AHSC Application

NOFA Round 5

FY 2019-20

Affordable Housing and Sustainable Communities Program (AHSC)





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

					Over	rview							
When opening	this file, a	yellow banner at the	top may a	appear with a			e Editing". It	is essential that ye	ou click tl	his box s	o that th	ne macro	os are
	nabled. Ena	bling macros is nece	ssary for	full workshe	et functional	ity. Macros	do not work	with Microsoft's Ex	xcel versi	ion for Ap	ple Mac).	
_		Affordable Housing	g & Sust	ainable Con	nmunities P					FAAST P	_	45585	5
Project Name:	alboa Park l	Upper Yard				Project Area Type:		nted Development ((TOD) -	Housi	ing pe:	Renta	ıl
			✓ Affordati	ole Housing Develop	ment (AHD) - §103(a)			Was Project awarde	ed funds ir		•	ıds?	No
For TOD Area Project Area: a	• •	st include within the			ure (HRI) - §103(a)(2)			If yes, which r					110
Development a					Infrastructure (STI) - §								
		one other type of			enities (TRA) - §103(a)			s Project a phase o			. ,		No
•	•	Program - §102(c)(3)		n Costs (PGM) - §103		/(4)	;	Select Metropolitan	Planning	Org. or "n	on-MPO	area" b	elow
(check all boxe	s that appi	y):	T Togran	11 00010 (1 0111) 3 1 0 0	0(5)			Metropolitan	Transporta	ation Comn	mission (N	MTC)	
					D Project Ar	<u> </u>	. ,						1
		ansit Station/Stop ser d no farther than one-h						tu Trancit?					Yes
		ts or Program Costs				ntop served i	y mgn Quan	ty mansit:					Yes
		C Funding - limits: §				(3)(B), §103(a)(4)(C), §10	3(b)(2), and §104(a	1)				
Capital Project		Total Development		Funds Reque	est (min \$1M,		AHSC /	Non-AHSC Fund	ling	Leg	islative	Data	
	71 Togram.	Costs (TDC)			A max \$10M)		Total AHSC	Commitments	S	01.1.1			
Housing (AHD) Housing (HRI)		\$117,427,344 \$0	-	\$20,	,000,000 \$0		66.77% 0.00%	\$97,427,344		State As	sembly District:	191	th
Housing (AHD	& HRI)	\$117,427,344		\$20.	,000,000		66.77%	\$97,427,344				4.4	th
Transportation (STI)	\$54,315,777		\$8,0	000,000		26.71%	\$44,471,332		Senate D		111	u i
Transportation (Programs (PGM	,	\$2,500,000 \$452,200			500,000 52,200		5.01% 1.51%	\$0 \$0		Congre		141	th
Totals:	1)	\$452,200 \$174,695,321			,9 52,200		100.00%	\$141.898.676			District:		
	enefits & O	utcomes Reporting §	103(a)	AHD	HRI	STI	TRA	Total Budgeted	2% Cos	ot Con	Ovei	****	
		i), and (4)(A)(iii)		АПО	пкі	311	IKA	Total Budgeted	2 /6 CUS	ы Сар	Ovei	aye	
		ployment Benefits and not to exceed 2% of th											
		included within the sof		\$0	\$0	\$0	\$0	\$0	\$599,	,044	\$0	0	OK
cap or Active D	-	• ,											
Project Descrip								be a 131-unit AHD in San Francisco.					
major Project of not exceed 700								estrian entry to the					
# of descrip			of new B	ART train car	rs as well as	San Francisco	o Metropolitai	n Transportation Ag	ency (SFN	MTA) pede	estrian, b	oicycle, t	traffic
				AB-1	550 Priority	Danulation	- 0404						
Project 10 digit	census tract												
EAAST File:	1			aged Commu	ınity: N/A	Low-In	come Comm	unity: Yes	Low	v-Income I			Yes
FAAST File:		t: 6075026100 [AB1550		le CARB Prio	ınity: N/A rity Population	Low-Ir Benefit Crite	eria Tables	unity: Yes	Low		Househo e Upload		Yes Yes
FAAST File: Description of			Applicab	le CARB Prio Pro	nity: N/A rity Population pject Area De	Low-In Benefit Crite	eria Tables 02(a)	71 1		File	e Upload	ed?	
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7) Must demonstrate a level of committed funding at time of application that is ≈ 0.90 growth and the complete application funding the UA) sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements? ▼ 19 (b) is application (moduring the UA) sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements? ▼ 19 (b) is application in the Program and application requirements? ▼ 19 (b) is application in the Program and application requirements? ▼ 19 (b) is application in the Program and application requirements? ▼ 19 (b) is application in the Program and application requirements? ▼ 19 (b) is application and application requirements of the purisodiction in which Project is located be in substantial compliance by the date of award recommendation. Housing Element in the database Law 19 (b) is application or which Project is located be in substantial compliance as demonstrated by a latest from PCC which has forth adhabated compliance means the local public entire yield adopted bosing demonstrated and compliance as demonstrated by a latest from PCC which has forth adhabated compliance means the local public entire yield application or the local public entire application or the local publication and the local publication and the local publication and the local publication or the local publication and the local publication and the local publication and the local publication and the local publication or the local publication and the local publication and the local publication and local publication an				rements for all pu	ıblicly accessible	Yes
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reluction y what actions have or will be taken to comply with take Recotation Sastance Law? If the, provide documentation supporting relocation is not required. ASET File: Roloc Plan Applicants must provide a Relocation Plan or documentation supporting no relocation. File Uploaded? Yes ASET File: Sti TRA Agrimat Training						
State Relocation Assistance Law? Mo. provide occumentations supporting relocation to not required.	•	•				
ASST File: Reloc Pile Applications must provide a Relocation Plan or documentation supporting no relocation. File Uploaded? Yes	•		ipiy with			
177. 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 ubstantial compliance and the compliance are with the internation of the compliance of the complianc			ed.			
ubstantial compliance means the local public entity's adopted housing element along with the housing element along element	FAAST File:	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no rele	ocation.	File Uploaded?	Yes
manage that the housing element adopted within the time frames required by Gov Code §85558 includes that substance essential to every requirement of Article 106, 106 (or Code §85506, Ch. 3 of IV. 10 feb VIP Projects conded on Trust Land, as defined in Appendix [8(i)1, (2) are exempt from this requirement. **AAST File:** Hang Element Lotter** April Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the CCR of California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires the California Building Standards Code (CCR, Title 24), whi	` '	,	·		•	
mongs and the housing element accepted without the time frames required by 40°C bode \$65500, Ch. 3 of Div. 1 of Title VIIV Projects located on Trust Land, as defined in Appendix [6](1), 2), are exempt from this requirement. AAST File: Hang Element Lotter Authorities Authoritie	·	•	, , ,			Yes
AAST File: Hang Element Lottor Auradiction's current housing element complaince saluta is obtainable by the ADS whether Yes 23 All Project components will meet applicable codes. Including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires 23 All Project components will meet applicable codes. Including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires 250 Project will meet the accessibility requirements specified in the TCAC regulations, sa may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations of Williams and any other applicable federal, state, and local accessibility requirements are met. Applicables, for all Federal precognizade in Information 250 Project will meet the accessibility requirements are met. Applicables, for all Federal precognizade in Information 250 Project will find a project project 250 Project will meet the accessibility requirements are met. Applicables, for all Federal precognizade in Information 250 Project will meet the project project 250 Project 250 Project will meet the accessibility requirements as described in Appendix Building 250 Project 250 Project will meet the project project 250 Proje						,
13 Climate adaptation measures are integrated into Project through the "Community Climate Resiliency" scoring in § 10/fc) - Narrative-Based Policy worksheet Yes	•	<u> </u>		` /:		
23) All Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires nechanical ventilation systems with high efficiency Riffation of Minimum Efficiency Rating Value (MERV) Java (Merva) (Java (Merva) (Java (Merva)) (Java (Merv						Yes
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yein to ToAC regulations, must be approved in writing by HCD prior to the start of construction. Projects must also provide a preference for accessible units persons with disabilities requiring the features of the accessible units in accordance with ToAC regulations. The applicant or Developer of the Project must ensure value at any other applicable federal, state, and local accessibility requirements are met. **AAST File:** Indian Tribe If applicable, for all Federalty recognized Indian Tribe Applicants upload Companies of Copy Attached? Na. File Uploaded? Na. Polication will include be Patel Augusty as joint applicant in Appendix in Appendix B. **AAST File:** STI TRA Agrmint If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI TRA Components for which funding is sought. The Applicant of the Copy Attached? The Policaded Properties of Triba (Eco Northern California Authorized Rep. Email assistence/grelated.com Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Authorized Rep. Email assistence/grelated.com Context Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Authorized Rep. Email assistence/grelated.com Context Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Context Email assistence/grelated.com Corest Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Context Email assistence/grelated.com Context Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Context Email assistence/grelated.com Context Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Context Email assistence/grelated.com Context Phone ([415] 677-9000 Copy Attached? Triba CEO Northern California Context Email assistence/grelated.com Copy Attached? Triba CEO Northern California Context Email assistence/grelated.com Copy Attached? Triba CEO Northern California Context Email assist	mechanical ventila	ation systems with high efficienc	y filtration of Minimum Efficiency Rating Value (MERV) 13.			
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AAST File: Indian Tribe documentation to support requirements as described in Appendix B Copy Attached No File Uploaded No Wis Public Agency have a real property interest in the proposed Project §105(a)(3)? (if yes, your application must include one of the following below) Wes No			If applicable, for all Federally recognized Indian Tribe Applicants, upload		==	10
Vill a Public Agency have a real property interest in the proposed Project §105(a)(3)? (if yes, your application must include one of the following below) ②	FAAST File:	Indian Tribe	''	Copy Attached?	N/A File Uploade	d? N/A
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STI TRA Agrmnt Specific Locality of transportation agency non-applicant for the completion of Copy Attached? Vest STI or TRA Components for which funding is sought.	√ 1. Application	n will include the Public Agency as a joint ap	plicant 2. Application includes a commitment to enter into a contractual agreement to deve	elop the Project, if it is a	awarded.	
STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components for which funding is sought. STI or TRA components funding is			If applicable, an applicant may provide an executed agreement with a			
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International Companies of California, LLC Eligible Applicant Developer Organization Type Limited Liability Company videres 44 Montgomery Street, Suite 1300 City San Francisco State CA Zip 94104	Applicant #4		STI or TRA components for which funding is sought.			
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Title CEO Northern California Authorized Rep. Email astiverberg@related.com Phone (415) 677-9000		·				
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City San Francisco State CA Zip 94103		sion Housing Davalonment Corr	Payalona Pligible Applicant Payalonar Organization	on Type Non prof	it Corneration	
Title 45 Authorized Rep. Email smoss@missionhousing.org Phone (415) 350-2024						
Contact Michael Chao Title Director of Housing Development Contact Email Imchao@missionhousing.org Contact Phone (415) 635-3906 Address 474 Valencia Street #280 Certs & Legal Disclosure (See Certifications & Legal Disclosure below) Copy Attached? Yes File Uploaded? Yes App2 OrgDoc1, App2 Resolutions (see Resolution section below) Copy Attached? Yes File Uploaded? Yes App2 OrgDoc1, App2 OrgDoc2, etc. AAST File: App2 OrgChart Organizational Documents (see Organizational Documents section below) Files Uploaded? Yes AAST File: App2 Signature Block Organizational Chart (see Organizational Documents section below) File Uploaded? Yes AAST File: App2 Payee Data or TIN Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see Section below) State CA Stip 94103 Applicant App2 OrgChart Organizational Discuments Section Delow) Title Director Authorized Rep. Email dan.adams@sfgov.org Phone (415) 701-5500 Address I S Van Ness Ave City San Francisco State CA Zip 94103 Address I S Van Ness Ave City San Francisco State CA Zip 94103 Address I S Van Ness Ave City San Francisco State CA Zip 94103 Contact Phone (415) 701-5523 Address I S Van Ness Ave City San Francisco State CA Zip 94103						2024
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FAAST File:	App5 Payee Data or TIN	Payee Data Record STD-204 section below)	or Taxpayer Identification Number (TII	N) (see Copy Attached	? Fi	le Upload	led?
		or each Joint Applicant. Each	ons & Legal Disclosure Joint Applicant must sign an individual				
			original of each signed Certification & I	egal Disclosure must be	submitted t	to HCD.	The hard
. ,	tions & Legal Disclosure should be s required Certification & Legal Disclo						1
A copy of the	required Octunication & Legar Discio	suic can be downloaded by c	Resolution				
A resolution is	required of each Joint Applicant - b	oth private and public entities	. A sample resolution template is availa	able on AHSC website.			
The resolution	template is intended to be a sample	e. Applicants may use their o	wn format as long as it contains ALL of	the authorizations contain	ed in the te	emplate.	
		Organi	zational Documents				
-			ernmental entity. Governmental entities	s are not required to subm	it organiza	tional dod	cuments
•	izational Documents supporting the		application. I Structure of the entities in relation to tl	ao annliaant			
Organization	ar Chart. The Organizational Chart	, ,	ignature Block	е аррисані.			
All Applicants	must submit a Signature Block in a		ngriature Block at will be used in Department legal docu	ments such as a Standar	d Agreeme	ent	
, , фр			or Taxpayer Identification Numb		27 tg. 000		
Any Applicant			cord or Taxpayer Identification Number	• •	be submi	tted by all	
governmental	entities. All others must submit the	•	. A wet signature original must be subn	nitted to HCD. Forms avail	able on Al	ISC webs	site.
Own on /D o ma	Furtific	Develop	ment Team Contacts				
Owner/Borro	wer Entity Balboa Park Housing Parnters, L.P.			Organization Type Limited	Partnersh	in	
	Nontgomery Street, Suite 1300		City San Francisco	State CA		94104	
	Ann Silverberg	Title CEO Northern Cal	fornia Authorized Rep. Email asilverbe			(415) 67	7-9000
	Ann Silverberg	Title CEO Northern C			Phone (415		00
	Montgomery Street, Suite 1300	la	City San Francisco	State CA		94104	
File Name: File Name:	Owner Cert & Legal Owner Reso	Resolutions (see Resolution	e Certifications & Legal Disclosure belo	Copy Attached Copy Attached		le Upload	
File Name:	Owner OrgDoc	,	see Organizational Documents section	. ,		oloaded?	Yes
File Name:	Owner OrgChart		ganizational Documents section above			oloaded?	Yes
File Name:	Owner Signature Block	Signature Block (Upload in N	licrosoft Word Document)			oloaded?	Yes
File Name:	Owner Payee Data or TIN	Payee Data Record STD-204 (see section above)	or Taxpayer Identification Number (TII	Copy Attached	? <mark>Yes</mark> Fi	le Upload	led? Yes
Managing Ge	neral Partner	-/					
Legal Name	Colosimo Apartments, Inc.			Organization Type Non-pro			
	Valencia Street #280		City San Francisco	State CA		94103	0.000
Auth Rep	Sam Moss Michael Chao	Title Executive	·	<u> </u>		(415) 350	
	Michael Chao Valencia Street #280	Title Director of Housing D	Development Contact Email mchao@r City San Francisco	missionhousing.org F State CA	hone (415	94103	00
File Name:	MGP Cert & Legal	Certs & Legal Disclosure (Se	e Certifications & Legal Disclosure belo			le Upload	led? Yes
File Name:	MGP Reso	Resolutions (see Resolution		Copy Attached		le Upload	
			0 : (: 10 1 (:	- I \			Voc
File Name:	MGP OrgDoc	Organizational Documents (s	see Organizational Documents section	above)	Files U	oloaded?	Yes

