)(2)(E)?

Select Yes to all that apply

Affordable Housing Development (AHD)	Yes
Housing Related Infrastructure (HRI)	No
Sustainable Transportation Infrastructure (STI)	Yes
Transportation-Related Amenities (TRA)	Yes
Program Costs (PGM)	Yes

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
AHD	\$105,948,607	\$18,500,000	62.20%	\$87,448,607
HRI	\$0	\$0	0.00%	
STI	\$9,238,445	\$9,038,445	30.39%	\$200,000
TRA	\$1,500,000	\$1,500,000	5.04%	\$0
PGM	\$706,608	\$706,608	2.38%	\$0
AHD & HRI Total	\$105,948,607	\$18,500,000	62.20%	\$87,448,607
STI & TRA Total	\$10,738,445	\$10,538,445	35.43%	\$200,000
Grand Total	\$117,393,660	\$29,745,053	100.00%	\$87,648,607

Was Project awarded funds in prior AHSC rounds?	No
Is Project a phase of a previously awarded project?	No
Select Metropolitan Planning Org. or "non-MPO area"	Metropolitan Transportation Commission (MTC)

Affordable Housing Development (AHD)

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Census Tracts:

APNs

Description (include: descriptive information such as on-site resident or community amenities, climate adaptive features, and resources in the immediate vicinity)

Located in the Sunnydale HOPE SF Special Use District, Block 7 is bordered by Santos Street, Sunrise Way, Malosi Street, and the future publicly-accessible open space located at Block 4. Block 7 will contain a building consisting of 5 stories. The building will contain 89 dwelling units for low and very low-income families (88 restricted units, 1 manager unit) along with residential common spaces, including building lobbies, Management and Support Services Offices, Shared Laundry Room, Resident Community Lounge and Deck, a secure landscaped podium level courtyard, and secure bicycle and vehicular parking.

Sustainable Transportation Infrastructure (STI)

STI Project #1 Type of Project

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)

Transit Signal Priority upgrades along the along six bus routes, including the 8-Bayshore, the 8AX Express, the 8BX Express, the 91 OWL, the 9 San Bruno and the 9 San Bruno Rapid. In all, 13 intersections will be upgraded with transit signal priority leading to faster, more reliable transit service and increased ridership.

The goal of the Sunnydale Transit Optimization Project is to reduce bus delays by installing five bus boarding bulbs to reduce transit travel times. The SFMTA will install five bus boarding bulbs that will result in faster, more reliable transit service along the 8 Bayshore, the 9 San Bruno and 91 3rd Street including regular, express and rapid service along these routes. Bus boarding bulbs will be located at Visitacion & Sawyer (IB); Visitacion & Schwerin (IB/OB); Visitacion & Rutland (IB/OB).

STI Project #2?

Type of Project

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)

The bicycle project is located in the southwest corner of John McLaren Park and through Crocker Amazon Playground, both sites managed by San Francisco Recreation and Park Department. The project is comprised of 4 separate legs of two-way multi-use path/bikeway with a central spine connecting them all between the Gleneagles Golf Course entrance, and the La Grande Triangle near La Grande Playground in Crocker Amazon Playground. Along the central spine, a new crosswalk will be built at Sunnydale. An existing crosswalk at the intersection of Sunnydale and Persia will be improved. Currently no bikeways connect the Sunnydale housing area to existing bikeways on Persia and Geneva. These new bikeways would close those gaps and also connect to the planned bikeway in the Sunnydale HopeSF housing area, providing off-road connections to three densely populated neighborhoods. The legs include (going clockwise), the Persia Connection, linking Persia Ave bikeway at Sunnydale Ave to the spine, the Sunnydale-Bike Park Connection linking Sunnydale Housing to Gleneagles entrance going

STI Project #3?

Type of Project

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Project Overview

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Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)

The Sunnydale on-site sidewalk improvements are part of a Master Infrastructure Plan Sunnydale Phase 3, which will realign, create new streets and pedestrian infrastructure in the neighborhood of Sunnydale to create greater accessibility and safety to the residents. In this Phase, Mercy Housing California will construct sidewalks on both sides of the newly constructed streets: Santos Avenue, Blythedale Avenue, Sunrise Way, Velasco Avenue, and Sunnydale Avenue. These new sidewalks total approximately 4,750 linear feet. The AHD project site is directly bordered by the newly constructed Santos Street, Sunrise Way extension, and Brookdale extension.

Quantity of new or repaired **STI** facilities funded by AHSC

# of Transit Routes Improved	6	Crosswalks	2	ADA Curb Ramps	2	Overcrossings / Undercrossing	
Transit Vehicles		Transit Operations		Bikeshare infrastructure & operations			
EV Carshare infrastructure & operations		Other (Specify)		Other (Specify)			

Transportation-Related Amenities (TRA)

TRA Project #1 Select the primary transit mode supported by this TRA

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Description (include the general location and description of each TRA improvement) If components of this TRA project will be along the block face(s) that include a transit station or stop, indicate which components.

The goal of the Sunnydale Transit Optimization Project is to reduce bus delays by installing five bus boarding bulbs to reduce transit travel times. The SFMTA will install five bus boarding bulbs that will result in faster, more reliable transit service along the 8 Bayshore, the 9 San Bruno and 91 3rd Street including regular, express and rapid service along these routes. Bus boarding bulbs will be located at Visitacion & Sawyer (IB); Visitacion & Schwerin (IB/OB); Visitacion & Rutland (IB/OB).

TRA Project #2?

TRA Project #3?

Quantity of new or repaired **TRA** facilities funded by AHSC

Bus Bulb-Outs	5	\$5,430,000	Street lights		Street trees or plantings		Bus Shelters	
Bicycle Parking At Transit			Bus Stop Benches					
Amount of TRA funds along block face(s) that include a Transit Station or Stop			\$1,500,000					

Program Costs (PGM)

Program Name: Address:

City: Zip Code: County: Proposed program type

Program Description

Each of the restricted units will be provided with one (1) free transit pass for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.

Who are the targeted users for the Program

The targeted users are the residents of the AHD. To encourage transit ridership, the free passes will remove financial barriers to utilizing transit options in the Project Area.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?

High quality transit is expensive for hourly workers. The annual cost of a transit pass for AHD residents at this community is \$972 per year. This burden will be eased for the first three years of the project, allowing new transit patterns to be formed, savings to be built, and jobs to stabilize.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

No challenges were encountered in creating this PGM.

Program Costs in Project include

PGM #2?

Program Name: Address:

City: Zip Code: County: Proposed program type

Program Description

Project Overview

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SFCLT is a nonprofit organization that creates permanently affordable housing for those of low-to-moderate-income through the community ownership of land. Guided by the principles of anti-displacement and racial justice, SFCLT stabilizes neighborhoods and creates greater access to housing and homeownership opportunities particularly for BIPOC communities. SFCLT's work encompasses: program development, foreclosure intervention, rental to homeownership conversion, innovative workforce housing homeownership opportunities, fee-for-service programs, co-op education, CLTs, and workforce development.

Who are the targeted users for the Program

The incomes of our residents are all below 120% AMI and 73% of our residents are below 80% AMI and 50% below 60% AMI. Grant funds will be used towards supporting SFCLT's anti-displacement organizing activities as related to the work below.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?

San Francisco's lack of longterm affordable housing point to a need for anti-displacement work. SFCLT fills this gap through being the largest city-wide Small Sites developer in San Francisco.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

None

Program Costs in Project include 2) Expansion of existing programs to serve new populations

PGM #3?	Yes				
Program Name:	WFD -- FACES SF			Address:	65 Santos Street
City:	San Francisco	Zip Code:	94134	County:	San Francisco
Proposed program type	Workforce Development				

Program Description

The FACES SF Workforce Program is located in the Visitacion Valley neighborhood. Since 2004, the Workforce Program has assisted San Francisco and Bay Area residents in acquiring the skills they need to enter the workforce or advance their careers. The Sunnydale Block 7 Workforce Development Partnership is aimed to expand training and employment support services for Sunnydale and Visitacion Valley residents, as well as residents throughout the San Francisco area including low-income populations who live in disadvantaged census tracts. FACES SF will offer comprehensive Job Readiness Training (JRT) through soft skills training/workshops and/or individualized services to prepare individuals to be personally effective at work. In addition, supportive services to assist residents in achieving economic stability and general well-being.

Who are the targeted users for the Program

Disadvantaged individuals near the project area. The program has historically served 60% women. The majority of clients served are people of color, and 80% of those served are low-income.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?

At Sunnydale, the workforce development services are aimed to further the Workforce Development goals of the Sunnydale HOPE SF project, as outlined in the Interagency Workforce Memorandum of Understanding for Sunnydale HOPE SF project (Attached), as well as to provide additional training and employment services to residents. FACES SF will deliver workforce development services, referrals and other services to meet the needs, barriers, and interests of individual job seekers, who may benefit from all or a portion of the services available. FACES SF will utilize effective assessment and case management practices to determine and facilitate access to appropriate services, both in-person and virtual, based on the need of the

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

None

Program Costs in Project include 2) Expansion of existing programs to serve new populations

PGM #4?	Yes				
Program Name:	San Francisco Bicycle Coalition Education Fund			Address:	65 Santos Street
City:	San Francisco	Zip Code:	94134	County:	San Francisco
Proposed program type	Active Transportation encouragement and safety				

Program Description

Through the Bike It Forward program, the San Francisco Bicycle Coalition has provided programming and distributed no cost bicycles and safety resources in this area since 2012. The program has served nearly 2,000 bicycle recipients in the last 12 years, now averaging over 300 bicycles distributed per year.

The program has been active in San Francisco's southeast neighborhoods for years, offering these services for low-income, multilingual residents. Until 2021, the program maintained its bike shop in the Bayview-Hunters Point neighborhood, and the southeast has been the geographic area of greatest focus for the program. The program has partnered with many organizations in the southeast, including Young Community Developers, 100% College Prep, the Alice Griffith Apartments, and the Candlestick Point State Recreational Area.

Who are the targeted users for the Program

Low-income residents in San Francisco with primary education focus on those who speak English, Spanish, Cantonese and Tagalog

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?

AHSC Program funding will empower us to expand this program significantly in the southernmost area of the southeast, which will be extremely beneficial to new residents. With McLaren Park, and especially the McLaren Bike Park just off Sunnydale Avenue, there are many opportunities to develop healthy habits that promote family and community cohesion. This funding will enable us to provide ongoing wraparound bicycle services in order to have a deeper impact on more people. As we grow the program, we plan to establish a larger "community bicycle hub" that will, in addition to serving as a repair shop for the program and community, provide ongoing instruction in bike maintenance to open new career doors for participants. We will also

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

None

Program Costs in Project include 2) Expansion of existing programs to serve new populations

PGM #5?	Yes				
Program Name:	Internet at the AHD			Address:	65 Santos Street

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City:	San Francisco	Zip Code:	94134	County:	San Francisco	Proposed program type	Internet Service
Program Description							
Provision of broadband internet to AHD residents at a minimum speed of 100 megabits per second for downloading and 20 megabits per second for uploading. The service will be provided free of charge to AHD residents for a minimum of three years, and it will be available within 6 months of the AHD's placed in service date.							
Who are the targeted users for the Program							
The targeted users are residents of the AHD who need broadband internet service for their work or schooling or recreational needs.							
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?							
With the proliferation of well paying work from home jobs in this post-covid landscape, it is absolutely essential that these low income AHD residents have access to fast and reliable internet. Job seekers can use the broadband internet to go on remote job interviews and search listings. The internet service will also help any residents who are doing remote schooling. All residents will be able to maintain stable video conferencing to achieve their goals in whatever stage of life they are in. Internet service is a major cost to low income residents, often surpassing the cost of their other utilities combined.							
Describe additional design challenges and development costs incurred to meet the requirements of the Program.							
No challenges were encountered in identifying this PGM scope. Internet access is a true necessity at this point.							
Program Costs in Project include							
1) Program creation							
PGM #6?							
No Use this "PGM #6" only for "OTHER" if your proposed program does not fall withing the program types listed in guidelines.							

Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project? No

Utilizing Tax Credits?	4%									
Federal	Yes	Proposed equity investor contribution (\$)	\$49,778,608	Anticipated tax credit factor	\$0.9800					
State	No	Proposed equity investor contribution (\$)	\$0	Anticipated tax credit factor	\$0.0000					
Timeframe for applying for 4% Tax Credits	Proposed month	August	Proposed year	2024	Tax Credit Reservation Awarded?	No				
Is the Project a scattered site housing Project? UMR §8303(b)						No				
Total Units	LIHTC Units	Project Site Area	Units per Acre	Age Restrictions	Special Facility Type	Tenure Type	Rental Subsidy?	Commercial Space?	Relocation Required?	
89	89	1.02 Acres	87 Per Acre	None	N/A	Permanent	Yes	No	No	
Operating Subsidy?	Yes	HUD 811 Project?	No	Any type of demolition required?		No				
Number of buildings?	1	Total building(s) stories?	5	Number of elevators?	2	Total Homeownership square Feet?	0			
Total Commercial square feet?	0	Total Residential Rental square feet?	84,399	Total Residential Non-rental square feet?	52,743					
Total Mixed-use Space (square feet)	0									
<p>For Operating Subsidies: Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years).</p> <p>For Project-Based Rental Assistance: Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior loan closing. Projects having or proposing project-based rental assistance shall fund a Transition Reserve in accordance with MHP §7312(f)(2).</p>										
File Name::	03. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.				Uploaded to HCD?	N/A			
File Name::	04. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.				Uploaded to HCD?	Yes			

§105 Eligible Applicants

- (a) Applicant(s) acknowledges and understand the requirement of "Eligible Applicants" Yes
- (1) Eligible applicant entities shall include any of the following:
 - A **Locality**, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA),
 - (A) local Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.
 - (i) For **STI** or **TRA** components only, an applicant may provide an executed agreement with a specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC Project for which funding is sought.
 - Will the Application include the Locality or transportation agency responsible for the STI or TRA components as a joint applicant? Yes
 - (B) A **Developer** or **Program Operator**.
 - (C) A **Tribal Entity** whose **Project** meets requirements listed in detail in Appendix B.
 - Is Project being proposed by a **Tribal Entity** and meets requirements listed in detail in Appendix B? No
- A special purpose entity formed and controlled by the **Developer**, and which will serve as the ultimate borrower of AHSC loan funds, is not an eligible **Applicant**. A
- (2) special purpose entity ultimate borrower meeting the requirements of **UMR §8313.2** may be listed on the **AHSC Program** application in the appropriate, designated fields for listing such a borrower entity.
 - (A) Single purpose entities not meeting the requirements of a special purpose entity pursuant to **UMR §8313.2**, whether serving as an intermediate entity within the ultimate borrower structure or not, are not **Eligible Applicants**. Such single purpose entities will not be included as a separate party on any **AHSC Program** legal documents, including but not limited to, Standard Agreements, nor are they eligible to be **Recipients** or payees of **AHSC Program** funds.
- (3) Where a **Public Agency** has a real property interest in the proposed **Project**, the application must include the **Public Agency** as a joint **Applicant** or otherwise include a commitment to enter into a contractual agreement to develop the **Project**, if it is awarded.
 - Will a **Public Agency** have a real property interest in the proposed Project? Yes
 - Will the **Application** include the **Public Agency** as a joint applicant? Yes

- (4) All eligible **Applicants** appearing on the application for the **Project** will be held jointly and severally liable for the completion of the **Project** and as such, will each sign all Standard Agreements to the award of AHSC funds.

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

“**Developer**” means the entity that the **Department** and the **Council** rely upon for experience, **Site Control**, and capacity, and which controls:

- 1) Rental **AHD** during development through occupancy;
- 2) **HRI** and homeownership **AHD** during development through completion;
- 3) **STI** during development through operation; or
- 4) **TRA** during development through operation.

Applicant #1	Entity name	Mercy Housing California		
Eligible applicant type	Developer	Organization type	Non-profit Public Benefit Corporation	
File Name:	10. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	10. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name:	10. App1 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	Yes
File Name:	10. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	10. App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	10. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes
File Name:	10. App1 Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes
File Name:	10. App1 TIN Form	Completed Government TIN form.	Uploaded to HCD?	N/A

Applicant #2	Entity name	City and County of San Francisco		
Eligible applicant type	Locality	Organization type	Public Agency	
File Name:	11. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	11. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
File Name:	11. App2 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	N/A
File Name:	11. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	11. App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	N/A
File Name:	11. App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	11. App2 Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	N/A
File Name:	11. App2 TIN Form	Completed Government TIN form.	Uploaded to HCD?	Yes

Applicant #3	Entity name	N/A		
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Applicant #4	Entity name	N/A		
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Owner/Borrower	Entity name	Sunnydale Block 7 Housing Partners, L.P.		
File Name:	14. Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	14. Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name:	14. Owner Org Chart	MGP Organization Chart.	Uploaded to HCD?	Yes
File Name:	14. Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	14. Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	14. Owner Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes
File Name:	14. Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

Managing General Partner	Entity name	Sunnydale Block 7 LLC		
File Name:	15. MGP Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	15. MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name:	15. MGP Org Chart	MGP Organization Chart.	Uploaded to HCD?	Yes
File Name:	15. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	15. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	15. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

Administrative General Partner #1	Entity name	Related/Sunnydale Block 7 Development Co. LLC		
File Name:	16. AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	16. AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Org Chart	AGP Organization Chart.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

Administrative General Partner #2	Entity name	N/A		
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Manager of LLC	Entity name	Mercy Housing CalWest		
File Name:	18. MLLC Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	18. MLLC OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes
File Name:	18. MLLC Org Chart	Manager of LLC Organization Chart.	Uploaded to HCD?	Yes
File Name:	18. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	18. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes

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File Name:	18. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes
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§101 AB-1550 Priority Populations

AB-1550 Priority Populations "Priority Populations" include residents of: (1) census tracts identified as disadvantaged by California Environmental Protection Agency per SB 535; (2) census tracts identified as low-income per AB 1550; or (3) a low-income household per AB 1550. See §VII.B of the GGRF Funding Guidelines for more information on the definitions. See the Priority Populations Maps for more information.

Priority Population maps

The Project's priority population benefits will be determined based upon the location of the AHD.

Project 10 digit census tract:	6075060502	Disadvantaged Community:	No	Low-Income Community:	Yes	Half Mile Buffer Communities	No
File Name:	19. AB1550	Applicable CARB Priority Population Benefit Criteria Tables.				Uploaded to HCD?	Yes

§102 Eligible Projects

(a) Applicant(s) acknowledges and certifies that the **Project Area** is the area which encompasses transit, housing, and destinations and is the area in which **Project** funds will be primarily focused. Each Project Area must: Yes

Be a contiguous circular area measured from any single point inside the parcel of the AHD. For **TOD Project Areas** and **ICP Project Areas**, the radius must be no greater than a one (1.0) mile. For **RIPAs**, the radius must be no greater than a two (2.0) miles. Projects that are made up of **Scattered Sites** must choose a single point in any one of the **AHD** parcels of the applicant's choice;

(2) Include at least one **Transit Station/Stop** consistent with the requirements set forth in (b)(1), (b)(2), or (b)(3) and is located no farther than one-half (0.50) mile from the **AHD** along a **Pedestrian Access Route**;

If the **Pedestrian Access Route** is not already in place at the time of application, the **Applicant** must affirm that the route will be in place by the effective date of the **AHD** certificate of occupancy. The **Sustainable Transportation Improvements (STI)** and **Transportation Related Amenities (TRA)** components of the **Project** can fund this improvement;

(3) Include all AHSC-funded **Sustainable Transportation Improvements (STI)** and **Transportation Related Amenities (TRA)** components;

STI components (e.g., a bus-only lane, **Transit Signal Priority**, a bikeway, or sidewalk) may extend beyond the boundaries of the **Project Area**, but a pedestrian or cyclist entrance to the facility must be located within the **Project Area**. If making an **STI** improvement to a fixed route transit route that includes a portion outside the **Project Area**, there must be a **Transit Station/Stop** on that route within the **Project Area** at the time of application. If making an **STI** improvement to a **Flexible Transit Service**, the service area must include the **AHD**; and

(B) **TRA** components must be wholly inside the **Project Area**.

(4) Include one **AHD** and/or **HRI** and at least one of the following: **STI**, **TRA**, or **Program Costs (PGM)**;

File Name:	20. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with PAM in this application must be identified on the Project Area Map (PAM)" File must be submitted in a KML/KMZ format.	Uploaded to HCD?	Yes
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The **AHSC Program** includes three eligible **Project Area Types**: 1) **Transit-Oriented Development (TOD) Project Areas**; 2) **Integrated Connectivity Project (ICP) Project Areas**, and 3) **Rural Innovation Project Areas (RIPA)**. The frequency of nearby transit is the primary differentiating requirement between each **Project Area Type**, as described §102(b)(1), (2), and (3).

Applicant(s) acknowledge that all **Projects**, regardless of **Project Area Type**, must demonstrate VMT reduction through fewer or shorter vehicle trips or through mode shift to transit use, bicycling, or walking within transit areas. Yes

Projects should seek to integrate low-carbon transportation and affordable housing with an emphasis on providing benefits to **Disadvantaged Communities** or **Low-Income Communities**.

