

AHSC Application

NOFA Round 5

FY 2019-20

Affordable Housing and Sustainable Communities Program (AHSC)



**CALIFORNIA STRATEGIC
GROWTH COUNCIL**



**State of California
Governor Gavin Newsom**

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

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

2020 West El Camino Avenue, Suite 650, Sacramento, CA 95833

email: ahsc@hcd.ca.gov

<http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>

November 1, 2019 NOFA

Rev: 12/23/19

Overview

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

Affordable Housing & Sustainable Communities Program (AHSC) Project Information

Project Name:	Balboa Park Upper Yard	Project Area Type:	Transit Oriented Development (TOD) - §102(c)	FAAST PIN:	45585
				Housing Type:	Rental

For TOD Area Types - Must include within the Project Area: an Affordable Housing Development and/or Housing Related Infrastructure Project and one other type of eligible capital Project or Program - §102(c)(3) (check all boxes that apply):	<input checked="" type="checkbox"/> Affordable Housing Development (AHD) - §103(a)(1)	Was Project awarded funds in prior AHSC rounds?	No
	<input type="checkbox"/> Housing Related Infrastructure (HRI) - §103(a)(2)	If yes, which round of AHSC was it awarded?	
	<input checked="" type="checkbox"/> Sustainable Transportation Infrastructure (STI) - §103(a)(3)	Is Project a phase of a previously awarded project?	No
	<input checked="" type="checkbox"/> Transportation-Related Amenities (TRA) - §103(a)(4)	Select Metropolitan Planning Org. or "non-MPO area" below	
	<input checked="" type="checkbox"/> Program Costs (PGM) - §103(b)	Metropolitan Transportation Commission (MTC)	

TOD Project Area Type §102(c)

(1) Includes at least one Transit Station/Stop served by High Quality Transit at time of application submittal?	Yes
(2) Includes an AHD located no farther than one-half mile from a Transit Station/Stop served by High Quality Transit?	Yes
(3) Includes Capital Projects or Program Costs as indicated in §102(c)(3)?	Yes

Total Dev. Costs & AHSC Funding - limits: §103(a)(1)(D), §103(a)(2)(B), §103(a)(3)(B), §103(a)(4)(C), §103(b)(2), and §104(a)

Capital Project/Program:	Total Development Costs (TDC)	AHSC Funds Request (min \$1M, max \$30M; STI+TRA max \$10M)	AHSC / Total AHSC	Non-AHSC Funding Commitments	Legislative Data	
					State Assembly District:	
Housing (AHD)	\$117,427,344	\$20,000,000	66.77%	\$97,427,344	19th	
Housing (HRI)	\$0	\$0	0.00%			
Housing (AHD & HRI)	\$117,427,344	\$20,000,000	66.77%	\$97,427,344	11th	
Transportation (STI)	\$54,315,777	\$8,000,000	26.71%	\$44,471,332	14th	
Transportation (TRA)	\$2,500,000	\$1,500,000	5.01%			
Programs (PGM)	\$452,200	\$452,200	1.51%	\$0		
Totals:	\$174,695,321	\$29,952,200	100.00%	\$141,898,676		

Employment Benefits & Outcomes Reporting §103(a)(1)(C)(iii), (2)(A)(iii), (3)(A)(iii), and (4)(A)(iii)	AHD	HRI	STI	TRA	Total Budgeted	2% Cost Cap	Overage	
Total amount of eligible Employment Benefits and Outcomes Reporting costs not to exceed 2% of the total AHSC Program award (not included within the soft costs cap or Active Delivery Cost cap).	\$0	\$0	\$0	\$0	\$0	\$599,044	\$0	OK

Project Description - describe major Project components (do not exceed 700 characters)	Formed through years of community outreach, Balboa Park Upper Yard will be a 131-unit AHD for families located on a City owned parcel neighboring the Balboa Park Bay Area Rapid Transit (BART) Station in San Francisco. Concurrent to the AHD Component, improvements will be made to the adjacent BART drop-off location and pedestrian entry to the station. In addition, AHSC funds will fund the purchase of new BART train cars as well as San Francisco Metropolitan Transportation Agency (SFMTA) pedestrian, bicycle, traffic
# of description characters: ##	

AB-1550 Priority Populations §101

Project 10 digit census tract:	6075026100	Disadvantaged Community:	N/A	Low-Income Community:	Yes	Low-Income Households:	Yes
FAAST File:	AB1550	Applicable CARB Priority Population Benefit Criteria Tables				File Uploaded?	Yes

Project Area Definition §102(a)

Description of geographical boundaries (defined by vicinity map, service area, etc.):	The project area is defined as a 1-mile radius around the Balboa Park BART station, plus a half-mile radius around the three SFMTA STI transportation improvements, which stretch along 19th Avenue, Mission Street, and Geneva Ave.
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FAAST File:	Project Area Map	NOTE: Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning §107(m)(2) must also be identified on the PAM. Please refer to the Project Area Mapping Guidance for instructions.	Files Uploaded?	Yes
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Required Project Area Components §102(a):

(1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area	Yes
(2) Include at least one Transit Station/Stop consistent with the requirements set forth in the TOD, ICP and RIPA; and	Yes
(3) <i>Be of a defined size consistent with one of the following:</i>	
(A) For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile buffer around the identified Transit Station/Stop merged with a 1/2 mile buffer around all STI improvements.	Yes
(B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line.	N/A
(C) For Project Areas which include a Transit Corridor, bicycle network or both, Project Area must be identified in a plan (i.e. General, Bicycle Master or Transit Corridor Implementation).	N/A

Plan name (if applicable): §102(a)(3)(C) N/A

§106(a)(15)	Applicant acknowledges that Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement.	Yes
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FAAST File:	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Transit Service Map. Refer to the Project Area Mapping Guidance document for instructions.	Files Uploaded?	Yes
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FAAST File:	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Files Uploaded?	Yes
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Application Threshold Requirements §106(a)

(1) We certify the Project will achieve a reduction in GHG emissions through fewer vehicle miles traveled (VMT) pursuant to the CARB Quantification Methodology .	Yes
(2) We certify that this proposal supports implementation of the applicable Sustainable Community Strategy (SCS) or similar sustainable planning document in non-Metropolitan Planning Organization (MPO) regions and is consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.	Yes

FAAST File:	MPO Support Doc	Executed document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-Metropolitan Planning Organization regions, per Section 106 (a).	Files Uploaded?	Yes
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Overview

FAAST File:	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.	File Uploaded?	Yes
(3) We certify the Project is consistent with the State planning priorities established pursuant to §65041.1 of the Government Code.				Yes
(6)(A) We certify the Project will incorporate at least two Urban Greening feature as defined in Guidelines Appendix A, with dedicated maintenance for at least two years and include adequate lighting in accordance with local, state or federal design standards and requirements for all publicly accessible components of the Project including active transportation route and transit stations or stops. <i>(select two features below and include costs in budget(s))</i>				Yes
Stormwater features into public open spaces		Drought tolerant and native species landscaping and landscape restoration		
(6)(B) We certify the Project will 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
(7) Must demonstrate a level of committed funding at time of application that is >= 0.90 <i>(must complete applicable project/program worksheets)</i>		§106(a)(7) calculation results=	0.98	If No, Project has insufficient funding Commitments
(10) Is application (including the UA) sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements?				Yes
(16) Does any Capital Project trigger State Reloc. Assistance Law (CA Gov Code §7260-7277)?		AHD	No	HRI
If Yes , provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No , provide documentation supporting relocation is not required.		No projects trigger State Relocation Assistance Law.	No	STI
No		No	TRA	No
FAAST File:	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	File Uploaded?	Yes
(17) Will the Housing Element for the jurisdiction in which Project is located be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from HCD which sets forth findings that the housing element adopted within the time frames required by Gov Code §65588 includes that substance essential to every requirement of Article 10.6, commencing with Gov. Code §65580, Ch. 3 of Div. I of Title VII? Projects located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.				Yes
FAAST File:	Hsng Element Letter	A jurisdiction's current housing element compliance status is obtainable thru HCD's website	File Uploaded?	Yes
(18) Climate adaptation measures are integrated into Project through the "Community Climate Resiliency" scoring in §107(o) - <i>Narrative-Based Policy worksheet</i>				Yes
(23) All Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.				Yes
(25) Project will meet the accessibility requirements specified in the TCAC regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations, must be approved in writing by HCD prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with TCAC regulations. The applicant or Developer of the Project must ensure that any other applicable federal, state, and local accessibility requirements are met.				Yes
Applicant Information §105				
FAAST File:	Indian Tribe	If applicable, for all Federally recognized Indian Tribe Applicants , upload documentation to support requirements as described in Appendix B	Copy Attached?	N/A
File Uploaded?		N/A	File Uploaded?	N/A
Will a Public Agency have a real property interest in the proposed Project §105(a)(3)? <i>(if yes, your application must include one of the following below)</i>				
<input checked="" type="checkbox"/> 1. Application will include the Public Agency as a joint applicant <input checked="" type="checkbox"/> 2. Application includes a commitment to enter into a contractual agreement to develop the Project, if it is awarded.				
FAAST File:	STI TRA Agrmnt	If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought.	Copy Attached?	Yes
File Uploaded?		Yes	File Uploaded?	Yes
Applicant #1				
Entity Name	The Related Companies of California, LLC	Eligible Applicant	Developer	Organization Type
Address	44 Montgomery Street, Suite 1300	City	San Francisco	State
Auth Rep	Ann Silverberg	Title	CEO Northern California	Authorized Rep. Email
Contact	Ann Silverberg	Title	CEO Northern California	Contact Email
Address	44 Montgomery Street, Suite 1300	City	San Francisco	State
FAAST File:	App1 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	Yes
FAAST File:	App1 Reso	Resolutions (see Resolution section below)	Copy Attached?	Yes
FAAST File:	App1 OrgDoc1, App1 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?	Yes
FAAST File:	App1 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?	Yes
FAAST File:	App1 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	Yes
FAAST File:	App1 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?	Yes
File Uploaded?		Yes	File Uploaded?	Yes
Applicant #2				
Entity Name	Mission Housing Development Corporation	Eligible Applicant	Developer	Organization Type
Address	474 Valencia Street #280	City	San Francisco	State
Auth Rep	Sam Moss	Title	45	Authorized Rep. Email
Contact	Michael Chao	Title	Director of Housing Development	Contact Email
Address	474 Valencia Street #280	City	San Francisco	State
FAAST File:	App2 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	Yes
FAAST File:	App2 Reso	Resolutions (see Resolution section below)	Copy Attached?	Yes
FAAST File:	App2 OrgDoc1, App2 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?	Yes
FAAST File:	App2 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?	Yes
FAAST File:	App2 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	Yes
FAAST File:	App2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?	Yes
File Uploaded?		Yes	File Uploaded?	Yes
Applicant #3 (if applicable)				
Entity Name	City and County of San Francisco	Eligible Applicant	Locality	Organization Type
Address	1 S Van Ness Ave	City	San Francisco	State
Auth Rep	Dan Adams	Title	Director	Authorized Rep. Email
Contact	Sara Amaral	Title	Senior Project Manager	Contact Email
Address	1 S Van Ness Ave	City	San Francisco	State
FAAST File:	App3 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	Yes
File Uploaded?		Yes	File Uploaded?	Yes

Overview

FAAST File:	App3 Reso	Resolutions (see Resolution section below)	Copy Attached?	Yes	File Uploaded?	Yes
FAAST File:	App3 OrgDoc1, App3 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?			No
FAAST File:	App3 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?			No
FAAST File:	App3 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?			Yes
FAAST File:	App3 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?	Yes	File Uploaded?	Yes

Applicant #4 (if applicable)						
Entity Name		Eligible Applicant	Organization Type			
Address		City	State	Zip		
Auth Rep		Title	Authorized Rep. Email		Phone	
Contact		Title	Contact Email		Contact Phone	
Address		City	State	Zip		
FAAST File:	App4 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?		File Uploaded?	
FAAST File:	App4 Reso	Resolutions (see Resolution section below)	Copy Attached?		File Uploaded?	
FAAST File:	App4 OrgDoc1, App4 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?			
FAAST File:	App4 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?			
FAAST File:	App4 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?			
FAAST File:	App4 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?		File Uploaded?	

Applicant #5 (if applicable)						
Entity Name		Eligible Applicant	Organization Type			
Address		City	State	Zip		
Auth Rep		Title	Authorized Rep. Email		Phone	
Contact		Title	Contact Email		Contact Phone	
Address		City	State	Zip		
FAAST File:	App5 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?		File Uploaded?	
FAAST File:	App5 Reso	Resolutions (see Resolution section below)	Copy Attached?		File Uploaded?	
FAAST File:	App5 OrgDoc1, App5 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?			
FAAST File:	App5 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?			
FAAST File:	App5 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?			
FAAST File:	App5 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?		File Uploaded?	

Certifications & Legal Disclosure

A completed and signed Certification is required for each Joint Applicant. Each Joint Applicant must sign an individual Certification form. A completed and signed Legal Disclosure is also required for each Joint Applicant. In addition, a wet signature original of each signed Certification & Legal Disclosure must be submitted to HCD. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NOFA.

[A copy of the required Certification & Legal Disclosure can be downloaded by clicking here.](#)

Resolution

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

The resolution template is intended to be a sample. Applicants may use their own format as long as it contains ALL of the authorizations contained in the template.

Organizational Documents

Org Docs are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents. Submit Organizational Documents supporting the Resolution submitted with the application.

Organizational Chart: The Organizational Chart must depict the Organizational Structure of the entities in relation to the applicant.