)verview		
File Name:	MGP OrgChart	Organizational Ch		nizational Documents section above)		Files Uploaded? Yes
File Name:	MGP Signature Block	Signature Block (I	Upload in Micr	osoft Word Document)		File Uploaded? Yes
File Name:	MGP Payee Data or TIN	Payee Data Reco (see section abov		Taxpayer Identification Number (TIN)	Copy Attached?	Yes File Uploaded? Yes
	ve General Partner #1				· e = b	()
	Related/Balboa Development Co., I Montgomery Street, Suite 1300	LLC		City San Francisco	anization Type Yet to be State CA	Zip 94104
Auth Rep	Ann Silverberg	Title CE	O Northern Ca			Phone (415) 677-9000
	Ann Silverberg		Northern Calif			none (415) 677-9000
	Montgomery Street, Suite 1300	1		City San Francisco	State CA	Zip 94104
File Name:	AGP Cert & Legal	Certs & Legal Dis	closure (See C	Certifications & Legal Disclosure below)	Copy Attached?	Yes File Uploaded? Yes
File Name:	AGP Reso	Resolutions (see			Copy Attached?	Yes File Uploaded? Yes
File Name:	AGP OrgDoc			Organizational Documents section above	ve)	Files Uploaded? Yes
File Name:	AGP OrgChart AGP Signature Block			nizational Documents section above) osoft Word Document)		Files Uploaded? Yes File Uploaded? Yes
File Name:	AGP Payee Data or TIN	Payee Data Reco (see section abov		Taxpayer Identification Number (TIN)	Copy Attached?	Yes File Uploaded? Yes
	ve General Partner #2					
Legal Name					anization Type	17:
Address Auth Rep		T:u -		City Authorized Rep. Email	State	Zip Phone
Contact	ļ .	Title Title		Contact Email	Dh	none
Address	·	True		City	State	Zip
File Name:	AGP2 Cert & Legal	Certs & Legal Dis	closure (See C	Certifications & Legal Disclosure below)	Copy Attached?	File Uploaded?
File Name:	AGP2 Reso	Resolutions (see			Copy Attached?	File Uploaded?
File Name:	AGP2 OrgDoc	Organizational Do	ocuments (see	Organizational Documents section above		Files Uploaded?
File Name:	AGP2 OrgChart	Organizational Ch	nart (see Orgar	nizational Documents section above)		Files Uploaded?
File Name:	AGP2 Signature Block	,	•	osoft Word Document)		File Uploaded?
File Name:	AGP2 Payee Data or TIN	Payee Data Reco (see section abov		Taxpayer Identification Number (TIN)	Copy Attached?	File Uploaded?
	nagement Agent			55	I	
	Caritas Management Corporation 6) 647-7191 Address 1358 Va	Janaia Ctraat	Contact	Davish Patel		atel@caritasmanagement.com
Phone (415) Financial Cor	,	liencia Street		City San Francisc	o State C	Zip 94110
Legal Name	isuitant		Contact		Contact Email	
Phone	Address		Contact	City	State	Zip
Primary Serv	ice Provider			[3.3]		—·F
Legal Name	Mission Housing Development Corp		Contact	Sam Moss	Contact Email smoss@	missionhousing.org
	5) 350-2024 Address 474 Vale	encia Street #280		City San Francisc	o State C	A Zip 94103
Borrower Leg					T	
	Bocarsly, Emden, Cowan, Esmail &		Contact	Lance Bocarsly	Contact Email Ibocarsly	
	,	st Fifth Street Suite	2200	City Los Angeles	State C	Zip 90071
General Cont	Cahill Contractors		Contact	Matt Irwin	Contact Email mirwin@	cahill-sf com
	I	ifornia Street Suite		City San Francisc		A Zip 94104
Architect	/			[2:0]	5.0.5	
Legal Name			Contact	Anne Torney	Contact Email annet@r	
) 489-4851 Address 660 Mar	ket Street		City San Francisc	o State C	A Zip 94104
	Funding Source				1	
	City and County of San Francisco	Van Ness Ave 50	Contact	Sara Amaral	Contact Email sara.ama	
	5 <mark>) 701-5614 Address 1 South</mark> t Funding Source	Van Ness Ave, 5th	1 L100L	City San Francisc	o State C	A Zip 94103
	U.S. Bancorp Community Develope	nent Corporation	Contact	Lisa Gutierrez	Contact Email lisa.gutie	errez@usbank.com
		oitol Mall, Suite 800		City Sacramento		
Development	Funding Source			15.91		
Legal Name	U.S. Bancorp Community Developn		Contact	Sebastian Glowacki	Contact Email sebastia	n.glowacki@usbank.com
Phone (916		oitol Mall, Suite 800)	City Sacramento	State C	A Zip 95814
	Funding Soı				la = ::l	
Legal Name	I A alamana I		Contact	loss I	Contact Email	7:
Phone	Address Address Address			City	State	Zip
Legal Name	. i unumy source		Contact		Contact Email	
Phone	Address		Contact	City	State	Zip
	ng Subsidy Source			[City]	Otato	<u> </u>
Legal Name	J		Contact		Contact Email	
Phone	Address			City	State	Zip
	ng Subsidy Source		_			
Legal Name			Contact		Contact Email	
Phone	Address			City	State	Zip