Applicant(s) acknowledge that **ICP Project Areas** must include at least one (1) **Transit Station/Stop** that is served by the **Qualifying Transit** at the time of application submittal. At the time of application it must not include a **Transit Station/Stop** that is served by **High Quality Transit** which is located within one-half (0.50) mile from the **Affordable Housing Development** along a **Pedestrian Access Route**; Yes

File Name:	21. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Uploaded to HCD?	Yes
File Name:	22. Transit Service Schedule	Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Uploaded to HCD?	Yes

§103 Eligible Costs

Applicant(s) acknowledges that The AHSC Program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas consistent with requirements of §102(b)(1), (2), and (3). Yes

§103 (a) Capital Projects

(1) To be eligible for **AHD Eligible Costs**, **AHD Capital Projects** must:

(A) Consist of one or more of the following:

Note: Re-syndication of an **AHD** is not an eligible **Capital Project**.

Select from Dropdown:

Mixed Use Development? No

(B) Be located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in §102(b). The one-half (0.50) mile is to be measured from any point along the perimeter of the **AHD** parcel to the pedestrian entrance to a **Transit Station/Stop** along a **Pedestrian Access Route**. If the **Pedestrian Access Route** is not clearly identified in the submitted supporting documentation, additional clarification may be requested to substantiate compliance with requirements.

Is **AHD** located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements? Yes

AHD distance from **Transit Station/Stop** miles. Minimum distance transit requirements met.

(C) Rental and homeownership **Affordable Housing Developments** must include at least 20 percent of the total residential units as **Affordable Units**.

For **Rental Units**, does the proposed Project include at least 20 percent of the total residential units as Affordable Units? TRUE % Affordable units

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Rental AHD Projects must have an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI).

Does the proposed Rental Project have an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent? **TRUE** Rental % average affordability **45.00%**

(D) The **AHD** must demonstrate a minimum **Net Density** not less than that shown in §103(a)(1)(D)(i) or (ii)

Note: Applicants must calculate Net Density as the number of dwelling units per acre in the AHSC Benefits Calculator Tool.

(i) For the total number of dwelling units in the project to be used in the calculation of **Net Density**, the **Applicant** may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size as described in §103(a)(1)(D)(ii).

NOTE: The following are NOT qualified as site deductions: Utility Easements, Off-street parking, setbacks, private drives and walkways, Landscaping, Common Areas and Facilities, Drainage Facilities (exclusive to a development) and Other mitigation space required for development.

Project meet the Minimum Net Density for any of the following?

ICP Residential Project meets un-adjusted minimum net density		TRUE		Mixed Use Developments (Floor Area Ratio)		TRUE	
Total Sites Area in Square Feet		44,431		Total Buildings Floor Area in Sq. Feet		137,142	
(Less Qualified Square Feet Deductions):				(Less Excluded Areas in Square Feet):			
Dedicated streets		31		Mechanical Space		3,600	
Sidewalks				Cellar space			
Parks				Floor space in open balconies			
Open Space				Enclosed parking		22,174	
Other (Specify)				Elevator or stair bulkheads		2,926	
Net Site Area-acres	1.02	Net Site Square Feet	44,400	Net Building Square Feet	108,442		

(ii) For the total number of dwelling units in the **Project** to be used in the calculation of **Net Density**, the **Applicant** may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size by multiplying the factors in this subsection by the total number of units in each unit size category, then summing the resulting products:

Number of units to be used for **Net Density** by multiplying the adjusting factors shown in §103(a)(1)(D)(ii) **123**

File Name:	23. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
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Must supply at least one (1) **Secure Overnight Bicycle Parking** spot that is not publicly accessible and is completely enclosed for every two residential units.

(E) Bicycle parking at the **Affordable Housing Development** will be considered an eligible cost but may not be used to meet required **Project Area** components as outlined in §102.

Total # of bicycle parking spaces **92** Parking ratio: bicycle spaces/total units **92:89** Requirement met

(2) Applicant(s) acknowledges that a **Project** may not contain more than one **Affordable Housing Development Capital Project**. A single **Affordable Housing Development Capital Project** may not include more than one **Affordable Housing Development**, nor may it include an **Affordable Housing Development** that contains multiple development sites when one development site is receiving 4 percent low-income housing tax credits, and another is receiving 9 percent low-income housing tax credits, or when the multiple development sites are each receiving separate 4 percent low-income housing tax credits. An application proposing an **Affordable Housing Development** with both 4 percent low-income housing tax credits and 9 percent low-income housing tax credits, or with multiple 4 percent low-income housing tax credits, will be disqualified on the grounds that it is not proposing a **Project** within the meaning and design of the **AHSC Program**. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent **Projects**, each of which must submit an entirely separate application and qualify independently of the other.

Yes

The purpose of this subsection is to clarify which types of **Project** structures are eligible within a single AHSC application and award. This reinforces AHSC's directive to **SGC, HCD, and CARB** to identify and fund unified, cohesive **Projects** in which interdependent components truly work together to create reductions in VMTs and ultimately GHG emissions. Any **Project** that represents at application as a single **Affordable Housing Development** for scoring purposes, but after receiving an award letter attempts to split its single **Affordable Housing Development** into multiple **Affordable Housing Developments** with separate ownership structures or separate financing structures will be disencumbered as it no longer meets the requirements of AHSC.

(3) Applicant(s) acknowledges that **AHD Capital Projects** may include or consist as stated below?

Yes

(A) Include residential units that are rental or homeownership, or a combination of both;

Consist of a **Scattered Site** constituting a single, integrated **Affordable Housing Development**. Rental **Affordable Housing Developments** on a **Scattered Site** must meet all the requirements set forth by §8303(b) of the Uniform Multifamily Regulations (UMRs). For Homeownership **Affordable Housing Developments** on **Scattered Sites**, the individual sites must have a single owner at the time of execution of the AHSC loan Standard Agreement;

(C) Include nonresidential uses that are compatible under local zoning.

(4) Applicant(s) acknowledges that any **Sustainable Transportation Infrastructure (STI)** or **Transportation Related Amenities (TRA)** that is publicly accessible must be equally accessible to all members of the public in accordance with state and federal anti-discrimination laws. This includes providing full and equal access to people with disabilities.

Yes

(5) Applicant(s) acknowledges that the **AHD** and **HRI Capital Projects** must comprise at least fifty percent (50.0%) of total AHSC funds requested, but shall not exceed \$35,000,000.

Yes

(6) Applicant(s) acknowledges that the total combined grant amount for **Sustainable Transportation Infrastructure Capital Projects** and **Transportation Related Amenities Capital Projects** shall not exceed \$15,000,000.

Yes

(b) Eligible Costs for **Affordable Housing Development Capital Projects** are limited to:

(1) Applicant(s) acknowledge loans for rental **Affordable Housing Development**. Eligible loan costs for a **Housing Development**, as specified in §7304 and §7305 of the **MHP Guidelines**.

Yes

(2) Applicant(s) acknowledges grants for homeownership **Affordable Housing Development**. Eligible grant costs as specified in §400.2 of the CalHome Guidelines dated December 30, 2022. Construction and **Substantial Rehabilitation** work is also an **Eligible Cost**.

Yes

[§400.2 of the CalHome Guidelines dated December 30, 2022.](#)

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Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, (3) construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. **Soft costs shall not exceed 10 percent of costs associated with the funding request for the AHD Capital Project.**

Are soft costs less than or equal to 10 percent of costs associated with the funding request for the AHD Capital Project? **TRUE**

Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with (4) the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC application**? **TRUE**

File Name:	24. Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Uploaded to HCD?	N/A
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(d) Eligible Costs for Sustainable Transportation Infrastructure Capital Projects (including **Active Transportation** and transit infrastructure)

Applicant(s) acknowledges that eligible costs are for Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by (1) enhancing: 1) public transit access, speed, and/or reliability; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project Area** meeting the transit requirements detailed in §102 (b)(1), (2) or (3). **Yes**

Soft costs such as those incidentally but directly related to construction or project plans, specifications and estimates including, but not limited to, planning, (2) engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**.

Does the soft costs not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**? **TRUE**

Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale the (3) size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC application**? **TRUE**

(4) **Activity Delivery Costs** that are associated with the implementation of the **STI Capital Project** not to exceed 10 percent of the costs associated with the **STI Capital Project**.

Does the **Activity Delivery Costs** not exceed 10 percent of the costs associated with the **STI Capital Project**? **TRUE**

(5) Applicant(s) acknowledges that eligible STI costs include transit operations expenditures for up to 10 years that directly expand fixed route, flexible, and paratransit transit service by supporting new, restored, or expanded routes and may include wages, maintenance, and other costs to operate those services. **Yes**

(6) Applicant(s) acknowledge that all vehicles purchased using **AHSC Program** funds must be **Zero Emission Vehicles (ZEV)**. Transit types that do not have an approved zero emission passenger locomotive for use, must provide documentation stating so, and purchase vehicles that meet EPA Tier 4 emission standards. **Yes**

(7) Applicant(s) acknowledge that other **STI Capital Project** costs required as a condition of local approval for the **STI Capital Project**, as approved by the **Department**. **Yes**

Are there any other **STI Capital Project** costs in budget that are required as a condition of local approval for the **STI Capital Project**? **No**

(e) Eligible Costs for Transportation Related Amenities Capital Projects are limited to:

(1) Applicant(s) acknowledges capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (e.g., bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in §102(b)(1), (2) or (3). **Yes**

(2) Soft costs such as those incidentally but directly related to construction project plans, specifications, and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of costs associated with the **TRA Capital Project**.

Does the soft costs not exceed 10 percent of costs associated with the **TRA Capital Project**? **TRUE**

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

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **TRA Capital Project**? **TRUE**

(4) **Activity Delivery Costs** that are associated with the implementation of the **TRA Capital Project** are not to exceed 10 percent of the costs associated with the **TRA Capital Project**.

Does the **Activity Delivery Costs** not exceed 10 percent of the costs associated with the **TRA Capital Project(s)**? **TRUE**

(5) Applicant(s) acknowledge that other **TRA Capital Project** costs required as a condition of local approval for the **TRA Capital Project**, as approved by the **Department**. **Yes**

Are there any **other Capital Project** costs in budget that are required as a condition of local approval for the **TRA Capital Project**? **No**

(f) Program Costs

Applicant(s) acknowledges that **Program Costs** include those costs typically associated with 1) program creation or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (three years). (1) Eligible programs include education, outreach, and training programs for **Active Transportation** or transit ridership; air pollution exposure reduction; workforce development partnerships; tenant legal counseling services; and outreach, education, and subsidy to low-income residents for **ZEV** car sharing. Access and availability of **Programs** may be limited to **AHD** residents or may be offered to the greater community. Additionally, costs and fees associated with the ongoing provision of broadband internet service, as defined in Section 106, provided free of charge to the **AHD** residents are an eligible **Program Cost**. **Yes**

(A) Applicant(s) acknowledges that tenant legal counseling services cannot be provided by the Developer, building manager, or related entity and must be offered through a third party. **Yes**

(2) The total grant amount for **Program Costs** within a **Project Area** shall not exceed \$600,000. Costs incurred for required transit passes or cards described in §106(b)(2) will not contribute to this cap.

Does the total grant amount for **Program Costs** within a **Project Area** not exceed 30 percent of the funding request for the overall Project up to \$600,000? **TRUE**

(g) Applicant(s) acknowledges that ineligible costs include, but are not limited to, all the following: **Yes**

(1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the **Project** portion thereof to be funded by the **AHSC Program** or if the cost is incurred prior to **AHSC Program** award;

(2) Routine maintenance or operations of transportation infrastructure unrelated to **AHSC-funded** transit service, including the general transit fleet

Project Overview

V1 1/19/24

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

§104 Assistance Terms and Limits

- Applicant(s) acknowledge, understand and agree to comply with §104 (a-g)? Yes
- (h) Grants for **HRI, STI, TRA, PGM, and AHD** (homeownership) components shall be subject to the following terms:
- (1) Applicant(s) acknowledges that the applicant must demonstrate that the grant will not result in a profit that exceeds the commercially reasonable range for other developments of similar size and level of risk. Yes
 - (2) Applicant(s) acknowledges that the **AHSC Program** grant funds will be disbursed as reimbursed progress payments only after the execution of the Standard Agreement in the amount not to exceed the **AHSC Program** award of funds. Yes
 - (3) Applicant(s) acknowledges that eligible costs incurred after the award date are eligible for reimbursement once the Standard Agreement is executed. Costs incurred prior to award are not eligible for reimbursement. Yes

Existing versus proposed Units (include Manager's Units)							Total # Units	Total # Bedrooms	Total # Buildings	Total # Mgr. Units	Total # of Parking Spaces
	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm					
Existing	0						0	0			
Proposed	89	0	13	44	23	9	89	206	1	1	60

Building types	New Construction			Rehabilitation			Unit Size	Baths	Layout	Avg. Sq. Ft.	All Units	Restricted
	Units	Stories	Bldgs.	Units	Stories	Bldgs.						
Townhouse/Row House							0 Bdrm.				0	0
One or Two Story Walk-Up							1 Bdrm.	1	Flat	566	13	13
Mid-Rise (3-5 stories)	89	5	1				2 Bdrm.	1	Flat	786	44	43
High-Rise (6+stories)							3 Bdrm.	2	Flat	1,037	23	23
Detached Single Family							4 Bdrm.	2	Flat	1,326	9	9
Duplex/4-Plex							5 Bdrm.				0	0
Non-Residential Bldg(s)												
Totals	89		1	0		0					89	88

Sponsor/Applicant Notes

The AHD project comprises 89 new affordable units for households between 30% and 60% TCAC AMI. The unit mix consists of 13 one-bedroom units, 44 two-bedroom units, and 23 three-bedroom units, and 9 four-bedroom units. Seventy-five percent of the units (67 units) are assisted by Project-Based Section 8 Vouchers (PBV) through a 20-year Project-Based Section 8 contract, which is made available by San Francisco Housing Authority through a non-competitive process

Amenities

Unit Amenities/Features											
No	Air Conditioning	Yes	Refrigerator	Yes	Range	No	Microwave	No	Disposal		
Yes	Dishwasher	Yes	Walk-In Closet	No	Fenced Rear Yard	Yes	Ceiling Fans	Yes	Curtains/Blinds		
No	Fireplace	No	Emergency Call	No	Free Cable TV	Yes	Storage Area	No	Lofts		
No	Balcony		Patio		(Other)		(Other)		(Other)		

Project Amenities											
Elevator(s)	Yes	2	Laundry Rms.	Yes	1	Washers	Yes	8	Dryers	Yes	8
Yes	Community Room	Yes	Community Kitchen	No	Computer Room	Yes	High Speed Internet	No	Fitness Room	Yes	Sports Court
No	Tennis Court	No	Picnic/BBQ Area(s)	No	Tot Lot/Playground	Yes	Bike Parking	No	(Other)	Yes	(Other)
	(Other)		(Other)		(Other)		(Other)		(Other)		(Other)

Security & Other							
Yes	Gated Entry	Yes	Bldg. Card Key	Yes	Security Patrol	Yes	Security Cameras

Describe any mandatory charges to tenants beyond allowable Rents.

There are no additional charges paid by tenants

Other onsite Services?

There are no additional charges paid by tenants

Miscellaneous Information

Residential Space											
Residential Units	84,399	Common Areas	842	Community Room	449	Leasing Office	332	Additional Storage Space	1,143		
Subtotal Residential SF	87,165										
Maintenance Shop	384	Childcare Center		Service Area	235	Service Office	232				
Bike Storage	384	Laundry Rms.	204	(Other)	N/A	(Other)	N/A				
Total Residential SF	88,604										

Project Overview

	V1	1/19/24
Obtaining all necessary and discretionary public land use approvals	11/17/16	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project	3/15/24	N/A
Obtaining all enforceable funding commitments for all construction period financing	3/15/24	N/A
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project	3/15/24	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority	3/1/25	N/A
Commencement of construction	6/1/25	N/A
Construction complete and the filing of the Notice of Completion	6/1/27	N/A
Program funds fully disbursed	6/1/27	N/A
<i>Have all milestone dates been entered above?</i>	Yes	Yes

STI milestones

	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development	3/19/24
Site Control of site(s) by proposed developer.	3/3/17
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	12/1/26
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	3/1/27
Commencement of construction.	3/1/27
Construction completion and closeout.	6/1/29
Program funds fully disbursed.	7/15/29
<i>Have all milestone dates been entered above?</i>	Yes

TRA milestones

	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.	3/19/24
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	12/1/26
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	3/1/27
Commencement of construction.	3/1/27
Construction completion and closeout.	6/1/29
Program funds fully disbursed.	7/15/29
<i>Have all milestone dates been entered above?</i>	Yes

PGM Proposed Implementation Timeline

	Date
Program designed.	2/1/24
Program operator identified.	2/1/24
Obtaining all enforceable funding commitments.	8/31/24
Program operations start.	9/1/25
Identification and commitment of program operator and partners.	2/1/24
Completion of a business or a work plan.	3/19/24
Identification of ongoing support for operation costs beyond grant period.	8/31/24
Program funds fully disbursed.	9/1/28
<i>Have all milestone dates been entered above?</i>	Yes

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Contact Name	Title	Email	Phone #	Contact Address	City	State	Zip Code
Applicant #1	Mercy Housing California	Developer	Non-profit Public Benefit Corporation	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7133	Emily Estes	Sr. Project Manager	emily_estes@mercyhousing.org	(404) 992-0035	1256 Market Street	San Francisco	CA	94102
Applicant #2	City and County of San Francisco	Locality	Public Agency	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103	Sara Amaral	Director of Housing Development	sara.amaral@sfgov.org	628-652-5808	Ryan VanZuylen	Senior Project Manager	ryan.vanzuylen@sfgov.org	628-652-5809	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103
Owner / Borrower Entity	Sunnydale Block 7 Housing Partners, L.P.		Limited Partnership	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7137	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7137	1260 Market Street	San Francisco	CA	94102
Managing General Partner	Sunnydale Block 7 LLC		Limited Liability Company	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7138	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7138	1261 Market Street	San Francisco	CA	94102
Administrative GP #1	Related/Sunnydale Block 7 Development Co. LLC		Limited Liability Company	18201 Von Karman Avenue, Suite 900	Irvine	CA	92612	Ann Silverberg	President and Secretary	asilverberg@related.com	415-677-9000	Thu Nguyen	Asst Vice President	tnguyen@related.com	206-383-6928	44 Montgomery Street, Suite 1310	San Francisco	CA	94102
Manager of LLC	Mercy Housing CalWest		Non-profit Public Benefit Corporation	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7141	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7141	1264 Market Street	San Francisco	CA	94102
Transportation Infrastructure Partner for STI	Mayors Office of Housing and Community Development (City & County of San Francisco)			1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103					Anne Romero	Project Manager	anne.romero@sfgov.com	415-203-4951				
Transportation Infrastructure Partner for TRA	Mayors Office of Housing and Community Development (City & County of San Francisco)			1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103					Anne Romero	Project Manager	anne.romero@sfgov.com	415-203-4951				
Property Management Agent	Mercy Housing Management Group			1256 Market Street	San Francisco	CA	94104					Jacque Hoffman	Vice President	jhoffman@mercyhousing.org	415-355-7124				
Financial Consultant	California Housing Partnership (CHPC)			369 Pine Street, Suite 300	San Francisco	CA	94104					Zorica Stancevic	Senior Director	zstancevic@chpc.net	415-433-6804 x213				
Lead (primary) Service Provider	Mercy Housing California			1256 Market Street	San Francisco	CA	94104					Ashlei Hurst	Director of Community Life	ahurst@mercyhousing.org	602-295-4696				
Borrower Legal Counsel	Gubb and Barshay LLP			235 Montgomery Street, Suite 1110	San Francisco	CA	94104					Evan Gross	Partner	egross@gubbandbarshay.com	415-781-6600 ext 6				
General Contractor	Cahill/Guzman Construction Group Joint Venture			425 California Street, Suite 2200	San Francisco	CA	94104					Matt Irwin	Joint Venture Principal	mirwin@cahill-sf.com	415-986-0600				
Architect	Saida Sullivan Design Partners			12 Gough Street, Suite 100	San Francisco	CA	94103					Mimi Sullivan	Partner	mimi@saidasullivan.com	415-777-0991 ex 111				
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			

Congress person Name(s)	District #	State Senator Name(s)	District #	State Assembly Member Name(s)	District #
Nancy Pelosi	11	Scott D. Weiner	11	Matt Haney	17

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	2020 Bond	0	0	Sources Total	
STI BUDGET #1 - Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP) Project - Bus Boarding Bulbs Outs along Visi						
Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Specify)					\$0	
Other Complete Street Improvements (Specify)					\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology	\$650,000				\$650,000	
Boarding infrastructure	\$3,930,000				\$3,930,000	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	2020 Bond	0	0	Sources Total	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (Specify)					\$0	
Other Transit and Station Areas (Specify)					\$0	
Total Transit and Station Areas - Construction	\$4,580,000	\$0	\$0	\$0	\$4,580,000	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP) Project - Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization	\$4,580,000	\$0	\$0	\$0	\$4,580,000	

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are re

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STI BUDGET #2 - Sunnydale-Excelsior Park Connection - Class 1

Environmental review/studies		\$4,000			\$4,000	
Plan Specification and Estimates	\$205,000	\$25,000			\$230,000	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)	\$11,798	\$15,000			\$26,798	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$216,798	\$44,000	\$0	\$0	\$260,798	
Clearing and Grubbing					\$0	
Demolition	\$349,016				\$349,016	
Grading	\$413,512				\$413,512	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control	\$18,608				\$18,608	
Dewatering					\$0	
Other Site Preparation (Mobilization)	\$18,000				\$18,000	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	2020 Bond	0	0	Sources Total	
Total Site Preparation	\$799,136	\$0	\$0	\$0	\$799,136	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement	\$361,728				\$361,728	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals	\$467,325				\$467,325	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements	\$421,998				\$421,998	
Other Complete Street Improvements (ParkTread Paving)	\$1,077,960				\$1,077,960	
Other Complete Street Improvements (Fencing)	\$377,000	\$25,000			\$402,000	
Total Complete Streets Improvements - Construction	\$2,706,011	\$25,000	\$0	\$0	\$2,731,011	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (Specify)					\$0	
Other Transit and Station Areas (Specify)					\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Tree Planting)	\$12,500				\$12,500	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Total Urban Greening	\$12,500	\$0	\$0	\$0	\$12,500	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (PM, CM, and other City Staff Costs)	\$224,000	\$131,000			\$355,000	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$224,000	\$131,000	\$0	\$0	\$355,000	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	2020 Bond	0	0	Sources Total	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$3,958,445	\$200,000	\$0	\$0	\$4,158,445	