Signature Block

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

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

Any Applicant or party that receives HCD funding must submit a Payee Data Record or Taxpayer Identification Number (TIN) form. The TIN must be submitted by all governmental entities. All others must submit the STD-204 Payee Data Record. A wet signature original must be submitted to HCD. [Forms available on AHSC website.](#)

Development Team Contacts

Owner/Borrower Entity						
Legal Name		Balboa Park Housing Parnters, L.P.	Organization Type		Limited Partnership	
Address		44 Montgomery Street, Suite 1300	City	San Francisco	State	CA
					Zip	94104
Auth Rep		Ann Silverberg	Title	CEO Northern California	Authorized Rep. Email	asilverberg@related.com
					Phone	(415) 677-9000
Contact		Ann Silverberg	Title	CEO Northern California	Contact Email	asilverberg@related.com
					Contact Phone	(415) 677-9000
Address		44 Montgomery Street, Suite 1300	City	San Francisco	State	CA
					Zip	94104
File Name:	Owner Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	Yes	File Uploaded?	Yes
File Name:	Owner Reso	Resolutions (see Resolution section above)	Copy Attached?	Yes	File Uploaded?	Yes
File Name:	Owner OrgDoc	Organizational Documents (see Organizational Documents section above)	Files Uploaded?			Yes
File Name:	Owner OrgChart	Organizational Chart (see Organizational Documents section above)	Files Uploaded?			Yes
File Name:	Owner Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?			Yes
File Name:	Owner Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)	Copy Attached?	Yes	File Uploaded?	Yes

Managing General Partner						
Legal Name		Colosimo Apartments, Inc.	Organization Type		Non-profit Corporation	
Address		474 Valencia Street #280	City	San Francisco	State	CA
					Zip	94103
Auth Rep		Sam Moss	Title	Executive Director	Authorized Rep. Email	smoss@missionhousing.org
					Phone	(415) 350-2024
Contact		Michael Chao	Title	Director of Housing Development	Contact Email	mchao@missionhousing.org
					Phone	(415) 635-3906
Address		474 Valencia Street #280	City	San Francisco	State	CA
					Zip	94103
File Name:	MGP Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	Yes	File Uploaded?	Yes
File Name:	MGP Reso	Resolutions (see Resolution section above)	Copy Attached?	Yes	File Uploaded?	Yes
File Name:	MGP OrgDoc	Organizational Documents (see Organizational Documents section above)	Files Uploaded?			Yes

Overview

File Name:	MGP OrgChart	Organizational Chart (see Organizational Documents section above)	Files Uploaded?	Yes
File Name:	MGP Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	Yes
File Name:	MGP Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)	Copy Attached? Yes	File Uploaded? Yes
Administrative General Partner #1				
Legal Name	Related/Balboa Development Co., LLC		Organization Type	Yet to be formed LLC
Address	44 Montgomery Street, Suite 1300		City	San Francisco
			State	CA
			Zip	94104
Auth Rep	Ann Silverberg	Title	CEO Northern California	Authorized Rep. Email
				asilverberg@related.com
Phone	(415) 677-9000			
Contact	Ann Silverberg	Title	CEO Northern California	Contact Email
				asilverberg@related.com
Phone	(415) 677-9000			
Address	44 Montgomery Street, Suite 1300		City	San Francisco
			State	CA
			Zip	94104
File Name:	AGP Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached? Yes	File Uploaded? Yes
File Name:	AGP Reso	Resolutions (see Resolution section above)	Copy Attached? Yes	File Uploaded? Yes
File Name:	AGP OrgDoc	Organizational Documents (see Organizational Documents section above)	Files Uploaded?	Yes
File Name:	AGP OrgChart	Organizational Chart (see Organizational Documents section above)	Files Uploaded?	Yes
File Name:	AGP Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	Yes
File Name:	AGP Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)	Copy Attached? Yes	File Uploaded? Yes
Administrative General Partner #2				
Legal Name			Organization Type	
Address			City	
			State	
			Zip	
Auth Rep		Title		Authorized Rep. Email
Phone				
Contact		Title		Contact Email
Phone				
Address			City	
			State	
			Zip	
File Name:	AGP2 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	File Uploaded?
File Name:	AGP2 Reso	Resolutions (see Resolution section above)	Copy Attached?	File Uploaded?
File Name:	AGP2 OrgDoc	Organizational Documents (see Organizational Documents section above)	Files Uploaded?	
File Name:	AGP2 OrgChart	Organizational Chart (see Organizational Documents section above)	Files Uploaded?	
File Name:	AGP2 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	
File Name:	AGP2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)	Copy Attached?	File Uploaded?
Property Management Agent				
Legal Name	Caritas Management Corporation		Contact	Davish Patel
Contact Email	davish.patel@caritasmanagement.com			
Phone	(415) 647-7191	Address	1358 Valencia Street	
			City	San Francisco
			State	CA
			Zip	94110
Financial Consultant				
Legal Name			Contact	
Contact Email				
Phone			City	
			State	
			Zip	
Primary Service Provider				
Legal Name	Mission Housing Development Corporation		Contact	Sam Moss
Contact Email	smoss@missionhousing.org			
Phone	(415) 350-2024	Address	474 Valencia Street #280	
			City	San Francisco
			State	CA
			Zip	94103
Borrower Legal Counsel				
Legal Name	Bocarsly, Emden, Cowan, Esmail & Arndt LLP		Contact	Lance Bocarsly
Contact Email	lbocarsly@bocarsly.com			
Phone	(213) 239-8088	Address	633 West Fifth Street Suite 2200	
			City	Los Angeles
			State	CA
			Zip	90071
General Contractor				
Legal Name	Cahill Contractors		Contact	Matt Irwin
Contact Email	mirwin@cahill-sf.com			
Phone	(415) 677-0648	Address	425 California Street Suite 2200	
			City	San Francisco
			State	CA
			Zip	94104
Architect				
Legal Name	Michun Inc.		Contact	Anne Torney
Contact Email	annet@mithun.com			
Phone	(415) 489-4851	Address	660 Market Street	
			City	San Francisco
			State	CA
			Zip	94104
Development Funding Source				
Legal Name	City and County of San Francisco		Contact	Sara Amaral
Contact Email	sara.amaral@sfgov.org			
Phone	(415) 701-5614	Address	1 South Van Ness Ave, 5th Floor	
			City	San Francisco
			State	CA
			Zip	94103
Development Funding Source				
Legal Name	U.S. Bancorp Community Development Corporation		Contact	Lisa Gutierrez
Contact Email	lisa.gutierrez@usbank.com			
Phone	(916) 498-3457	Address	621 Capitol Mall, Suite 800	
			City	Sacramento
			State	CA
			Zip	95814
Development Funding Source				
Legal Name	U.S. Bancorp Community Development Corporation		Contact	Sebastian Glowacki
Contact Email	sebastian.glowacki@usbank.com			
Phone	(916) 498-3457	Address	621 Capitol Mall, Suite 800	
			City	Sacramento
			State	CA
			Zip	95814
Development Funding Source				
Legal Name			Contact	
Contact Email				
Phone			City	
			State	
			Zip	
Rent/Operating Subsidy Source				
Legal Name			Contact	
Contact Email				
Phone			City	
			State	
			Zip	
Rent/Operating Subsidy Source				
Legal Name			Contact	
Contact Email				
Phone			City	
			State	
			Zip	

Balboa Park Upper Yard AHD and HRI Overview PIN 45585

Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary

Project Name	Brief Description			Address	City	Zip	County	Lat.	Log	Census Tracts	APNs		
AHD	Balboa Park Upper Yard	The Project will be a new 131-unit affordable building for families. The unit mix will consist of approximately 7 studios, 47 one-bedroom units, 62 two-bedroom units, and 7 three-bedroom units, with 25% of the units (33 total) assisted by Project-Based Section 8 Vouchers (PBV) made available by the San Francisco Housing Authority (SFHA) under a project-based contract. All of the units will be targeted to households with incomes from 30% to 80% TCAC area median income. The ground floor will include a 4,000-square-foot child care facility with an outdoor activity area, approximately 3,900 square feet of ground floor			2340 San Jose Ave	San Francisco	94112	San Francisco	37.73636	-122.42672	6075026100	6973039	
HRI													
AHD Information:		Area	Unit Count:	Building Count:	Elevator Count:	Project Design:	Density Project Type						
Land Area	acres	1	Units/Acre	187									
Residential Rental	sq. ft.	153,045	# of Units	130	# of Bldgs	1	# of Elevators	2	high-rise buildings			MU	
Homeownership	sq. ft.	0	# of Units	0	# of Bldgs	0	# of Elevators	0	Mixed Use Project				
Commercial	sq. ft.	10,781	# of Units/Spaces	0	# of Bldgs	0	# of Elevators	0					
Resident Non-Rental	sq. ft.	5,216	# of Units/Spaces	0	# of Bldgs	0							
Other (Mixed Use)	sq. ft.	0	# of Units/Spaces	0	# of Bldgs	0							
# of car share parking spaces:		0		# of electric vehicle charging parking spaces:		0		# of uncovered guest parking spaces:				0	
# of car parking spaces:		0		Parking Ratio: car spaces/total units:		0:1		Total # of bicycle parking spaces:		110		Parking Ratio: bicycle spaces/total units:	110:131
Is the AHD a scattered site project? §103(a)(1)(B)(ii)		No											
AHD Capital Projects §103(a)(1)													
(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project:			New construction								Ok		
(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d).			AHD distance from Transit Station/Stop:						0	Miles	Ok		
(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "AHD Units & Max Funds" worksheet).												Ok	
(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "AHD Units & Max Funds" worksheet).												Yes	
Total Extremely Low Income (ELI) 15-30% AMI rental units			27	Total Very Low Income (VLI) 31-50% AMI rental units			67	% of Affordable units		85%	(iii) Avg. Affordability		47%
(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD.												Ok	
Total Sites Area in Square Feet			30,492			Total Buildings Floor Area in Sq. Feet			169,042			(iv) Calculated Floor Area: Ok 5.54	
(Less Qualified* Square Feet Deductions):						(Less Excluded Areas in Square Feet):						(iv) Calculated Net Density: N/A	
Dedicated streets						Mechanical Space						*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.	
Sidewalks						Cellar space							
Parks						Floor space in open balconies							
Open Space						Enclosed parking							
Other						Elevator or stair bulkheads							
Net Site Area-acres		0.70	Net Site Square Feet		30,492	Net Building Square Feet			169,042				
FAAST File:		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.					File Uploaded?		Yes		
(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects			N/A	If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements?					N/A	N/A			
Prior to Rehab - existing # of units:			AHD Project Units:	131	Prior to Rehab - percentage of total affordable:			AHD percentage of total affordability:		85%			
(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.))			# of Secure Overnight Bicycle Parking spots at AHD:					110	Ok				
Bike parking is located inside the building in locked rooms which only residents will have access to.													
(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits?			No	If Yes, this constitutes two separate and independent Projects, each of which must submit an entirely separate HCD application and qualify independently of the other.									
AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)													
§103(a)(1)(C)(ii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.			Budgeted		\$0		Cost Cap		\$2,995,220		Overage	\$0	Ok
§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs:												Yes	
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;													
(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);													
(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) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).													
HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)													
(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district?			N/A	If Yes, are improvements a condition to the approval of the AHD?								N/A	
FAAST File:		Cap Improvements Req		Documentation from a Locality, transit agency, or special district that capital improvements are required					File Uploaded?		N/A		
(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.			Budgeted		\$0		Cost Cap		\$2,995,220		Overage	\$0	Ok
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.			Budgeted		\$0		Cost Cap		\$0		Overage	\$0	Ok
(v) Total amount of eligible real property acquisition of the HRI project site and associated fees cannot exceed 10% of the total AHSC Program award.			Budgeted		\$0		Cost Cap		\$2,995,220		Overage	\$0	Ok
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.			Budgeted		\$0		Cost Cap		\$300,000		Overage	\$0	Ok

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§103(c) We certify the AHSC HRI funded cost do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
 (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) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

N/A

HRI Grant Terms §104(c)

(1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.
 (2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.
 (3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.
 (4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI.

AHD Threshold §106(a)

(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost.
 One Monthly Muni "M" passes will be provided to each unit for a total of 17 years. The passes allow unlimited rides on Muni buses and trains in San Francisco. The Developer will buy them from SFTMA at a bulk discount, available to non-profits, social service and government agencies for \$40 per pass per month (instead of \$75 for general public). The monthly passes will
 Number of passes or cards that will be provided: **130** Is there at least one pass per restricted unit? Yes Type of transit passes provided: **Free Transit Pass**

(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing. Yes
FAAST File: **SFH Lease Addendum** §106(a)(5) Smoke Free Housing Lease Addendum - must be submitted prior to construction close File Uploaded? No

(8) For the AHD, can you provide documentation of completion and approval of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed? Yes
NEPA: Is Federal funding proposed that will trigger NEPA requirements? Yes If Yes, enter date of "Authority to Use Grant Funds" **4/24/14**
CEQA: Project approved "by-right"? Is Project Categorical 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 clearances.
 Authority to Use Grant Funds approved April 24, 2014. The environmental assessment was re-evaluated and approved on December 11, 2018. The basis for the re-evaluation was the length of time that had passed since the original find of No Significant Impact. The Project is CEQA Exempt per Senate Bill 35.

FAAST File: **AHD Environmental** Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. File Uploaded? Yes
FAAST File: **AHD 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. File Uploaded? Yes

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the AHD Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
SF Planning Department	10/11/19	Other	Sinal Approval of an SB35 Project
SF Department of Building Inspection	1/31/19	Other	Site Permit Approval (1st step of Building Permits)

(10) Does the Market study demonstrate the AHD Project is financially feasible? *A study that meets requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.* Yes
FAAST File: **AHD Market Study** Provide a completed market study prepared within one year of the application due date. File Uploaded? Yes

(11) Does applicant or Developer of Project have Site Control for AHD Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)
 Form of site control (See Site Control in Appendix A): Enforceable Option to Lease or Purchase Most recent document execution date: **2/6/19**
 If leasehold estate: Rent based on restricted land value? Yes No Is acquisition cost \$0 in AHD Dev. Yes No Prepaid lease loan used? If so answer (a-c) No

(a) Funding amount based on the Present Value of lease payments? No (b) Lender requesting Res. Receipts (not permissible) N/A (c) Has loan amount been entered as a finance cost? N/A
 Describe any special site-control circumstances.

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

(12) Applicants must demonstrate prior experience by providing evidence of two prior AHD projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

	AHD Past Project #1	AHD Past Project #2
Project Name	94th and International (Acts Cyrene Apartments)	Paradise Creek II (National City)
Development Entity	Oakland International Housing Partners, L.P.	Paradise Creek II Housing Partners, L.P.
Completion Date	12/1/17	5/1/18
Project Tenure	2.5 years	2 years
# of units	59	92
Units per Acre	74 units per acre	43 units per acre
Commercial (sq. ft.)	3500	0
Brief Description (e.g. number of units, population served, etc.)	Adjacent to the International Boulevard Affordable Housing and Walkability Project, the 94th and International project is one of Oakland's newest 100% affordable, mixed-use developments for families earning between 30% and 50% of AMI. Fourteen of the new apartment homes have been reserved for those who are homeless or at risk of homelessness. Onsite supportive services, provided by Acts Community Development Corporation, include financial literacy programs, health and wellness classes and homework and tutoring programs.	Paradise Creek II is the second phase of Paradise Creek Apartments, a two-phased affordable, transit-oriented development of 201 apartments for low-income families. Co-developed by Related California and Community HousingWorks, Paradise Creek II is comprised of 92 apartments on 2.15 acres of land, plus the expansion and improvement of Paradise Creek Educational Park. This LEED for Homes Gold development consists of six (6) studio/one bath apartments, twenty-one (21) one bedroom/one bath apartments, thirty-six (36) two bedroom/two bath apartments and twenty-nine (29) three bedroom/two bath
FAAST File:	Past Exp AHD1, Past Exp AHD2 Certificates of Occupancy for two recently completed affordable housing developments	<input checked="" type="checkbox"/> File Uploaded? <input checked="" type="checkbox"/> Yes

(13) We certify as of the application date, the applicants or the AHD real property is not party to or the subject of any claim or action in the state or federal courts. Yes
 (14) We certify that construction of the AHD Project has not commenced as of the application deadline set forth in the NOFA. Yes

(19) The AHD Project 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
 If "Yes", provide documentation the AHD Project site is not within land designated as agricultural land per the FMMP tool.

FAAST File: **AHD No Ag** Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool. File Uploaded? Yes
 If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

FAAST File: **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) File Uploaded? N/A

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(20)(A) We certify the AHD meets the underwriting standards in Uniform Multifamily Regulations §8300 - §8316 and Multifamily Housing Program Guidelines §7312. Yes

(20)(B) We certify the AHD is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds. Yes

(20)(C) If the AHD Project involves 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 UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.

The AHD project does not involve the demolition of existing units affordable to lower income households.

(20)(D) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below). Yes

The AHD project will follow all State and Federal Fair Housing requirements in lease-up and property management policies.