Overview

				Duii	Joan an	k Upper Yard A	and and	J HKI O	ACIAICAA L	IN 4558	10					
		1	Affor			opment (AHD) and				ıre (HRI)	Project Su	mmar	y	Census	.	
	Project Name			Brief Desc				Iress	City	Zip	County		Log.	Tracts		APNs
	Balboa Park Upper Yard					Iding for families. The 7 one-bedroom units,	2340 San	Jose Ave	San Francisco	94112	San Francisc	ю		607502610	00 (6973039
		62 two-bed	room units	s, and 7 three-b	edroom unit	ts, with 25% of the						ဖွ	72			
AHD						n 8 Vouchers (PBV) authority (SFHA) under						37.73636	.122.42672			
٩						argeted to households ian income. The						37.	-122			
		ground floo	r will includ	de a 4,000-squa	are-foot child	d care facility with an						1				
		outdoor act	tivity area,	approximately:	3,900 squar	re feet of ground floor						+				
												1				
포												1				
												1				
ΔНΓ	Information:	Are	28	Unit	Count:	T T		l								
Lan	d Area	acres	1	Units	/Acre 1	87 Building C	Count:		tor Count:	Project	Design:		Den	sity Proje	ct Type	
	idential Rental neownership	sq. ft.	153,045 0			 30 # of Bldgs 0 # of Bldgs 	0	# of Eleva		high-rise	buildings					MU
	nmercial	sq. ft.	10,781	# of Units/Sp		0 # of Bldgs	0	# of Eleva					Mixe	d Use Proj	ect	
	er (Mixed Use)	sq. ft.	5,216 0	# of Units/S # of Units/S		0 # of Bldgs 0 # of Bldgs	0		-							
	car share parking s	sq. ft.	U	# of Units/S		electric vehicle charg		I g spaces:	0	<u> </u>	# of u	ncover	ed gue	est parking	spaces	: 0
# of	car parking spaces	s: 0		arking Ratio: c					arking spaces:	110				spaces/to		
is th	ne AHD a scattered	site project	ر چ ۱۷۵(a)	(1)(B)(ii) No		AHD Capita	l Proiec	ts §103/a)(1)							
	i) Select from the dr				New cons		-,	0 (-	,,							Ok
follo Proj	wing qualified AHD	developmer	nt types re	elated to your	11011 0011	ou doubli										OK.
. 10																
(A)(i	ii) The AHD must lo	cated within	a half mi	ile from a Tra r	sit Station	n/Stop that meets P	roject Are	ea transit r	equirements	ALID	-1:-4 <i>f</i>	. T	:4 04-4	i/C+		Miles Ol
	§102(c) or (d).						<u> </u>				distance fron	ırans	sit Stai	ion/Stop:	0	Miles Ok
						dable Units (must or) Units	& Ma	x Funds"	worksh	Ok eet). Yes
Tota	I Extremely Low Inco	me (ELI) 15-3	30% AMI r	ental units 27	Total Very	y Low Income (VLI) 31						_		. Affordab		7%
	iv)(a) Must meet mi al Sites Area in Sq		Density re	equirements u 30,492	oon comple											Ok
	ess Qualified* Squa						oor Area	in Sa Foo	t 160 0	12	(iv) Ca	lculate	d Flo	or Area	Ok l	
	edicated streets	are Feet Dec	ductions):	,		(Less Excluded A	reas in So	in Sq. Fee quare Feet		12	. ,			or Area: Density:	Ok V/A	5.54
		are Feet Dec	ductions):	,		(Less Excluded A Mechanical Space	reas in So			*NC	(iv) Cal	culated owing a	d Net	Density: I	N/A as site	5.54
Pa	dewalks arks	are Feet Dec	ductions):			(Less Excluded A	reas in So e	quare Feet		*NO	(iv) Calcorner (iv) C	culated owing a Easer drives	d Net are NC ments, and w	Density: T qualified Off-street alkways, L	N/A as site parking andscap	5.54
Op	dewalks arks pen Space	are Feet Dec	ductions):			(Less Excluded A Mechanical Space Cellar space Floor space in op Enclosed parking	reas in So e en balcon	quare Feet		*NO ded setb	(iv) Calconnections: Utility packs, private nmon Areas a	culated owing a Easer drives and Fad	are NC ments, and w	Density: T qualified Off-street alkways, L Drainage	as site parking andscap	5.54 , ping,
Or Ot	dewalks arks pen Space ther	Net S		20.402		(Less Excluded A Mechanical Space Cellar space Floor space in op Enclosed parking Elevator or stair b	en balcon	quare Feet):	*NO dedi setb Con (exc	(iv) Calcorner (iv) C	culated owing a r Easer drives and Face evelopr	are NC ments, and w cilities, nent) a	Density: T qualified Off-street alkways, L Drainage	as site parking andscap	5.54 , ping,
Or Ot	dewalks arks pen Space ther Site Area-	0.70 Net S		30,492		(Less Excluded A Mechanical Space Cellar space Floor space in op Enclosed parking Elevator or stair t	en balcon bulkheads	quare Feet	169,04	*NO dedi setb Con (exc	(iv) Cali OTE: The folk uctions: Utility backs, private nmon Areas a clusive to a de uired for deve	culated owing a Easer drives and Face evelopri lopmer	are NC ments, and w cilities, nent) a	Density: T qualified Off-street alkways, L Drainage	as site parking andscap	5.54 , ping,
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Opt	dewalks arks pen Space ther Site Area- pes AST File: iv)(b) - Only appli ir to Rehab - existing v) Must supply one role Parking propose parking is located Does your AHD Cap me housing tax cre 3(a)(1)(C)(ii) The to 3(c) We certify the incompanient of the control Routine maintenance in lieu fees for local Ongoing operational All costs associated AST File: Total amount of elig Total amount of elig Total amount of elig Total amount of elig Total amount of lig Total amount of elig Total amount of lig Total amount of elig Total amount of Program av	Net Sequal Net Densit Sequence of the best of the bes	Site Ire Feet Ity Verific In Quisition In In Ity Ire I	ation Let sur AHD Procycle Parking Station of how bid locked rooms and triple AHDs are in the programment of the grant of	veyor, or la tial Rehat tial Reh	(Less Excluded A Mechanical Spac Cellar space Floor space in op Enclosed parking Elevator or stair the Net Building Squa aled site map certifier and scape architect) of bilitation Projects 131 Prior to every two units (descretely wo units (descretely wo will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents will have a provided by the secured (i.e., bike to residents) and the secured (i.e., b	en balcon oulkheads re Feet d by a Cal confirming Rehab - ribe below cker, bike ccess to. a)(1)(C) a tal AHSC e costs: g for the S et, not inc sts; and charging i o)(2)(A) an ecial distr misit agen award. award. otal AHSC award.	ies ifornia Stathe net de N/A percentage, secure 6 building, e building AHS infrastructure ind Ineligities? No percentage in the secure of building AHS infrastructure ind Ineligities? No percentage in the secure in the secure of the secure in the secure	169,0- te-licensed pronsity If cell at affordability e of total afford bovernight etc.) Is, this constitunit an entirely sible Costs §1 Ward. Thereof to be full for the cost of the cost sible costs §1 Ward. If Yes is all district that funds.	#NO dedd sett: Con (exc requ 12 fessional l left is "Ye %, are red able: # of Sec # of Sec Bud Sunded by / sit service 03(c) s, are impr capital im Bud	(iv) California (iv) Californi	culated culting a culting	d Net are NC ments, and will the NC ments, sults in the NC ments, and we will the NC ments, and we will the NC ments, and we will the NC ments and	Density: in qualified Off-street valleways, L Drainage and Other in File Up. I less units ode required fotal afformation of total affor	as site parking and scap Facilities mitigation of lower ements? rdability at AHD: ch of whently of the AH	, ping, s n space N/A