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are re

STI BUDGET #3 - Mercy: On-Site Publicly Accessible Sidewalk

Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Specify)					\$0	
Other Complete Street Improvements (Specify)					\$0	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	2020 Bond	0	0	Sources Total	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter	\$500,000				\$500,000	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (Specify)					\$0	
Other Transit and Station Areas (Specify)					\$0	
Total Transit and Station Areas - Construction	\$500,000	\$0	\$0	\$0	\$500,000	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$500,000	\$0	\$0	\$0	\$500,000	

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are re

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET					
Total Soft Costs	\$216,798	\$44,000	\$0	\$0	\$260,798
Total Site Preparation	\$799,136	\$0	\$0	\$0	\$799,136
Total Site Utilities	\$0	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$2,706,011	\$25,000	\$0	\$0	\$2,731,011
Total Transit and Station Areas - Construction	\$5,080,000	\$0	\$0	\$0	\$5,080,000
Total Urban Greening	\$12,500	\$0	\$0	\$0	\$12,500
Total Impact Fees	\$0	\$0	\$0	\$0	\$0

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	2020 Bond	0	0	Sources Total	
Total Activity Delivery Costs	\$224,000	\$131,000	\$0	\$0	\$355,000	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$9,038,445	\$200,000	\$0	\$0	\$9,238,445	

Sunnydale Block 7 Programs (PGM) Sources and Uses Budget App AHSC0001194

Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC PGM Grant	0	0	0	Sources Total	

PGM BUDGET #1 - Transit Passes for AHD Residents

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)	\$256,608				\$256,608	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$256,608	\$0	\$0	\$0	\$256,608	
Transit Passes for AHD Residents Total Budgeted Project Costs	\$256,608	\$0	\$0	\$0	\$256,608	

PGM BUDGET #2 - San Francisco Community Land Trust (SFCLT)

Direct Staff Cost (Acquisitions Director - Preservation)	\$40,000				\$40,000	
Direct Staff Cost (Acquisitions Director - FIHPP)	\$40,000				\$40,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$80,000	\$0	\$0	\$0	\$80,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$80,000	\$0	\$0	\$0	\$80,000	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Workforce Housing Pipeline Development)	\$40,000				\$40,000	
Other Capital Costs (Meetings)	\$30,000				\$30,000	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$70,000	\$0	\$0	\$0	\$70,000	
San Francisco Community Land Trust (SFCLT) Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #3 - WFD -- FACES SF

Direct Staff Cost (Direct staff)	\$70,000				\$70,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$70,000	\$0	\$0	\$0	\$70,000	
Other Indirect Staff Cost (Indirect staff)	\$15,000				\$15,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$15,000	\$0	\$0	\$0	\$15,000	
Total Staff Costs	\$85,000	\$0	\$0	\$0	\$85,000	
Travel	\$5,000				\$5,000	
Equipment	\$20,000				\$20,000	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Supplies)	\$18,000				\$18,000	
Supplies (Specify)					\$0	
Other Capital Costs (15% overhead includes rent, insurance, in	\$22,000				\$22,000	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$65,000	\$0	\$0	\$0	\$65,000	
WFD -- FACES SF Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #4 - San Francisco Bicycle Coalition Education Fund

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	

Sunnydale Block 7 Programs (PGM) Sources and Uses Budget App AHSC0001194

Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC PGM Grant	0	0	0	Sources Total	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Active transit education programs)	\$28,500				\$28,500	
Other Capital Costs (Bike distribution)	\$102,000				\$102,000	
Other Capital Costs (Outreach and promotion)	\$19,500				\$19,500	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$150,000	\$0	\$0	\$0	\$150,000	
San Francisco Bicycle Coalition Education Fund Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #5 - Internet at the AHD

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	
Internet at the AHD Total Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	

TOTAL PROGRAMS (PGM) BUDGET

Total Direct Staff Costs	\$150,000	\$0	\$0	\$0	\$150,000	
Total Indirect Staff Costs	\$15,000	\$0	\$0	\$0	\$15,000	
Total Other Capital Costs	\$541,608	\$0	\$0	\$0	\$541,608	
Total PGM Budgeted Project Costs	\$706,608	\$0	\$0	\$0	\$706,608	

San Francisco 0.25	25%	65%	\$413,926	\$425,738	\$460,885	\$493,584	\$521,817
San Francisco 0.2	20%	60%	\$437,406	\$450,802	\$490,991	\$528,299	\$560,566
San Francisco 0.15	15%	55%	\$460,885	\$476,010	\$521,097	\$563,159	\$599,459

Income and Rent Calculation Tables								
TCAC/CDLAC/AHSC/CalHFA Income Limits Calculated from HUD 50% Income Limits								
Income Level	Household Size							
	1	2	3	4	5	6	7	8
120%	\$156,120	\$178,440	\$200,760	\$222,960	\$240,840	\$258,720	\$276,480	\$294,360
110%	\$143,110	\$163,570	\$184,030	\$204,380	\$220,770	\$237,160	\$253,440	\$269,830
100%	\$130,100	\$148,700	\$167,300	\$185,800	\$200,700	\$215,600	\$230,400	\$245,300
95%	\$123,595	\$141,265	\$158,935	\$176,510	\$190,665	\$204,820	\$218,880	\$233,035
90%	\$117,090	\$133,830	\$150,570	\$167,220	\$180,630	\$194,040	\$207,360	\$220,770
85%	\$110,585	\$126,395	\$142,205	\$157,930	\$170,595	\$183,260	\$195,840	\$208,505
80%	\$104,080	\$118,960	\$133,840	\$148,640	\$160,560	\$172,480	\$184,320	\$196,240
75%	\$97,575	\$111,525	\$125,475	\$139,350	\$150,525	\$161,700	\$172,800	\$183,975
70%	\$91,070	\$104,090	\$117,110	\$130,060	\$140,490	\$150,920	\$161,280	\$171,710
65%	\$84,565	\$96,655	\$108,745	\$120,770	\$130,455	\$140,140	\$149,760	\$159,445
60%	\$78,060	\$89,220	\$100,380	\$111,480	\$120,420	\$129,360	\$138,240	\$147,180
55%	\$71,555	\$81,785	\$92,015	\$102,190	\$110,385	\$118,580	\$126,720	\$134,915
50%	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
45%	\$58,545	\$66,915	\$75,285	\$83,610	\$90,315	\$97,020	\$103,680	\$110,385
40%	\$52,040	\$59,480	\$66,920	\$74,320	\$80,280	\$86,240	\$92,160	\$98,120
35%	\$45,535	\$52,045	\$58,555	\$65,030	\$70,245	\$75,460	\$80,640	\$85,855
30%	\$39,030	\$44,610	\$50,190	\$55,740	\$60,210	\$64,680	\$69,120	\$73,590
25%	\$32,525	\$37,175	\$41,825	\$46,450	\$50,175	\$53,900	\$57,600	\$61,325
20%	\$26,020	\$29,740	\$33,460	\$37,160	\$40,140	\$43,120	\$46,080	\$49,060
15%	\$19,515	\$22,305	\$25,095	\$27,870	\$30,105	\$32,340	\$34,560	\$36,795

CalHFA 50% Rent Limits						
(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)						
Level	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
San Francisco	\$1,626	\$1,859	\$2,091	\$2,323	\$2,509	\$2,695

TCAC/CDLAC/AHSC Rent Limits							
(Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)							
TCACrentTb1	Limit	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
San Francisco	\$3,903	\$4,182	\$5,019	\$5,797	\$6,468	\$7,135	
San Francisco	\$3,577	\$3,833	\$4,600	\$5,314	\$5,929	\$6,540	
San Francisco	\$3,252	\$3,485	\$4,182	\$4,831	\$5,390	\$5,946	
San Francisco	\$3,089	\$3,310	\$3,973	\$4,589	\$5,120	\$5,648	
San Francisco	\$2,927	\$3,136	\$3,764	\$4,348	\$4,851	\$5,351	
San Francisco	\$2,764	\$2,962	\$3,555	\$4,106	\$4,581	\$5,054	
San Francisco	\$2,602	\$2,788	\$3,346	\$3,885	\$4,312	\$4,757	
San Francisco	\$2,439	\$2,613	\$3,136	\$3,623	\$4,042	\$4,459	
San Francisco	\$2,276	\$2,439	\$2,927	\$3,381	\$3,773	\$4,162	
San Francisco	\$2,114	\$2,265	\$2,718	\$3,140	\$3,503	\$3,865	
San Francisco	\$1,951	\$2,091	\$2,509	\$2,898	\$3,234	\$3,567	
San Francisco	\$1,788	\$1,916	\$2,300	\$2,657	\$2,964	\$3,270	
San Francisco	\$1,626	\$1,742	\$2,091	\$2,415	\$2,695	\$2,973	
San Francisco	\$1,463	\$1,568	\$1,882	\$2,174	\$2,425	\$2,675	
San Francisco	\$1,301	\$1,394	\$1,673	\$1,932	\$2,156	\$2,378	
San Francisco	\$1,138	\$1,219	\$1,463	\$1,690	\$1,886	\$2,081	
San Francisco	\$975	\$1,045	\$1,254	\$1,449	\$1,617	\$1,783	
San Francisco	\$813	\$871	\$1,045	\$1,207	\$1,347	\$1,486	
San Francisco	\$650	\$697	\$836	\$966	\$1,078	\$1,189	
San Francisco	\$487	\$522	\$627	\$724	\$808	\$891	

Kings	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lake	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lassen	\$29,350	\$33,550	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
Los Angeles	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
Madera	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Marin	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
Mariposa	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Mendocino	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Merced	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Modoc	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Mono	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Monterey	\$42,150	\$48,200	\$54,200	\$60,200	\$65,050	\$69,850	\$74,650	\$79,500
Napa	\$46,750	\$53,400	\$60,100	\$66,750	\$72,100	\$77,450	\$82,800	\$88,150
Nevada	\$36,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Orange	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$89,000	\$94,750
Placer	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Plumas	\$29,350	\$33,550	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
Riverside	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
Sacramento	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
San Benito	\$39,000	\$44,550	\$50,100	\$55,650	\$60,150	\$64,600	\$69,050	\$73,500
San Bernardino	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
San Diego	\$48,250	\$55,150	\$62,050	\$68,900	\$74,450	\$79,950	\$85,450	\$90,950
San Francisco	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
San Joaquin	\$30,700	\$35,100	\$39,500	\$43,850	\$47,400	\$50,900	\$54,400	\$57,900
San Luis Obispo	\$40,550	\$46,350	\$52,150	\$57,900	\$62,550	\$67,200	\$71,800	\$76,450
San Mateo	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
Santa Barbara	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
Santa Clara	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350	\$103,500	\$110,650	\$117,750
Santa Cruz	\$57,650	\$65,900	\$74,150	\$82,350	\$88,950	\$95,550	\$102,150	\$108,750
Shasta	\$29,400	\$33,600	\$37,800	\$42,000	\$45,400	\$48,750	\$52,100	\$55,450
Sierra	\$29,950	\$34,200	\$38,500	\$42,750	\$46,200	\$49,600	\$53,050	\$56,450
Siskiyou	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Solano	\$40,050	\$45,800	\$51,500	\$57,200	\$61,800	\$66,400	\$70,950	\$75,550
Sonoma	\$44,050	\$50,350	\$56,650	\$62,900	\$67,950	\$73,000	\$78,000	\$83,050
Stanislaus	\$29,550	\$33,800	\$38,000	\$42,200	\$45,600	\$49,000	\$52,350	\$55,750
Sutter	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tehama	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Trinity	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tulare	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tuolumne	\$30,850	\$35,250	\$39,650	\$44,050	\$47,600	\$51,100	\$54,650	\$58,150
Ventura	\$46,500	\$53,150	\$59,800	\$66,400	\$71,750	\$77,050	\$82,350	\$87,650
Yolo	\$36,750	\$42,000	\$47,250	\$52,450	\$56,650	\$60,850	\$65,050	\$69,250
Yuba	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450

Sunnydale Block 7 Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	0	0	0	Sources Total	
TRA BUDGET #1 - Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization Project)						
Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Street Improvements (Specify)					\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb, and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure	\$1,500,000				\$1,500,000	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Other ITS Technology					\$0	
Other Transit Station or Stop (Specify)					\$0	

Sunnydale Block 7 Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	0	0	0	Sources Total	
Other Transit Station or Stop (Specify)					\$0	
Total Transit Station or Stop - Construction	\$1,500,000	\$0	\$0	\$0	\$1,500,000	
Street Trees					\$0	
Bioswales					\$0	
Landscaping					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Street Furniture					\$0	
Bicycle Repair Kiosks					\$0	
Bicycle Storage or Parking					\$0	
Drinking Fountains					\$0	
Other Amenities (Specify)					\$0	
Other Amenities (Specify)					\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Employee Reporting					\$0	
Vehicles					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization Project) Total Budgeted Project Costs	\$1,500,000	\$0	\$0	\$0	\$1,500,000	

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET

Total Soft Costs	\$0	\$0	\$0	\$0	\$0
Total Site Preparation	\$0	\$0	\$0	\$0	\$0
Total Site Utilities	\$0	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0
Total Transit Station or Stop - Construction	\$1,500,000	\$0	\$0	\$0	\$1,500,000
Total Urban Greening	\$0	\$0	\$0	\$0	\$0
Total Amenities	\$0	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0

Sunnydale Block 7 Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	0	0	0	Sources Total	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$1,500,000	\$0	\$0	\$0	\$1,500,000	

Development Sources

			Construction Totals					Construction Terms			Permanent Terms						Details of Deferred Costs					
			\$105,948,607								Interest Rate		Repayment Terms		\$1,633,135	\$0	\$74,554,000	\$2,575,483				
			Permanent Totals																			
Construction	Committed?	AHD vs HRI	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description	
Construction	No	HRI	AHSC HRI Grant	State-HCD																	\$41,490	Perm Conversion Syndication + TCAC Fees
Construction	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$53,305,000		\$53,305,000	7.52%	Interest Only	30								\$53,305,000	\$805,654	Operating Reserve	
Construction	Yes	AHD	Taxable Loan	Private	1	\$28,669,264		\$28,669,264	7.52%	Interest Only	30										\$478,339	HCD Pooled Transition Reserve
Construction	Yes	AHD	SF-MOHCD Loan	Local	2	\$12,500,000		\$12,500,000	3.00%	Deferred	30										\$1,250,000	Developer Fee
Construction	Yes	AHD	SF-MOHCD Loan (Accrued/Deferred Interest)	Local	2	\$570,899		\$570,899	0.00%	Deferred	30											
Construction	Yes	AHD	Deferred Developer Fees			\$3,350,000		\$3,350,000	0.00%	Deferred												
Construction	Yes	AHD	Other Deferred Costs			\$2,575,483		\$2,575,483		Deferred												
Construction	Yes	AHD	Developer Fee Contribution			\$0		\$0														
Construction	Yes	AHD	GP Equity			\$100		\$100		None												
Construction	Yes	AHD	Gross Tax Credit Equity			\$4,977,861		\$4,977,861		None												
Permanent																						
Permanent	No	HRI	AHSC HRI Grant	State-HCD																		
Permanent	No	AHD	AHSC AHD Funding	State-HCD	2	\$18,500,000		\$18,500,000	3.00%	Fixed for Term	55		RR	55		\$77,700	\$0					
Permanent	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$21,249,000		\$21,249,000	6.59%	Fixed for Term	35		FAM	17		\$1,555,435	\$0	\$21,249,000				
Permanent	Yes	AHD	SF-MOHCD Loan	Local	3	\$12,500,000		\$12,500,000	3.00%	Fixed for Term	55		RR	55		\$0	\$0					
Permanent	Yes	AHD	SF-MOHCD Loan (Accrued/Deferred Interest)	Local	3	\$570,899		\$570,899	0.00%	Fixed for Term	55		Deferred	55		\$0	\$0					
Permanent	Yes	AHD	Deferred Developer Fees	4% tax credits		\$3,350,000		\$3,350,000	0.00%	Fixed for Term	15		Deferred	15								
Permanent	Yes	AHD	Developer Fee Contribution			\$0		\$0		None												
Permanent	Yes	AHD	GP Equity	Private		\$100		\$100		None												
Permanent	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$49,778,608		\$49,778,608		None												

Applicant Comments: Include a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.

The Senior Perm Lender has agreed to subordinate to HCD's Regulatory Agreement.

AHD Development Budget

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$1	\$1				
Demolition	\$0					
Legal	\$10,000	\$10,000				
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$10,001	\$10,001	\$0			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$0					
Total Acquisition Cost	\$0	\$0	\$0		\$0	
Total Land Cost / Acquisition Cost	\$10,001	\$10,001	\$0			
Predevelopment Interest/Holding Cost	\$0					
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION						
Site Work	\$2,042,670	\$2,042,670		\$2,042,670		
Structures	\$51,781,560	\$51,781,560		\$51,781,560		
General Requirements	\$5,118,331	\$5,118,331		\$5,118,331		
Contractor Overhead	\$889,651	\$889,651		\$889,651		
Contractor Profit	\$1,334,477	\$1,334,477		\$1,334,477		
Prevailing Wages	\$12,945,390	\$12,945,390		\$12,945,390		
General Liability Insurance	\$1,076,316	\$1,076,316		\$1,076,316		
Urban Greening	\$200,000	\$200,000		\$200,000		
Other New Construction (Specify)	\$0					
Other New Construction (Specify)	\$0					
Other New Construction (Specify)	\$0					
Total New Construction Costs	\$75,388,395	\$75,388,395	\$0	\$75,388,395	\$0	
ARCHITECTURAL FEES						
Design	\$2,945,736	\$2,945,736		\$2,945,736		
Supervision	\$0					
Total Architectural Costs	\$2,945,736	\$2,945,736	\$0	\$2,945,736	\$0	
Total Survey & Engineering	\$613,500	\$613,500		\$613,500		
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$8,370,377	\$8,370,377		\$3,538,735		
Origination Fee	\$614,807	\$614,807		\$209,870		
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0					
Cost of Issuance	\$447,193	\$447,193				
Title & Recording	\$140,000	\$140,000		\$140,000		
Taxes	\$0	\$0				
Insurance	\$1,700,000	\$1,700,000		\$1,700,000		
Employment Reporting	\$0					
Other Construction Int. & Fees (Due Diligence + Mon)	\$47,000	\$47,000		\$16,044		
Other Construction Int. & Fees (Specify)	\$0					
Total Construction Interest & Fees	\$11,319,377	\$11,319,377	\$0	\$5,604,649	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$212,490	\$212,490				
Credit Enhancement/Application Fee	\$0					
Title & Recording	\$20,000	\$20,000				
Taxes	\$0					
Insurance	\$0					
Other Perm. Financing Costs (MOHCD Loan Fee)	\$125,000	\$125,000				
Other Perm. Financing Costs (Due Diligence)	\$40,000	\$40,000				
Total Permanent Financing Costs	\$397,490	\$397,490	\$0			

AHD Development Budget

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Subtotals Forward	\$90,674,499	\$90,674,499	\$0	\$84,552,280	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$115,000	\$115,000		\$25,602		
Other Attorney Costs (Syndication + Org of Prtnrshp)	\$100,000	\$100,000				
Other Attorney Costs (GP/Sponsor Legal)	\$165,000	\$165,000		\$100,000		
Other Attorney Costs (Specify)	\$0					
Total Attorney Costs	\$380,000	\$380,000	\$0	\$125,602	\$0	
RESERVES						
Operating Reserve	\$805,654	\$805,654				
Replacement Reserve	\$0					
Transition Reserve Pool Fee	\$478,339	\$478,339				
Rent Reserve	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Total Reserve Costs	\$1,283,993	\$1,283,993	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$3,769,420	\$3,769,420		\$3,769,420		
Soft Cost Contingency	\$1,175,944	\$1,175,944		\$1,175,944		
Total Contingency Costs	\$4,945,364	\$4,945,364	\$0	\$4,945,364	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$88,290	\$88,290				
Environmental Audit	\$202,000	\$202,000		\$202,000		
Local Development Impact Fees	\$0	\$0				
Permit Processing Fees	\$1,668,750	\$1,668,750		\$1,668,750		
Capital Fees	\$0	\$0				
Marketing	\$334,211	\$334,211				
Furnishings	\$222,500	\$222,500		\$222,500		
Market Study	\$34,000	\$34,000				
Accounting/Reimbursable	\$45,000	\$45,000				
Appraisal Costs	\$25,000	\$25,000		\$25,000		
Broadband Readiness	\$0					
Other Costs (3rd Party Construction Mgmt)	\$200,000	\$200,000		\$200,000		
Other Costs (Security during Construction)	\$200,000	\$200,000		\$200,000		
Other Costs (Syndication Consulting)	\$95,000	\$95,000				
Other Costs (Specify)	\$0					
Other Costs (Specify)	\$0					
Total Other Costs	\$3,114,751	\$3,114,751	\$0	\$2,518,250	\$0	
SUBTOTAL PROJECT COST	\$100,398,607	\$100,398,607	\$0	\$92,141,496	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$5,550,000	\$5,550,000		\$5,550,000		
Consultant/Processing Agent	\$0					
Project Administration	\$0					
Broker Fees Paid to a Related Party	\$0					
Construction Oversight by Developer	\$0					
Other Developer Costs (Specify)	\$0					
Total Developer Costs	\$5,550,000	\$5,550,000	\$0	\$5,550,000	\$0	
TOTAL PROJECT COST	\$105,948,607	\$105,948,607	\$0	\$97,691,496	\$0	
				Eligible Basis:	\$97,691,496	\$0
				Total Eligible Basis:	\$97,691,496	