HRI Threshold §106(a) (if applying for AHSC HRI funding)

(8) For the HRI, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?

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

CEQA: Project approved "by-right"? Is Project Categorically Exempt? Negative Declaration Date: Final EIR Date:

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

FAAST File: **HRI Environmental** Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). File Uploaded? N/A

FAAST File: **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. File Uploaded? N/A

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the HRI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

(10) Does the Market study demonstrate Project is financially feasible (HRI requires a market study only if not using AHSC funds for AHD)? A market study that meets the requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.

FAAST File: **HRI Market Study** Completed market study prepared within one year of the application due date. File Uploaded? N/A

(11) Does applicant or Developer of Project have Site Control for HRI Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)

Form of site control (See Site Control in Appendix A): Most recent document execution date:

If leasehold estate: Rent based on restricted land value? Is acquisition cost \$0 in Dev. Budget? Prepaid lease loan used? If so answer (a-c)

(a) Funding amount based on the Present Value of lease payments? (b) Lender requesting Res. Receipts (not permissible) (c) Has loan amount been entered as a finance cost?

Describe any special site control circumstances.

FAAST File: **HRI Site Control** Appropriate documentation to demonstrate the form of site control indicated above Files Uploaded? N/A

(12) Applicants must demonstrate prior experience by providing evidence of two prior HRI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

	HRI Past Project #1	HRI Past Project #2
Project Name		
Development Entity		
Completion Date		
Project Tenure		
# of units		
Units per Acre		
Commercial (sq. ft.)		
Brief Description (e.g. number of units, population served, etc.)		

FAAST File: **Past Exp HRI1, Past Exp HRI2** Certificates of Occupancy for two recently completed affordable housing developments File Uploaded?

(13) We certify as of the application date, the applicants or the HRI real property is not party to or the subject of any claim or action in the state or federal courts.

(14) We certify that construction of the HRI Project has not commenced as of the application deadline set forth in the NOFA.

(19) The HRI Project 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?

If "Yes", provide documentation the HRI Project site is not within land designated as agricultural land per the FMMP tool.

FAAST File: **HRI No Ag** Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool. File Uploaded? N/A

If "No", demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A):

FAAST File: **HRI Ag Infill** Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A) File Uploaded? N/A

(20)(B) We certify the HRI is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

(20)(C) If the AHD Project involves 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 UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.

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(20)(D) We certify the proposed AHD is consistent with State & Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).				
(20)(E) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the HRI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.				
FAAST File:	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.	Files Uploaded?	N/A
Article XXXIV Authority				
<i>Article XXXIV opinion letters submitted to HCD must demonstrate that the applicant has considered both the legal requirements of Article XXXIV and the relevant facts of the project (e.g., the state public body lenders, the number of low income restricted units, and the general content of any regulatory restrictions). Any conclusion that a project is exempt from Article XXXIV must be supported by specific facts and a specific legal theory for exemption that itself is supported by the Constitution, statute, and/or case law. Prior to the execution of the HCD Standard Agreement, Applicant must deliver to HCD satisfactory evidence that the requirements of Article XXXIV of the California Constitution have been satisfied or are inapplicable.</i>				
FAAST File:	Article XXXIV Attorney Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered	File Uploaded?	Yes
Does the locality have sufficient Article XXXIV Authority to accommodate the project? <i>(If Project doesn't have Article XXXIV authority, AHSC may be limited to restricting no more than 49% of the total units.)</i>		Yes	If yes, document Article XXXIV authority for Project. May be done by providing info from appropriate local government official that voters passed a specific project referendum or a blanket referendum has been passed and the locality has allocated sufficient Article XXXIV authority to Project.	
FAAST File:	Article XXXIV Authority	Copy of document providing Authority	File Uploaded?	Yes

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Tax Credits

Select appropriate entry for each item:

Project Tax Credit Type:	4%	Federal:	Yes	Proposed Equity Investor Contribution (\$):	\$45,947,622	Anticipated Tax Credit Factor	\$1.0100	App Rate	3.19%
		State:	No	Proposed Equity Investor Contribution (\$):		Anticipated Tax Credit Factor		App Rate	
Timeframe for Applying for 4% Tax Credits		Proposed Month:	August	Proposed Year:	2020				
Timeframe for Applying for 9% Tax Credits		Proposed Round:		Proposed Year:					
If already awarded, date of the Tax Credit Reservation:									

FAAST File:	Tax Credit Reservation	If this project has already received a tax credit reservation, upload documentation to FAAST						File Uploaded?	N/A
Does or will the senior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?									Yes
Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?									Yes
Are there any cost sharing agreements?	No	If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development cost?						Yes	If no, on what?
What covenants or regulatory agreements are already on title?		None							
What covenants or regulatory agreements are anticipated?		City of San Francisco, TCAC, CDLAC, HCD							

AHD Milestones

Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Capital Project Milestone Schedule	Date
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project development.	9/15/18
Site Control of Affordable Housing Development site(s) by proposed housing developer.	2/4/19
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	1/1/19
Obtaining all necessary and discretionary public land use approvals.	1/28/19
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project.	10/15/20
Obtaining all enforceable funding commitments for all construction period financing.	10/15/20
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.	10/15/20
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	2/1/20
Commencement of construction.	1/1/21
Construction complete and the filing of the Notice of Completion.	1/1/22
Program funds fully disbursed.	1/1/23
Have all milestone dates been entered above?	
	Yes

HRI Milestones

Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Capital Project Milestone Schedule	Date
Executed binding agreement between the Recipient and developer of the proposed Housing Development detailing the terms and conditions of the Project development.	
Site Control of Housing 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 Housing Development supported by the 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.	
Completion of HRI construction.	
Program funds fully disbursed.	
Have all milestone dates been entered above?	

Balboa Park Upper Yard HRI and AHD Sources of Development Funds PIN 45585

Construction Period Sources of Funds												*Details of Deferred Costs	
Committed by Application Due Date?	AHD vs HRI Source	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Residential Amount	Commercial Amount		Amount	Description
1	Yes	HRI	AHSC HRI Grant	State-HCD	N/A	N/A	None	N/A					
2	Yes	AHD	Construction Loan	Private	1	\$77,180,778	5.25%	Interest Only	36	\$77,111,572	\$0	\$2,400,000	Deferred Developer Fee
3	Yes	AHD	SFMOHCD Soft Loan	Local	2	\$30,493,722	1.00%	Other	660	\$26,761,121	\$3,732,601	\$642,582	Deferred Operating Reserve
4	Yes	AHD	GP Equity	Private	N/A	\$2,050,000	N/A	None	N/A	\$1,500,000	\$0		
5													
6													
7													
8													
9													
10													
11													
12													
13		AHD	*Deferred Costs (enter details at right)			\$3,108,082				\$3,608,084	\$0		
14	Yes	AHD	Equity Investor	US Bank		\$4,594,762				\$4,594,762			
					TOTALS	\$117,427,344				\$113,575,539	\$3,732,601	\$3,108,082	

Permanent Sources of Funds																	
#	Committed by Application Due Date?	AHD vs HRI Source	Source Name See cell comments for Deferred Dev. Fee; list in lien priority order	Source Type	Lien No.	Amount	Interest Rate		Amortization Period (yrs.)	Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service	Residential Amount	Commercial Amount	Balloon?	
							Rate	Type		Type	Due in (yrs)						
1	Yes	HRI	AHSC HRI Grant	State-HCD													
2	Yes	AHD	AHSC AHD Loan	State-HCD	3	\$20,000,000	3.00%	Fixed for Term	55	MHP-Partial Interest Only	55			\$20,000,000		No	
3	Yes	AHD	Permanent Loan	Private	1	\$17,586,000	6.25%	Fixed for Term	35	Fully Amortized	15	\$1,238,919		\$17,586,000		No	
4	Yes	AHD	SFMOHCD Soft Loan	Local	2	\$30,493,722	1.00%	Fixed for Term	55	Residual Receipts	55			\$26,761,121	\$3,732,601	No	
5	Yes	AHD	GP Equity	Private		\$2,050,000								\$2,050,000		N/A	
6	Yes	AHD	Deferred Developer Fee	Private		\$1,350,000				Deferred				\$1,350,000		N/A	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	
16	Yes	AHD	Equity Investor:	US Bank		\$45,947,622								\$45,947,622			
Total Permanent Funding Sources Amount						\$117,427,344											
Total Committed Non-AHSC AHD & HRI Funds						\$97,427,344											
												TOTALS	\$1,238,919	\$0	\$113,694,743	\$3,732,601	

See Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC). (3) **A land donation** in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a local fee waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third party appraisal prepared by a MAI-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency.

FAAST File:	EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 4 non-TCAC & non-AHSC AHD & HRI funding commitments.	Files Uploaded?	Yes
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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.

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	\$0					
Demolition	\$0					
Legal	\$20,000	\$20,000				
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$20,000	\$20,000	\$0			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$0					
Total Acquisition Cost	\$0	\$0	\$0		\$0	
Total Land Cost / Acquisition Cost	\$20,000	\$20,000	\$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	\$0					
Structures	\$86,386,011	\$83,292,749	\$3,093,262	\$83,292,749		
General Requirements	\$3,554,216	\$3,479,216	\$75,000	\$3,479,216		
Contractor Overhead	\$0					
Contractor Profit	\$2,818,165	\$2,732,438	\$85,727	\$2,732,438		
Prevailing Wages	\$0					
General Liability Insurance	\$1,088,202	\$1,055,100	\$33,102	\$1,055,100		
Urban Greening	\$192,557	\$192,557		\$192,557		
Other New Construction: (Specify)	\$0					
Other New Construction: (Specify)	\$0					
Other New Construction: (Specify)	\$0					
Total New Construction Costs	\$94,039,151	\$90,752,060	\$3,287,091	\$90,752,060	\$0	
ARCHITECTURAL FEES						
Design	\$4,097,500	\$3,997,943	\$99,557	\$3,997,943		
Supervision	\$305,000	\$282,000	\$23,000	\$282,000		
Total Architectural Costs	\$4,402,500	\$4,279,943	\$122,557	\$4,279,943	\$0	
Total Survey & Engineering	\$0					
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$5,954,000	\$5,954,000		\$4,047,000		
Origination Fee	\$921,000	\$921,000		\$921,000		
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0					
Cost of Issuance	\$550,000	\$550,000				
Title & Recording	\$30,000	\$30,000				
Taxes	\$0					
Insurance	\$1,017,118	\$813,694	\$203,424	\$813,694		
Employment Reporting	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Total Construction Interest & Fees	\$8,472,118	\$8,268,694	\$203,424	\$5,781,694	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$50,000	\$50,000				
Credit Enhancement/Application Fee	\$0					
Title & Recording	\$0					
Taxes	\$0					
Insurance	\$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
Other Perm. Financing Costs: (Specify)	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Total Permanent Financing Costs	\$50,000	\$50,000	\$0			
Subtotals Forward	\$106,983,769	\$103,370,697	\$3,613,072	\$100,813,697	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$375,000	\$360,000	\$15,000	\$112,500		
Other Attorney Costs: (Specify)	\$0					
Other Attorney Costs: (Specify)	\$0					
Other Attorney Costs: (Specify)	\$0					
Total Attorney Costs	\$375,000	\$360,000	\$15,000	\$112,500	\$0	
RESERVES						
Operating Reserve	\$642,582	\$642,582				
Replacement Reserve	\$65,500	\$65,500				
Transition Reserve	\$0					
Rent Reserve	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Total Reserve Costs	\$708,082	\$708,082	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$0					
Soft Cost Contingency	\$1,211,556	\$1,169,207	\$42,349	\$1,169,207		
Total Contingency Costs	\$1,211,556	\$1,169,207	\$42,349	\$1,169,207	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$101,653	\$101,653				
Environmental Audit	\$0					
Local Development Impact Fees	\$0					
Permit Processing Fees	\$1,100,000	\$1,061,550	\$38,450	\$1,061,550		
Capital Fees	\$0					
Marketing	\$357,784	\$357,784				
Furnishings	\$262,000	\$262,000		\$262,000		
Market Study	\$20,000	\$20,000		\$20,000		
Accounting/Reimbursable	\$32,500	\$29,500	\$3,000	\$20,000		
Appraisal Costs	\$10,000	\$10,000		\$10,000		
Other Costs: Organizational	\$10,000	\$10,000		\$8,000		
Other Costs: Utility Fees	\$450,000	\$434,270	\$15,730	\$434,270		
Other Costs: Construction Management	\$200,000	\$200,000		\$200,000		
Other Costs: Financial Consultant	\$30,000	\$30,000		\$30,000		
Other Costs: Community Outreach Consultant	\$75,000	\$70,000	\$5,000	\$70,000		
Other Costs: (Specify)	\$0					
Total Other Costs	\$2,648,937	\$2,586,757	\$62,180	\$2,115,820	\$0	
SUBTOTAL PROJECT COST	\$111,927,344	\$108,194,743	\$3,732,601	\$104,211,224	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$5,500,000	\$5,500,000		\$5,500,000		
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	\$5,500,000	\$5,500,000	\$0	\$5,500,000	\$0	
TOTAL PROJECT COST	\$117,427,344	\$113,694,743	\$3,732,601	\$109,711,224	\$0	
Eligible Basis:				\$109,711,224	\$0	
Total Eligible Basis:					\$109,711,224	
				DF 2019		
Total Developer Fee (equals Total Developer Costs above):				\$5,500,000		
Total Developer Fee paid from development funding sources:				\$2,100,000		
Deferred Developer Fee payable on a priority basis from available Cash Flow:				\$1,350,000		
Deferred Developer Fee payable from allowable 50% Distribution:				\$0		
Developer Fee Contributed as Capital:				\$2,050,000		