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0400()))) () ()	I ALIOCHIDI (I I				Yard AHD and HI	RI Overv	/iew PI	N 45585			
• ()	the AHSC HRI funded cos igible if there is another fe		,		0 0	ortion there	eof to be fu	nded by AHSC or if the cost is inc	urred prior to the AHS	sc	
award;	•							•			
	nance or operations of tran		infrastructur	e (including	transit fleet, not includin	g AHSC fu	inded trans	t service expansion);		Į.	N/A
	ocal inclusionary housing properties to commend the terminal costs beyond the terminal transfer in the control of the costs beyond the terminal transfer in the costs in the c		rant (three ve	ars) for Pro	ogram Costs: and						
() 0 1	ated with automobile or m		` ,	,	•	tructure).					
					HRI Grant Terms §1	04(c)					
(1) We certify the H	IRI grant does not result ir	n a profit th	nat exceeds th	he commer	cially reasonable range f	or other im	provement	s of similar size and level of risk.		L	
			sed as reimb	ursed prog	ress payments for eligibl	e costs inc	urred after	the execution of the Standard Ag	reement in the amoun	ıt	
	HSC Program award of fu		nhases or d	evelonmen	its all entitlements and c	onstruction	funding co	mmitments for the first phase mu	st he received prior to	、 -	
disbursement.	e ii iile riiki r rojeet iiloidd	ico multipic	priases or a	CVCIOPITICI	its, all chillicinchis and c	Oristi detion	r runding oc	initialization and in at phase the	st be received prior to		
			t disburseme	nt of HRI fu	ınds shall include receipt	of all requi	ired public	agency entitlements and all const	ruction funding		
commitments for th	e AHD supported by the I	HRI.									
(4) 5					AHD Threshold §10						
	HD provides free transit p							of retail cost. Ises and trains in San Francisco.	The Developer will hu	ıv thei	m
								(instead of \$75 for general public			"
	or cards that will be provid				t one pass per restricted				Free Transit Pass		
. ,	es the proposed AHD will I										Yes
(8) For the AHD, ca	SFH Lease Addend		0 ()()					d prior to construction close ances including those required un	File Uploaded?	No)
` '	, ,				•	,		ie date with lawsuits or appeals fi		ľ	Yes
NEPA: Is Federa	I funding proposed that wi	ill trigger N	IEPA require	ments?			Yes	If Yes, enter date of "Authority		4/24	/14
	pproved "by-right"?				Yes Negative Declara			Final EIR Date:]
								on dates of all necessary environr cember 11, 2018. The basis for t		the	
	nad passed since the origin								no ro ovalacion was		
FAAST File:	AHD Environmental	Conv of all	l environment	tal clearanc	ces (e.g. Environmental l	mnact Ren	ort) or Noti	ce of Exemption	File Uploaded?	Ye	S
								rify the current status of the			
FAAST File:			of the HUD fo						File Uploaded?	Ye	S
	ovide a listing and status or or to be applied for to the							w, required to complete the AHD	Project that have bee	en	
		арргорпас	Land Use		1		115.				-
<i>,</i>	Agency / Issuer		Dat		Approval Typ	е		Comments			
SF Planning Departm			10/11		Other			val of an SB35 Project			
SF Department of Bu	ilding Inspection		1/31/	19	Other		Site Permit	Approval (1st step of Building Permi	ts)		
` '							•	TCAC Regs §10322(h)(10) will b	· · · · · · · · · · · · · · · · · · ·	_	Yes
(11) Does applicant	AHD Market Stud	•			arket study prepared with			lication due date. ecent execution date below (See \$	File Uploaded?	Ye	S
	(See Site Control in Appe		JOHN OF AL		le Option to Lease or Pu		the most re	Most recent document exec			
If leasehold estate			stricted land v		es Is acquisition			Yes Prepaid lease loan	used? If so answer (a-c) I	No
(a) Funding amount payments?	based on the Present Va	lue of leas	e No	(1	b) Lender requesting Res	s. Receipts permiss		(c) Has loan amount been e	ntered as a finance o	ost?	N/A
	al site-control circumstand	ces.				permiss	sible)				
, ,											
									I =:	.,	
FAAST File: FAAST File:	AHD Site Con AHD Preliminary Tit				entation to demonstrate re than 6 months old for t			I indicated above	Files Uploaded? Files Uploaded?	Ye Ye	
	•							HSC Project in scope and size, w			
the applicant during	the ten years preceding t								·		
	0.446		Past Project	ct #1		Davadia a	One old II /Nied	AHD Past Project #2			_
Project Name	94th and International (Acts	S Cyrene Ap	artments)			Paradise (Creek II (Nat	ional City)			
Development	Oakland International Hous	ing Partner	s, L.P.			Paradise (Creek II Hou	sing Partners, L.P.			
Entity											
Completion Date	12/1/17					5/1/18					
	2.5 years					2 years					
Project Tenure	,					,					
# of units	59					92					
0	74 unito per cere					43 units pe	or core				
Units per Acre	74 units per acre					45 units pe	ei acie				
Commercial (sq.	3500					0					
ft.)											
	Adjacent to the Internationa and International project is							e second phase of Paradise Creek Anted development of 201 apartments			
	developments for families e							California and Community Housing\			
units population	apartment homes have been homelessness. Onsite supp							ments on 2.15 acres of land, plus the ational Park. This LEED for Homes G			
				by Aus Coll				artments, twenty-one (21) one bedro			
	Corporation, include financi	iai literacy p	rograms, heal	th and welln	ess classes and homework	(U) Studio/	one butti up	artificitis, twefity-one (21) one beard	onlyone bath apartment		
	and tutoring programs.					six (36) tw	o bedroom/	wo bath apartments and twenty-nine	(29) three bedroom/two		
FAAST File:	and tutoring programs. Past Exp AHD1, Past Exp	xp AHD2	Certificates o	f Occupand	cy for two recently comple	six (36) tw eted afford	o bedroom/t able housir	wo bath apartments and twenty-nine ng developments	(29) three bedroom/two File Uploaded?	Ye	S
FAAST File: (13) We certify as o	and tutoring programs. Past Exp AHD1, Past Exp	xp AHD2	Certificates o	f Occupand real proper	cy for two recently complety is not party to or the s	six (36) tw eted afford ubject of a	o bedroom/t able housir ny claim or	wo bath apartments and twenty-nine	(29) three bedroom/two File Uploaded?	Ye	
FAAST File: (13) We certify as of (14) We certify that (19) The AHD Projection	and tutoring programs. Past Exp AHD1, Past Exp fithe application date, the construction of the AHD Fect will not result in the los	xp AHD2 applicants Project has	Certificates of sor the AHD so not commer	f Occupand real proper nced as of	cy for two recently complety is not party to or the south	six (36) tw eted afford ubject of a set forth in	o bedroom/table housing the ho	wo bath apartments and twenty-nine ng developments	(29) three bedroom/two File Uploaded? ts.	Ye	Yes Yes
FAAST File: (13) We certify as of (14) We certify that (19) The AHD Projet Farmland Mapping of the certification o	and tutoring programs. Past Exp AHD1, Past Exp fithe application date, the construction of the AHD Fect will not result in the los and Monitoring Program (xp AHD2 applicants Project has s or conve (FMMP) we	Certificates of sor the AHD is not commercersion of agricultus.	f Occupand real proper nced as of to cultural or o	cy for two recently complety is not party to or the so the application deadline so ther working lands, or na	six (36) tw eted afford ubject of an set forth in tural resou	o bedroom/ able housin ny claim or the NOFA. irce lands f	wo bath apartments and twenty-nine ig developments action in the state or federal cour	(29) three bedroom/two File Uploaded? ts.	Ye	s Yes
FAAST File: (13) We certify as of (14) We certify that (19) The AHD Proje Farmland Mapping If "Yes", provide do	and tutoring programs. Past Exp AHD1, Past Exit in the application date, the construction of the AHD fact will not result in the los and Monitoring Program (cumentation the AHD Program that in the AHD Program (cumentation the AHD Program)	xp AHD2 applicants Project has so r conve (FMMP) we	Certificates of sor the AHD so not commentersion of agricebsite?	f Occupand real proper need as of scultural or o	by for two recently complity is not party to or the sithe application deadlines ther working lands, or nated as agricultural land pe	six (36) tweeted afford ubject of an set forth in tural resourcer the FMM	o bedroom/to bedroom/t	we bath apartments and twenty-nine g developments action in the state or federal cour or other uses according the Dept.	(29) three bedroom/two File Uploaded? ts. of Conservation's	Ye	Yes Yes Yes
FAAST File: (13) We certify as of (14) We certify that (19) The AHD Proje Farmland Mapping If "Yes", provide do FAAST File:	and tutoring programs. Past Exp AHD1, Past Exp fithe application date, the construction of the AHD Fect will not result in the los and Monitoring Program (xp AHD2 applicants Project has s or conve (FMMP) we ject site is	Certificates of sor the AHD so not comment resion of agricultus absite? not within lar Demonstrate	f Occupand real proper nced as of a cultural or o and designat the AHD s	by for two recently complity is not party to or the since application deadlines there working lands, or nated as agricultural land point is not within land designation.	six (36) tweeted afford ubject of an set forth in tural resourcer the FMM	o bedroom/to bedroom/t	we bath apartments and twenty-nine g developments action in the state or federal cour or other uses according the Dept.	(29) three bedroom/two File Uploaded? ts.	Ye	Yes Yes Yes
FAAST File: (13) We certify as of (14) We certify that (19) The AHD Proje Farmland Mapping If "Yes", provide do FAAST File:	and tutoring programs. Past Exp AHD1, Past E: of the application date, the construction of the AHD fe cet will not result in the los and Monitoring Program (cumentation the AHD Pro AHD No Ag	xp AHD2 applicants applicants applicants applicants applicants applicants applicants application appli	Certificates of sor the AHD sonot commentersion of agricebsite? not within lar Demonstrate as an Infill Si Applicants se	of Occupant real proper need as of solutural or o and designate the AHD solution (as define teking an ex-	cy for two recently complety is not party to or the sithe application deadlines ther working lands, or nated as agricultural land petite is not within land designed in Appendix A):	six (36) tweeted afford ubject of an aset forth in tural resourcer the FMM gnated as a setermination.	o bedroom// able housing claim or the NOFA. irce lands for the tool. agricultural	we bath apartments and twenty-nine g developments action in the state or federal cour or other uses according the Dept.	(29) three bedroom/two File Uploaded? ts. of Conservation's	Ye	Yes Yes Yes