	DF 2023
Total Developer Fee (equals Total Developer Costs above):	\$5,550,000
Total Developer Fee paid from development funding sources:	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$1,300,000
Deferred Developer Fee payable from allowable 50% Distribution:	\$2,050,000
Developer Fee Contributed as Capital:	\$0

Scroll to the Right for more data input (sources) ----->

Sunnydale Block 7 AHD and HRI Permanent Sources and Uses App AHSC0001194

Residential Sources and Uses Budget

Commercial Sources

USES OF FUNDS Soft cost in red (total AHSC AHD below) \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	SF-MOHCD Loan	SF-MOHCD Loan (Accrued/Deferred Interest)												Total Residential Sources	Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																		Total	Total			
LAND COST/ACQUISITION																						
Land Cost or Value	\$1																\$1	\$1	\$1	\$0		\$0
Demolition	\$0																\$0	\$0	\$0			\$0
Legal	\$10,000																\$10,000	\$10,000	\$10,000	\$0		\$0
Land Lease Rent Prepayment	\$0																\$0	\$0	\$0			\$0
Total Land Cost or Value	\$10,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001	\$10,001	\$10,001	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																\$0	\$0	\$0			\$0
Off-Site Improvements	\$0																\$0	\$0	\$0			\$0
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$10,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001	\$10,001	\$10,001	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																\$0	\$0	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																\$0	\$0	\$0			\$0

REHABILITATION

Site Work	\$0																\$0	\$0	\$0			\$0
Structures	\$0																\$0	\$0	\$0			\$0
General Requirements	\$0																\$0	\$0	\$0			\$0
Contractor Overhead	\$0																\$0	\$0	\$0			\$0
Contractor Profit	\$0																\$0	\$0	\$0			\$0
Prevailing Wages	\$0																\$0	\$0	\$0			\$0
General Liability Insurance	\$0																\$0	\$0	\$0			\$0
Urban Greening	\$0																\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																\$0	\$0	\$0			\$0

NEW CONSTRUCTION

Site Work	\$2,042,670		\$467,440														\$1,575,230	\$2,042,670	\$2,042,670	\$0		\$0
Structures	\$51,781,560	\$18,500,000	\$20,781,560	\$12,500,000													\$0	\$51,781,560	\$51,781,560	\$0		\$0
General Requirements	\$5,118,331																\$5,118,331	\$5,118,331	\$5,118,331	\$0		\$0
Contractor Overhead	\$889,651																\$889,651	\$889,651	\$889,651	\$0		\$0
Contractor Profit	\$1,334,477																\$1,334,477	\$1,334,477	\$1,334,477	\$0		\$0
Prevailing Wages	\$12,945,390																\$12,945,390	\$12,945,390	\$12,945,390	\$0		\$0
General Liability Insurance	\$1,076,316																\$1,076,316	\$1,076,316	\$1,076,316	\$0		\$0
Urban Greening	\$200,000																\$200,000	\$200,000	\$200,000	\$0		\$0
Other New Construction (Specify)	\$0																\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																\$0	\$0	\$0			\$0
Total New Construction Costs	\$75,388,395	\$18,500,000	\$21,249,000	\$12,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,139,395	\$75,388,395	\$75,388,395	\$0	\$0	\$0

ARCHITECTURAL FEES

Design	\$2,945,736																\$2,945,736	\$2,945,736	\$2,945,736	\$0		\$0
Supervision	\$0																\$0	\$0	\$0			\$0
Total Architectural Costs	\$2,945,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,945,736	\$2,945,736	\$2,945,736	\$0	\$0	\$0
Total Survey & Engineering	\$613,500																\$613,500	\$613,500	\$613,500	\$0		\$0

CONSTRUCTION INTEREST & FEES

Construction Loan Interest	\$8,370,377				\$570,899												\$7,799,478	\$8,370,377	\$8,370,377	\$0		\$0	
Origination Fee	\$614,807																\$614,807	\$614,807	\$614,807	\$0		\$0	
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0			\$0	
Bond Premium	\$0																\$0	\$0	\$0			\$0	
Cost of Issuance	\$447,193																\$447,193	\$447,193	\$447,193	\$0		\$0	
Title & Recording	\$140,000																\$100	\$139,900	\$140,000	\$140,000	\$0		\$0
Taxes	\$0																\$0	\$0	\$0			\$0	
Insurance	\$1,700,000																\$1,700,000	\$1,700,000	\$1,700,000	\$0		\$0	
Employment Reporting	\$0																\$0	\$0	\$0			\$0	
Other Construction Int. & Fees (Due Diligence * Monthly Inspections)	\$47,000																\$47,000	\$47,000	\$47,000	\$0		\$0	

Residential Sources and Uses Budget

USES OF FUNDS <i>Soft cost in red (total AHSC AHD below)</i> \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	SF-MOCHD Loan	SF-MOCHD Loan (Accrued/Deferred Interest)													Commercial Sources			Residential Cost Difference Dev Budget vs. Sources					
																		Deferred Developer Fees	Developer Fee Contribution	GP Equity		Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs	
																								Total	Total	
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0	\$0					
Total Construction Interest & Fees	\$11,319,377	\$0	\$0	\$0	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$10,748,378	\$11,319,377	\$11,319,377	\$0	\$0	\$0			

PERMANENT FINANCING

Loan Origination Fee	\$212,490																	\$212,490	\$212,490	\$212,490	\$0			\$0	
Credit Enhancement/Application Fee	\$0																		\$0	\$0	\$0	\$0			\$0
Title & Recording	\$20,000																		\$20,000	\$20,000	\$20,000	\$0			\$0
Taxes	\$0																		\$0	\$0	\$0	\$0			\$0
Insurance	\$0																		\$0	\$0	\$0	\$0			\$0
Other Perm. Financing Costs (MOCHD Loan Fee)	\$125,000																		\$125,000	\$125,000	\$125,000	\$0			\$0
Other Perm. Financing Costs (Due Diligence)	\$40,000																		\$40,000	\$40,000	\$40,000	\$0			\$0
Total Permanent Financing Costs	\$397,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,490	\$397,490	\$397,490	\$0	\$0	\$0	\$0	
Subtotals Forward	\$90,674,499	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$37,854,500	\$90,674,499	\$90,674,499	\$0	\$0	\$0	\$0	

LEGAL FEES

Legal Paid by Applicant	\$115,000																		\$115,000	\$115,000	\$115,000	\$0			\$0
Other Attorney Costs (Syndication + Org or Pdtship)	\$100,000																		\$100,000	\$100,000	\$100,000	\$0			\$0
Other Attorney Costs (GP/Sponsor Legal)	\$165,000																		\$165,000	\$165,000	\$165,000	\$0			\$0
Other Attorney Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Attorney Costs	\$380,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,000	\$380,000	\$380,000	\$0	\$0	\$0	\$0	

RESERVES

Operating Reserve	\$805,654																		\$805,654	\$805,654	\$805,654	\$0			\$0
Replacement Reserve	\$0																		\$0	\$0	\$0	\$0			\$0
Transition Reserve Pool Fee	\$478,339																		\$478,339	\$478,339	\$478,339	\$0			\$0
Rent Reserve	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Reserve Costs	\$1,283,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,283,993	\$1,283,993	\$1,283,993	\$0	\$0	\$0	\$0	

CONTINGENCY COSTS

Construction Hard Cost Contingency	\$3,769,420																		\$3,769,420	\$3,769,420	\$3,769,420	\$0			\$0
Soft Cost Contingency	\$1,175,944																		\$1,175,944	\$1,175,944	\$1,175,944	\$0			\$0
Total Contingency Costs	\$4,945,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,945,364	\$4,945,364	\$4,945,364	\$0	\$0	\$0	\$0	

OTHER PROJECT COSTS

TCAC App/Allocation/Monitoring Fees	\$88,290																		\$88,290	\$88,290	\$88,290	\$0			\$0
Environmental Audit	\$202,000																		\$202,000	\$202,000	\$202,000	\$0			\$0
Local Development Impact Fees	\$0																		\$0	\$0	\$0	\$0			\$0
Permit Processing Fees	\$1,668,750																		\$1,668,750	\$1,668,750	\$1,668,750	\$0			\$0
Capital Fees	\$0																		\$0	\$0	\$0	\$0			\$0
Marketing	\$334,211																		\$334,211	\$334,211	\$334,211	\$0			\$0
Furnishings	\$222,500																		\$222,500	\$222,500	\$222,500	\$0			\$0
Market Study	\$34,000																		\$34,000	\$34,000	\$34,000	\$0			\$0
Accounting/Reimbursable	\$45,000																		\$45,000	\$45,000	\$45,000	\$0			\$0
Appraisal Costs	\$25,000																		\$25,000	\$25,000	\$25,000	\$0			\$0
Broadband Readiness	\$0																		\$0	\$0	\$0	\$0			\$0
Other Costs (3rd Party Construction Mgmt)	\$200,000																		\$200,000	\$200,000	\$200,000	\$0			\$0
Other Costs (Security during Construction)	\$200,000																		\$200,000	\$200,000	\$200,000	\$0			\$0
Other Costs (Syndication Consulting)	\$95,000																		\$95,000	\$95,000	\$95,000	\$0			\$0
Other Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Other Costs	\$3,114,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,114,751	\$3,114,751	\$3,114,751	\$0	\$0	\$0	\$0	
SUBTOTAL PROJECT COST	\$100,398,607	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$47,578,608	\$100,398,607	\$100,398,607	\$0	\$0	\$0	\$0	

DEVELOPER COSTS

Developer Overhead/Profit	\$5,550,000																		\$3,350,000	\$2,200,000	\$5,550,000	\$5,550,000	\$0			\$0
Consultant/Processing Agent	\$0																		\$0	\$0	\$0	\$0			\$0	
Project Administration	\$0																		\$0	\$0	\$0	\$0			\$0	
Broker Fees Paid to a Related Party	\$0																		\$0	\$0	\$0	\$0			\$0	
Construction Oversight by Developer	\$0																		\$0	\$0	\$0	\$0			\$0	

Residential Sources and Uses Budget

Commercial Sources

USES OF FUNDS <i>Soft cost in red (total AHSC AHD below)</i> \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	SF-MOHCD Loan	SF-MOHCD Loan (Accrued/Deferred Interest)										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources
																				Total	Total			
Other Developer Costs (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Developer Costs	\$5,550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350,000	\$0	\$0	\$2,200,000	\$5,550,000	\$5,550,000	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$105,948,607	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$3,350,000	\$0	\$100	\$49,778,608	\$105,948,607	\$105,948,607	\$0	\$0	\$0	\$0								
AHD TOTAL PROJECT COSTS	\$105,948,607	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$3,350,000	\$0	\$100	\$49,778,608	\$105,948,607	\$105,948,607	\$0	\$0	\$0	\$0								
TOTAL AHD PROJECT COSTS	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350,000	\$0	\$100	\$49,778,608	\$105,948,607	\$105,948,607	\$0	\$0	\$0	\$0	

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.

Annual Income and Expenses

Employee Information

Comments

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
1	1.00	On-Site Manager(s)	\$54,080		
1	1.00	On-Site Assistant Manager(s)	\$46,770		
		Supportive Services Staff Supervisor(s)			
1	1.00	Supportive Services Coordinator, On-Site	\$113,500		
		Other Supportive Services Staff (inc. Case Manager)			
1	1.00	On-Site Maintenance Employee(s)	\$69,764		Maintenance Manager
		On-Site Leasing Agent/Administrative Employee(s)	\$30,335		
		On-Site Security Employee(s)			
1	1.00	Other (specify) Janitor	\$47,840		
		Other (specify)			
Total Salaries and Value of Free Rent Units			\$362,289	\$0	
6711		Payroll Taxes	\$8,561	Show free rent as an expense?	
6722		Workers Compensation	\$901		
6723		Employee Benefits	\$74,906		
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$84,368		
Total Employee(s) Expenses			\$446,657		

Employee Units

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

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$1,649,112		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Project Based Vouchers	\$1,992,480		
	Subsidy Program Name	\$0		
	Operating Subsidies			
	Other (specify)			
5910	Laundry and Vending Revenue	\$12,900		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$3,654,492	\$0	
	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)	\$182,725	\$0	
	Effective Gross Income (EGI)	\$3,471,768	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$2,700		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries -- from above	\$30,335		

Annual Income and Expenses

6311	Office Expenses			
6312	Office or Model Apartment Rent			
6320	Management Fee	\$82,080		
6330	Site/Resident Manager(s) Salaries -- from above	\$100,850		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$5,000		
6350	Audit Expense	\$20,070		
6351	Bookkeeping Fees/Accounting Services	\$13,500		
6390	Miscellaneous Administrative Expenses	\$61,498		
6263T	Total Administrative Expenses	\$316,033	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expenses: 6400				
6450	Electricity	\$130,410		
6451	Water	\$63,000		
6452	Gas			
6453	Sewer	\$108,000		
	Other Utilities (specify)			
6400T	Total Utilities Expenses	\$301,410	\$0	
Operating and Maintenance Expenses: 6500				
6510	Payroll -- from above	\$117,604		
6515	Supplies	\$562		
6520	Contracts	\$89,996		
6521	Operating & Maintenance Free Rent Unit -- from above	\$0		
6525	Garbage and Trash Removal	\$98,160		
6530	Security Contract	\$55,000		
6531	Security Free Rent Unit -- from above	\$0		
6546	Heating/Cooling Repairs and Maintenance			
6548	Snow Removal			
6570	Vehicle & Maintenance Equipment Operation/Reports			
6590	Miscellaneous Operating and Maintenance Expenses	\$65,667		Exterminating, Grounds, Fire Protection, Elevator
6500T	TOTAL Operating & Maintenance Expenses	\$426,989	\$0	
Taxes and Insurance: 6700				
6710	Real Estate Taxes	\$3,000		
6711	Payroll Taxes (Project's Share) -- from above	\$8,561		
6720	Property and Liability Insurance (Hazard)	\$210,000		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation -- from above	\$901		
6723	Health Insurance/Other Employee Benefits--from above	\$74,906		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$2,000		
6700T	Total Taxes and Insurance	\$299,368	\$0	
Supportive Services Costs: 6900				
6990	Staff Supervisor(s) Salaries - from above	\$0		
6990	Services Coordinator Salaries, On-Site - from above	\$113,500		
6990	Other Supportive Services Staff Salaries - from above	\$0		
6990	Supportive Services Admin Overhead			
6990	Other Supportive Services Costs (specify)			
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$113,500	\$0	
	Total Operating Expenses	\$1,457,300	\$0	Comments
Funded Reserves: 7200				
7210	Required Replacement Reserve Deposits	\$44,500		
7220	Other Reserves (Community Reserve)	\$44,500		\$500 PUPY for each parcel at Sunnydale
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$89,000	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$15,000	\$0	
	Total Ground Lease	\$15,000	\$0	
	Net Operating Income	\$1,910,468	\$0	

Annual Income and Expenses

Financial Expenses: 6800				Comments
6820	1st Mortgage Debt Service	\$1,555,435		
6830	2nd Mortgage Debt Service			
6840	3rd Mortgage Debt Service			
6890	AHSC .42% Fee	\$77,700		
6890	Other HCD .42% (Specify)			
6890	Other HCD .42% (Specify)			
6890	Bond Issuer Fee	\$27,761		Incl. \$1,200 Trustee Fee
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6800T	Total Financial Expenses	\$1,660,896	\$0	
	Cash Flow	\$249,572	\$0	
7190	Asset Management/Similar Fees	\$39,504		

Total Operating Expenses Per Unit	Per Year	Per Month	
Without any Adjustments	\$16,374	\$1,365	
With the Value of Rent-Free Units Included	\$16,374	\$1,365	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$15,065	\$1,255	

Program Threshold Requirements

§106 Threshold Requirements

Application Threshold Requirements: In addition to requirements detailed in §102 through §105, to be eligible for **AHSC Program** funding, an application shall demonstrate to the **Department** all the following requirements.

(a) By the time of application submission, the **Project** shall meet the following requirements:

(1) Applicant(s) certifies that the proposed **Project** supports the implementation of the applicable Sustainable Community Strategy (SCS) or Alternative Planning Strategy (APS) as confirmed by the Metropolitan Planning Organization (MPO), or the equivalent regional planning agency, as required by Public Resources Code section 75210 et seq. The application must be consistent with activities or strategies identified in the SCS, APS, or equivalent planning document that demonstrates a per capita reduction in VMT and GHG. Yes

File Name:	29. SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Uploaded to HCD?	Yes
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(2) Applicant(s) certifies that the proposed **Project** must be consistent with the State Planning Priorities established pursuant to §65041.1 of the **Government Code**. Yes

(3) Applicant(s) certifies the completion and approval or adoption of environmental clearances required under the **California Environmental Quality Act (CEQA)**. For **Projects** receiving federal funds subject to review under the National Environmental Policy Act (NEPA), a copy of the **Project's** Authority to Use Grant Funds must be provided prior to the construction loan closing. It is not necessary to have the Authority to Use Grant Funds at application stage. **Applicants** must also affirm all applicable time periods for filing appeals or lawsuits will have lapsed within 30 days after the application due date with lawsuits or appeals resolved. Yes

(A) **STI** or **TRA** components of a **Project** are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in §106(a)(3) above until prior to the initial disbursement of grant funds.

(B) Applicants are not required to complete any necessary environmental clearances prompted exclusively by rental and/or operating subsidies prior to the AHSC application deadline.

AHD environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements? Yes If available, enter date of "Authority to Use Grant Funds"

CEQA: Project approved "by-right"? Yes Is Project Categorically Exempt? No Negative Declaration date Final EIR date

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental

On July 9, 2015, SF Planning Commission certified as adequate and complete the AHD's EIR/EIS in accordance with CEQA and Administrative Code Chapter 31. The Commission adopted the findings on November 17, 2016. On August 17, 2015, the AHD received its Authority of Use Grant Funds forms from HUD evidencing NEPA clearance.

File Name:	30. AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
File Name:	31. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Uploaded to HCD?	Yes
File Name:	32. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Uploaded to HCD?	N/A
File Name:	33. AHD Auth to Use Grant Funds	If NEPA applies and available at time of application, please provide copy of HUD 7015.16 . If not available now, it must be provided prior to construction loan closing.	Uploaded to HCD?	Yes

STI environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements? No If Yes, enter date of "Authority to Use Grant Funds"

CEQA: Project approved "by-right"? No Is Project Categorically Exempt? Yes Negative Declaration date Final EIR date

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental

STI #1 - The project does not involve construction that would require movement of soil or grading as it involves the installation of hardware and software at traffic signal cabinets and on transit vehicles.

STI #2 - The project environmental application will be submitted after project funding is committed. SFRPD expects a categorical exemption from SF Planning, based on previous projects with similar scope.

File Name:	38. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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TRA environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements? No If Yes, enter date of "Authority to Use Grant Funds"

CEQA: Project approved "by-right"? No Is Project Categorically Exempt? Yes Negative Declaration date Final EIR date

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental

Due to the fact that the bulbouts are improving an existing street and there will be minimal disturbance to the soil and surrounding area, these projects will receive a Categorical Exemption.

File Name:	40. TRA Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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(4) Applicant(s) certifies that all discretionary local land use approvals have been obtained, and any applications for streamlined ministerial approval under **Government Code §65913.4** have been submitted to the relevant local government; Yes

(A) This requirement is not applicable where a **Tribal Entity Applicant** is proposing a **Project** located in **Indian Country**.

AHD discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
SF Planning Department	7/15/22	Development Plan Approval	Approval of Development Phase (comprising AHD)
SF Planning Department	2/27/24	Development Plan Approval	Vertical Design Approval

STI discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A		Other	STI #1 - There are no local land use approvals necessary as the STI project is located in the public right of way.
N/A		Other	STI #2 There are no local land use approvals necessary. The STI Project is located on City-owned property that is under the jurisdiction of SFRPD.
SF Planning Department		Other	STI #3: The pedestrian infrastructure is approved via the Sunnydale HOPE SF Master Plan Project's Phase 4 approval.

TRA discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A		Other	There are no local land use approvals necessary as the TRA project is located in the public right of way.

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

Is the **Applicant(s)**, the **Project**, or the real property on which the **Project** is proposed the party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the **Project**?

Yes
No

(6) Applicant(s) certifies that construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**. Any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse is exempt from this requirement.

Has there been any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse?

Yes
No

(7) Applicant(s) certifies to demonstrate consistency with [State Relocation Assistance Law \(CA Gov Code Sec. 7260-7277\)](#).

Does the **Project** trigger [State Relocation Assistance Law \(Title 1, GC, Division 7, Chapter 16, commencing at Section 7260, and Title 25 CCR, Subchapter 1, Chapter 6, commencing at Section 6000\)](#)?

Are costs sufficient, pursuant to the relocation plan and included in the Project's Development Budget?