Balboa Park Upper Yard AHD and HRI Permanent Sources and Uses PIN 45585

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources		Residential Cost Difference Dev Budget vs. Sources		
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	Permanent Loan	SFMOHCD Soft Loan	GP Equity	Deferred Developer Fee	0	0	0	0	0	0	0	0	Equity Investor:	Total Residential Sources	Residential Costs		Commercial Costs	Source Name: SFMOHCD Soft Loan
Soft cost in red (total AHSC AHD below)	\$0																	Total	Total		
LAND COST/ACQUISITION																					
Land Cost or Value	\$0																\$0	\$0	\$0		
Demolition	\$0																\$0	\$0	\$0		
Legal	\$20,000															\$20,000	\$20,000	\$20,000	\$0		
Land Lease Rent Prepayment	\$0																\$0	\$0	\$0		
Total Land Cost or Value	\$20,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																\$0	\$0	\$0		
Off-Site Improvements	\$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
Total Land Cost / Acquisition Cost	\$20,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																\$0	\$0	\$0		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																\$0	\$0	\$0		
Excess Purchase Price Over Appraisal	\$0																\$0	\$0	\$0		
REHABILITATION																					
Site Work	\$0																\$0	\$0	\$0		
Structures	\$0																\$0	\$0	\$0		
General Requirements	\$0																\$0	\$0	\$0		
Contractor Overhead	\$0																\$0	\$0	\$0		
Contractor Profit	\$0																\$0	\$0	\$0		
Prevailing Wages	\$0																\$0	\$0	\$0		
General Liability Insurance	\$0																\$0	\$0	\$0		
Urban Greening	\$0																\$0	\$0	\$0		
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0		
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0		
Other Rehabilitation: (Specify)	\$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
Total Relocation Expenses	\$0																\$0	\$0	\$0		
NEW CONSTRUCTION																					
Site Work	\$0																\$0	\$0	\$0		
Structures	\$86,386,011		\$20,000,000	\$17,586,000	\$26,761,121												\$18,945,628	\$83,292,749	\$83,292,749	\$3,093,262	\$3,093,262
General Requirements	\$3,554,216																\$3,479,216	\$3,479,216	\$3,479,216	\$75,000	\$75,000
Contractor Overhead	\$0																\$0	\$0	\$0		
Contractor Profit	\$2,818,165																\$2,732,438	\$2,732,438	\$2,732,438	\$85,727	\$85,727
Prevailing Wages	\$0																\$0	\$0	\$0		
General Liability Insurance	\$1,088,202																\$1,055,100	\$1,055,100	\$1,055,100	\$33,102	\$33,102
Urban Greening	\$192,557																\$192,557	\$192,557	\$192,557	\$0	\$0
Other New Construction: (Specify)	\$0																\$0	\$0	\$0		
Other New Construction: (Specify)	\$0																\$0	\$0	\$0		
Other New Construction: (Specify)	\$0																\$0	\$0	\$0		
Total New Construction Costs	\$94,039,151		\$20,000,000	\$17,586,000	\$26,761,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,404,939	\$90,752,060	\$90,752,060	\$3,287,091	\$3,287,091	\$0
ARCHITECTURAL FEES																					
Design	\$4,097,500																\$3,997,943	\$3,997,943	\$3,997,943	\$99,557	\$99,557
Supervision	\$305,000																\$282,000	\$282,000	\$282,000	\$23,000	\$23,000
Total Architectural Costs	\$4,402,500		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,279,943	\$4,279,943	\$4,279,943	\$122,557	\$122,557	\$0
Total Survey & Engineering	\$0																\$0	\$0	\$0		
CONSTRUCTION INTEREST & FEES																					
Construction Loan Interest	\$5,954,000																\$5,954,000	\$5,954,000	\$5,954,000	\$0	\$0
Origination Fee	\$921,000																\$921,000	\$921,000	\$921,000	\$0	\$0
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0		
Bond Premium	\$0																\$0	\$0	\$0		
Cost of Issuance	\$550,000																\$550,000	\$550,000	\$550,000	\$0	\$0
Title & Recording	\$30,000																\$30,000	\$30,000	\$30,000	\$0	\$0
Taxes	\$0																\$0	\$0	\$0		
Insurance	\$1,017,118																\$813,694	\$813,694	\$813,694	\$203,424	\$203,424
Employment Reporting	\$0																\$0	\$0	\$0		
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0		
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0		
Total Construction Interest & Fees	\$8,472,118		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,268,694	\$8,268,694	\$8,268,694	\$203,424	\$203,424	\$0
PERMANENT FINANCING																					
Loan Origination Fee	\$50,000																\$50,000	\$50,000	\$50,000	\$0	\$0
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0		
Title & Recording	\$0																\$0	\$0	\$0		
Taxes	\$0																\$0	\$0	\$0		
Insurance	\$0																\$0	\$0	\$0		

Balboa Park Upper Yard AHD and HRI Permanent Sources and Uses PIN 45585

AFFORDABLE HOUSING DEVELOPMENT (AHD)																	AHD Residential and HRI Permanent Sources of Funds				Commercial Sources		Residential Cost Difference Dev Budget vs. Sources
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	Permanent Loan	SFMOHCD Soft Loan	GP Equity	Deferred Developer Fee	0	0	0	0	0	0	0	0	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name: SFMOHCD Soft Loan	Source Name:		
Soft cost in red (total AHSC AHD below)																		Total	Total				
\$0																							
Other Perm. Financing Costs: (Specify)	\$0																\$0	\$0	\$0				
Other Perm. Financing Costs: (Specify)	\$0																\$0	\$0	\$0				
Total Permanent Financing Costs	\$50,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$0	\$0		
Subtotals Forward	\$106,983,769		\$20,000,000	\$17,586,000	\$26,761,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,023,576	\$103,370,697	\$103,370,697	\$3,613,072	\$3,613,072	\$0		
LEGAL FEES																							
Legal Paid by Applicant	\$375,000															\$360,000	\$360,000	\$360,000	\$15,000	\$15,000	\$0		
Other Attorney Costs: (Specify)	\$0																\$0	\$0	\$0				
Other Attorney Costs: (Specify)	\$0																\$0	\$0	\$0				
Other Attorney Costs: (Specify)	\$0																\$0	\$0	\$0				
Total Attorney Costs	\$375,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360,000	\$360,000	\$360,000	\$15,000	\$15,000	\$0		
RESERVES																							
Operating Reserve	\$642,582															\$642,582	\$642,582	\$642,582	\$0		\$0		
Replacement Reserve	\$65,500															\$65,500	\$65,500	\$65,500	\$0		\$0		
Transition Reserve	\$0																\$0	\$0	\$0				
Rent Reserve	\$0																\$0	\$0	\$0				
Other Reserve Costs: (Specify)	\$0																\$0	\$0	\$0				
Other Reserve Costs: (Specify)	\$0																\$0	\$0	\$0				
Other Reserve Costs: (Specify)	\$0																\$0	\$0	\$0				
Total Reserve Costs	\$708,082		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$708,082	\$708,082	\$708,082	\$0	\$0	\$0		
CONTINGENCY COSTS																							
Construction Hard Cost Contingency	\$0																	\$0	\$0	\$0			
Soft Cost Contingency	\$1,211,556															\$1,169,207	\$1,169,207	\$1,169,207	\$42,349	\$42,349	\$0		
Total Contingency Costs	\$1,211,556		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,169,207	\$1,169,207	\$1,169,207	\$42,349	\$42,349	\$0		
OTHER PROJECT COSTS																							
TCAC App/Allocation/Monitoring Fees	\$101,653															\$101,653	\$101,653	\$101,653	\$0		\$0		
Environmental Audit	\$0																\$0	\$0	\$0				
Local Development Impact Fees	\$0																\$0	\$0	\$0				
Permit Processing Fees	\$1,100,000															\$1,061,550	\$1,061,550	\$1,061,550	\$38,450	\$38,450	\$0		
Capital Fees	\$0																\$0	\$0	\$0				
Marketing	\$357,784															\$357,784	\$357,784	\$357,784	\$0		\$0		
Furnishings	\$262,000															\$262,000	\$262,000	\$262,000	\$0		\$0		
Market Study	\$20,000															\$20,000	\$20,000	\$20,000	\$0		\$0		
Accounting/Reimbursable	\$32,500															\$29,500	\$29,500	\$29,500	\$3,000	\$3,000	\$0		
Appraisal Costs	\$10,000															\$10,000	\$10,000	\$10,000	\$0		\$0		
Other Costs: Organizational	\$10,000															\$10,000	\$10,000	\$10,000	\$0		\$0		
Other Costs: Utility Fees	\$450,000															\$434,270	\$434,270	\$434,270	\$15,730	\$15,730	\$0		
Other Costs: Construction Management	\$200,000															\$200,000	\$200,000	\$200,000	\$0		\$0		
Other Costs: Financial Consultant	\$30,000															\$30,000	\$30,000	\$30,000	\$0		\$0		
Other Costs: Community Outreach Consultant	\$75,000															\$70,000	\$70,000	\$70,000	\$5,000	\$5,000	\$0		
Other Costs: (Specify)	\$0															\$0	\$0	\$0	\$0	\$0	\$0		
Total Other Costs	\$2,648,937		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,586,757	\$2,586,757	\$2,586,757	\$62,180	\$62,180	\$0		
SUBTOTAL PROJECT COST	\$111,927,344		\$20,000,000	\$17,586,000	\$26,761,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,847,622	\$108,194,743	\$108,194,743	\$3,732,601	\$3,732,601	\$0		
DEVELOPER COSTS																							
Developer Overhead/Profit	\$5,500,000						\$2,050,000	\$1,350,000									\$2,100,000	\$5,500,000	\$5,500,000	\$0			
Consultant/Processing Agent	\$0																	\$0	\$0	\$0			
Project Administration	\$0																	\$0	\$0	\$0			
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0			
Construction Oversight by Developer	\$0																	\$0	\$0	\$0			
Other Developer Costs: (Specify)	\$0																	\$0	\$0	\$0			
Total Developer Costs	\$5,500,000		\$0	\$0	\$0	\$2,050,000	\$1,350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$5,500,000	\$5,500,000	\$0	\$0		
TOTAL PROJECT COST	\$117,427,344		\$20,000,000	\$17,586,000	\$26,761,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,947,622	\$113,694,743	\$113,694,743	\$3,732,601	\$3,732,601	\$0		
HOUSING RELATED-INFRASTRUCTURE (HRI)																							
Site acquisition of HRI including easements and right of ways																					\$0		
Other Site Acquisition (Specify):																					\$0		
TOTAL SITE ACQUISITION (NOT PARKING)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Clearing and Grubbing																					\$0		
Demolition																					\$0		
Excavation																					\$0		
Grading (not grading for housing & mixed use structural improvements)																					\$0		
Soil Stabilization (Lime, etc.)																					\$0		
Erosion/Weed Control																					\$0		
Dewatering																					\$0		
Other Site Preparation (Specify):																					\$0		
Other Site Preparation (Specify):																					\$0		

Balboa Park Upper Yard AHD and HRI Permanent Sources and Uses PIN 45585

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds																		Commercial Sources		Residential Cost Difference Dev Budget vs. Sources
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	Permanent Loan	SFMOHCD Soft Loan	GP Equity	Deferred Developer Fee	0	0	0	0	0	0	0	0	0	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name: SFMOHCD Soft Loan	
\$0																			Total	Total		
TOTAL SITE PREPARATION COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sanitary Sewer																						
Potable Water																						
Non-Potable Water																						
Storm Drain																						
Detention Basin/Culverts																						
Joint Trench:																						
Other Site Utilities (Specify):																						
TOTAL SITE UTILITIES COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Aggregate Base																						
Asphalt Pavement																						
Curb, Gutter, Sidewalk																						
Street Lights																						
Striping/Signage/Barricades																						
Traffic Mitigation																						
Other Surface Improvements (Specify):																						
TOTAL SURFACE IMPROVEMENTS COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Urban Greening (Specify):																						
Urban Greening (Specify):																						
Urban Greening (Specify):																						
Urban Greening (Specify):																						
TOTAL URBAN GREENING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Irrigation																						
Concrete Work																						
Landscaping																						
Playground Facilities and Tot Lots																						
Walking/Bike Path																						
Drinking Fountains																						
Structures																						
Lighting																						
Open Space																						
Other Landscape and Amenities (Specify):																						
TOTAL LANDSCAPE AND AMENITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Wetland Mitigation																						
Endangered Species																						
Tree Mitigation																						
Environmental Remediation																						
Other Env. Mitigation/Remediation (Specify):																						
TOTAL ENV. MITIGATION/REMEDATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Residential Parking Structures																						
Grading																						
Foundation Work																						
Site Work																						
Other Replacement Parking Costs (Specify):																						
Other Replacement Parking Costs (Specify):																						
TOTAL REPLACEMENT PARKING COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Residential Parking Structures																						
Grading																						
Foundation Work																						
Site Work																						
Other Residential Parking Costs (Specify):																						
Other Residential Parking Costs (Specify):																						
TOTAL RESIDENTIAL PARKING COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Access Plazas																						
Pathways																						
Bus Shelters																						
Transit Shelters																						
Pedestrian Facilities																						
Bicycle Facilities																						
Other Transit Costs (Specify):																						
TOTAL TRANSIT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Drainage																						
Parks & Recreation																						
Streets/Signals																						
Traffic Fees																						

Balboa Park Upper Yard AHD and HRI Permanent Sources and Uses PIN 45585

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources				Residential Cost Difference Dev Budget vs. Sources		
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	Permanent Loan	SFMOHCD Soft Loan	GP Equity	Deferred Developer Fee	0	0	0	0	0	0	0	0	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name: SFMOHCD Soft Loan		Source Name:	
Soft cost in red (total AHSC AHD below)																							
\$0																							
Waste Water																							
Water Facility																							
Other Impact Fees (Specify):																							
Other Impact Fees (non-AHSC eligible)																							
TOTAL IMPACT FEES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering																							
Design																							
Contractor Fee																							
Other Soft Costs (Specify):																							
TOTAL SOFT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment Reporting																							
Other Costs (Specify):																							
Other Costs (Specify):																							
TOTAL OTHER ASSET COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HRI TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHD TOTAL PROJECT COSTS		\$0	\$20,000,000	\$17,586,000	\$26,761,121	\$2,050,000	\$1,350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,947,622	\$113,694,743	\$113,694,743	\$3,732,601	\$3,732,601	\$0	\$0
TOTAL AHD & HRI PROJECT COSTS		\$0	\$20,000,000	\$17,586,000	\$26,761,121	\$2,050,000	\$1,350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,947,622	\$113,694,743	\$113,694,743	\$3,732,601	\$3,732,601	\$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.																							

**TCAC Threshold Basis Limit for HCD Developer Fee 2017 UMR §8312(c) & (b) and
High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b)**

Complete all yellow shaded cells; see cell comments for tips

Project Name: Balboa Park Upper Yard		County: San Francisco	Project's Proposed Tax Credits: 4%
			HCD Phase:
Unit Size	TCAC Threshold Basis Limits (TBL)	Number of Units	Origination Basis x Number of Units
SRO/Studio	\$412,418	7	\$2,886,926
1 Bedroom	\$475,514	47	\$22,349,158
2 Bedrooms	\$573,600	62	\$35,563,200
3 Bedrooms	\$734,208	15	\$11,013,120
4+ Bedrooms	\$817,954	0	\$0
Number of Manager Units in Project:	1	TOTAL UNITS:	131
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):			\$71,812,404
TBL ADJUSTMENTS §10327(c)(5)(A-F): (a) - (e) below cannot exceed 39% of Unadjusted TBL			Yes/No
(a) Project 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 \$14,362,481
Project certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades. (5%)			Yes \$3,590,620
(b) New construction Project 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. (7%)			No \$0
(c) Project where a day care center is part of the development. (2%)			Yes \$1,436,248
(d) Project where 100 percent of the units are for Special Needs populations. (2%)			No \$0
(e) Project where at least 95% of the Project's upper floor units are serviced by an elevator. (10%)			Yes \$7,181,240
(f) Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up to 10%)			No \$0
Proposed energy efficiency/resource conservation/indoor air quality items	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%)		
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%)		
	(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). (4%)		
	(4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC approved software. (4%)		
	(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%)		
	(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%)		
	(7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (1%)		
	(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. (2%)		
	(9) Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. (2%)		
(g) 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: \$0			
(h) 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 \$0
(i) Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource. (10%)			No \$0
County eligibility:	No	Opportunity Area Map Tract ID #:	Opportunity Map Resource level:
TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:			\$98,382,993
Adj. Threshold Basis Limit multiplied by 160%:			\$157,412,789
HCD HIGH COST TEST RESULT:			112%
(j) Total Eligible Basis (AHD Dev Budget F119)			\$109,711,224 Costs Reasonable

HCD 2019 Developer Fee Calculator - revised 8/7/19 (complete YELLOW shaded cells)

Project Phase:	Origination	Proposed Project Type:	4% Credits New Construction		
Project Name:	Balboa Park Upper Yard				