_										
(22)(4)					r Yard AHD and HI					
								nily Housing Program Guidelines §7	7312.	Yes
` /\ /								pplanted by AHSC Program funds. kisting residential units are eligible o	only if the number of h	Yes
								ty. The new affordable units may ex		
								ment is satisfied in the replacement		
development. If the	e Project does not involve	e demolition of	existing af	fordable u	nits, indicate "N/A" below					
The AHD project de	oes not involve the demol	lition of existing	g units affo	rdable to I	ower income households					
(==)(=)										
								matively further fair housing (explain	n below).	Yes
The AHD project w	rill follow all State and Fed	ierai Fair Hous	sing require	ements in i	ease-up and property ma	ınagemeni	policies.			
			HRI TI	reshold	§106(a) (if applying for	r AHSC F	-IRI fundi	na)		
(8) For the HRI, ca	n vou provide documenta	tion of comple						rances including those required und	er the CEQA and if	
								due date with lawsuits or appeals fil		
	al funding proposed that v							If Yes, enter date of "Authority	to Use Grant Funds"	
	approved "by-right"?	Is Project C						Final EIR Date:		
Discuss below any	special NEPA and/or CE	QA Special Ci	rcumstance	es or exen	nptions and provide estim	iated/actua	al complet	tion dates of all necessary environn	nental clearances.	
FAAST File:	HRI Environmental	Copy of all er	nvironmenta	al reports	and clearances (e.g. EIR	, Phase 1	Notice of	Exemption).	File Uploaded?	N/A
FAAST File:					7015.16 "Authority To Us	e Grant Fu	ınds" or cl	arify the current status of the	File Uploaded?	N/A
	Funds	issuance of the			(9)				·	
. ,	ovide a listing and status or to be applied for to the					-	-	riew, required to complete the HRI I	Project that have bee	n
	·		and Use A		,		11.5.			
4	Agency / Issuer	-	Date		Approval Typ	е		Comments		
(10) Does the Mark	cet study demonstrate Pro	piect is financia	ally feasible	(HRI rea	uires a market study only	if not usir	na AHSC i	funds for AHD)? A market study th	at meets the	
	ified in TCAC Regs §1032							,		
FAAST File:	HRI Market Stu	•			y prepared within one yea				File Uploaded?	
			trol for HR	l Project?	If yes, enter site control	form and t	he most r	ecent execution date below (See S		A)
If leasehold estate	l (See Site Control in App	ased on restric	cted land v	alue?	Is acquisition cos	t \$0 in Dev	/ Budget?	Most recent document exec	used? If so answer	(2.0)
	t based on the Present V		cleu iailu v		b) Lender requesting Res					` '
payments?	is based on the Freedom V	aldo ol lodoo		,	b) London requesting res	permis		(c) Has loan amount been e	ntered as a finance o	ost?
	ial site control circumstan	ces.		II.			/1			
FAAST File:	HRI Site Cor	ntrol	Appropria	ate docum	entation to demonstrate	he form of	f site cont	rol indicated above	Files Uploaded?	N/A
								NHSC Project in scope and size, wh		
	the ten years preceding				, ,				<u> </u>	,
		HRI Pa	ast Project	t #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:					cy for two recently comple			·	File Uploaded?	
	of the application date, the t construction of the HRI I							action in the state or federal courts	S	
								for other uses according the Dept. (of Conservation's	
	and Monitoring Program				Horning lands, or flat	1030UI	oo iai ias i	.s. s.ioi asso assoraing the Dept.	C. 2011001 Valio113	
	ocumentation the HRI Pro			designate	ed as agricultural land per	the FMMI	P tool.			
FAAST File:	HRI No Ag	De	monstrate t	the HRI sit	te is not within land desig			I land per FMMP tool.	File Uploaded?	N/A
	te that the HRI Project site						,			
FAAST File:	HRI Ag Infill				roject site qualifies as ar				File Uploaded?	N/A
								planted by AHSC Program funds. kisting residential units are eligible o	only if the number of h	nedrooms
								kisting residential units are eligible o ty. The new affordable units may ex		
								ment is satisfied in the replacement		-
development. If the	e Project does not involve	e demolition of	existing af	fordable u	nits, indicate "N/A" below	<u> </u>		·		