Yes
Yes
Yes

File Name:	43. Relocation Plan	Applicants must provide a Relocation Plan.	Uploaded to HCD?	Yes
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(8) Applicant(s) certifies that **Applications** that include a **Locality** as an **Applicant** must at the time of application, have submitted their housing element annual progress reports to the Department as required by [Government Code §65400](#) for the current and prior year.

[Housing Element information](#) Submission date for current year Submission date for prior year

Yes

(9) **Applicant(s)** certifies to demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The **Project** site must not be designated as **Agricultural Land** according to the [California Department of Conservation's Farmland Mapping and Monitoring Program \(FMMP\) Tool \(California Important Farmland Finder\)](#). An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site**. ([California Important Farmland Finder](#))

Yes

AHD

Applicant(s) certifies that the **AHD** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	44. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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File Name:	46. HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	N/A
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STI

Applicant(s) certifies that the **STI** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	48. STI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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TRA

Applicant(s) certifies that the **TRA** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	50. TRA No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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(10) Applications requesting **AHSC Program** funding for **Sustainable Transportation Infrastructure**, **Transportation Related Amenities**, or both must satisfy all the following:

(A) Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure and/or Transportation Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies, and plans enforced or implemented by that entity.

Is approval by a local public works department, or other responsible local agency, required for the **STI** and/or **TRA** Capital Project?

Yes

File Name:	52. STI-TRA Local Approvals	Statement from entity indicating the STI and/or TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
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(B) If the **Sustainable Transportation Infrastructure and/or Transportation Related Amenities Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

The no net loss requirements contained in §106(c)(3)(D) of these Guidelines apply to Sustainable Transportation Infrastructure or Transportation Related Amenities Capital Projects occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application

Will the proposed STI/TRA Project involve the demolition of existing residential units? No

Will the proposed STI/TRA Project involve the demolition of existing units which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application? Yes

Number of bedrooms in the demolished structures? Number of bedrooms in new Project? Project meets requirement?

To realign Santos Street, there are 4 buildings that are in the ROW and will need to be demolished for construction of the STI infrastructure.

(b) Applicants must also demonstrate the following at the time of application, unless otherwise indicated:

(1) Applicant(s) certifies that the proposed Project will achieve a reduction in GHG emissions through fewer VMT, pursuant to the most recent AHSC Program Quantification Methodology, available on the California Air Resources Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting Materials webpage. This must be evidenced by a completed GHG Benefits Calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for each Project component. Yes

[CCI Quantification, Benefits, and Reporting Materials](#)

(2) Applicant(s) certifies that all proposed Affordable Housing Developments located in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or card to each Restricted Unit for at least 3 years. If the transit agency does not provide passes with unlimited rides, the card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be funded with AHSC Program funding pursuant to §103(f). Yes

Each of the restricted units will be provided with one (1) free transit pass for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.

of passes or cards that will be provided: Is there at least one pass per Restricted Unit? Type of transit passes provided:

Annual Transit Passes Value Duration of Funding for Transit Passes (years)?

(3) The Project must:

(A) Applicant(s) certifies to incorporate more than one Urban Greening feature with dedicated maintenance for at least two years. The awardee is ultimately responsible for the maintenance of the Urban Greening features in the Project, even if municipal ordinance assigns responsibility for their maintenance to adjacent property owners. Applicants must propose at least \$200,000 in reasonable direct Urban Greening costs. Yes

Drought tolerant and native species landscaping and landscape restoration	Urban street canopy
Urban Greening costs: AHD: <input type="text" value="\$200,000"/> HRI: <input type="text" value="\$0"/> STI: <input type="text" value="\$12,500"/> TRA: <input type="text" value="\$0"/> Meets threshold requirement? <input type="text" value="TRUE"/>	

(B) Applicant(s) certifies to include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the Project including active transportation routes and transit stations or stops. Yes

(4) Applicant(s) certifies that the application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with AHSC Program and application requirements. Yes

(5) Applicant(s) certifies to demonstrate that the Project is financially feasible as evidenced by documentation including, but not limited to, Enforceable Funding Commitments, a market study, which for rental AHDs meets the requirements specified in the TCAC Regulations §10322(h)(10), project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed Affordable Housing Development. Yes

Does the Market study demonstrate that the Project is financially feasible? Yes

File Name: 53. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD? <input type="text" value="Yes"/>
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AHD/HRI Enforceable Funding Commitments

Make sure to submit all "Enforceable Funding Commitments" for the proposed AHD and/or HRI project as stated at the "Dev Sources" sheet/tab.

File Name: 54. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 6 permanent sources, plus Equity Investor if known at time of application.	Uploaded to HCD? <input type="text" value="Yes"/>
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STI Enforceable Funding Commitments

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC STI Grant	State-HCD		\$9,038,445					
Yes	2/26/24	2020 Bond	Local		\$200,000					
		Total Committed Non-AHSC STI Funds			\$200,000	TOTAL (must equal STI Budget Amount)			\$9,238,445	

Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.

N/A

File Name: 55. EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 1 non-AHSC STI funding commitments.	Uploaded to HCD? <input type="text" value="Yes"/>
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TRA Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC TRA Grant	State-HCD		\$1,500,000					
		Total Committed Non-AHSC TRA Funds			\$0	TOTAL (must equal TRA Budget Amt)			\$1,500,000	

Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.

File Name:	56. EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Uploaded to HCD?	N/A
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PGM Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC PGM Grant	State-HCD		\$706,608	Transit Passes will not contribute to \$600k PGM cap.				
Total Committed Non-AHSC PGM Funds		\$0	TOTAL (must equal PGM Budget Amount)					\$706,608		

Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.

File Name:	57. EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
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(6) The **Applicant** or **Locality** serving as the **Developer** of a particular component of the **Project** must demonstrate **Site Control** of the property on which that **Project** component will be located as set forth at **UMR §8303** and **§8316** with the additional requirement that the **Applicant** shall maintain site control through the award date. Yes

(A) The following shall apply to **Capital Projects**:

- Where **Site Control** is in the name of another entity, the **Applicant** shall provide documentation, in form and substance reasonably satisfactory to the **Department** (e.g., a purchase and sale agreement, an option, a leasehold interest/option, a disposition and development agreement, an exclusive right to negotiate with a **Public Agency** for the acquisition of the site), which clearly demonstrates that the **Applicant** has an acceptable form of right to acquire or lease the **Project** property.
- Where **Site Control** will be satisfied by a long-term ground lease, the **Department** will require the execution and recordation of the **Department's** form lease rider at the time of permanent loan closing, which shall be entered into by and among the ground lessor, the ground lessee, the **Department**, and any other applicable parties. In all cases, the lease rider shall be recorded against the fee interest in the **Project** property.

AHD Site Control

Form of site control (See Site Control in **Appendix A**) Most recent document execution date
 Ground Lease planned?

Below, describe property transfers occurring in connection with development of the Project.
 Exclusive development rights and site control are provided through a Master Development Agreement (MDA) between the San Francisco Housing Authority (SFHA), which owns the land; the City and County of San Francisco; and the Master Developer, whose members consist of the parent companies of the Project Owner's General Partners.

File Name:	58. AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
File Name:	59. AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	Yes

STI Site Control

Form of site control (See Site Control in **Appendix A**) Most recent document execution date
 Ground Lease planned?

Below, describe property transfers occurring in connection with development of the Project.
 Exclusive development rights and site control are provided through a Master Development Agreement (MDA) between the San Francisco Housing Authority (SFHA), which owns the land; the City and County of San Francisco; and the Master Developer, whose members consist of the parent companies of the Project Owner's General Partners.

File Name:	61. STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
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TRA Site Control

Form of site control (See Site Control in **Appendix A**) Most recent document execution date
 Ground Lease planned?

Below, describe property transfers occurring in connection with development of the Project.
 All right of way within the City of San Francisco is controlled by the SFMTA and SFMTA has the authority to regulate ROW.

File Name:	62. TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	N/A
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(7) **Applicants** certifies to demonstrate experience by providing evidence of at least two projects that are each similar to each proposed AHSC **Capital Project** (**AHD**, **HRI**, **STI**, and **TRA**) in scope and size, which have been completed by the **Applicant** serving as the **Developer** of that **Project** component, during the ten years preceding the application due date. Experience is attributable to entities only, not individual persons. Experience cannot be satisfied by relying on projects completed by a non-applicant entity under the rationale that an individual, or subset of individuals now employed by, or contracted by, the **Applicant** asserting experience was employed by the non-applicant entity at the time that project was developed. Yes

App due date

(A) For **AHD** components, completed projects submitted to demonstrate experience must include a functionally equivalent number of units, type of construction, number of stories, and amenities. Quantities used for demonstration of experience may not be cumulative across multiple projects.

AHD Applicant(s) certifies to demonstrate capacity to acquire, develop, and own affordable rental or homeownership housing at the time of application that is consistent with the housing tenure proposed in the **Application**. For purposes of this subdivision, an entity has capacity if it has adequate staff, capital, assets, and other resources to meet the operational needs of the **AHD**; to maintain the fiscal integrity of the **AHD**; and to satisfy all legal requirements and obligations in connection with the **AHD**. Evidence of capacity must be reasonably acceptable to the **Department** in form and substance. The **Department** will exercise reasonable discretion in determining capacity. In all cases, the **Department** will review organizational documents of each **Applicant** entity. Where necessary to clarify ambiguities in the application, the **Department** may request any of the following subsequent to Application submittal: Yes

- (i) Staff rosters, which include the job titles and duty statements of all staff positions, and payroll records;
- (ii) Certified audited financial statements for the past three (3) consecutive years;
- (iii) Certificates of Good Standing from the California Secretary of State, the California Franchise Tax Board, or the relevant regulatory agencies of foreign jurisdictions; and
- (iv) Any other documentary evidence that reasonably supports the Applicant's ability to satisfy the capacity requirement.

AHD requisite experience

Requisite experience **project name #1** 691 China Basin Street

Name of Applicant demonstrating requisite experience Mercy Housing California Completion Date 10/19/2021

Meets **ten** year requirement? **TRUE** Project tenure (in years) 2.42 Number of units 152 Units per Acre 138 Total commercial (square feet) 0

Type of construction New Construction Number of stories 7 Total residential (square feet) 119,929

691 China Basin is a beautiful new development conveniently located near public transit, shopping centers, businesses, and recreational opportunities. There are 152 apartments at the community including one manager apartment and 38 apartments specifically designated for households voluntarily relocating from HOPE-SF properties. The property features a variety of floor plans, from studios to five-bedroom apartment homes and has designated space for a childcare facility and music center on site. There are two bike storage rooms, a courtyard bike pavilion with 132 bike spaces, two laundry rooms, a community room and kitchen, multiple courtyards, 26 parking spaces, the building is close to major cultural and employment centers, and there are onsite property management and resident services.

Requisite experience **project name #2** 833 Bryant

Name of Applicant demonstrating requisite experience Mercy Housing California Completion Date 4/25/22

Meets **ten** year requirement? **TRUE** Project tenure (in years) 1.90 Number of units 146 Units per Acre 410 Commercial (square feet) 0

Type of construction New Construction Number of stories 6 Total residential (square feet) 61,800

833 Bryant Street Permanent Supportive Housing is anew construction of 146 studio apartments, including 145 units of permanent supportive housing for adults who have experienced homelessness. The community is in the central South of Market Area of San Francisco between 6th and 7th Streets on Bryant, across from

File Name:	63. Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes
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For **STI** or **TRA** components only, an **Applicant** may demonstrate the requisite experience in §106(b)(7) by using the past experience of work completed of a **Locality** or transportation agency non-applicant so long as the **Applicant** can provide an executed agreement with that specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC **Project** for which funding is sought, thereby demonstrating that the **Locality** or transportation agency will be serving as the **STI** or **TRA Developer** for that **Capital Project**.

Note: Past experience projects may be repeated for multiple STI and/or TRA projects so long as they are of similar scope and scale.

STI Requisite experience for Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP) Project

Requisite experience **project name #1** Van Ness Bus Rapid Transit

Name of Applicant demonstrating requisite experience City and County of San Francisco Completion Date 4/1/22

Meets **ten** year requirement? **TRUE** Project tenure (in years) 1.97

The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. The Project includes safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks, and audible countdown signals.

Requisite experience **project name #2** 5th Street Quick Build Project

Name of Applicant demonstrating requisite experience City and County of San Francisco Completion Date 4/1/21

Meets **ten** year requirement? **TRUE** Project tenure (in years) 2.97

The 5th Street Quick Build Project includes a variety of street improvements to improve the safety of cyclists, pedestrians, and transit passengers, including:
 - protected bicycle facilities to improve the safety and comfort of cyclists for the entire length of the corridor (completed in early 2020);
 - leading pedestrian intervals to allow a head start for pedestrians when crossing the street (completed in early 2020);
 - pedestrian safety striping treatments, especially at high injury intersections, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020);
 - signal timing improvements including separated bike signals at key intersections (completed in early 2020);
 - transit boarding islands to increase reliability of transit services and comfort for waiting passengers (installed in early 2021).

STI Requisite experience for Sunnydale-Excelsior Park Connection - Class 1 STI Capital Project

Requisite experience **project name #1** Mansell Streetscape Improvements Project

Name of Applicant demonstrating requisite experience SF RPD with SF Public Works, and SFMTA Completion Date 1/20/17

Meets **ten** year requirement? **TRUE** Project tenure (in years) 7.16

The Mansell Streetscape Improvement Project addressed pedestrian safety and bicycle access issues by reducing the number of vehicular lanes from four to two (one lane each way), reducing the speed limit, separating vehicular traffic and moving it to the south side of the median between Visitacion Avenue and Brazil Avenue, and creating a class I bike path and separate pedestrian path on the north side of the median. The project also included construction of new sidewalks, additional Class I and Class II bike facilities, and flashing beacons at crosswalks. In addition, street lighting, landscaping, and site furnishings were included in the project.

Requisite experience **project name #2** Golden Gate Park Oak Woodlands Trail Improvement

Name of Applicant demonstrating requisite experience SF RPD with SF Public Works, and SFMTA Completion Date 2/22/17

Meets **ten** year requirement? **TRUE** Project tenure (in years) 7.07

As a key feature of the Golden Gate Park Oak Woodlands Trail Improvement Project, the Phil Arnold Trail was created as a 0.7-mile bi-directional pedestrian and bike trail in the northeast corner of Golden Gate Park, through old growth oak woodlands. In addition to this bicycle facility, the project also included additional pedestrian trails, as well as restoration of native plants, and wayfinding and interpretive signs for pedestrians and cyclists.

STI Requisite experience for Mercy: On-Site Publicly Accessible Sidewalk STI Capital Project

Requisite experience **project name #1** Sunnydale Infrastructure 1A1 1A2

Name of Applicant demonstrating requisite experience Mercy Housing California Completion Date 2/15/22

Meets **ten** year requirement? **TRUE** Project tenure (in years) 2.09

New construction of street and utility infrastructure at Harmonia Street, Malosi Street and Sunrise Way. Approximately 85,240 SF of new public street right of way, aligned with sidewalks, landscaping, pedestrian lighting, and crosswalks

Requisite experience **project name #2** Casa de la Mision Senior Housing

Name of Applicant demonstrating requisite experience Mercy Housing California Completion Date 7/72022

Meets **ten** year requirement? ##### Project tenure (in years) #####

Construction of sidewalk and landscaping at intersection of Harrison and 24th Street

File Name:	65. Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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TRA Requisite experience for Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sun

Requisite experience project name #1	Van Ness BRT		
Name of Applicant demonstrating requisite experience	City and County of San Francisco	Completion Date	4/1/22
Meets ten year requirement?	TRUE	Project tenure (in years)	1.97
The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. Safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks and audible countdown signals.			

Requisite experience project name #2	5th Street Quick Build Project		
Name of Applicant demonstrating requisite experience	City and County of San Francisco	Completion Date	4/1/21
Meets ten year requirement?	TRUE	Project tenure (in years)	2.97
The 5th Street Quick Build Project includes a variety of street improvements to improve the safety of cyclists, pedestrians, and transit passengers, including: - protected bicycle facilities to improve the safety and comfort of cyclists for the entire length of the corridor (completed in early 2020); - leading pedestrian intervals to allow a head start for pedestrians when crossing the street (completed in early 2020); - pedestrian safety striping treatments, especially at high injury intersections, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020); - signal timing improvements including separated bike signals at key intersections (completed in early 2020); - transit boarding islands to increase reliability of transit services and comfort for waiting passengers (installed in early 2021).			

File Name:	66. Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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(8) Applicant(s) certifies for **TOD** and **ICP** projects, the **High Quality Transit** or **Qualifying Transit**, respectively, must be serving the **Transit Station/Stop** at the time of application submittal. For **RIPA** projects, the **Qualifying Transit** or **High Quality Transit** must be serving the **Transit Station/Stop** by the time a certificate of occupancy is provided. For all **Project Area Types**, the **AHD** and **High Quality Transit's Transit Station/Stop** or **Qualifying Transit's Transit Station/Stop**, as applicable, must be connected by a **Pedestrian Access Route** no greater than 0.50 miles at the time of certificate of occupancy issuance. Improvements to complete the **Pedestrian Access Route** between the **AHD** and the **Transit Station/Stop** may be included as part of the **Project's STI/TRA** components so long as they are completed by the time a certificate of occupancy is issued.

Yes

(9) Applicant(s) certifies that the housing element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. A jurisdiction's current housing element compliance status can be obtained by referencing the Department's website. **Projects located on Trust Land, as defined under Indian Country, are exempt from this requirement.**

Yes

(A) For the purposes of this section alone, jurisdictions that are undergoing **Department** review of their housing element at the time of award and jurisdictions which are receiving **Department** technical assistance to bring their housing element into compliance at the time of award, shall both be deemed to be in a presumptive state of substantial compliance by the **Department**. All awards premised on presumptive substantial compliance shall include conditions in their respective standard agreements requiring that prior to funds disbursement the subject jurisdiction must have received a final housing element certification letter from the **Department**.

Is the Project located within a jurisdiction which currently has an adopted housing element in substantial compliance with **Art.10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)**?

Yes

[A jurisdiction's current housing element compliance status is obtainable thru HCD's website.](#)

Please provide date of HCD compliance determination **2/1/2024**

File Name::	67. HE Determination letter	Provide HCD's determination letter.	Uploaded to HCD Portal?	Yes
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(10) Applicants must affirm that the proposed **Affordable Housing Development**, or **Mixed Use Development** in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure. Only zero-emission generators are **AHSC Program Eligible Costs**. **Projects** required to include fossil fuel-based backup power by regulation or code should consider the cleanest and most renewable technology first, starting with gaseous fuel (e.g., RNG, NG, LPG), and then Tier 4 compliant diesel. If a fossil fuel-based generator is installed, be advised that procurement, site preparation, installation, or operation of such units is not an **AHSC Program Eligible Cost**.

Applicant(s) certifies that the Project will be powered entirely through electricity with no connections to natural gas infrastructure as described above?

Yes

File Name::	68. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Uploaded to HCD?	Yes
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(11) Applicants certifies that the **AHD** will offer high speed broadband internet service to residents, with speeds listed in **§106(c)(8)** to each **Restricted Unit** for a minimum of three (3) years, free of charge to the tenants, and available within six (6) months of the **AHD's** placed-in-service date. This service may be funded by the **AHSC Program** pursuant to **§103(f)**.

Using AHSC to fully fund required internet service?

No

File Name:	69. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Uploaded to HCD?	Yes
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(c) All Applicants must affirm:

(1) Applicants of all proposed rental **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a draft of the development's **Smoke Free Housing** lease addendum.

Yes

File Name:	70. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Uploaded to HCD?	Yes
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(2) Applications must integrate applicable climate adaptation measures as described in **§107** Narrative Based Policy Scoring (b).

Yes

(3) Applications requesting **AHSC Program** funding for **Affordable Housing Developments** and **Housing Related Infrastructure Capital Projects** must also demonstrate to the satisfaction of the **Department** all the following:

(A) Applicant(s) certifies that the rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and **MHP Guidelines §7312** and **§7312.1**.

Yes

(B) Applicant(s) certifies that the **Affordable Housing Development**, **Housing Related Infrastructure**, or both are infeasible without **AHSC Program** funds, and other committed funds are not and will not be supplanted by **AHSC Program** funds.

Yes

(C) Proposed **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new **Project** is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new **Affordable Units** may exist on separate parcels provided all parcels are part of the same **Project** meeting the requirements of the **UMRs §8303 (b)**.

(i) The **Department** may approve **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as the reduction does not result in more than 25 percent fewer units upon **Project** completion.

Will the proposed Project involve new construction or Substantial Rehabilitation and requiring the demolition of existing residential units?

No

Will the proposed Project involve new construction or Substantial Rehabilitation and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures?

No

If the **Affordable Housing Development, Housing Related Infrastructure**, or both **Capital Projects** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

(D) Will the proposed Project involve the demolition of existing units that are affordable to lower-income households? No

(E) **Applicants** must demonstrate the proposed Affordable Housing Development is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.

Applicant(s) certifies to adopt a written non-discrimination policy to comply with all applicable state and federal law, including, without limitation, the requirements of Title VI of the Civil Rights Act of 1964 (42 USC Section 2000d et seq.); the Americans with Disabilities Act of 1990; the Fair Housing Act; the Fair Housing Amendments Act of 1988; the California Fair Employment and Housing Act; the Unruh Civil Rights Act; GC Section 11135; Rehabilitation Act of 1973 Section 504; and all regulations promulgated pursuant to those statutes (including 24 CFR Part 100, 24 CFR Part 8, and 28 CFR Part 35)? Yes

[affirmatively further fair housing](#)

(4) Applications requesting **AHSC Program** funding for **Program Costs** must also demonstrate to the satisfaction of the **Department** that **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds. Yes

Applicant(s) certifies that **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds.