Project's Developer Fee Summary (SEE INSTRUCTIONS ABOVE)		HCD Limit	Project Amt.
Max Total Developer Fee - 2d		\$15,631,684	\$5,500,000
Max Developer Fee payable from development funding sources - lesser of 1h & 2d		\$2,103,530	\$2,100,000
Deferred Developer Fee payable on a priority basis from available Cash Flow		\$1,396,470	\$1,350,000
Deferred Developer Fee payable exclusively from Sponsor Distributions - 2h		\$12,131,684	\$0
Total Budgeted or Actual Developer Fee	\$5,500,000		
Developer Fee Contributed as Capital	\$2,050,000	Deferred Developer Fee	\$1,350,000

Section 1. UMR §8312(c)(1) - for all 4% Projects (project costs per TCAC 9% rules)

a. Project's type of construction:	New Construction	Number of Affordable Tax Credit Units	130		\$2,200,000
b. Project's Eligible Basis (exclude Developer Fee)			\$104,211,224	x 15% =	\$15,631,684
c. Basis for Non-Residential Costs (Commercial - exclude Developer Fee)			\$3,732,601	x 15% =	\$559,890
d. Base limit: amount that could be included in project costs under 9% rules - lesser of 1a or (1b + 1c.):					\$2,200,000
High Cost Test Adjustment - New Construction only §10327(c)(2)(A)		Total Unadjusted Threshold Basis Limit			\$71,812,404
e. Total Adjusted Threshold Basis Limit - §10327(c)(5)					\$98,382,993
f1. Total Eligible Basis - §10327(c)(2)(A)	\$109,711,224	4% Eligible Basis reduced to reflect exclusion of DF in excess of TCAC cash out threshold §10317(i)(6)		f1 - f2 + f3	\$107,011,224
f2. Developer Fee in Eligible Basis	\$5,500,000	f3. Amount of DF in EB inc. in high cost test using 4% rules based on \$2.5M + \$10,000 per affordable unit above 100		\$2,800,000	
g1. High Cost Test Factor	108.770%	91.230%	g2. (91.230% + 100%) / 2		95.615%
i. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1)					\$2,103,530

Section 2. UMR §8312(c)(2) - Maximum Developer Fee allowed in Eligible Basis under TCAC 4% rules

Max Developer Fee allowed in Eligible Basis under TCAC 4% rules

a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$104,211,224	x 15% =	\$15,631,684
d. Maximum Developer Fee in Eligible Basis under 4% rules §8312(c)			\$15,631,684
Max Developer Fee per §8312(c)			
e. Total Developer Fee Limit including deferred fee - Eligible Basis under 4% rules total UMR §8312(c) (2d)			\$15,631,684
h. Total Budgeted or Actual Developer Fee			\$5,500,000
i. Budgeted Developer Fee paid from Development Sources		Sum of Deferred and Contributed Developer Fee	\$3,400,000
			\$2,100,000
j. Deferred Developer Fee payable on a priority basis from available Cash Flow - UMR §8312(c)(2)			\$1,396,470

Balboa Park Upper Yard Sustainable Transportation Infrastructure (STI) PIN 45585

STI Project Summary

Project Name	Brief Description	Address	City	Zip	County	Lat.	Log	Census Tracts	APNs
STI #1 Purchase of 3 BART Rail Cars	BART's Train Control Modernization Project will allow trains to operate at more closely spaced intervals at faster speeds, increasing BART's capacity to carry passengers. This application includes the purchase of three new BART cars to increase the number of trains operating through the Transbay Tube during peak, increase train lengths, and maximize throughout capacity throughout the system.	Alameda, Contra Costa, San Francisco, and San Mateo Counties							
STI #2 Road closure and conversion to ped, bike	Reconfiguration of the Balboa Park BART pedestrian pathways and passenger drop off road to a cul-de-sac with entry and exit on San Jose Avenue, in order to provide a more efficient and safe pedestrian access to the BART station. Grading, repaving, and sidewalks on Geneva, San Jose, and along the passenger drop off will be improved.	401 Geneva Avenue	San Francisco	94112	San Francisco	37°43'18"N	122°26'51"W	6075026100	0849-13, 0873-036
STI #3 Mission Street Excelsior Safety Project and 19th Avenue Rapid Project (SFMTA)	STI 3 Part 1 - Improvements on Mission Street to provide safer and walking and biking environments. Includes new traffic signals, bulb-outs, sidewalk widening, daylighting, bus stop relocation, bus bulbs, crosswalk, median island, bikeway gap closure, bike boulevard. STI 3 Part 2 - The SFMTA is proposing transit priority and pedestrian safety improvements along the 19th Ave Rapid that will make it safer to	432 Geneva Ave	San Francisco	94112	San Francisco	37.720965	-122.446816	2010026100	6972-036
Bike Facility (BF) 1 Linear Miles: 0.40		BF1 Type: Class II	Bike Facility 2 Linear Miles: 0.00		BF2 Type:	Bike Facility 3 Linear Miles:		BF3 Type:	
Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk: 4,007		# of Transit Routes Improved: 8		Added or Improved Transit Service: Yes					
Enter # and Amount for each	Crosswalks 24	AHSC Funds \$0	Overcrossings 0	AHSC Funds \$0	Undercrossings 0	AHSC Funds \$0			
	Rail Cars 3	AHSC Funds \$3,334,194	Street Cars 0	AHSC Funds \$0	Buses 0	AHSC Funds \$0			
	Shuttles 0	AHSC Funds \$0	Vans 0	AHSC Funds \$0	Total New Vehicles 3	Total AHSC New Vehicle Funding \$3,334,194			

STI Eligible Costs §103(a)(3)(A) and Ineligible Costs §103(c)

(i) Applicant certifies capital improvements in the STI budget result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined Project Area meeting the §102(c) or (d) transit requirements.	Yes
(ii) Total amount of eligible STI soft costs cannot exceed 30% of the total AHSC Program award.	Budgeted \$389,264 Cost Cap \$8,985,660 Overage \$0
(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.	\$0 \$5,431,578 \$0
(vi) Capital Project costs in budget that are required as a condition of local approval for the STI? <input type="checkbox"/> N/A <input type="checkbox"/> If Yes, upload documentation below	N/A

FAAST File:	STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for the STI	File Uploaded?	N/A
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(B) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M?	Ok
§103(c) We certify the AHSC STI funded cost do not include any of the following ineligible costs:	
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;	Yes
(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);	
(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) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).	

STI Grant Terms §104(c)

(1) We certify the STI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.	Yes
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement.	Yes
(3) We acknowledge if the STI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.	Yes

STI Threshold §106(a)

(7) STI Enforceable Funding Commitments (EFC): <i>see Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC).</i>											
# EFC	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC STI Grant	State-HCD		\$8,000,000					
2	Yes		Traffic Congestion Mitigation Tax	Local		\$5,005,000					
3	Yes		Prop B Population Based General Fund	Local		\$2,833,497					
4	Yes		Transportation Sustainability Fee	Local		\$1,340,000					
5	Yes		Active Transportation Program	State-General		\$8,067,600					
6	Yes		General Obligation Bond	Local		\$18,100,000					
7	Yes		Transit Sustainability Fee	Local		\$595,000					
8	Yes		Regional Measure 3	Local		\$1,861,847					
9	Yes		MTC BART Car Exchange Fund	Other		\$6,668,388					
10	No		MOHCD / BART	Local		\$1,844,445					
\$44,471,332		<Total Committed Non-AHSC STI Funds		TOTAL (must equal STI Budget Amount)		\$54,315,777					

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

FAAST File:	EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 8 non-AHSC STI funding commitments.	Files Uploaded?	Yes
(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.				
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"?	Is Project Categorically Exempt?	Yes	Negative Declaration Date: Final EIR Date: 8/6/19
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.				
STI 1: Environmentally cleared as part of Silicon Valley Rapid Transit project; see Site Control letter for additional details and attachments. ROD 6/24/10.				
STI 2 - Any applicable environmental clearances relating to the proposed STI capital improvements will be provided prior to initial disbursements of grant funds.				
STI 3 Part 1 - was environmentally cleared under CEQA using an EIR.				
FAAST File:	STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	File Uploaded?	Yes
FAAST File:	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.	File Uploaded?	N/A

Balboa Park Upper Yard Sustainable Transportation Infrastructure (STI) PIN 45585

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each STI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

(11) Does applicant or Developer of Project have Site Control for each STI Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A) Yes

Form of site control (See Site Control in Appendix A): Other (describe below) Most recent document execution date:

If leasehold estate: Rent based on restricted land value? N/A Is acquisition cost \$0 in Dev. Budget? N/A Prepaid lease loan used? If so answer (a-c) N/A

(a) Funding amount based on the Present Value of lease payments? N/A (b) Lender requesting Res. Receipts (not permissible) N/A (c) Has loan amount been entered as a finance cost? N/A

Describe any special circumstances, e.g. if there are multiple STI projects provide site control information for each.

STI 1 - New BART cars will run on existing BART tracks. / STI 3 - Both parts will be constructed within public right-of-way owned by the City (applicant).
 STI 2 - STI 2 will be constructed on a BART owned site - Applicants have entered into an MOU with BART. BART Improvements will be designed and coordinated by BART - an affiliate of The Related Companies of California, LLC through a contract with Cahill General Contractors (AHD General Contractor) will provide construction services for the BART improvements.

FAAST File: **STI Site Control** Appropriate documentation to demonstrate the form of site control indicated above Files Uploaded? Yes

(12) Applicants must demonstrate prior experience by providing evidence of two prior STI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using 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 for the completion of the STI components of the AHSC Project for which funding is sought.

	STI Past Project #1	STI Past Project #2
Project Name	775 Rail Car Procurement Program	Potrero Avenue Roadway Improvement Project
Development Entity	San Francisco Bay Area Rapid Transit District (BART)	SFMTA/San Francisco Public Works
Completion Date	Ongoing	12/31/17
Brief Description	On May 10, 2012, the Board of Directors authorized the award of a contract to Bombardier Transit Corporation for the procurement of 775 new cars. To date, 134 cars have been accepted into revenue service and approximately 12 cars are being produced each month.	Improvements included pedestrian refuge islands, pedestrian bulbouts, continuous planted median, bidirectional green painted bicycle lanes, sidewalk widening, ADA-compliant curb ramps, transit signal priority improvements, and a red-painted transit only lane. Project included coordination with Public Works and Public Utilities to replace older water and sewer pipes while the streetscape was under construction.
FAAST File:	<input type="checkbox"/> Past Exp STI1, Past Exp STI2 <input type="checkbox"/> 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.	<input type="checkbox"/> Files Uploaded? <input type="checkbox"/> Yes

(13) We certify as of the application date, the applicants or the STI real property is not party to or the subject of any claim or action in the state or federal courts. Yes

(14) We certify that construction of the project has not commenced as of the application deadline set forth in the NOFA. Yes

(19) The STI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website? Yes

If "Yes", provide documentation the STI Project site is not within land designated as agricultural land per the FMMP tool.

FAAST File: **STI No Ag** Demonstrate the STI site is not within land designated as agricultural land per FMMP tool. File Uploaded? Yes

If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

FAAST File: **STI Ag Infill** Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A) File Uploaded? N/A

(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the STI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Yes

FAAST File: **STI Local Approvals** Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Files Uploaded? Yes

(21)(B) If STI Project involves demolition of existing units 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. These no net loss requirements (§106(a)(20)(C)) apply where an STI Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application. Explain below how this requirement is satisfied in the replacement affordable housing development. If Project does not involve demolition or rehabilitation of existing affordable units, please indicate "N/A".

STIs do not result in the demolition of any existing affordable housing.

STI Milestones

Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Capital Project Milestone Schedule	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development	8/1/20
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	6/30/20
Obtaining all necessary and discretionary public land use approvals.	6/30/21
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	6/30/21
Commencement of construction.	7/1/21
Construction completion and closeout.	9/30/24
Program funds fully disbursed.	9/30/24

Have all milestone dates been entered above? Yes

Balboa Park Upper Yard Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 45585

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											Sources Total	Comments
	AHSC STI Grant	Traffic Congestion Mitigation Tax	Prop B Population Based	Transportation Sustainability	Active Transportation Program	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART			
STI BUDGET #1 - Purchase of 3 BART Rail Cars													
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	\$0	\$0	\$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	\$0	\$0	\$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	\$0	\$0	\$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	\$0	\$0	\$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												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Vehicles	\$3,334,194									\$6,668,388		\$10,002,582	
Other ITS Technology												\$0	
Other Transit and Station Areas (Specify):												\$0	
Other Transit and Station Areas (Specify):												\$0	
Total Transit and Station Areas - Construction	\$3,334,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668,388	\$0	\$0	\$10,002,582	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	

Balboa Park Upper Yard Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 45585

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	Traffic Congestion Mitigation Tax	Prop B Population Based	Transportation Sustainability	Active Transportation Program	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART	Sources Total	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total STI #1 Budgeted Project Costs	\$3,334,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668,388	\$0	\$10,002,582	
<i>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.</i>												
STI BUDGET #2 - Road closure and conversion to ped, bike												
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
General design/engineering, construction management, and relat	\$389,264									\$645,319		\$1,034,583
Other Soft Costs (Specify):												\$0
Other Soft Costs (Specify):												\$0
Other Soft Costs (Specify):												\$0
Total Soft Costs	\$389,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$645,319		\$1,034,583
Clearing and Grubbing	\$60,000											\$60,000
Demolition	\$367,558									\$215,489		\$583,047
Grading	\$267,129									\$194,567		\$461,696
Soil Stabilization (Lime, etc.)	\$116,686									\$87,564		\$204,250
Erosion/Weed Control												\$0
Dewatering												\$0
Other Site Preparation (Specify):												\$0
Total Site Preparation	\$811,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497,620		\$1,308,993
Sanitary Sewer												\$0
Irrigation												\$0
Storm Drain	\$226,697									\$50,000		\$276,697
Detention Basin/Culverts												\$0
Utility Fees	\$37,500											\$37,500
Total Site Utilities	\$264,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000		\$314,197
Aggregate Base												\$0
Asphalt Pavement	\$308,050									\$62,897		\$370,947
Sidewalk, Curb and Gutter	\$596,844									\$127,989		\$724,833
Street Lights	\$46,091									\$22,340		\$68,431
Striping/Barricades (Bicycle Facilities)												\$0
Signage												\$0
Crossing and Traffic Signals												\$0
Roundabouts, median islands or curb extensions	\$246,674									\$158,948		\$405,622
Other traffic calming surface improvements	\$28,782									\$17,899		\$46,681
Other Complete Street Improvements (Specify):												\$0
Other Complete Street Improvements (Specify):												\$0
Total Complete Streets Improvements - Construction	\$1,226,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,073		\$1,616,514
Striping/Barricades (for dedicated bus lanes)												\$0
Sidewalk, Curb and Gutter	\$598,676									\$208,102		\$806,778
Street Lights	\$46,091									\$15,677		\$61,768
Signage												\$0
Signaling Prioritization Technology												\$0
Boarding infrastructure												\$0
Seating/Benches												\$0
Bus/Transit Shelters												\$0
Vehicles												\$0
Other ITS Technology												\$0
BART Station Waterproofing	\$116,686									\$37,654		\$154,340
Other Transit and Station Areas (Specify):												\$0
Total Transit and Station Areas - Construction	\$761,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261,433		\$1,022,886