AHSC R5 Page 8 of 47 AHD-HRI

	В	alboa Park Upper	Yard A	AHD and HRI Overview PIN 45585		
(20)(D) We certify t	the proposed AHD is consistent with	State & Federal Fair Ho	using requ	uirements including duties to affirmatively further fair housing (explain b	elow).	
	by a local public works department, o applicable local rules, regulations, co			s required for the Project, provide document below. I certify that the HI r implemented by that entity.	RI improvements are	•
FAAST File:	HRI Local Approvals			ng the HRI Capital Project is consistent with all applicable local rules, nd plans enforced or implemented by that entity.	Files Uploaded?	N/A
			Article	XXXIV Authority		
the state public boo must be supported	dy lenders, the number of low income by specific facts and a specific legal	e restricted units, and the theory for exemption the	e general at itself is	considered both the legal requirements of Article XXXIV and the releva content of any regulatory restrictions). Any conclusion that a project is supported by the Constitution, statute, and/or case law. Prior to the ex rements of Article XXXIV of the California Constitution have been satis	exempt from Article ecution of the HCD	XXXIV
project? (If Project	Article XXXIV Attorney Opinion I ave sufficient Article XXXIV Authority doesn't have Article XXXIV authority are than 49% of the total units.)	to accommodate the	rements o	f Article XXXIV and relevant Project facts have been considered in yes, document Article XXXIV authority for Project, may be don't appropriate local government official that voters passed a specific progression of the project.	oject referendum or a	a blanket
FAAST File:	Article XXXIV Authority	Copy of document provid	ding Autho	prity	File Uploaded?	Yes

Balboa Park Upper Yard AHD and HRI Overview PIN 45585	
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?	
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 No If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development Yes Vol. If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development Yes Vol.	
agreements? cost? what?	
What covenants or regulatory agreements are already on title? None Other Conference on the conference of the conferenc	
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, enter "N/A"	olease
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 a	nd vear
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 Ca	
Project, please indicate "NA" below.	·p···a·
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, I	olease
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 at	,
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 Ca	apital
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

*Deferred Costs are part of a threshold calculation-Overview worksheet §106(a)(7). You must identify all Deferred Costs in columns O and P. Deferred Costs are defined in Appendix A(t): "costs deferred at construction loan closing, including but not limited to: capitalized reserves, loan fees, syndication costs, legal, accounting, audit, consultant fees, and developer fees paid from operating cashflow."

	Committed by Application	AHD vs HRI	Source Name	Source Type	Lien	Amount	Interest	Required	Loan Term	Residential	Commercial	*Deta	ils of Deferred Costs
	Due Date?	Source	(listed in order of lien priority) Source Type	No.	Amount	Rate	Payment	(months)	Amount	Amount	Amount	Description
1	Yes	HRI	AHSC HRI Grant	State-HCD	N/A	N/A		None	N/A			\$2,400,000	Deferred Developer Fee
2	Yes	AHD	Construction Loan	Private	1	\$77,180,778	5.25%	Interest Only	36	\$77,111,572	\$0	\$2,400,000	
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	\$642,562	
5												\$65,500	Deferred Replacement
6												ψ03,300	Reserve
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			
				TO	OTALS	\$117,427,344				\$113,575,539	\$3,732,601	\$3,108,082	

	Permanent Sources of Funds															
# O	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Source Type	Lien	Amount	In	terest Rate	Amortization	Repayment Tel	rms	Required Residential	Required Commercial	Residential	Commercial	Balloon?
EFC	Due Date?	Source	Dev. Fee; list in lien priority order	Courte Type	No.	Amount	Rate Type P		Period (yrs.)	Туре	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	24
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 Fu	nding Sources A	mount	\$117,427,344					TOTALS	\$1,238,919	\$0	\$113,694,743	\$3,732,601	
	Total Committed Non-AHSC AHD & HRI Funds \$97,427,344															

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

Local Fee Walver must be supported by written documentation from the local Fublic 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?							
Applicant Comments: Include a description of unusua	al or extraordinary circumstances that have resulted in higher than ex	xpected project costs and provide a justification as to why these costs are reasonable.						