(5) Applicant(s) acknowledges that all proposed **Project** components are subject to all applicable codes, including the **California Building Standards Code (CCR, Title 24)**. Yes

(6) The application must demonstrate that outreach and education on reducing potential health impacts of air pollution will be provided to residents of **Affordable Housing Developments**. Yes

The resident services team will provide outreach and education on reducing potential health impacts of air pollution to AHD residents through online and paper materials, as well as referrals to up-to-date sources and coursework for more information.

(7) Applicant(s) certifies that the **Affordable Housing Developments** will meet the **Americans with Disabilities Act (ADA)**, fair housing, nondiscrimination, **Pet Friendly Housing Act**, physical accessibility, and **Violence Against Women Act (VAWA)**, requirements pursuant to **MHP Guidelines Section 7314 (a)-(d)**. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with **TCAC regulations (California Code of Regulations (CCR), Title 4, Section 10337(b)(2))**, as may be amended and renumbered from time to time). The **Applicant** or **Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met. Yes

(8) Applicant(s) certifies that the **Affordable Housing Development** and **Housing Related Infrastructure** components must be capable of accommodating broadband internet service with at least a speed of 100 megabits (50 megabits for rural) per second for downloading and 20 megabits (10 megabits for rural) per second for uploading. Yes

(A) **Affordable Housing Development** and **Housing Related Infrastructure** components must provide a conduit from the public right of way or property line and provide pathways, wiring, cables, and other necessary infrastructure extended to each unit and public common space to provide a broadband internet connection.

(B) For some rural areas, other technologies like fixed wireless, might offer the highest caliber connection. All **Applicants** should consult with their local jurisdictions about their broadband internet infrastructure planning, as well as existing broadband internet service providers in the area.

In addition to the Threshold Requirements above, Applicant(s) acknowledge, understand, and agree to comply with the following sections of the 2023 AHSC Guidelines.

§108 Application Process	Yes
§109 Legal Documents	Yes
§110 Reporting Requirements	Yes
§111 Performance Requirements	Yes
§112 Defaults and Cancellations	Yes
§114 Transition Reserves	Yes

HCD Reserve Requirements

Project Name	Sunnydale Block 7	Number of Project Units:	89
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Replacement Reserve Calculator UMR §8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	\$66,969,620	\$401,818
	\$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$500	\$44,500
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b)</i>		\$44,500
	HCD Required Replacement Reserve Amount - <i>included in "Operating budget" tab</i>		\$44,500

Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (E111) minus Operating Budget Cell (E105)</i>		TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required	
	(a) Total Operating Expenses:	\$1,457,300			
	(b) <i>Minus</i> : On-Site Service Coordinator Salaries:	\$113,500	Amount subject to reserve calculation: <i>(a - b)</i>	\$1,343,800	
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>	\$44,500	\$335,950	\$447,933	
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)				
	Name of Lender <i>Operating Budget cells (D123 to D132)</i>		Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service		\$1,555,435	\$388,859	\$518,478
	2nd Mortgage Debt Service		\$0	\$0	\$0
	3rd Mortgage Debt Service		\$0	\$0	\$0
	AHSC .42% Fee		\$77,700	\$19,425	\$25,900
	Other HCD .42% (Specify)		\$0	\$0	\$0
	Bond Issuer Fee		\$27,761	\$6,940	\$9,254
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Totals		\$1,660,896	\$415,224	\$553,632
UMR Required Operating Reserve Amount:			\$762,299	\$1,016,399	

If Reserve amounts are different than the required amount, enter Reserve amounts and how they are calculated below:

The budgeted Operating Reserve of \$805,654 is calculated based on total Operating Expenses of \$1,457,300 + 15,000 (Ground Lease) + 44,500 (Replacement Reserves) + 44,500 (Community Reserve) + \$1,660,896 (Debt Service) = \$3,222,196/12 x 3 = \$805,549 (with a nominal delta due to rounding)

Transition Reserve Pool Fee Calculator [Pooled Transition Reserve Policy](#)

Does the Project propose use of Project-based rental assistance?	Yes
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Subsidy #1	Project Based Vouchers		Contract Term: (enter in years)
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy
0			\$0
1	12	\$3,198	\$460,512
2	36	\$3,826	\$1,652,832
3	18	\$4,694	\$1,013,904
4	1	\$5,140	\$61,680
Maximum Total Annual Subsidy			\$3,188,928
Pooled transition reserve fee for Subsidy #1 (15% of maximum total annual subsidy)			\$478,339.20

Subsidy #2	Subsidy Program Name		Contract Term: (enter in years)
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy
0			\$0
1			\$0
2			\$0
3			\$0
4			\$0
Maximum Total Annual Subsidy			\$0
Pooled transition reserve fee for Subsidy #2 (15% of maximum total annual subsidy)			\$0.00

Local Operating Subsidy Name:

Total Operating Subsidy Amount	
Number of years included in total operating subsidy	
One year's worth of operating subsidy	\$0
Pooled transition reserve fee for Subsidy (15% of one year's worth of operating subsidy)	\$0.00

Total Pooled Transition Reserve Fee

Applicant comments:

Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
3,292,444	3,374,755	3,459,124	3,545,602	3,634,242	3,725,098	3,818,226	3,913,681	4,011,523	4,111,811	4,214,607	4,319,972
0	0	0	0	0	0	0	0	0	0	0	0
3,977,976	4,077,426	4,179,361	4,283,845	4,390,942	4,500,715	4,613,233	4,728,564	4,846,778	4,967,947	5,092,146	5,219,450
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
7,270,420	7,452,181	7,638,485	7,829,447	8,025,184	8,225,813	8,431,459	8,642,245	8,858,301	9,079,759	9,306,753	9,539,421
25,755	26,399	27,059	27,735	28,429	29,140	29,868	30,615	31,380	32,165	32,969	33,793
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
25,755	26,399	27,059	27,735	28,429	29,140	29,868	30,615	31,380	32,165	32,969	33,793
7,296,175	7,478,580	7,665,544	7,857,183	8,053,612	8,254,953	8,461,327	8,672,860	8,889,681	9,111,923	9,339,721	9,573,214
164,622	168,738	172,956	177,280	181,712	186,255	190,911	195,684	200,576	205,591	210,730	215,999
0	0	0	0	0	0	0	0	0	0	0	0
198,899	203,871	208,968	214,192	219,547	225,036	230,662	236,428	242,339	248,397	254,607	260,972
0	0	0	0	0	0	0	0	0	0	0	0
1,288	1,320	1,353	1,387	1,421	1,457	1,493	1,531	1,569	1,608	1,648	1,690
0	0	0	0	0	0	0	0	0	0	0	0
364,809	373,929	383,277	392,859	402,681	412,748	423,066	433,643	444,484	455,596	466,986	478,661
6,931,367	7,104,651	7,282,267	7,464,324	7,650,932	7,842,205	8,038,260	8,239,217	8,445,197	8,656,327	8,872,735	9,094,554
3,513,127	3,636,086	3,763,349	3,895,066	4,031,394	4,172,492	4,318,530	4,469,678	4,626,117	4,788,031	4,955,612	5,129,058
5,223	5,328	5,434	5,543	5,654	5,767	5,882	6,000	6,120	6,242	6,367	6,494
226,602	232,267	238,074	244,026	250,126	256,380	262,789	269,359	276,093	282,995	290,070	297,322
44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500
44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500
15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
0	0	0	0	0	0	0	0	0	0	0	0
3,848,952	3,977,681	4,110,857	4,248,635	4,391,174	4,538,639	4,691,201	4,849,037	5,012,329	5,181,268	5,356,049	5,536,874
3,082,415	3,126,970	3,171,410	3,215,689	3,259,758	3,303,567	3,347,060	3,390,180	3,432,868	3,475,059	3,516,686	3,557,679
1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
1,660,896											
1,421,519	1,466,074	1,510,514	1,554,793	1,598,862	1,642,671	1,686,164	1,729,284	1,771,972	1,814,163	1,855,790	1,896,783
1.86	1.88	1.91	1.94	1.96	1.99	2.02	2.04	2.07	2.09	2.12	2.14
103,507	107,130	110,880	114,760	118,777	122,934	127,237	131,690	136,299	141,070	146,007	151,117
0	0	0	0	0	0	0	0	0	0	0	0
1,318,012	1,358,944	1,399,634	1,440,033	1,480,085	1,519,736	1,558,927	1,597,594	1,635,673	1,673,093	1,709,783	1,745,666
659,006	679,472	699,817	720,016	740,043	759,868	779,463	798,797	817,836	836,547	854,892	872,833
786,555	810,983	835,266	859,374	883,277	906,939	930,327	953,403	976,127	998,459	1,020,355	1,041,768
531,456	547,961	564,369	580,658	596,809	612,797	628,600	644,191	659,545	674,634	689,429	703,898
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
103,507	107,130	110,880	114,760	118,777	122,934	127,237	131,690	136,299	141,070	146,007	151,117
1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000

2023 TCAC Threshold Basis Limit (TBL) for HCD Developer Fee UMR §8312(b)&(c) and HCD High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) Complete all yellow shaded cells.

Project Name: Sunnydale Block 7 County: San Francisco Project's Proposed Tax Credits: 4%
HCD Phase: Origination

Unit Size	2023 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$93,091,320
SRO/Studio	\$689,665	0	\$0	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$130,327,848
1 Bedroom	\$795,177	13	\$10,337,301	Adjusted Threshold Basis Limit multiplied by 160%:	\$208,524,557
2 Bedrooms	\$959,200	44	\$42,204,800	HCD HIGH COST TEST RESULT FOR: Sunnydale Block 7	75%
3 Bedrooms	\$1,227,776	23	\$28,238,848		
4+ Bedrooms	\$1,367,819	9	\$12,310,371		
Total Eligible Basis					

Manager Units in Project:	1	TOTAL UNITS:	89	Costs Reasonable
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ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).	Yes	\$18,618,264
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeshipable occupation in the building and construction trades (5%).	No	\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).	Yes	\$9,309,132
(C)	For Projects where a day care center is part of the development (2%).	No	\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).	No	\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).	No	\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).	No	\$0
	If Yes, select type of work:	Enter Certified Costs of Work:	
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.	No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).	Yes	\$9,309,132
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).	No	\$0
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).	No	\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).	No	\$0
	County Eligibility: No	TCAC/HCD Opportunity Area Map Tract ID #: 6075060502	Opportunity Map Resource Level: Low Resource

End of Document

1/9/2023 Table	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
Alameda	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Alpine	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Amador	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Butte	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Calaveras	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Colusa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Contra Costa	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Del Norte	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
El Dorado	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Fresno	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Glenn	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Humboldt	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Imperial	\$314,634	\$362,770	\$437,600	\$560,128	\$624,018
Inyo	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Kern	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Kings	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Lake	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Lassen	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Los Angeles	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
San Francisco	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
San Joaquin	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
San Luis Obispo	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
San Mateo	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Barbara	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Santa Clara	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Cruz	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Shasta	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Sierra	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Siskiyou	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Solano	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Sonoma	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Stanislaus	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Sutter	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Tehama	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Trinity	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Tulare	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Tuolumne	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Ventura	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Yolo	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Yuba	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

HCD 2023 Developer Fee Calculator

Project Name: Sunnysdale Block 7 TCAC Project #
 Project Phase: Origination Proposed Project Type:

Project's Developer Fee Summary	HCD Limit	Project Amt.
Maximum Total Developer Fee - 2d	\$13,821,224	\$5,550,000
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$2,500,000	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$1,000,000	\$1,300,000
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$10,321,224	\$2,050,000

Total Budgeted or Actual Developer Fee: Developer Fee Contributed as Capital: Deferred Developer Fee:

Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules

a. Project's type of construction: New Construction			\$2,500,000
b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)	\$92,141,496	x 15% =	\$13,821,224
c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)	\$0	x 5% =	\$0
d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)	\$0	x 15% =	\$0
Projects with more than 100 Restricted Units <input style="width: 50px;" type="text" value="\$20,000"/> each <input style="width: 100px;" type="text" value="\$2,280,000"/>	Total Restricted Units <input style="width: 50px;" type="text" value="89"/>		<input style="width: 50px;" type="text" value="\$0"/>
e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)			\$2,500,000

Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules

				Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)? <input style="width: 100px;" type="text"/>
a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$92,141,496	x 15% =	\$13,821,224	
b. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)	\$0	x 15% =	\$0	
c1. Not Applicable			<input style="width: 50px;" type="text"/>	
c2. Not Applicable			<input style="width: 50px;" type="text"/>	
c3. Not Applicable			<input style="width: 50px;" type="text"/>	
c4. Not Applicable	\$0	X 5% =	\$0	
d. Maximum Total Developer Fee using TCAC 4% rules §8312(c)			\$13,821,224	
e. Total Budgeted or Actual Developer Fee			\$5,550,000	
f. Budgeted Developer Fee paid from Development Sources	Sum of Deferred and Contributed Developer Fee	\$3,350,000	\$2,200,000	
g. Deferred Developer Fee payable on a priority basis from available Cash Flow			<input style="width: 100px;" type="text" value="\$1,000,000"/>	

Quantitative Policy Scoring – 52 Points Maximum

Total Quantitative Self Score **48.331**

(a) Active Transportation and Transit Improvements – 15 Points Maximum **15**

(1) Up to 4 points for the total length (in Lane Miles) of AHSC-funded Context Sensitive Bikeways (PAM), as follows: **4**

- (A) 4 points for at least two (2.0) lane miles
- (B) 1 point for at least one (1.0) lane mile

Class 1 Bikeways	2.800	Class 2 Bikeways		Class 3 Bikeways		Class 4 Bikeways		Total Context Sensitive Bikeway Mileage	2.800
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest street to start)	Cross B (Closest street to end)	Distance (lane mile, to the 0.1)	AADT	Speed Limit	Current Bikeway Facility Class	Proposed Bikeway Facility Class	Context Sensitive
Persia Connection: Sunnydale	Persia Ave and Sunnydale Ave	Gleneagles Golf Entrance and	0.6	2080	35		Class 1	Yes
Sunnydale-Bike Park Connection	Sunnydale Ave at east edge of	Gleneagles Golf Entrance and	0.4	2080	25		Class 1	Yes
Geneva Connection:	Geneva Ave at Geneva Park	La Grande Triangle west of S	0.8	2080	n/a		Class 1	Yes
Crocker Connection	Moscow St and Italy Ave	La Grande Triangle west of S	0.8	2080	n/a		Class 1	Yes
Spine Connection and Cross	Gleneagles Golf Entrance and	La Grande Triangle west of S	0.2	2080	35		Class 1	Yes

2 points - Will the Projects expand an existing bicycle network?

(2) A new Context Sensitive Bikeway funded by AHSC must have an entry point within the Project Area and directly intersect with an existing bikeway as a way to connect to the existing bike network. The existing bikeway and bikeway network is not required to be comprised of Context Sensitive Bikeways. (PAM) **2**

Context Sensitive Bikeway (must match one of the named above)	Intersecting existing bikeway (Street name)	Comments/Notes, if necessary
Sunnydale-Crocker-Persia Connection	Persia Avenue	Connects at Persia/Sunnydale intersection, plus also at Geneva Ave.

(3) Up to 3 points for the length of AHSC-funded Safe and Accessible Walkways as follows: (PAM) **3**

- (A) 3 points for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 2,000 feet of continuous Safe and Accessible Walkway.
- (B) 1 point for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 1,000 but at or less than 2,000 feet of continuous Safe and Accessible Walkway.

Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps	2,852
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of Accessible Walkway (feet)	Total distance of New or Repaired walkways?	Number of new/reconstructed Pedestrian Ramps along walkway	Number of new/repainted crosswalks along walkway
Sunnydale Avenue - Bidirectional	Hahn Street	Santos Avenue	2852	1096		
Brookdale Avenue (Bidirectional)	Brookdale Avenue	Santos Avenue	2852	304		
Santos Street (Direction A)	Sunnydale Avenue	Velasco Avenue	2852	966		
Sunrise Way (Direction A)	Harmonia Street	Brookdale Avenue	2852	486		

(4) Up to 2 points for Projects that fund the construction of new pedestrian facilities where none exist at the time of application submission. (PAM) **2**

- (A) 2 points for at least 1,000 continuous linear feet of new pedestrian facilities where none exist at the time of application submission.
- (B) 1 point for at least 500 continuous linear feet of new pedestrian facilities where none exist at the time of application submission.

New pedestrian facilities - length (in linear feet) of new pedestrian facilities where none exist at the time of application submission.	1,447
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of New Facility	# of new/reconstructed Pedestrian Ramps along walkway	# of new/repainted crosswalks along walkway
Santos St & Sunrise Way	Sunnydale Avenue/Brookdale Avenue	Velasco Avenue / Harmonia Way	1447		

(5) Up to 4 points for Projects that improve a local bus route by implementing any (or a multiple) of the following will be eligible for two points for each strategy. (PAM) **4**

- (A) At least one (1.0) Lane Mile of a Bus Only Lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) Lanes that are in effect at least eight (8) hours a day, at least five (5) days a week. No
- (B) Installation of new at-grade boarding infrastructure at five (5) or more stops in the Project Area. No
- (C) Installation of bus bulb-outs or transit boarding islands that eliminate the need for buses to pull out of the general flow lane at least five (5) or more stops in the Project Area. Yes
- (D) Installation of new or upgraded Transit Signal Priority hardware and software along all signals for one (1.0) consecutive Lane Mile. Yes
- (E) Installation of at least five (5) new bus shelters where none currently exist in the Project Area. No
- (F) Procurement of at least one new ZEV transit vehicle that allows the provider to modify published schedules that will achieve headways of 15 minutes or less during Peak Hours or reduce Peak Hour existing headways by more than 10 minutes. No

File Name:	72. Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Uploaded to HCD?	N/A
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(b) Green Buildings and Renewable Energy - 3 Points Maximum **3**

<p>3 points will be awarded for Affordable Housing Developments that commit to design and construction that achieves green building status beyond California mandatory building code requirements as certified by the project architect, energy analyst, and/or sustainability consultant. Applicants may select from the following green building certification programs:</p>				
Construction Type:		Residential_Construction		
Green building status beyond State mandatory building code requirements as verified:			Green Point Rated New Construction: Gold	
File Name:	73. Green Building Status	Provide signed letter from the project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Uploaded to HCD?	Yes

(c) Housing and Transportation Collaboration - 10 Points Maximum 7

(1) Up to 5 points for applications with an AHSC funds request for **Sustainable Transportation Infrastructure** that comprises at least a certain amount of funds or a percentage of the total AHSC funds request (whichever is the lower amount) as detailed below:

STI Funds Request as an amount or percentage of Total AHSC Funding Request		Points
At least \$7,500,000 or 25.0% of total funding request		5 points
At least \$4,500,000 or 15.0% of total funding request		2 points
AHD & HRI Requested:	\$18,500,000	STI Requested: \$9,038,445
Total AHSC Funds Requested:		\$29,745,053
STI % of Total AHSC Requested:		30%
5		

(2) 2 points for applications which invest at least \$1,500,000 or five (5.0%) percent of total AHSC funding request (whichever is the lower amount) in **Transportation Related Amenities** at or along the same block of a **Transit Station/Stop**. The **Transit Station/Stop** need not be served by the **Qualifying Transit** but must be within the **Project Area**.

TRA (Transit Station or Stop) Requested:	\$1,500,000	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	0%	2
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(3) 3 points for **Projects** which provide documentation that their site is: 0

(A) **Near an environmentally cleared High-Speed Rail Station:** An **AHD** that is within one (1.0) mile of an environmentally cleared California high-speed rail station;
 Is AHD within one (1.0) mile of an environmentally cleared California high-speed rail station? No

(B) **Funding the construction of community-identified components from another SGC Program:** A **Project** that funds community-identified components from another SGC-funded project, such as Transformative Climate Communities (TCC), Sustainable Agricultural Lands Conservation (SALC);
 Has the proposed Project received funds from another California Strategic Growth Council (SGC) Program? No

(C) **Utilizing Publicly-Owned Land:** An **AHD** which is to be developed on land designated as Excess Land (EO N-06-19) or any land declared as Surplus Land by a local agency. **Projects** developed on land donated by or leased at a discounted rate from a transit agency are also eligible for these points.

(i) For excess state-owned property, the **AHD** must be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property.
 Is the **AHD** located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property? No

(ii) For surplus land owned by a local agency, including transit agencies, points shall be awarded as follows:
 Is the **AHD** located on surplus land owned by a local agency, including transit agencies? No

(d) Location Efficiency and Access to Destinations - 3 Points Maximum 2.331

Up to 3 points will be given for projects that provide the location of existing **Key Destinations** within one-half (0.50) mile of the **AHD**. For **TOD Project Areas** and **ICP Project Areas** each type of **Key Destination** is worth one third (0.333) of a point. For **RIPA Project Areas** each type of **Key Destination** is worth one half (0.50) of a point. Each **Key Destination** category may only be counted once. Facilities that meet multiple categories (e.g., a Grocery Store with a Pharmacy) may be counted toward multiple categories. Please see definitions and further specifications for each **Key Destination** in Appendix A. Please see **Project Area Mapping Guidance** for how to map and document **Key Destinations**.