Balboa Park Upper Yard Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 45585

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	Traffic Congestion Mitigation Tax	Prop B Population Based	Transportation Sustainability	Active Transportation Program	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART	Sources Total	
Landscaping and Green infrastructure along the South West side	\$47,272										\$47,272	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$47,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,272	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$3,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,844,445	\$5,344,445	
<i>Urban Greening Details: Costs associated with landscaping located at the south east side of BART STI improvements that provide stabilization and blocking along the new pedestrian connection. No unusual or extraordinary circumstances to note.</i>												
STI BUDGET #3 - Mission Street Excelsior Safety Project and 19th Avenue Rapid Project (SFMTA)												
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	
General: Traffic Control, Soil Hauling, Mobilization, and Demobilization		\$3,005,000	\$347,140			\$2,231,906					\$5,584,046	
Construction Management		\$2,000,000	\$1,512,810			\$4,551,302					\$8,064,112	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$5,005,000	\$1,859,950	\$0	\$0	\$6,783,208	\$0	\$0	\$0	\$0	\$13,648,158	
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	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain						\$1,813,893					\$1,813,893	
Detention Basin/Culverts											\$0	
Concurrent Sewer Work and AWSS						\$2,899,700					\$2,899,700	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$4,713,593	\$0	\$0	\$0	\$0	\$4,713,593	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter	\$582,903		\$57,097								\$640,000	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)			\$27,800								\$27,800	
Signage			\$75,000								\$75,000	
Crossing and Traffic Signals			\$211,250	\$1,340,000	\$2,350,000						\$3,901,250	
Roundabouts, median islands or curb extensions					\$5,490,000						\$5,490,000	
Other traffic calming surface improvements			\$112,400		\$227,600						\$340,000	
Other Complete Street Improvements (Specify):											\$0	
Other Complete Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$582,903	\$0	\$483,547	\$1,340,000	\$8,067,600	\$0	\$0	\$0	\$0	\$0	\$10,474,050	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights						\$2,443,925					\$2,443,925	
Signage											\$0	

Balboa Park Upper Yard Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 45585

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	Traffic Congestion Mitigation Tax	Prop B Population Based	Transportation Sustainability	Active Transportation Program	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART	Sources Total	
Signaling Prioritization Technology											\$0	
Boarding infrastructure	\$582,903		\$490,000			\$4,159,274	\$595,000	\$1,861,847			\$7,689,024	
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	\$582,903	\$0	\$490,000	\$0	\$0	\$6,603,199	\$595,000	\$1,861,847	\$0	\$0	\$10,132,949	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$1,165,806	\$5,005,000	\$2,833,497	\$1,340,000	\$8,067,600	\$18,100,000	\$595,000	\$1,861,847	\$0	\$0	\$38,968,750	
<i>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.</i>												
TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET												
Total Soft Costs	\$389,264	\$5,005,000	\$1,859,950	\$0	\$0	\$6,783,208	\$0	\$0	\$0	\$645,319	\$14,682,741	
Total Site Preparation	\$811,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497,620	\$1,308,993	
Total Site Utilities	\$264,197	\$0	\$0	\$0	\$0	\$4,713,593	\$0	\$0	\$0	\$50,000	\$5,027,790	
Total Complete Streets Improvements - Construction	\$1,809,344	\$0	\$483,547	\$1,340,000	\$8,067,600	\$0	\$0	\$0	\$0	\$390,073	\$12,090,564	
Total Transit and Station Areas - Construction	\$4,678,550	\$0	\$490,000	\$0	\$0	\$6,603,199	\$595,000	\$1,861,847	\$6,668,388	\$261,433	\$21,158,417	
Total Urban Greening	\$47,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,272	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$8,000,000	\$5,005,000	\$2,833,497	\$1,340,000	\$8,067,600	\$18,100,000	\$595,000	\$1,861,847	\$6,668,388	\$1,844,445	\$54,315,777	

Balboa Park Upper Yard Transportation Related Amenities (TRA) PIN 45585

TRA Project Summary

Project Name	Brief Description	Address	City	Zip	County	Lat.	Log	Census Tracts	APNs	
TRA #1	Installation of station amenities urban greening and transit passenger waiting area	Road closure on San Jose avenue (denoted in STI) will be enhanced with lighting, urban greening, seating and other amenities,	401 Geneva Avenue	San Francisco	94112	San Francisco	37°43'18"N	122°26'51"W	6075026100	0849-13, 097-0-038
TRA #2										
TRA #3										

Enter # & Amt. of new: Bus Shelters 0 AHSC Funds \$0 Bicycle Parking At Transit 0 AHSC Funds \$0 Bus Stop Benches 0 AHSC Funds \$0

Safe and Accessible Walkways - length (in feet) of sidewalk directly improved (ex. provided shade to, illuminated) 0 Pedestrian Paths (linear feet) 100.0 Type Sidewalk

of Transit Routes Improved 0 Station Area or Transit Access Improvements Yes Other (describe)

ID all intended outcomes of proposed active transportation component: Improved compliance with traffic laws Yes Other barriers that may have existed on route (describe below) No

Improved sight distance/visibility Yes Elimination of potential conflict points Yes Reduced vehicular speed/volume Yes

TRA Eligible Costs §103(a)(4) and Ineligible Costs §103(c)

(B)(i) We certify the capital improvements in the TRA budget are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the §102(c) or (d) transit requirements. Yes

	Budgeted	Cost Cap	Overage	
(B)(ii) Total amount of eligible TRA soft costs cannot exceed 10% of the total AHSC Program award.	\$2,237	\$2,995,220	\$0	Ok
(B)(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.	\$0	\$250,000	\$0	Ok

(B)(v) Capital Project costs in budget that are required as a condition of local approval for the TRA? No If Yes, upload documentation below

FAAST File: TRA Cap Project Costs Documentation showing Capital Project costs are required as a condition of local approval for the TRA File Uploaded? N/A

(C) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M? Ok

§103(c) We certify the AHSC TRA funded cost do not include any of the following ineligible costs:

- (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
 - (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
 - (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) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).
- Yes

TRA Grant Terms §104(c)

(1) We certify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk. Yes

(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Yes

(3) We acknowledge if the TRA Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement. Yes

TRA Threshold §106(a)

(7) TRA Enforceable Funding Commitments (EFC): *see Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC).*

# EFC	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC TRA Grant	State-HCD		\$1,500,000					
2	No	N/A	MOHCD / BART	Local		\$1,000,000					
3											
4											
5											
6											
7											
8											
9											
10											
		\$0	<Total Committed Non-AHSC TRA Funds	TOTAL (must equal TRA Budget Amt)		\$2,500,000					

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.

FAAST File: EFC TRA1; EFC TRA2; EFC TRA3; Supporting documentation for the 0 non-AHSC TRA funding commitments. Files Uploaded? N/A

(8)(A) Applicant acknowledges completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds. Yes

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"? Is Project Categorically Exempt? 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 clearances.

Applicable environmental clearances relating to the proposed STI capital improvements will be provided prior to initial disbursements of grant funds.

FAAST File: TRA Environmental Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. File Uploaded? N/A

FAAST File: 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. File Uploaded? N/A

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each TRA Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

(11) Does applicant or Developer of Project have Site Control for each TRA Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A) Yes

Form of site control (See Site Control in Appendix A): Fee Title Most recent document execution date: 1/29/20

If leasehold estate: Rent based on restricted land value? N/A Is acquisition cost \$0 in Dev. Budget? N/A Prepaid lease loan used? If so answer (a-c) N/A

Balboa Park Upper Yard Transportation Related Amenities (TRA) PIN 45585

(a) Funding amount based on the Present Value of lease payments?	N/A	(b) Lender requesting Res. Receipts (not permissible)	N/A	(c) Has loan amount been entered as a finance cost?	N/A
Describe any special circumstances, e.g. if there are multiple TRA projects provide site control information for each.					
TRA improvement will be constructed on BART owned site - Applicants have entered into an MOU with BART. BART Improvements will be designed and coordinated by BART - an affiliate of The Related Companies of California, LLC through a contract with Cahill General Contractors (AHD General Contractor) will provide construction services for the BART improvements.					
FAAST File:	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above		Files Uploaded?	Yes
(12)(A) Applicants must demonstrate prior experience by providing evidence of two prior TRA projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using 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 for the completion of the TRA components of the AHSC Project for which funding is sought.					
	TRA Past Project #1		TRA Past Project #2		
Project Name	MacArthur BART Station Transit Village Plaza Improvements		Bloomington Branch Library		
Development Entity	San Francisco Bay Area Rapid Transit District (BART)		The Related Companies of California, LLC & San Bernardino County		
Completion Date	12/1/19		5/1/16		
Brief Description	MacArthur BART Station Transit Village Plaza Improvements, including plaza and frontage road improvements, including a redesign of the exterior public space at the entrance of the MacArthur BART station for a more context-sensitive design that improves the safety and circulation of the station area for BART patrons and the general public. The project improvements include a secure 200-space bike station and new hardscape, seating areas,		In partnership with the San Bernardino County, The Related Companies of California, LLC developed a 5-acre site that included 190 affordable housing units and the Bloomington Branch Public Library. The 6,712 sq. ft. library included public reading areas, private study studios, computer lab with audio visual capability, childrens reading areas and media outles, private librarian offices, adequate parking, and public bus stop.		
FAAST File:	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.		Files Uploaded?	Yes
(13) We certify as of the application date, the applicants or the TRA real property is not party to or the subject of any claim or action in the state or federal courts.					Yes
(14) We certify that construction of the project has not commenced as of the application deadline set forth in the NOFA.					Yes
(19) The TRA Project 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
If "Yes", provide documentation the TRA Project site is not within land designated as agricultural land per the FMMP tool.					
FAAST File:	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool		File Uploaded?	Yes
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):					
FAAST File:	TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A)		File Uploaded?	N/A
(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the TRA improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.					Yes
FAAST File:	TRA Local Approvals	Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.		Files Uploaded?	Yes
(21)(B) If the TRA Project involves demolition of existing units 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. These no net loss requirements (§106(a)(20)(C)) apply where a TRA Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application.					
TRA Milestones					
Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"					
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.					
Capital Project Milestone Schedule					Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.					12/31/19
Site Control of site(s) by proposed developer.					N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.					6/30/20
Obtaining all necessary and discretionary public land use approvals.					6/30/202
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.					6/30/21
Commencement of construction.					7/1/21
Construction completion and closeout.					9/30/24
Program funds fully disbursed.					9/30/24
Have all milestone dates been entered above?					Yes

Balboa Park Upper Yard Transportation Related Amenities (TRA) Sources and Uses Budget PIN 45585

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	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total		
TRA BUDGET #1 - Installation of station amenities urban greening and transit passenger waiting area													
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	
General design/engineering, construction management, and relat	\$2,237	\$361,713										\$363,950	
Other Soft Costs (Specify):												\$0	
Other Soft Costs (Specify):												\$0	
Other Soft Costs (Specify):												\$0	
Total Soft Costs	\$2,237	\$361,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,950	
Clearing and Grubbing												\$0	
Demolition	\$140,019	\$111,163										\$251,182	
Grading	\$89,043	\$37,567										\$126,610	
Soil Stabilization (Lime, etc.)												\$0	
Erosion/Weed Control												\$0	
Dewatering												\$0	
Other Site Preparation (Specify):												\$0	
Total Site Preparation	\$229,062	\$148,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377,792	
Sanitary Sewer												\$0	
Irrigation	\$86,401											\$86,401	
Storm Drain												\$0	
Detention Basin/Culverts												\$0	
Utility Fees		\$12,500										\$12,500	
Total Site Utilities	\$86,401	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,901	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)												\$0	
Sidewalk, Curb, and Gutter	\$558,847	\$309,899										\$868,746	
Street Lights		\$45,727										\$45,727	
Signage		\$37,453										\$37,453	
Signaling Prioritization Technology												\$0	
Boarding infrastructure												\$0	
Seating/Benches	\$469,855	\$58,978										\$528,833	
Bus/Transit Shelters		\$25,000										\$25,000	
Other ITS Technology												\$0	
Other Transit Station or Stop (Specify):												\$0	
Other Transit Station or Stop (Specify):												\$0	
Total Transit Station or Stop - Construction	\$1,028,702	\$477,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,505,759	
Street Trees												\$0	
Bioswales												\$0	
Landscaping	\$99,572											\$99,572	
Other Urban Greening: Trees, Storm water/Planters within Ped c	\$54,026											\$54,026	
Other Urban Greening (Specify):												\$0	
Total Urban Greening	\$153,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,598	
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Balboa Park Upper Yard Transportation Related Amenities (TRA) Sources and Uses Budget PIN 45585

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	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$1,500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	
<i>Urban Greening Details: Costs associated with landscaping and stormwater features located at the north side of BART TRA improvements at the entrance and waiting area of the station. No unusual or extraordinary circumstances to note.</i>												
TRA BUDGET #2 -												
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	\$0	\$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	\$0	\$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	\$0	\$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	\$0	\$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											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	

Balboa Park Upper Yard Transportation Related Amenities (TRA) Sources and Uses Budget PIN 45585

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	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<i>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.</i>												
TRA BUDGET #3 -												
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	\$0	\$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	\$0	\$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	\$0	\$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	

Balboa Park Upper Yard Transportation Related Amenities (TRA) Sources and Uses Budget PIN 45585

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	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total	
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	\$0	\$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											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<i>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.</i>												
TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET												
Total Soft Costs	\$2,237	\$361,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,950	
Total Site Preparation	\$229,062	\$148,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377,792	
Total Site Utilities	\$86,401	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,901	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$1,028,702	\$477,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,505,759	
Total Urban Greening	\$153,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,598	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$1,500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	

Balboa Park Upper Yard Programs (PGM) PIN 45585

PGM Project Summary §103(b)(1)

Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.

Answer all 3 areas for each program, see cell comments	Program Description	Address	City	Zip	County	Lat.	Log.
PGM #1 Active Program: Bicis del Pueblo Operator: PODER Both	For 25 years PODER has been organizing in Latino immigrant communities based in San Francisco's Mission and Excelsior District. At Balboa Park Upper Yard, PODER will provide bicycles available on short-term loan and bike safety and bike education clinics and workshops.	2340 San Jose Avenue	San Francisco	94112	San Francisco	37.7196219	-122.4431582
PGM #2 Transit Ridership Program: Transit Passes Operator: Caritas Program Creation	Monthly Muni transit passes (unlimited rides) will be provided to each unit. SFMTA provides discounted passes at a rate of \$40 per monthly pass to non-profits if purchased in bulk (usually \$81).	2340 San Jose Avenue	San Francisco	94112	San Francisco	37.7196219	-122.4431582
PGM #3							

PGM Eligible Costs §103(b) and Ineligible Costs §103(c) - eligible costs may include operational costs for programs for the term of the grant (3 years)

(1) Program Costs in Project include: Both Program creation and Expansion of existing programs to serve new populations or offer new program service and implementation
Please briefly describe how the Program Operator will sustain the Program beyond the term of the AHSC standard agreement and funds.

PODER has successfully run similar programs for the past 4 years already, and expects to be able to sustain this Program beyond the terms of the AHSC requirements through its increasing member participant base and greater program operating revenue resulting from continued outreach efforts. PODER also expects to continue to receive other funding from its ongoing fundraising and grant application activities from both public and private sources as well as from in-kind donations.