				Balbo	a Park l	Jpper Ya	ard AH		and Ma		AHD-HRI F	unds	PIN 4	45585				
(A)	(B)	1 1	(C)	(D)	(E)		(F)	(G)	י אווט עווי	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)
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# of			Area edian	Total	Total Ren		otal eowner	Total Unrestric		Total estricted	Restricted Affordable	Restri Affordal		Mgr.	Support. Housing	AHSC Assisted	Veterans	Senior
Bdrms	Unit Type	Inc	come	Units	Units		Jnits	Units		Units	Rental Units	Uni		Units	Units	Units	Units	Units
0	Rental		% AMI	3	3	$-\!$				3	3					3		
2	Rental Rental		% AMI % AMI	12 8	12 8	+		1		12 8	12 8					11 8		
3	Rental		% AMI	4	4	+			+	4	4					4		
0	Rental		% AMI	1	1	+				1	1		1			1		
1	Rental		% AMI	20	20					20	20					21		
2	Rental	50%	% AMI	37	37					37	37					37		
3	Rental		% AMI	9	9					9	9					9		
0	Rental		% AMI	1	1					1	1					1		
2	Rental Rental		% AMI % AMI	8	8					8	8					8		
3	Rental		% AMI	1	1	_				1	1					1		
0	Rental		none	2	2	_		2										
1	Rental		none	7	7			7										
2	Rental	n	none	8	8			8										
3	Rental	n	none	1	1			1										
2		4		1				1						1				
		4																
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§104(b)(4	NOTE: Use	of multi	ple HCD f	undina s	ources on 1	he same A	ssisted l	Units (subs	sidv stack	ina) is prof	nibited. "HCD fo	ındina s	ources"	shall mea	an loan or	grant fund	s awarded	for
permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs: Supportive Housing Multifamily Housing, MHP, Veterans Housing and Homeless Prevention, No Place Like Home, Affordable Housing Sustainable Communities, Transit Oriented Development, Joe Serna, Junior Farmworker Housing Grant, SB 2 Farmworker Housing, and Housing for a Healthy California. Maximum HRI Grant Amount 19 unrestricted units @ \$35,000 PU = \$665,000 112 restricted units @ \$50,000 PU = \$5,600,000 HRI Requested: \$0 Max HRI Grant: \$0																		
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AMI Level 60% 55% 50% 45% 40% 35% 30% 25% 20% 15% Totals	## ## ## ## ## ## ## ## ## ## ## ## ##	Amount 9% Ta	175,000 0 215,621 0 0 1,281,645		2019 AHS No E F 1 Bedr 1 Bedr 1 Bedr 1 Bedr 2 Bedr 1 Bedr 2 Bedr 2 Bedr 2 Bedr 3 Reserved 3 Reserve	C Ioan Iim	MMits - (beg G S THOUSE WILL DO,0000 0 01,566 0 0 0 53,727 DOCTOR SERENT S.F. \$1	Unred H C C C C C C C C C	AHD Loon page 21 setricted I Bedroom to page 31 setricted I Bedroom to page 32 setricted I Bedroom to page 32 setricted at the setricted at	Amount (17) Manager L J Units 1,400,00 0,8,409,68 0 0,2,653,78 0 12,463,4 Space	Oan Amount: K 3 15 15 15 16 17 17 18 18 18 18 18 18 18 18	\$175, L Bedroo Jo Bestricted 1 9	0000	5,000 0 18,204 0 0 0 224,268 0 0 17,472	Max AF AHD Re N 4+ 11	dD Loan: equested: 0 Bedroon begin leading to be a leading to	\$20,000 \$20,000 Pn Units Units 0 0 0 0 0 0 0 0 0 Miscelland Reve	oo,000 oo,000
AMI Level 60% 55% 50% 45% 30% 25% 20% 15% Totals Type of Child Caree Family Mee Mission Bill	### 175,000 195,311 215,621 235,932 276,697 297,008 317,319 337,629 357,940 0 Bdrm of Business (if in the second	Amount 9% Ta. C droom to Strict 9	175,000 0 215,621 0 0 0 0 1,281,645	here for	2019 AHS No E F 1 Bedr 1 Bedr 1 Bedr 2000 8 751 646 21 397 149 900 651 11 546 297 048 Bdrm 40 Sq. Footag Each Spa 3750 2480 1550	C loan lim	MMits - (beg G S THOUSE WILL DO,0000 0 01,566 0 0 0 53,727 Deceted ss Rent r r S.F. \$1 \$1	Unred H C C C C C C C C C	AHD Loon page 21 setricted I Bedroon to Day 12 in 12 i	Amount (17) Manager L J Units 1,400,00 0,8,409,68 0 0,2,653,78 0 12,463,4 Space	nt Coan Amount: K 3 3 5 5 5 5 5 5 5 5	\$175, L Bedroo Jo Bestricted 1 9	0000 Dom Units Dom Units	S T T T T T T T T T T T T T T T T T T T	Max AF AHD R N 4+ 11 to our 208,707 242,414 276,121 309,684 343,391 377,098 410,805 444,368 478,076 4+ Bdrm Garage an Space F \$\$	dD Loan: equested: 0 Bedroon to pay still a st	\$20,000 \$20,000 Pn Units 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	oo,000 oo,000
AMI Level 60% 55% 50% 45% 40% 35% 20% 15% Totals Type of Child Care Family We Mission Big	## ## ## ## ## ## ## ## ## ## ## ## ##	Amount 9% Ta. C droom to Strict 9	175,000 0 215,621 0 0 0 0 1,281,645		2019 AHS No E F 1 Bedr 1 Bedr 1 Bedr 1 Bedr 2 Bedr 1 Bedr 2 Bedr 2 Bedr 2 Bedr 3 Reserved 3 Reserve	C loan lim	MMits - (beg G S THOUSE WILL DO,0000 0 01,566 0 0 0 53,727 DOCTOR SERENT S.F. \$1	Unred H C C C C C C C C C	AHD Loon page 21 setricted I Bedroom to page 31 setricted I Bedroom to page 32 setricted I Bedroom to page 32 setricted at the setricted at	Amount (17) Manager L J Units 1,400,00 0,8,409,68 0 0,2,653,78 0 12,463,4 Space	Oan Amount: K 3 15 15 15 16 17 17 18 18 18 18 18 18 18 18	\$175, L Bedroo Jo Bestricted 1 9	0000	S T T T T T T T T T T T T T T T T T T T	Max AF AHD Re N 4+ 11	dD Loan: equested: 0 Bedroon to pay still a st	\$20,000 \$20,000 Pn Units Units 0 0 0 0 0 0 0 0 0 Miscelland Reve	oo,000 lo,000 lo,000
AMI Level 60% 55% 50% 45% 40% 35% 20% 15% Totals Type of Child Care Family We Mission Big	### 175,000 195,311 215,621 235,932 276,697 297,008 317,319 337,629 357,940 0 Bdrm of Business (if in the second	Amount 9% Ta. C droom to Strict 9	175,000 0 215,621 0 0 0 0 1,281,645	here for	2019 AHS No E	C loan lim	MMits - (beg G S S TEN (L) S S S S S S S S S S S S S S S S S S S	Unred H C C C C C C C C C	Bedroon To De Stiricted To De	Amount (17) Manager L J Units 1,400,00 0,8,409,68 0 0,2,653,78 0 12,463,4 Space	nt .oan Amount:	\$175, L Bedroo Jo Bestricted 1 9	0000	S	Max AF AHD Re N 4+ 15	O Bedroon To pay a significant of the significant	\$20,000 \$20,000 Pn Units 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00,000 00,000 00,000 00 00 00 00 00
AMI Level 60% 55% 50% 45% 30% 25% 20% 15% Totals Type of Child Care Mission Bi	### ### ### ### ### ### ### ### ### ##	Amount 9% Tac C C ddroom to Sestivity 3 3 S S S S S S S S S S S S S S S S S	175,000 0 215,621 0 0 0 1,281,645 T U	# of Total Units 1	2019 AHS No E F 1 Bedr 1 Bedr 1 Bedr 2000 8 751 646 21 397 149 900 651 11 546 297 048 Bdrm 40 Sq. Footag Each Spa 3750 2480 1550	21	MMits - (beg G S THOUSE WILL DO,0000 0 01,566 0 0 0 53,727 Deceted ss Rent r r S.F. \$1 \$1	Unred H C C C C C C C C C	AHD Loon page 21 setricted I Bedroon to Day 12 in 12 i	Amount (17) Manager L J Units 1,400,00 0,8,409,68 0 0,2,653,78 0 12,463,4 Space	nt Coan Amount: K 3 3 5 5 5 5 5 5 5 5	\$175, L Bedroo Jo Bestricted 1 9	0000 Dom Units Dom Units	(5,000 0 18,204 0 0 0 0 124,268 0 0 0 17,472 Care Amount)	Max AF AHD R N 4+ 11 to our 208,707 242,414 276,121 309,684 343,391 377,098 410,805 444,368 478,076 4+ Bdrm Garage an Space F \$\$	dD Loan: equested: 0 Bedroon to posticitation 0 dd Parking tevenue 0 0 0 0 0	\$20,00 \$20,000	oo,000 oo,000
AMI Level 60% 55% 50% 45% 40% 35% 20% 15% Totals Type of Child Care Family We Mission Bi General of TRD	### ### ### ### ### ### ### ### ### ##	Amount 9% Tar	175,000 0 215,621 0 0 0 1,281,645 T U	here for ? 175, 196, 218, 240, 262, 337, 349, 371, 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2019 AHS No E F 1 Bedr 1 Bedr 1 50 99 150 150 150 150 150 150 150 150 150 150	C loan lim Oom Units 1,40 4,59 3,36 0 9,38 Expect of Grospe	MMits - (bec G S ET (L DO,000 O 0 011,566 O 0 0 0 0 533,727 St 1 \$1 \$1 \$3	Unred H C C C C C C C C C	Bedroon To po still the st	Amount (17) Manager L J Units 1,400,00 0,8,409,68 0 0,2,653,78 0 12,463,4 Space	nt .oan Amount:	\$175, L Bedroo Jo Bestricted 1 9	0000	(5,000 0 18,204 0 0 0 0 124,268 0 0 0 17,472 Care Amount)	Max AF AHD Re N 4+ 11 11 10 0 E 175,000 208,707 242,414 276,121 309,684 333,391 377,098 410,805 444,368 478,076 4+ Bdrm Garage an Space F \$ \$ \$ \$ \$	dD Loan: equested: 0 Bedroon to posticitation 0 dd Parking tevenue 0 0 0 0 0	\$20,00 \$2	oo,000 oo,000

AHD DEVELOPMENT BUDGET

			AHL	DEVELOR	MENI BUI	DGET
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				
Land Lease Rent Prepayment	\$0	#00.000	Φ0			
Total Land Cost or Value Existing Improvements Cost or Value		\$20,000	\$0			
Off-Site Improvements	\$0 \$0					
Total Acquisition Cost		\$0	\$0		\$0	
Total Land Cost / Acquisition Cost		\$20,000	\$0		Ψ	
Predevelopment Interest/Holding Cost	\$0	4 _0,000	7.			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)						
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead						
Contractor Profit	\$0 \$0					
Prevailing Wages General Liability Insurance	\$0 \$0					
Urban Greening						
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	A0 700 400	* 05.707	40.700.400		
Contractor Profit	\$2,818,165	\$2,732,438	\$85,727	\$2,732,438		
Prevailing Wages General Liability Insurance	\$0 \$1,088,202	\$1.0EE 100	f22 102	¢1.055.100		
Urban Greening	\$1,000,202	\$1,055,100 \$192,557	\$33,102	\$1,055,100 \$192,557		
Other New Construction: (Specify)		ψ132,001		Ψ132,337		
Other New Construction: (Specify)						
Other New Construction: (Specify)						
Total New Construction Costs		\$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	05.054.033	AF 054 063		04.047.000		
Construction Loan Interest	\$5,954,000	\$5,954,000		\$4,047,000		
Origination Fee	\$921,000 \$0	\$921,000		\$921,000		
Credit Enhancement/Application Fee Bond Premium	\$0 \$0					
Cost of Issuance	·	\$550,000				
Title & Recording	\$30,000	\$30,000				
Taxes	\$0	\$20,000				
Insurance	\$1,017,118	\$813,694	\$203,424	\$813,694		
Employment Reporting						
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				
Credit Enhancement/Application Fee						
Title & Recording						
Taxes	\$0 \$0					
Insurance	\$0					