(A) Market or Grocery store (SNAP Retailer)	Yes
(B) Food Bank	Yes
(C) Medical clinic that accepts Medi-Cal payments or offers free medical services to low-income individuals	Yes
(D) Licensed childcare facility as identified by the California Department of Social Services	Yes
(E) Pharmacy	No
(F) Park accessible to the general public	Yes
(G) Community Center accessible to the general public	Yes
(H) Public library	No
(I) Public elementary, middle, high school, non-profit university or non-profit junior college	Yes
(J) Bank, or credit union	No
(K) Post Office	No

(e) Funds Committed - 4 Points Maximum 4

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4 points will be awarded for applications demonstrating committed funding for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: the amount requested from the **AHSC Program**, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. For **Projects** with bond financing, any applicable permanent lender commitment of bond financing is required for these points. Assistance for capital expenditures will be deemed to be an **Enforceable Funding Commitment** if it has been awarded to the **Project** or if the **Department** approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax-exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.

For homeownership **Affordable Housing Developments** only: Construction loans which will be repaid with revenue from the sale of homes to low-income or moderate-income homebuyers will be considered committed funding.

Does Applicant meet the above requirements? TRUE

(f) Prohousing Designation – 2 Points Maximum **2**

(1) 2 Points will be awarded for **Projects** located in jurisdictions that have applied for a "Prohousing designation" by the application due date, and is certified by the Department within 45 days after the application due date.

Is Project located in a jurisdiction that has been awarded "Prohousing Designation" or has applied by the application due date? If applied, points are conditional on designation within 45 days of application due date. Yes

(g) Anti-Displacement Activities - 4 Points Maximum **4**

(1) Up to 4 points for **Projects** that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed in this section, as supported by an assessment of housing needs and displacement vulnerability.

All proposals must complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) that describes how each program or activity will be implemented. [AHSC Guidelines](#) # of Activities to be implemented

Projects may select any activity listed in this section. These activities must be implemented by an independent non-profit or **Locality** with dedicated **Program Cost (PGM)** funding of a minimum \$150,000 per activity:

(A) A non-profit and/or Locality developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan.	No	
(B) A non-profit and/or Locality implementing a policy or action identified in a previously-adopted Anti-Displacement Plan that is not listed below.	No	
(C) A non-profit and/or Locality implementing a policy identified in an existing Community-Driven, Neighborhood-Scale Anti-Displacement Plan.	No	
(D) A non-profit and/or Locality developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers .	No	
(E) A non-profit and/or Locality developing or implementing a process for data collection, monitoring, and tracking systems related to the causes of displacement (e.g., rental property registry, inventory of at-risk units, landlord licensing, local eviction tracking, a speculation watchlist, or tracking the loss and formation of culturally-relevant and community-serving small businesses).	No	
(F) A non-profit and/or Locality developing or implementing foreclosure or eviction prevention and landlord anti-harassment programs.	No	
(G) A non-profit and/or Locality developing, administering, or implementing rental assistance or voucher programs.	No	
(H) A non-profit and/or Locality developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area	No	
(I) A non-profit and/or Locality developing or operating a Community Land Trust or Land Banking activities.	Yes	Expanded
(J) A non-profit and/or Locality developing or implementing programs that provide subsidized work to weatherize or repair existing Low-Income Households to increase energy efficiency and/or air quality in the Project Area .	No	

File Name:	75. AD Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Uploaded to HCD?	Yes
File Name:	76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Uploaded to HCD?	Yes

(h) Local Workforce Development and Hiring Practices - 3 Points Maximum **3**

(1) Up to 3 points (1.5 points per strategy) for **Projects** that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within **Priority Populations** census tracts or **Low-Income Households**. Strategies should aim to connect these populations with training and hiring opportunities created by the **Project**. Workforce development strategies may be implemented during **Project** construction or after completion of the **Project**, but they must be implemented within the contract reporting period. Choose from the following workforce development strategies:

Choose from the following AHSC workforce development strategies: # of Strategies

(A) Partnership with a Workforce Development organization or a Workforce Development Board. Yes

File Name:	77. Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing submit the certification letter submitted to a local government pursuant to Article 4 in AB 2011 or submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Uploaded to HCD?	Yes
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(B) Project is bound by a Skilled and Trained Workforce Commitment. No

(C) Projects that have developed a Project Labor or Community Workforce Agreement. No

(D) Projects that are located in jurisdictions with Local Hire Ordinances Yes

File Name:	80. Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (§107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Uploaded to HCD?	Yes
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(i) Housing Affordability - 5 Points Maximum **5.00**

(1) For rental **Affordable Housing Developments**, the following shall apply:

(A) Up to 3 points will be awarded based on the percent of total units in a rental **AHD** restricted to Extremely Low Income (ELI) households as follows:

(i) 15 to 19.9 percent of total units = 1 points	Extremely Low Income (ELI) Units <input type="text" value="28"/>	3.00
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- (ii) 20.0 to 24.9 percent of total units = 2 points
- (iii) 25 percent or more of total units = 3 points

Total AHD Units	89
ELI Units as a % of Total AHD Units	31.46%

(B) Up to 2 points will be awarded based on the percent of total units in a rental AHD that are three-bedroom or larger and are restricted to ELI or Very Low-Income (VLI) households as follows:

- (i) 10 to 19.9 percent of total units = 1 points
- (ii) 20 percent or more of total units = 2 points

Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	24	2.00
Total AHD Units	89	
Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	26.97%	

(j) **Programs – 3 Points Maximum**

3

3 points will be awarded to applicants that propose an AHSC-funded **Program (PGM) Cost** in partnership with a non-profit organization (including churches, Community Based Organizations, or other organization registered as a 501(c)(3) Organization) for at least \$150,000. All proposals in partnership with a non-profit must complete the AHSC Commitment Letter Template provided that describes how each program or activity will be implemented. The template form will require a complete scope of work; current status of work, if applicable; current status of the role the non-profit plays in the **Project Area**; proposed measures of success & tracking protocols; why the program was chosen; and signatures from the **Applicant** and the implementing parties signifying an agreement to the scope of work. An **Applicant** seeking points for an activity under the Anti-Displacement category is not eligible for additional points for that same activity under the **Programs** section.

Note: Not all eligible costs identified as **Program (PGM) Costs** in §103 will fully satisfy this scoring criteria. Programs proposed under this section must fall under one of these four categories to be eligible for points.

- (A) **Active Transportation** Encouragement and Safety: **Active Transportation** programs that encourage residents to walk or bicycle more frequently and more safely. Programs may include, but are not limited to: Bike Safety Workshops, Walking School Buses or other group walking activities, Safe Routes to School or Transit. Additionally, distribution of lights, safety equipment, or bicycles to low-income residents are an eligible **Program Cost** as an incentive for participation in safety education programs.
- (B) **Low-Income Zero Emission Vehicle (ZEV) Car Sharing Programs**: Programs that provide free or reduced cost access to **ZEV** Car Sharing Programs.
- (C) **AHD Resident Support**: Instructor-led adult educational, health and wellness, or skill building classes for residents, including residents with disabilities. Includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.
- (D) **Tenant Legal Counseling**: Programs that provide legal advice and education to renters on their rights as a tenant and access to programs to help reduce risks of evictions and displacement. §103(f)(1)(A) applies.

Which, above program, category will the applicant(s) choose from to propose the AHSC-funded Program (PGM) **(C)**

Program Name	Active Transportation
Non-profit organization name	Bike SF

File Name:	81. AHSC funded pgm Commitment letter	Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page). Template will include information outlined	Uploaded to HCD?	Yes
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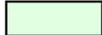
The narrative-based policy scoring section of the application will be scored **only for projects that meet threshold requirements listed in Section 106**.

The Narrative-Based Policy Scoring section of the application will be scored only for projects that meet threshold requirements listed in Section 106. For Narrative-Based Policy Scoring, applicants must provide responses to the questions and prompts outlined in the Narrative Prompts document. Please reference the Narrative Prompts document and rubric at the SGC **AHSC Program** Website for instructions, the specific questions to answer, and necessary application materials.

File Name:	82. Narrative	Provide a response to each prompt as outlined in the Narrative Prompts document. The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
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The following is a summary of each section:

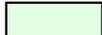
(a) Community Benefits & Engagement - 6 Points Maximum:



Community involvement and leadership are crucial to ensuring that both the principal objectives and co-benefits of the project respond to the true needs of its future residents and the existing community, broadly. The prompts will ask applicants, how: 1) local residents, the developer(s), stakeholders, government, and/or community-based organizations were engaged to help shape the **Project** to date; 2) community-based organizations and local residents, especially from **Disadvantaged and Low-Income Communities** and/or those with disabilities, were meaningfully engaged in identifying needs as well as **Project** components; 3) the **Project** is planning to continue engagement in the future; and 4) the project is taking concrete steps to address community-identified needs and promote equity, community health, and well-being.

File Name:	83. Community Tracker	Provide a completed AHSC Round 7 Community Engagement Tracker.	Uploaded to HCD?	Yes
File Name:	84. Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
File Name:	85. Future Engagement	Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Uploaded to HCD?	Yes

(b) Climate Adaptation & Community Resiliency - 5 Points Maximum



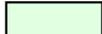
Communities will continue to experience effects of climate change in many ways, including increased likelihood of droughts, flooding, heatwaves, sea level rise, severe weather, and wildfires. Due to these effects, climate resiliency is a key part of planning, design, and project implementation. The prompts will ask **Applicants** to: 1) outline the risks posed from climate change and other environmental exposures; 2) address how the risks will be reduced by appropriate adaptation or mitigation strategies; and 3) how, more broadly, the **Project** will promote equity and reduce the health risks of climate change and other environmental exposures including extreme heat, wildfires and smoke, air pollution from vehicle emissions, and more. Under this section applicants will fill out the Climate Adaptation Assessment Matrix and related prompts.

For tools to help assess general climate impacts, please visit [Cal-Adapt's Local Climate Snapshot tool](#).

For adaptation tools, resources, strategies and case studies visit [State's Adaptation Clearinghouse](#).

File Name:	86. Climate Matrix	AHSC Round 8 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
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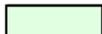
(c) Collaboration & Planning – 4 Points Maximum



Collaboration across local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to the day to day needs of the community. Taken together, the responses to the prompts of this section should outline how the proposed project: 1) aligns with previous planning efforts of local government; 2) brings together local government, including housing and transportation agencies in collaboration, to realize the vision of those efforts through the project; and 3) will equitably translate that vision into improvements that address community needs related to climate adaptation, health, housing, mobility, access, and safety.

File Name:	87. Local Planning Efforts	Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative.	Uploaded to HCD?	Yes
File Name:	88. Site Plan	Provide the most current site plan.	Uploaded to HCD?	Yes

(d) Equity & Transformation – 3 Points Maximum



As stated in the **AHSC Program** Overview, **SGC** is committed to achieving racial equity in its operations, investments, and policy initiatives and to achieving its vision that: All people in California live in healthy, thriving, and resilient communities regardless of race (read more in the SGC Racial Equity Action Plan.) The **AHSC Program** encourages a holistic approach to community development and broader investments in neighborhoods. Under this section, the prompts will ask applicants to describe how the **Project** is going above and beyond, either: piloting new or innovative approaches or policies, leveraging existing resources in a new way, advancing equity, or shaping future projects in the nearby communities.

[SGC Racial Equity Action Plan](#)

Certification & Legal Disclosure

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):

Mercy Housing California, a CA non profit public benefit corporation, is the applicant of this funding application. Mercy Housing California controls Mercy Housing CalWest, the sole member of the limited liability company, Sunnydale Block 7 LLC; whom is the managing general partner of Sunnydale Block 7 Housing Partners, LP that will own and operate the property. Related/Sunnydale Block 7 Development Co. LLC; whom is the administrative general partner of Sunnydale Block 7 Housing Partners LP. Mercy Housing CalWest is also related to the party Mercy Housing Management Group, the proposed property manager.

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.

Elizabeth Kuwada	Vice President		3/19/24
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> ?	No
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?	No
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?	No
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?	No
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?	Yes

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?	No
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?	No
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?	No
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?	No
10. Within the past ten years, has the applicant been convicted of any felony?	No
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?	No
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	No

Elizabeth Kuwada	Vice President		3/19/24
Printed Name	Title of Signatory	Signature	Date

Entity Organizational Documents

Organizational Documents

The following is intended as a brief summary of legal documents commonly required to verify the legal authority of the private entity or entities applying to HCD for an Award of funds and does not apply to public applicants. Documents required to apply for funds (threshold requirements) are legally distinct from those required to enter into a standard agreement or to receive bonus points. For projects receiving an Award of HCD funds, additional documents, or corrections, may be required prior to execution of the Standard Agreement.

Organizational Charts

Complete organizational charts are required for the Sponsor/Recipient, Borrower, MGP and AGP (if different from the Sponsor).

Corporate Entities

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. Certificate of Good Standing must be dated 30 days or less from the application due date.

Limited Liability Companies

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. Certificate of Good Standing must be dated 30 days or less from the application due date.

Limited Partnerships

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**).

Amended and Restated Limited Partnership Agreement.

Certificate of Good Standing certified by Secretary of State.

Tribal Entity

Tribe Formation Documents (Constitution, Charters, etc.).

Federal Register of Indian Entities Recognized (81 Fed Reg. 26826) if applicable.

BIA Federal Acknowledgment Petitioner List (CFR Section 83.1 of Title 25) if applicable.

Contact List maintained by the Native American Heritage Commission (GC Section 65352.3) if applicable.

Full list of Uploads

Per answers within Application

FILE NAME	FILE DESCRIPTION	
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HCD Excel Application

01. AHSC Application Workbook	AHSC Application Excel Workbook.	Included	✓
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Project Overview Sheet/Tab

02. Tax Credit Reservation Letter	If the Project has already received a tax credit reservation, upload documentation.	Not Applicable	✗
03. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Not Applicable	✗
04. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Included	✓
05. 'STI-TRA Agreement	Provide an executed agreement with the Locality or transportation agency for the completion of the STI or TRA components.	Not Applicable	✗
06. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019)	Not Applicable	✗
07. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable	✗
08. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable	✗
09. Public Agency Commitment	For Projects where the Public Agency is not a joint Applicant: Provide a commitment to enter into a contractual agreement to develop the Project.	Not Applicable	✗

10. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
10. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
10. App1 Org Chart	Applicant Organization Chart.	Included	✓
10. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
10. App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
10. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	✓
10. App1 Payee Data Record	Completed Payee Data Record.	Included	✓
10. App1 TIN Form	Completed Government TIN form.	Not Applicable	✗

11. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
11. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
11. App2 Org Chart	Applicant Organization Chart.	Not Applicable	✗
11. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
11. App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
11. App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
11. App2 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
11. App2 TIN Form	Completed Government TIN form.	Included	✓

12. App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
12. App3 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
12. App3 Org Chart	Applicant Organization Chart.	Not Applicable	✗
12. App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
12. App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
12. App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
12. App3 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
12. App3 TIN Form	Completed Government TIN form.	Not Applicable	✗

13. App4 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
13. App4 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
13. App4 Org Chart	Applicant Organization Chart.	Not Applicable	✗
13. App4 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
13. App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
13. App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
13. App4 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
13. App4 TIN Form	Completed Government TIN form.	Not Applicable	✗

14. Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
14. Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
14. Owner Org Chart	Owner Organization Chart.	Included	✓
14. Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
14. Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
14. Owner Payee Data Record	Completed Payee Data Record.	Included	✓
14. Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗

15. MGP Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
15. MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
15. MGP Org Chart	MGP Organization Chart.	Included	✓
15. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
15. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
15. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗

16. AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
16. AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
16. AGP1 Org Chart	AGP Organization Chart.	Included	✓
16. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
16. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓

16. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
17. AGP2 Cert & Legal	Reference: Applicant Certification Worksheet.	Not Applicable	✗
17. AGP2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
17. AGP2 Org Chart	AGP Organization Chart.	Not Applicable	✗
17. AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
17. AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
17. AGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
18. MLLC Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
18. MLLC OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
18. MLLC Org Chart	Manager of LLC Organization Chart.	Included	✓
18. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
18. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
18. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	✓
19. AB1550	Applicable CARB Priority Population Benefit Criteria Tables.	Included	✓
20. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with PAM in this application must be identified on the Project Area Map (PAM)" File must be submitted in a KML/KMZ format.	Included	✓
21. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Included	✓
22. Transit Service Schedule	Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Included	✓
23. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Included	✓
24. Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Not Applicable	✗
25. Onsite Energy Storage	Documentation certified by an energy consultant or architect.	Not Applicable	✗
26. STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Not Applicable	✗
27. TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Not Applicable	✗
28. Utility allowance	Schedule of utility allowances.	Included	✓
Threshold Requirements Sheet/Tab			
29. SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Included	✓
30. AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓

31. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Included	✓
32. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Included	✓
33. AHD Auth to Use Grant Funds	If NEPA applies and available at time of application, please provide copy of HUD 7015.16 . If not available now, it must be provided prior to construction loan closing.	Included	✓
34. HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Not Applicable	✗
35. HRI Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date, indicating that site is free from severe adverse environmental conditions. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Not Applicable	✗
36. HRI Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Not Applicable	✗
37. HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
38. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Not Applicable	✗
39. STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
40. TRA Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Not Applicable	✗
41. TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
42. Project Demolition	Provide a copy of the written order issued by a state or local governmental agency.	Not Applicable	✗
43. Relocation Plan	Applicants must provide a Relocation Plan.	Included	✓
44. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Included	✓
45. AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
46. HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Not Applicable	✗
47. HRI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
48. STI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Included	✓
49. STI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
50. TRA No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Included	✓

51. TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✘
52. STI-TRA Local Approvals	Statement from entity indicating the STI and/or TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Included	✔
53. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Included	✔
54. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 6 permanent sources, plus Equity Investor if known at time of application.	Included	✔
55. EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 1 non-AHSC STI funding commitments.	Included	✔
56. EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Not Applicable	✘
57. EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Not Applicable	✘
58. AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✔
59. AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Included	✔
60. HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✘
61. STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✔
62. TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✘
63. Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Included	✔
64. Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Not Applicable	✘
65. Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✘
66. Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✘
67. HE Determination letter	Provide HCD's determination letter.	Included	✔
68. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Included	✔
69. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Included	✔
70. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Included	✔
71. HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Not Applicable	✘

Quantitative Policy Scoring Sheet/Tab

72. Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Not Applicable	✘
73. Green Building Status	Provide signed letter from the project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Included	✔

74. Housing and Transportation Collaboration	Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in §107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in §107 Quantitative Policy Scoring(c)(3)(C).	Not Applicable	✘
75. AD Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Included	✔
76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Included	✔
77. Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing submit the certification letter submitted to a local government pursuant to Article 4 in AB 2011 or submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Included	✔
78. Workforce Strategy B	Skilled and Trained Workforce Commitment: If pursuing Workforce Strategy B (§107 Quantitative Policy Scoring (h)(1)(B)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(B)(i)(ii) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✘
79. Workforce Strategy C	Project Labor or Community Workforce Agreement: If pursuing Workforce Strategy C (§107 Quantitative Policy Scoring (h)(1)(C)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(C)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✘
80. Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (§107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Included	✔
81. AHSC funded pgm Commitment letter	Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page). Template will include information outlined	Included	✔

Narrative-Based Policy Scoring

82. Narrative	Provide a response to each prompt as outlined in the Narrative Prompts document . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Included	✔
83. Community Tracker	Provide a completed AHSC Round 7 Community Engagement Tracker.	Included	✔
84. Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Included	✔
85. Future Engagement	Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Included	✔
86. Climate Matrix	AHSC Round 8 Climate Adaptation Assessment Matrix.	Included	✔

87. Local Planning Efforts	Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative.	Included	✓
88. Site Plan	Provide the most current site plan.	Included	✓

Certification & Legal

89. Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Included	✗
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CARB GHG & Co-Benefits Quantification

90. AHSC Benefits Calculator Tool	Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated.	Included	✓
91. GHG Affordable Housing Tab Inputs	Signed letter from housing project developer documenting inputs in the Affordable Housing Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included	✓
92. GHG Transit Tab Inputs	Signed letter from transit agency documenting inputs in the Transit Inputs Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included	If applicable
93. GHG Solar PV Tab Inputs	Signed letter from licensed professional documenting inputs in the Solar PV Inputs Tab of the AHSC Benefits Calculator Tool and results from PVWatts Calculator. Follow this link for specific requirements and template.	Included	If applicable
94. Bike Share Inputs	Signed letter from bike share partner committing to deliver the proposed bike share project and confirming that project-specific inputs in the AHSC Benefits Calculator Tool are correct. -Is bike share electric (yes/no)? -Number of bike share trips per year in Year 1 and Year F. -Average cost per trip. -Explanation or calculation of how the expected number of trips was derived.	Not Applicable	If applicable
95. Clean Mobility Benefits Calculator Tool	If applicant is proposing shared mobility projects, submit a completed Clean Mobility Benefits Calculator Tool.	Not Applicable	If applicable
96. GHG Shared Mobility Inputs	Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Not Applicable	If applicable

Project information needed for the CARB AHSC Benefits Calculator Tool at "Project Info" Worksheet, Cell reference at right if each item below.

Project Name	Sunnydale Block 7	Cell = E25
HCD Project Application #	AHSC0001194	Cell = E26
Project County	San Francisco	Cell = E27
Project Area Type	Integrated Connectivity Project (ICP)	Cell = E28
Developer Contact Name	Emily Estes	Cell = E29
Developer Contact Phone	4049920035	Cell = E30
Developer Contact Email	emily.estes@mercyhousing.org	Cell = E31
AHSC GGRF Funds Requested (\$)	\$29,745,053	Cell = E33
Other GGRF Funds (\$)	no data provided at application	Cell = E34
Other GGRF Funds Sources	no data provided at application	Cell = E35

Project information needed for the CARB AHSC Benefits Calculator Tool at "Affordable Housing Inputs" Worksheet, , Cell reference at right if each item below.