	Budgeted	Cost Cap	Overage	
(2) Total grant amount for Program Costs within a Project Area cannot exceed 30% of the funding request for the overall Project up to \$500,000.	\$452,200	\$500,000	\$0	Ok

§103(c) We certify the AHSC PGM funded costs do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for STI portion thereof to be funded by AHSC or if cost is incurred prior to AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet not including AHSC funded transit service expansion;
 (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).

PGM Threshold §106(a)

(7) PGM Enforceable Funding Commitments (EFC) See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).

EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC PGM Grant	State-HCD		\$452,200		Transit Passes will not contribute to \$500k AHSC PGM cap.			
2											
3											
4											
5											
6											
7											
8											
9											
10											
\$0		<Total Committed Non-AHSC PGM Funds		TOTAL (must equal PGM Budget)		\$452,200					

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.

FAAST File: EFC PGM1, EFC PGM2, EFC PGM3 Supporting documentation for the 0 non-AHSC PGM funding commitments. Files Uploaded? N/A

(12) Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant

	PGM Past Project #1	PGM Past Project #2
Project Name	Bicis Del Pueblo- Community Bike Clinics	Bicis Del Pueblo - Community Bike Share Program
Operating Entity	People Organizing to Demand Environmental and Economic Justice (PODER)	People Organizing to Demand Environmental and Economic Justice (PODER)
Brief Description	Programs dedicated to low-income participants to raise awareness of transit and environmental justice, receive and contribute to coaching on bicycle repairs, get access to bikes and tools, and strengthen their riding skills.	The program seeks to provide shorter-term loaner bikes for residents, the neighborhood and tourists, promote bicycling as a transportation alternative, create bike ambassador jobs for youth, provide bike education, and offer environmental, cultural, and social justice themed bike tours of the Excelsior District.
Describe the prior experience of the Program Operator with operating similar successful programs.	PODER has successfully operated this and similar programs throughout several of San Francisco's neighborhoods over the past 4 years. Attendance at its bi-monthly workshops at local schools range from 12-24 attendees, and over 100 community members participate each year in these programs. In the Excelsior neighborhood PODER instituted "We Roll Together" a Saturday workshop focused on learning and sharing knowledge on bike riding and repairs as well as strengthening health and lowering the carbon footprint. Participants	PODER has successfully operated its community bike share program out of its central office for the past 4 years. Under its current program, local residents have access to approximately a dozen loaner bikes, and can receive free bike repairs and training on how to repair bikes. Group rides and events are organized throughout the year with lunch or dinner afterwards.

(22) We certify the PGM is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

Program Need and Readiness

Please briefly describe the proposed Program(s) Activity
 The proposed program activities include a bike share program and regularly held bike education and safety workshops. The resident and community supported bike share program will provide 20-30 loaner bikes accessible to low-income participants for commuter and recreational uses. Bikes will be maintained and managed by a crew of local expertly trained youth workers. Visitors and locals alike will take part in bike-led social justice themed tours of the surrounding neighborhood. Residents, neighborhood families and youth will develop new bike skills and knowledge by participating in various learning sessions/bike clinics to learn basic bike repair, get access to tools, work in a team environment, receive coaching on bicycle repairs, Who are the targeted users for the Program(s)?

Balboa Park Upper Yard Programs (PGM) PIN 45585

The targeted users for the Programs are families and youth residing at Balboa Park Upper Yard and families, youth and community members in the surrounding District 11/Excelsior neighborhood.

Balboa Park Upper Yard Programs (PGM) PIN 45585

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

The PODER Bicis del Pueblo Programs are designed to address the inequity and barriers that prevent low-income and immigrant communities of color from access to affordable, reliable and environmentally conscious transportation, as well as the education and resources to maintain that transportation. The Programs will successfully address the issue of access by providing a fleet of well-maintained bicycles readily available for short-term loan (bike sharing). The Program will address educational needs by implementing a youth bike ambassador program that will teach bike maintenance and leadership skills to a group of resident and neighborhood youth during afterschool and weekend activities. Bike education workshops and bike

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

The primary design challenge of the Program included the availability of adequate space for the full suite of program activities and to include bike storage, tool storage, work stations, and classes within the AHD's building ground floor area. The AHD's design team worked through a variety of layout options to ensure the most functional use of available space.

PGM Milestones

Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A"

Program Milestone Schedule	Date
Program designed.	9/1/19
Program operator identified.	9/1/19
Obtaining all enforceable funding commitments.	11/1/21
Program operations start.	3/1/24
Identification and commitment of program operator and partners.	2/1/22
Completion of a business or a work plan.	6/1/22
Identification of ongoing support for operation costs beyond grant period.	8/1/23
Program funds fully disbursed	2/1/24
Have all milestone dates been entered above?	Yes

Balboa Park Upper Yard Programs (PGM) Sources and Uses Budget PIN 45585

If proposing multiple distinct Programs, provide detail for each Program in the PGM worksheet and in separate budgets below. 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						Sources Total	Comments
	AHSC PGM Grant	0	0	0	0	0		
PGM BUDGET #1 - Active Transportation								
Direct Staff Cost 1: Start up Staff Costs	\$90,000						\$90,000	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify)							\$0	
Direct Staff Cost 5 (Specify)							\$0	
Total Direct Staff Costs	\$90,000	\$0	\$0	\$0	\$0	\$0	\$90,000	
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	\$0	\$0	
Total Staff Costs	\$90,000	\$0	\$0	\$0	\$0	\$0	\$90,000	
Travel							\$0	
Equipment							\$0	
Transit Passes (see cell comment)							\$0	
Supplies - Office Administrative Costs	\$15,500						\$15,500	
Bicycle Repair Equipment, Supplies and Tools	\$18,250						\$18,250	
Bicycles for Rent/Bike Share	\$25,750						\$25,750	
Rent	\$40,500						\$40,500	
Tenant Improvements	\$75,000						\$75,000	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify)							\$0	
Total Other Capital Costs	\$175,000	\$0	\$0	\$0	\$0	\$0	\$175,000	
Total PGM #1 Budgeted Project Costs	\$265,000	\$0	\$0	\$0	\$0	\$0	\$265,000	
PGM BUDGET #2 - Transit Ridership								
Direct Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify)							\$0	
Direct Staff Cost 5 (Specify)							\$0	
Total Direct Staff Costs	\$0	\$0	\$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	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel							\$0	
Equipment							\$0	
Transit Passes (see cell comment)	\$187,200						\$187,200	
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	\$187,200	\$0	\$0	\$0	\$0	\$0	\$187,200	
Total PGM #2 Budgeted Project Costs	\$187,200	\$0	\$0	\$0	\$0	\$0	\$187,200	
PGM BUDGET #3 -								
Direct Staff Cost 1 (Specify)							\$0	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 3 (Specify)							\$0	
Direct Staff Cost 4 (Specify)							\$0	
Direct Staff Cost 5 (Specify)							\$0	
Total Direct Staff Costs	\$0	\$0	\$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	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel							\$0	
Equipment							\$0	
Transit Passes (see cell comment)							\$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	\$0	\$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL PROGRAM (PGM) BUDGET								
Total Direct Staff Costs	\$90,000	\$0	\$0	\$0	\$0	\$0	\$90,000	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Costs	\$362,200	\$0	\$0	\$0	\$0	\$0	\$362,200	
Total PGM Budgeted Project Costs	\$452,200	\$0	\$0	\$0	\$0	\$0	\$452,200	

Balboa Park Upper Yard Quantitative Policy Scoring §107 PIN 45585										
55 Points Max (points in blue shaded cells)								Total Quantitative Self Score		46.0
Active Transportation Improvements §107(b) - 10 Points Max										
(1) Length of Context Sensitive Bikeways (PAM) - 2 points max										
Total length (in linear miles) of AHSC Funded Context Sensitive Bikeways (from STI Worksheet):								0.40		1
(2) Will Project link the AHD or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified in an official public planning document? The existing or planned bicycle network must be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of either the AHD or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways. - 1 point										
FAAST File:	Bicycle Network Connectivity	Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.						File Uploaded?	Yes	1
(3) Barriers to safe access of bicycle routes - 2 points max (one point for each)										
Select how Project will address safe access of routes:										
			Eliminate potential conflict points			Improve sight distance and visibility			2	
FAAST File:	Safe Bicycle Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.						File Uploaded?	Yes	
(4) Length of Safe and Accessible Walkways (PAM) - 2 points max										
Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved (from STI & TRA Worksheets):								4,007		2
(5) Pedestrian Crossing point that directly links two pedestrian networks - 1 point										
Pedestrian crossing point within the Project Area that directly links two pedestrian networks that are unlinked for one quarter mile:										
								none	0	
FAAST File:	Pedestrian Network Connectivity	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.						File Uploaded?	N/A	
(6) Barriers to safe access of pedestrian routes - 2 points max (one point for each)										
Select how Project will address safe access of routes:										
			Improve sight distance and visibility			Eliminate potential conflict points			2	
FAAST File:	Safe Pedestrian Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.						File Uploaded?	Yes	
Green Buildings and Renewable Energy §107(c) - 8 Points Max										
(1) Green Building Status - 3 points max										
Construction Type (select type that gives max pts):				Residential Construction						
Green building status beyond mandatory green building requirements as verified by a HERS rater:								Green Point Rated Gold for New Construction		
FAAST File:	Green Building Status	Provide signed letter from a HERS rater stating the green building status.						File Uploaded?	Yes	
(2) Energy Grid Use Reductions as verified by a HERS rater - 5 points max										
Energy grid use reduction level, measured as total onsite energy consumption and as verified by a certified design professional:								none		
FAAST File:	Energy Grid Reductions	Provide signed letter from a HERS rater stating the energy grid reductions.						File Uploaded?	N/A	
Housing and Transportation Collaboration §107(d) - 9 Points Max										
(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points max										
AHD & HRI Requested:	\$20,000,000	STI Requested:	\$8,000,000	Total AHSC Funds Requested:	\$29,952,200	STI Funds Requested as % of Total AHSC Requested:	27%	6		
(2) TRA Funds Requested (at or not at Transit Station or Stop) as percentage of Total AHSC Requested - 2 points max										
TRA Req:	\$1,500,000	TRA (Transit Station or Stop)	\$1,028,702	Total AHSC Funds Requested:	\$29,952,200	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	3%	TRA Funds Requested as % of Total AHSC Requested:	5%	
(3a) Funding from other Greenhouse Gas Reduction Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below										
GGRF Program Project has received funding from:								none		
								Funding Amount:	0	
FAAST File:	GGRF Fund Evidence	Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project.						File Uploaded?	N/A	
(3b) Within environmentally cleared High Speed Rail Station Planning Area - 1 point max										
Is Project within environmentally cleared High Speed Rail Station Planning Area?										
								No	0	
FAAST File:	High Speed Rail Area	Document Project's location within environmentally cleared High Speed Rail Station Planning Area.						File Uploaded?	N/A	
Location Efficiency and Access to Destinations §107(e) - 6 Points Max										
(1) Location Efficiency - Walkability - 3 points max										
Enter Project address (or Project's center most point if no specific address exists) on US EPA Walkability Index to determine Walkability.										
Project address or corridor:	2340 San Jose Avenue, San Francisco, 94112					Walkability Index:	Most Walkable			
(2) Location Efficiency to Key Destinations (PAM) - .333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within the Project Area)										
Grocery store-meets CalFresh requirements:	Yes	Licensed child care facility:	Yes	Public library:	Yes	Bank or Post Office:	Yes	3.0		
Medical clinic-accepts Medi-Cal payments:	Yes	Pharmacy:	Yes	Office park:	No	Place of Worship:	Yes			
Public elementary, middle or high school:	Yes	Park-accessible to general public:	Yes	University or junior college:	Yes					
Funds Leveraged §107(f) - 4 Points Max										
Non-AHSC Enforceable Funding Commitments (EFC):	#####	AHSC Funds Requested:	\$29,952,200	Non-AHSC EFCs as a % of AHSC Requested:	474%					
Anti-Displacement Strategies §107(g) - 5 Points Max										
(1) Projects that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the Project - 1 point per strategy - 3 points max								# of Strategies Implemented	3	
<i>Strategies Voluntarily Implemented by Applicant (select "Yes" for each strategy implemented)</i>										
Replacement requirements or demonstration of no net loss of units on site according to affordability										
First right of return policies that include moving expenses										
Strategies in coordination with local governments or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., donation to community land trust, multi-lingual tenant legal counseling)										
Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community										
<i>Strategies Implemented by Local Jurisdiction (select "Yes" for each strategy implemented)</i>										
Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Gov. Code §65583.2(g)(3)										
Rent stabilization programs beyond what is required by California Civil Code 1946.2										
Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2										
Ongoing funding programs of at least \$1,000,000 in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of housing for lower and moderate income households (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees). Different strategies captured within this bullet point are each eligible for points.										
Density bonus ordinances that expand on state replacement requirements										

Balboa Park Upper Yard Quantitative Policy Scoring §107 PIN 45585

Funding programs of at least \$1M in cumulative allocations <i>(enter program name and type of program)</i>					
Affirmative marketing strategies and policies dedicated to the conservation and improvement of housing for lower and moderate income households - e.g., acquisition/rehabilitation, community land trusts, land banking, mobile home park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees. <i>(enter general description of strategy/policy)</i>					
FAAST File:	Anti-Displacement Resident	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	File Uploaded?	Yes	
(2) Projects demonstrating policies, strategies or programs that either currently exist or will be implemented through this Project to prevent the displacement of locally-owned businesses from the area surrounding the Project. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this Project. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this Project, or both newly implemented through this Project. - 1 point per strategy - 2 points max			<i>Number of Existing Strategies:</i>	1	<i>Number of Newly Implemented Strategies:</i>
				2	2
	Implementation of an overlay zone to protect and assist small businesses	Existing Strategy	Establishment of a small business advocate office and single point of contact for every small business owner		
	Creation and maintenance of a small business alliance	Will be Implemented	Increased visibility of the jurisdiction's small business assistance programs		
Will be Implemented	Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses		Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting		
FAAST File:	Anti-Displacement Business	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	File Uploaded?	Yes	
Prohousing Local Policies §107(h) - 2 Points Max					2
Applicant certifies that the Project is located in jurisdictions that meet the following Prohousing criteria (must complete the Strategy form below for each Strategy) - 1 point per strategy - 2 points max			<i># of Strategies</i>	2	
a.	Implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.				
b.	Adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established workforce housing opportunity zones, as defined in Gov. Code §65620, or housing sustainability districts, as defined in Gov. Code §66200.				Yes
c.	Zoning more sites for residential development or zoning sites at higher densities than is required to accommodate 150% of the minimum regional housing needs allocation for the low income allocation in the current housing element cycle.				
d.	Adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - Parking reductions to 0.75 or less spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; - Impact fee waivers or reductions of 50% or more; - Ministerial approval in less than 60 days; - Reduction or modifications of development standards for side yard setbacks to five feet or less; - Reduction or modifications of development standards to two story heights; - Reduction or modifications of development standards to 60% lot coverage; - No minimum lot size requirement; - Provisions for affordability; or - Offering support programs such as a user-friendly website				Yes
e.	Only use objective design standards for multifamily residential development or adopt fee transparency measures, including publicly available fee calculators.				
Select Strategy Type (from above)	Strategy Description	Enter link to source document and description of where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).		
(b) Non-discretionary Approval Processes	Initiative Ordinance- Planning Code- Affordable Homes for Educators and Families Now (Prop E)	https://sfgov.legistar.com/View.ashx?M=F&ID=7977063&GUID=A5C7DE0C-E4A6-4C07-90FE-53F6CE0DE6E0	• Up to 3,000 new units allowed in residential zoning districts and in public zoning districts, except on property used for parks • Reducing the total number of days from up to 365 to no more than 180 days for approval from the Planning Department, due to the Planning Department's authority to administratively approve 100% Affordable and Educator Housing projects, without review by the Planning Commission.		
(d) Accessory Dwelling Units (ADU)	Planning, Administrative Codes - Construction of Accessory Dwelling Units	https://sfplanning.org/accessory-dwelling-units#about https://sfdbi.org/adu	• Simplify the permit process to expedite the backlog of 900 applications. • Legitimize over 340 unwarranted units to allow for rent control protections.		