Maximum stories	5	Cell = C22
Total Dwelling Units	89	Cell = C23
Restricted Dwelling Units	88	Cell = C24
Net Density (dwelling units/acre)	87	Cell = C25
Mixed-use Development?	No	Cell = C26
Total Residential Space (square feet)	137,142	Cell = C27
Total Mixed-use Space (square feet)	no data provided at application	Cell = C28
Residential Parking Spaces	60	Cell = C41
Unbundled Monthly Parking Income (\$)	no data provided at application	Cell = C42
Dwelling Units Receiving Transit Passes	88	Cell = C47
Annual Transit Passes Value (\$)	\$972	Cell = C48
Duration of Funding for Transit Passes (years)	3	Cell = C49

Application Development Team (ADT) Support Form

V1 1/19/24

Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov and AHSC@hcd.ca.gov. A member of the Application Development Team will respond to your request.

Full Name:	Kevin Rodin	Date Requested:		Application Version Date:	1/19/24
Organization:	CD-RG	Email:	krodin@cd-rg.com	Contact Phone:	424-225-2781

Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion	Urgency	ADT Status	Status Date
1							
2							
3							
4							
5							
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10							

HCD AHSC Sunnydale HOPE SF Block 7 Expenditure Schedule

Proposed expenditures for the HCD AHSC Sunnydale Block 7 Grant.

	Agency	Project Description	HCD Funding Amount
STI #1	San Francisco Municipal Transportation Agency (SFMTA) via the Mayor's Office of Housing and Community Development (MOHCD)	Transit Signal Priority upgrades along the along six bus routes, including the 8-Bayshore, the 8AX Express, the 8BX Express, the 91 OWL, the 9 San Bruno and the 9 San Bruno Rapid. In all, 13 intersections will be upgraded with transit signal priority leading to faster, more reliable transit service and increased ridership.	\$4,580,000
STI #2	San Francisco Recreation and Parks Department (RPD) via the Mayor's Office of Housing and Community Development (MOHCD)	The bicycle project is located in the southwest corner of John McLaren Park and through Crocker Amazon Playground, both sites managed by San Francisco Recreation and Park Department. The project is comprised of 4 separate legs of two-way multi-use path/bikeway with a central spine connecting them all between the Gleneagles Golf Course entrance, and the La Grande Triangle near La Grande Playground in Crocker Amazon Playground.	\$3,958,445
STI #3	Sunnydale Block 7 Housing Partners, L.P. via Mercy Housing California	The Sunnydale on-site sidewalk improvements are part of a Master Infrastructure Plan Sunnydale Phase 3, which will realign, create new streets and pedestrian infrastructure in the neighborhood of Sunnydale to create greater accessibility and safety to the residents. In this Phase, Mercy Housing California will construct sidewalks on both sides of the newly constructed streets: Santos Avenue, Blythedale Avenue, Sunrise Way, Velasco Avenue, and Sunnydale Avenue.	\$500,000
TRA #1	San Francisco Municipal Transportation Agency (SFMTA) via the Mayor's Office of Housing and Community Development (MOHCD)	The goal of the Sunnydale Transit Optimization Project is to reduce bus delays by installing five bus boarding bulbs to reduce transit travel times. The SFMTA will install five bus boarding bulbs that will result in faster, more reliable transit service along the 8 Bayshore, the 9 San Bruno and 91 3rd Street including regular, express and rapid service along these routes. Bus boarding bulbs will be located at Visitacion & Sawyer (IB); Visitacion & Schwerin (IB/OB); Visitacion & Rutland (IB/OB).	\$1,500,000

HCD AHSC Sunnydale HOPE SF Block 7 Expenditure Schedule

PGM #1	Mercy Housing California	Each of the restricted units will be provided with one (1) free transit pass for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.	\$256,608
PGM #2	San Francisco Community Land Trust (SFCLT) via Mercy Housing California	SFCLT is a nonprofit organization that creates permanently affordable housing for those of low-to-moderate-income through the community ownership of land. Guided by the principles of anti-displacement and racial justice, SFCLT stabilizes neighborhoods and creates greater access to housing and homeownership opportunities particularly for BIPOC communities. SFCLT's work encompasses: program development, foreclosure intervention, rental to homeownership conversion, innovative workforce housing homeownership opportunities, fee-for-service programs, co-op education, CLTs, and workforce development.	\$150,000

PGM #3	WFD -- FACES SF via Mercy Housing California	The FACES SF Workforce Program is located in the Visitacion Valley neighborhood. Since 2004, the Workforce Program has assisted San Francisco and Bay Area residents in acquiring the skills they need to enter the workforce or advance their careers. The Sunnydale Block 7 Workforce Development Partnership is aimed to expand training and employment support services for Sunnydale and Visitacion Valley residents, as well as residents throughout the San Francisco area including low-income populations who live in disadvantaged census tracts. FACES SF will offer comprehensive Job Readiness Training (JRT) through soft skills training/workshops and/or individualized services to prepare individuals to be personally effective at work. In addition, supportive services to assist residents in achieving economic stability and general well-being.	\$150,000
PGM #4	San Francisco Bicycle Coalition Education Fund via Mercy Housing California	Through the Bike It Forward program, the San Francisco Bicycle Coalition has provided programming and distributed no-cost bicycles and safety resources in this area since 2012. The program has served nearly 2,000 bicycle recipients in the last 12 years, now averaging over 300 bicycles distributed per year.	\$150,000

HCD AHSC Sunnydale HOPE SF Block 7 Expenditure Schedule

		<p>The program has been active in San Francisco’s southeast neighborhoods for years, offering these services for low-income, multilingual residents. Until 2021, the program maintained its bike shop in the Bayview-Hunters Point neighborhood, and the southeast has been the geographic area of greatest focus for the program. The program has partnered with many organizations in the southeast, including Young Community Developers, 100% College Prep, the Alice Griffith Apartments, and the Candlestick Point State Recreational Area.</p>	
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Total: \$11,245,053

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE**

651 BANNON STREET, 8th FLOOR, SACRAMENTO, CA 95811
 P.O. BOX 952054, SACRAMENTO, CA 94252-2054
 (916) 263-2771
www.hcd.ca.gov



August 23, 2024

Elizabeth Kuwada, Vice President
 Mercy Housing California
 1256 Market Street
 San Francisco, CA 94102

Sara Amaral, Director of Housing Development
 City and County of San Francisco
 1 South Van Ness Avenue, 5th Floor
 San Francisco, CA 94103

Dear Elizabeth Kuwada and Sara Amaral:

**RE: Conditional Award Commitment and Acceptance of Terms and Conditions
 Affordable Housing and Sustainable Communities (AHSC)
 Notice of Funding Availability, Fiscal Year 2023/2024, Round 8
 Mercy Housing California and City and County of San Francisco – Sunnydale Block 7
 Contract No. 24-AHSC-18435 and 24-AHSC-18434**

The California Department of Housing and Community Development (“**Department**” or “**HCD**”) issued an AHSC Round 8, Notice of Funding Availability on January 19, 2024. The Department is now pleased to inform you of this conditional award to Mercy Housing California and City and County of San Francisco (“**Awardees**”). This conditional award is a loan and grant in the amount of \$29,745,053 (the “**Conditional Award**”) for the above-referenced project (the “**Project**”) and includes the following:

AHSC Program Award Components	Award Amount	Contract Number
AHSC Program Loan Award	\$18,500,000	24-AHSC-18434
AHSC Program Grant Award	\$11,245,053	24-AHSC-18435

The Conditional Award is based on and subject to the Applicant Representations and the Terms and Conditions of Conditional Award, both as further specified and described in this notice of the Conditional Award (the “**Conditional Award Commitment**”). This Conditional Award may only be accepted by timely delivery of a fully executed Acceptance of Terms and Conditions of Conditional Award form to the Department (an executed copy of this form is enclosed herein).

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment
Mercy Housing California and City and County of San Francisco – *Sunnydale Block 7*
Contract No. 24-AHSC-18435 and 24-AHSC-18434
August 23, 2024
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I. Applicant Representations – Basis of Conditional Award

In response to the above-mentioned NOFA, the Awardee(s) submitted an application for financing of the Project (that application, and all communications and documentation submitted to the Department in support thereof, the “**Application**”).

The Department is making this Conditional Award to the Awardee(s) on the basis of, and in reliance upon, the representations, warranties, projections, and descriptions that the Awardee(s) submitted as part of the Application (the “**Applicant Representations**”).

The Department may rescind this Conditional Award if the Department discovers, at any time prior to disbursement of the Conditional Award, that the Applicant Representations included material misrepresentations or omissions, regardless of whether or not such misrepresentations or omissions were innocent, unintentional, and/or based upon belief.

II. Terms and Conditions of Conditional Award

TIME IS OF THE ESSENCE IN THE SATISFACTION OF THESE TERMS AND CONDITIONS OF CONDITIONAL AWARD.

The Department may rescind this Conditional Award if any of the terms and conditions enumerated in this Section II (the “**Terms and Conditions of Conditional Award**”) are not timely satisfied. The Terms and Conditions of this Conditional Award and their corresponding timelines are described below.

If the Terms and Conditions of this Conditional Award are timely satisfied, the Department will **(i)** promptly provide a written notification to the Awardee(s) via electronic mail; and **(ii)** circulate an executed copy of an STD 213, Standard Agreement, for all appropriate signatures and approvals in accordance with the timeline specified in Section III of this Conditional Award Commitment.

All timelines shall be calculated in calendar days. Any deadline falling on a weekend or State of California holiday shall be extended to the next business day.

A. Timely Execution of Acceptance of Terms and Conditions of Conditional Award Form

The Awardee(s) shall execute and deliver a copy of the enclosed Acceptance of Terms and Conditions of Conditional Award to the Department within ten (10) calendar days of the date of this Conditional Award Commitment. The Department will deem this condition to be unsatisfied if it receives an executed Acceptance of Terms and Conditions of Conditional Award that has been substantively modified, altered, or amended in any way. The signed Acceptance of Terms and Conditions of Conditional Award form must be submitted to AHSC@hcd.ca.gov.

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment
Mercy Housing California and City and County of San Francisco – *Sunnydale Block 7*
Contract No. 24-AHSC-18435 and 24-AHSC-18434
August 23, 2024
Page 3

B. Timely Delivery of Authorization and Organizational Documents.

If not provided at the time of application, the Awardee(s) shall deliver to the Department, within sixty (60) calendar days of the date upon this Conditional Award Commitment, a legally sufficient set of Authorization and Organizational Documents, as further described and specified below. Specifically, the Awardee(s) shall deliver a duly adopted authorizing resolution, as well as a complete and duly filed or adopted set of organizational documents and all amendments (the “**Authorization and Organizational Documents**”), for each of the following entities as applicable: each Awardee entity; the ultimate borrower of the Conditional Award funds (the

“**Borrower**”); and each separate legal entity that is part of the Awardee’s or Borrower’s organizational structure. Each entity’s resolution must constitute, to the Department’s reasonable satisfaction, an unconditional, duly adopted, and legally binding authorization of the entity to accept the total amount of these Conditional Award funds, to fully participate in the relevant Department program, and to be legally bound by the requirements of the Department program. The Department may agree to an extension of fifteen (15) calendar days based on the Awardee’s demonstration of necessity.

Note: Local Public Entities, as defined in the above-mentioned NOFA and/or Final Program Guidelines, are not required to submit a complete and duly filed or adopted set of organizational documents and amendments. Both the Conditional Award and this Conditional Award Commitment are subject to Health and Safety Code section 50406, subdivision (p), as subsequently amended (“**AB 1010**”).

The Department has posted resolution templates on its website as informational guidance. Please note that use of the resolution templates is not compulsory. However, use of the provided templates will assist in the timely review and approval of the Standard Agreement. While entities may choose to use modified language in their resolutions, Sponsors should be aware that this may delay preparation of the Standard Agreement or, if deemed insufficient, may result in the need to submit a revised resolution.

At any point prior to disbursement, the Department may also require the Awardee(s) to resubmit Authorization and Organizational Documents if the original submittals were determined to be inaccurate or incomplete.

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment
Mercy Housing California and City and County of San Francisco – *Sunnydale Block 7*
Contract No. 24-AHSC-18435 and 24-AHSC-18434
August 23, 2024
Page 4

III. Delivery of Standard Agreement

In an effort to be responsive to each Awardee's closing needs and to ensure timely commitment of funds, the Department commits to delivering an executed copy of the Standard Agreement relative to this Conditional Award within ninety (90) calendar days of receiving all required documents, including all legally sufficient Authorization and Organizational Documents, in connection with this Project and as applicable.

Please be advised that the form of the Standard Agreement, Exhibits A through D, were posted on the Department's website and will not be circulated for public comment or otherwise subject to change or negotiation except as may be required to achieve compatibility with the requirements of other governmental programs and third-party lenders.

Your contract is assigned to a Single Point of Contact (SPOC), Flavio Cordero, Housing and Community Development Representative II, at (916) 695-6389 or Flavio.Cordero@hcd.ca.gov, which will serve as your contact for any and all inquiries related to the development and execution of the Standard Agreement. If this project has previously received funding from HCD, this new award will be referred to the same contact as your previous award so as to minimize the points of contact from within HCD. You will receive an email from your SPOC within 48 hours of receipt of your signed Acceptance of Terms and Conditions of Conditional Award.

Among the responsibilities of the SPOC will be to maintain contact throughout the next several months as you work to secure all necessary funding sources to begin construction. Your SPOC will be reaching out to you monthly to inquire on status and progress. In the meantime, should you have any changes to the status or make up of your project we ask that you communicate these changes as soon as possible to your assigned SPOC.

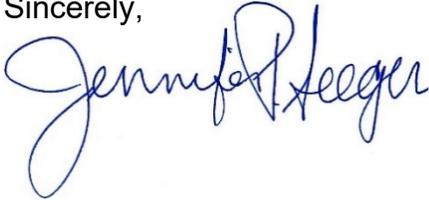
IV. Deadline to Secure Permanent Financing

Please note, that the Awardee must secure all permanent financing, including tax credits and bond allocations, within 24 months of the date of the first Department funding award to the Project, consistent with the Department's Disencumbrance Policy ([Administrative Notice Number 2022-02: Disencumbrance Policy](#)). Sponsors must demonstrate that all permanent financing is in place allowing the project to commence construction. Failure to meet this requirement shall result in the withdrawal or recapture of this Conditional Award and any other prior or subsequent funds awarded to the Project.

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment
Mercy Housing California and City and County of San Francisco – *Sunnydale Block 7*
Contract No. 24-AHSC-18435 and 24-AHSC-18434
August 23, 2024
Page 5

Congratulations on your successful Application. For further information, please contact your SPOC as outlined in Section III above.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Seeger". The signature is fluid and cursive, with the first name "Jennifer" being larger and more prominent than the last name "Seeger".

Jennifer Seeger
Deputy Director
Division of State Financial Assistance

Enclosure: Acceptance of Terms and Conditions of Conditional Award form

California Department of Housing and Community Development

**Affordable Housing and Sustainable Communities
Acceptance of Terms and Conditions of Conditional Award**

Mercy Housing California and City and County of San Francisco (“**Awardees**”)
Sunnydale Block 7 (“**Project**”)

Affordable Housing and Sustainable Communities award totaling \$29,745,053 (“**Conditional Award**”), as detailed below:

AHSC Program Award Components	Award Amount	Contract Number
Loan Award	\$18,500,000	24-AHSC-18434
Grant Award	\$11,245,053	24-AHSC-18435
HRI component	\$0	
STI component	\$9,038,445	
TRA component	\$1,500,000	
PGM component	\$706,608	

By signing this Acceptance of Terms and Conditions of Conditional Award, the Awardee acknowledges having read and fully understood the terms and conditions of the Conditional Award Commitment, dated August 23, 2024, in connection with the Project.

In addition, the Awardee acknowledges having read and fully understood all of the Department’s requirements relative to the Conditional Award, including the requirements set forth in Administrative Notice Number 2022-22: Disencumbrance Policy, and the Awardee agrees to abide by and comply with those requirements.

In addition, the Awardee(s) must acknowledge that it has reviewed and verified the accuracy of the project report prepared by the Department no later than 7 business days of receipt.

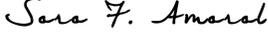
Signed by:

D41023D1C08B4DF...

9/3/2024 | 4:09 PM PDT

Elizabeth Kuwada, Director of Housing Development
Mercy Housing California

Date


B58848E0CAA94C6...

9/3/2024 | 4:14 PM PDT

Sara Amaral, Director of Housing Development
City and County of San Francisco

Date

**** For HCD Use Only ****

Authorized Representatives Verified
 All Parties Signed
 Date Received: _____



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102
 Phone: 415.252.3100 . Fax: 415.252.3112
ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 240989

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4
 (S.F. Campaign and Governmental Conduct Code § 1.126(f)4)
 A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION	
TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
Original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD	
OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT	
NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
office of the Clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT	
NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Ryan vanZuylen	415-701-5550
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
MYR Mayor's Office of Comm. Dev.	ryan.vanzuylen@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR Sunnydale Block 7 Housing Partners, L.P	TELEPHONE NUMBER 415-355-7100
STREET ADDRESS (including City, State and Zip Code) 1256 Market Street, SF CA 94103	EMAIL elizabeth.kuwada@mercyhousing.or

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 240989
DESCRIPTION OF AMOUNT OF CONTRACT \$29,745,053		
NATURE OF THE CONTRACT (Please describe) Accept and Expend Resolution for CA HCD AHSC program for a loan and grant amount of \$29,745,053 for an 89-unit affordable housing development known as Sunnydale Block 7.		

7. COMMENTS
Sunnydale Block 7 Housing Partners, L.P., consists of two general partners: Mercy Transformation, LLC, a California limited liability company, and Related Development Company of California, LLC, a California limited liability company.

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Shoemaker	Douglas	Other Principal Officer
2	Brandt	Julie	Board of Directors
3	Cox	Bradley	Board of Directors
4	Fernandez Smith	Kay	Board of Directors
5	Hayner	Jamarah	Board of Directors
6	Hughes	Phyllis	Board of Directors
7	Jamason	Ellen	Board of Directors
8	Lizon	Kacey	Board of Directors
9	Lee	Christopher	Board of Directors
10	Levine	David	Board of Directors
11	Keith	Jennifer	Board of Directors
12	Pavao	William	Board of Directors
13	Rodriguez	Guillermo	Board of Directors
14	Soni	Monica	Board of Directors
15	Zaks	Camilo	Board of Directors
16	Witte	William	CEO
17	Canori	Gino	Other Principal Officer
18	Vanderboom	Nicholas	COO
19	Venezia	Kathy	CFO

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
20			
21			
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
<input type="checkbox"/>	Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.		

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

<p>SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK</p> <p>BOS Clerk of the Board</p>	<p>DATE SIGNED</p>
---	---------------------------

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Daniel Adams
Director

TO: Angela Calvillo, Clerk of the Board of Supervisors

From: Benjamin McCloskey, Deputy Director Mayor's Office of Housing and Community Development

DATE: September 16, 2024

SUBJECT: Accept and Expend Resolution for Affordable Housing and Sustainable Communities (AHSC) Program at Sunnydale Block 7

GRANT TITLE: Affordable Housing and Sustainable Communities Program – Sunnydale Block 7

Attached please find the original and 2 copies of each of the following:

- X Proposed resolution; original signed by Department, Mayor, Controller
- X Grant information form
- X Grant budget
- X Ethics Form 126
- X Grant application
- X Grant award letter from funding agency
- X Grant agreement

N/A Other (Explain):

Departmental representative to receive a copy of the adopted resolution:

Name: Benjamin McCloskey
Phone: 415-701-5575
Interoffice Mail Address: Benjamin.McCloskey@sfgov.org
Certified copy required Yes

No

From: [Oliveros Reyes, Jennifer](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(PUC\)](#); [Gonzalez Valle, Adolfo \(PUC\)](#)
Subject: Professional Services Agreement – Consor PMCM, Inc. – Construction Management Staff Augmentation Services for New City Distribution Division Campus at 2000 Marin – Not to Exceed \$10,720,500
Date: Friday, September 27, 2024 11:08:30 AM
Attachments: [image001.png](#)

Hello BOS team,

Please see the [sharefile link](#) for a proposed Resolution approving and authorizing the General Manager of the San Francisco Public Utilities Commission to execute Professional Services Agreement, Contract No. PRO.0239, New City Distribution Division Campus at 2000 Marin Construction Management Staff Augmentation Services, with Consor PMCM, Inc., to supplement the SFPUC's Construction Management Bureau staff in overseeing the construction of the new City Distribution Division Campus at 2000 Marin project, for an amount not to exceed \$10,720,500 and with a duration of four years and three months, from February 2025 through April 2029, pursuant to Charter, Section 9.118.

The following is a list of accompanying documents:

- Cover Letter (Word Doc Version)
- Proposed Resolution (Word Doc Version)
- Draft Agreement (Word Doc Version)
- SFPUC Resolution No. 24-0209 (PDF Version)
- Form 126 (PDF Version)
- SFPUC Resolution No. 24-0176 (PDF Version)
- Mitigated Negative Declaration (PDF Version)
- Mitigation Monitoring and Reporting Program (PDF Version)

[Sharefile Link](#)

Please contact Jeremy Spitz at jspitz@sfgwater.org if you need any additional information on these items.

Thank you,
Jenny

Jennifer Oliveros Reyes (she/her/ella)
Policy & Government Affairs
San Francisco Public Utilities Commission
Cellphone: 628-249-8600
joliverosreyes@sfgwater.org