Balboa Park Upper Yard Quantitative Policy Scoring §107 PIN 45585											
Local Workforce Development & Hiring Practices §107(i) - 2 Points										2	
(1) Projects that implement at least one workforce development strategy - 2 points, <i>Projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.</i>										# of Strategies	2
Establishing a partnership with a community-based workforce development and job training entities that have a track record of success serving disadvantaged populations and/or have demonstrated a high job placement rate among trainees from disadvantaged communities											
Partnerships with pre-apprenticeship programs, state certified community conservation corps programs, "earn-while-you-learn" programs, YouthBuild programs, and/or registered apprenticeship programs that lead to industry recognized credentials, certifications and/or references for long term employment and that have a track record of success in serving low income residents											
Partnerships with local Workforce Investment Board programs serving disadvantaged populations or individuals with barriers to employment											
Projects that have developed project labor, community workforce, or high-road agreements with targeted local hire specifications OR that are located in jurisdictions with local hire ordinances that directly apply to the proposed project											Yes
FAAST File:	Workforce Development	Document which Applicant is responsible for the workforce development or hiring practice and include the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken.							File Uploaded?	Yes	
Housing Affordability §107(j) - 5 Points Max										5	
Total AHD Units Restricted to Extremely Low Income (ELI) Households:	27	Total AHD Units:	131	ELI Restricted AHD Units as a % of Total AHD Units:	21%						
Programs §107(k) - 2 Points Max										2	
(1) AHSC Funded Eligible Program - 1 point											
Proposed Eligible Program:										Active Transportation Programs	1
(2) Applicant Provided Program Documentation - 1 point (if Yes attach FAAST documentation)											
Program Operator will sustain the program beyond the term of the AHSC Program grant (three years)?										Yes	1
FAAST File:	Program Continuation	Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).							File Uploaded?	Yes	
Urban Greening §107(l) - 2 Points Max										2	
Urban Greening costs:	AHD:	\$192,557	HRI:	\$0	STI:	\$47,272	TRA:	\$153,598	Total Urban Green Costs:	\$393,427	

Balboa Park Upper Yard Narrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN 45585

For this section, applicants must include a PDF attachment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please include the bolded headers listed below for each section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation, 11 point font minimum. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.

FAAST File:	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	File Uploaded?	Yes
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Collaboration & Planning - §107(m) - 4 Points

(1) Local Planning Efforts *Narrative
Identify what local planning efforts the project implements, and if applicable, describe what particular components of the project are derived from a local plan. Explain how local government agencies were involved in the process of creating the project. Refer to Section 107(m)(1) of the Guidelines for further guidance.

FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?	Yes
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(2) Housing and Transportation Collaboration *Narrative
Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC project. Explain the process involved in coming together to create a larger version for the Project Area (PAM). Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive Project.

FAAST File:	Site Plan & Project Map	Provide a site plan and project area map (or context plan) detailing housing and transportation collaboration.	File Uploaded?	Yes
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Community Benefits & Engagement - §107(n) - 6 Points

(1) Community Engagement and Leadership *Narrative
Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.

FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?	Yes
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(2) Addressing Community Needs *Narrative
Demonstrate how the proposed AHSC project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a **Disadvantaged Community** or **Low-Income Community**, applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address.

FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?	Yes
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Community Climate Resiliency - §107(o) - 3 Points

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

FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?	Yes
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(2) Climate Adaptation *Narrative
Describe how the risk posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lifetime of Project elements, risks posed by changing climate conditions, and consequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the Project conforms to the implementation of that plan (Government Code section 65302(g)(4)), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Separate responses according to climate impacts.

Community Air Pollution Exposure Mitigation §107(p) - 2 Points Max

(1) Air Pollution Exposure Mitigation Strategies *Narrative
Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the Project, how they were selected, and how they address pollution sources.

AHSC Round 5 Document Checklist

AHSC - Supplemental Application Workbook			
Overview TAB		Submitted	Comments
FAAST File:			
AB 1550		Yes	Uploaded
Project Area Map		Yes	Uploaded
Transit Service Map		Yes	Uploaded
Transit Service Schedule		Yes	Uploaded
MPO Support Doc		Yes	Uploaded
SCS or Equiv Regional Plan		Yes	Uploaded
Reloc Plan		Yes	Uploaded
Hsng Element Letter		Yes	Uploaded
Indian Tribe		n/a	
STI TRA Agrmnt		Yes	Uploaded
Applicant Documents (if more than two applicants continue attachments as App3, App4, and App5)			
App1 Cert & Legal		Yes	Uploaded
App2 Cert & Legal		Yes	Uploaded
App1 Reso		Yes	Uploaded
App2 Reso		Yes	Uploaded
Resolutions***			
1. Entity Name (identity of the contracting party or borrower) and Entity Type (corporation, non-profit, for-profit, LLC, etc.).			
2. Name & Title of Signatory(ies)**** NOTE: Name and title of authorized signatory(ies) is preferred. In instances pertaining to municipalities/jurisdictions/transit agencies (when title is acceptable), supporting documentation evidencing the individual who currently holds the position must be provided.			
3. NOFA Date.			
4. Language authorizing Signatory(ies) to sign Standard Agreement.			
5. Amendment Provision included.			
6. Aggregate dollar amount (should be equal to or greater than the requested/award amount), Loan Amount, and Grant amount, each to be listed ind			
7. Person attesting validity of resolution (must be someone other than person authorized to sign Standard Agreement).			
8. The meeting date authorizing resolution.			
9. All votes taken at meeting authorizing resolution (ayes, no's, absent, vacant).			
10. Project name as it appears on AHSC application.			
* The General Partner and Limited Partner who are members of the Limited Partnership will also need to submit applicable organizational documents based on the type of entity they are.			
** Organizational documents for the manager of the LLC if an entity other than an individual.			
*** These are minimum requirements for a resolution. Updates can be requested once a review is completed.			
**** Ensure when identifying the Signatory(ies), if more than one is listed, that "and" or "or" is defined for individuals required to sign.			
App1 OrgDoc1		Yes	Uploaded
App2 OrgDoc1		Yes	Uploaded
Applicant Organizational Documents (submit documentation for each as App1, App2, etc..)			
Entity Type		Submitted	Comments
Limited Partnership (L.P.)*			
Certificate of Limited Partnership (LP-1)	App1 OrgDoc1		
LP-2 (IF Applicable)	App1 OrgDoc2		
Loan Authorization	App1 OrgDoc3		

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Certificate of Limited Partnership	App1 OrgDoc4		
Certificate of Standing from Secretary of State	App1 OrgDoc5		
Limited Partnership Agreement	App1 OrgDoc6		
All Amendments to Limited Partnership Agreement	App1 OrgDoc7		
Corporations	FAAST File:	Submitted	Comments
Articles of Incorporation, with all amendments	App1 OrgDoc1		
By-Laws, with all amendments	App1 OrgDoc2		
Certificate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		
Evidence of tax-exempt status from IRS	App1 OrgDoc5		
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments
LLC-1	App1 OrgDoc1		
Articles of Organization, with all amendments	App1 OrgDoc2		
Operating Agreement, with all amendments	App1 OrgDoc3		
Certificate of Status from Secretary of State	App1 OrgDoc4		
FAAST File:			
App1 OrgChart		Yes	Uploaded
App2 OrgChart		Yes	Uploaded
App1 Signature Block		Yes	Uploaded
App2 Signature Block		Yes	Uploaded
App1 Payee Data or TIN		Yes	Uploaded
App2 Payee Data or TIN		Yes	Uploaded
Development Team Documents			
Owner/Borrower Entity**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	Owner Cert & Legal	Yes	Uploaded
Resolutions	Owner Reso	Yes	Uploaded
Organizational Documents (see above)	Owner OrgDoc	Yes	Uploaded
Organizational Chart	Owner OrgChart	Yes	Uploaded
Signature Block	Owner Signature Block	Yes	Uploaded
Payee Data Record (STD 204) (wet signature required)	Owner Payee Data	Yes	Uploaded
Managing General Partner**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	MGP Cert & Legal	Yes	Uploaded
Resolutions	MGP Reso	Yes	Uploaded
Organizational Documents (see above)	MGP OrgDoc	Yes	Uploaded
Organizational Chart	MGP OrgChart	Yes	Uploaded

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Signature Block	MGPSignature Block	Yes	Uploaded
Payee Data Record (STD 204) (wet signature required)	MGP Payee Data or TIN	Yes	Uploaded
Administrative General Partner #1**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP Cert & Legal	Yes	Uploaded
Resolutions	AGP Reso	Yes	Uploaded
Organizational Documents (see above)	AGP OrgDoc	Yes	Uploaded
Organizational Chart	AGP OrgChart	Yes	Uploaded
Signature Block	AGP Signature Block	Yes	Uploaded
Payee Data Record (STD 204) (wet signature required)	AGP Payee Data or TIN	Yes	Uploaded
Administrative General Partner #2**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP2 Cert & Legal	n/a	
Resolutions	AGP2 Reso	n/a	
Organizational Documents (see above)	AGP2 OrgDoc	n/a	
Organizational Chart	AGP2 OrgChart	n/a	
Signature Block	AGP2 Signature Block	n/a	
Payee Data Record (STD 204) (wet signature required)	AGP2 Payee Data or TIN	n/a	
AHD-HRI TAB			
FAAST File:		Submitted	Comments
Net Density Verification		Yes	Uploaded
Cap Improvements Req		n/a	
SFH Lease Addendum		No	SFH Lease Addendum will be provided at a later date.
AHD Environmental		Yes	Uploaded
AHD Auth to Use Grant Funds		Yes	Uploaded
AHD Market Study		Yes	Uploaded
AHD Site Control		Yes	Uploaded
AHD Preliminary Title Report		Yes	Uploaded
Past Exp AHD1 (submit documentation for each as AHD1, AHD2, etc..)		Yes	Uploaded
AHD No Ag		Yes	Uploaded
AHD Ag Infill		n/a	
HRI Environmental		n/a	
HRI Auth to Use Grant Funds		n/a	
HRI Market Study		n/a	
HRI Site Control		n/a	
Past Exp HRI1 (submit documentation for each as HRI1, HRI2, etc..)		n/a	

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HRI No Ag	n/a	
HRI Ag Infill	n/a	
HRI Local Approvals	n/a	
Article XXXIV Attorney Opinion	Yes	Uploaded
Article XXXIV Authority	Yes	Uploaded
Tax Credit Reservation	No	
AHD-HRI Dev Sources TAB		
FAAST File:	Submitted	Comments
EFC AHD HRI1 (submit documentation for each as HRI1, HRI2, etc..)	Yes	EFC AHD3, 4, 5, 6, and 16 Uploaded
AHD Units & Max Funds TAB		
FAAST File:	Submitted	Comments
Utility Allowance (substantiate amount used per local housing authority)	Yes	Uploaded
STI TAB		
FAAST File:	Submitted	Comments
STI Cap Project Cost	n/a	
EFC STI1 (submit documentation for each as STI1, STI2, etc..)	Yes	EFI STI 2-8, 9 Uploaded.
STI Environmental	Yes	Uploaded
STI Auth to Use Grant Funds	n/a	
STI Site Control	Yes	Uploaded
Past Exp STI1 (submit documentation for each as STI1, STI2, etc..)	Yes	Uploaded
STI No Ag	Yes	Uploaded
STI Ag Infill	n/a	
STI Local Approvals	Yes	Uploaded
TRA TAB		
FAAST File:	Submitted	Comments
TRA Cap Project Cost	n/a	
EFC TRA1 (submit documentation for each as TRA1, TRA2, etc..)	n/a	
TRA Environmental	n/a	
TRA Auth to Use Grant Funds	n/a	
TRA Site Control	Yes	Uploaded
Past Exp TRA1 (submit documentation for each as TRA1, TRA2, etc..)	Yes	Uploaded
TRA No Ag	Yes	Uploaded
TRA Ag Infill	n/a	
TRA Local Approvals	Yes	Uploaded
PGM TAB		
FAAST File:	Submitted	Comments
EFC PGM1 (submit documentation for each as PGM1, PGM2, etc..)	n/a	

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Quantitative Policy TAB		Submitted	Comments
FAAST File:			
Bicycle Network Connectivity		Yes	Uploaded
Safe Bicycle Routes		Yes	Uploaded
Pedestrian Network Connectivity		n/a	
Safe Pedestrian Routes		Yes	Uploaded
Green Building Status		Yes	Uploaded
Energy Grid reductions		n/a	
GGRF Fund Evidence		n/a	
High Speed Rail Area		n/a	
Anti-Displacement Resident		Yes	Uploaded
Anti-Displacement Business		Yes	Uploaded
Workforce Development		Yes	Uploaded
Program Continuation		Yes	Uploaded
Narrative-Based Policy TAB		Submitted	Comments
FAAST File:			
Narrative		Yes	Uploaded
Local Planning Efforts		Yes	Uploaded
Site Plan & Project Map		Yes	Uploaded
Community Tracker		Yes	Uploaded
Community Needs		Yes	Uploaded
Climate Matrix		Yes	Uploaded
GHG & Co-Benefits Quantification		Submitted	Comments
Description	FAAST File:		
Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. Click here for instructional video.	GHG Benefits Calculator Tool	Yes	Uploaded
Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	GHG Affordable Housing	Yes	Uploaded
Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobcentermap.htm	GHG Distance to CBD	Yes	Uploaded
Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	GHG Mixed-Used Development	Yes	Uploaded

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Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost and on-street parking price increase	GHG Parking	Yes	Uploaded
Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	GHG Transit Subsidy	Yes	Uploaded
Project area map documenting the following: - Type and location of traffic calming measures; - Type, location, and length of bicycle and pedestrian facilities; and - Key destinations in ¼ and ½ mile buffers around each bicycle and pedestrian facility	GHG Project Area Map	Yes	Uploaded
Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	GHG Average Daily Traffic	Yes	Uploaded
Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: - Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	GHG Bike Share	n/a	
Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership & vehicle miles traveled or fuel consumption of transit vehicle	GHG Transit Component <i>(Submit documentation for each new or expanded service or capital improvement and number according to order on Transit Inputs tab)</i>	Yes	Uploaded
Map documenting new or expanded transit routes or capital improvements	GHG Transit Map	Yes	Uploaded
PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	GHG PVWatts Results	n/a	
Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel; and - Size of any solar PV system required for the project by code	GHG Solar PV System	n/a	