AHD DEVELOPMENT BUDGET

	ı		AIIL	DEVELOR	WILITI DOI	JOLI
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		\$360,000	\$15,000	\$112,500	\$0	
RESERVES	\$0.0,000	\$333,000	\$10,000	ψ <u>2,000</u>	+ + + + + + + + + + + + + + + + + + +	
Operating Reserve	\$642,582	\$642,582				
Replacement Reserve	\$65,500	\$65,500				
		φ03,300				
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						
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	ψ0,000	\$10,000		
Other Costs: Organizational	\$10,000	\$10,000		\$8,000		
· ·			¢15 720	·		
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	AF 065	\$30,000		
Consultant	\$75,000	\$70,000	\$5,000	\$70,000		
Other Costs: (Specify)						
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						
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			\$3,732,601	\$109,711,224	\$0	
			Eligible Basis:	\$109,711,224	\$0	
			-	al Eligible Basis:	\$109,711,224	
				DF 2019	. , ,	ı

	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

							Ва						s and Uses	PIN 4558	5					1	0		
AFFORDABLE HOUSING DEVELPMEN				1	ı			AHD Resi	idential and	HRI Permar	nent Sources	s of Funds	l	I	1	T					Commerc	ial Sources	De elde estel
USES OF FUNDS Soft cost in red (total AHSC AHD below)	Total Cost from AHD Dev	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	Source Name:	Residential Cost Difference
Soft Cost III red (total ArioC Ario below)	Budget																	Sources	7-4-1	T-4-1	Loan		Dev Budget vs. Sources
LAND COST/ACQUISITION																			Total	Total			vs. cources
Land Cost or Value	\$0																	\$0	\$0	\$0			\$0
Demolition	\$0																	\$0	\$0	\$0			\$0
Legal	\$20,000	+ + +															\$20,000	\$20,000	\$20,000	\$0			\$0
Land Lease Rent Prepayment	\$0																	\$0	\$0	\$0			\$0
Total Land Cost or Value Existing Improvements Cost or Value	\$20,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$0	\$20,000	\$20,000 \$0	\$20,000	\$0	\$0	\$0	\$0
Off-Site Improvements	\$0																	\$0	\$0	\$0			\$0 \$0
Total Acquisition Cost	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(50	\$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 \$0	\$20,000	\$20,000	\$20,000	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0)																\$0	\$0	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																	\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0)																\$0	\$0	\$0			\$0
REHABILITATION Site Week																		•	**	\$0			
Site Work Structures	\$0																	\$0 \$0	\$0	\$0 \$0			\$0
General Requirements	\$0																	\$0	\$0	\$0			\$0
Contractor Overhead	\$0																	\$0		\$0			\$0
Contractor Profit	\$0																	\$0	\$0	\$0			\$0
Prevailing Wages	\$0																	\$0	\$0	\$0			\$0
General Liability Insurance	\$0																	\$0		\$0			\$0
Urban Greening Other Rehabilitation: (Specify)	\$0																	\$0 \$0		\$0 \$0			\$0
Other Rehabilitation: (Specify) Other Rehabilitation: (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																	\$0	\$0	\$0			\$0
NEW CONSTRUCTION																							
Site Work Structures	\$86,386,011		\$20,000,000	\$17,586,000	\$26,761,121										-		\$18,945,628	\$83,292,749	\$0 \$83,292,749	\$3,093,262	\$3,093,262		\$0 \$0
General Requirements	\$3,554,216		\$20,000,000	\$17,566,000	\$20,761,121												\$3,479,216	\$3,479,216	\$3,479,216	\$5,095,262	\$3,093,262		\$0
Contractor Overhead	\$0																70,110,210	\$0	\$0	\$0	7.0,000		\$0
Contractor Profit	\$2,818,165	5															\$2,732,438	\$2,732,438	\$2,732,438	\$85,727	\$85,727		\$0
Prevailing Wages	\$0																	\$0	\$0	\$0			\$0
General Liability Insurance	\$1,088,202																\$1,055,100	\$1,055,100	\$1,055,100	\$33,102	\$33,102		\$0
Urban Greening Other New Construction: (Specify)	\$192,557 \$0																\$192,557	\$192,557 \$0	\$192,557	\$0 \$0			\$0
Other New Construction: (Specify)	\$0																	\$0	\$0	\$0			\$0
Other New Construction: (Specify)	\$0																	\$0	\$0	\$0			\$0
Total New Construction Costs	\$94,039,151	ı	\$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	\$0
ARCHITECTURAL FEES																							
Design	\$4,097,500																\$3,997,943	\$3,997,943	\$3,997,943	\$99,557	\$99,557		\$0
Supervision Total Architectural Costs	\$305,000 \$4,402,500		\$0	***	60	\$0	\$0	\$0	\$0	***	ėn.	***	\$0	***	**	\$0	\$282,000 \$4,279,943	\$282,000 \$4,279,943	\$282,000 \$4,279,943	\$23,000 \$122,557	\$23,000 \$122,557	\$0	\$0
Total Survey & Engineering	\$4,402,500		ŞU	\$0	\$0	\$0	ŞU	\$0	\$0	\$0	\$0	\$0	\$0	ŞU	\$(\$0	φ+,£13,343	\$4,279,943	\$0	\$122,557	\$122,357	\$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 Bond Premium	\$0																	\$0 \$0	\$0 \$0	\$0 \$0			\$0
Cost of Issuance	\$550,000																\$550,000	\$550,000	\$550,000	\$0			\$0 \$n
Title & Recording	\$30,000																\$30,000	\$30,000	\$30,000	\$0			\$0
Taxes																		\$0					\$0
Insurance																	\$813,694	\$813,694	\$813,694	\$203,424	\$203,424		\$0
Employment Reporting	\$0																	\$0	\$0	\$0			\$0
Other Construction Int. & Fees: (Specify) Other Construction Int. & Fees: (Specify)	\$0															1		\$0 \$0	\$0	\$0 \$0			\$0
Total Construction Int. & Fees: (Specify) Total Construction Interest & Fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$0	\$8,268,694		\$8,268,694	\$203,424	\$203,424	\$0	\$0
PERMANENT FINANCING	ŢJ,772,110		40	90	\$0	\$0	40	40	30	90	\$0	40	30	30	91	, ,,,	Ţ3,£00,034	Ţ5,£00,034	Ç3,200,034	Ψ£00,424	¥200,424	30	30
Loan Origination Fee	\$50,000																\$50,000	\$50,000	\$50,000	\$0			\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0			\$0
Title & Recording	\$0																	\$0	\$0	\$0			\$0
Taxes	\$0																	\$0		\$0			\$0
Insurance	\$0	4																\$0	\$0	\$0			\$0

Commercial Sources

Source Name:

Source Name:

SFMOHCD Soft

Loan

\$3,613,072

\$15,000

\$15,000

\$0

\$42,349

\$42,349

\$38,450

\$3,000

\$15,730

\$5,000

\$62,180

\$3,732,601

\$3,732,601

\$0

Commercial

Costs

Total

\$3,613,072

\$15,000

\$0 \$0 **\$15,000**

> \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

\$42,349

\$42,349

\$38,450

\$0 \$0 \$0 \$0 \$0 \$3,000

\$0 \$0 \$15,730

\$5,000

\$62,180

\$0 \$0 \$0 \$0

\$3,732,601

\$3,732,601

Residential Cost Difference

Dev Budget vs. Sources

AFFORDABLE HOUSING DEVELPMEN	T (AHD)							AHD Resi	dential and	HRI Perma	nent Source	s of Funds								
USES OF FUNDS Soft cost in red (total AHSC AHD below)	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	
\$0 Other Perm. Financing Costs: (Specify)																		•	Total	
Other Perm. Financing Costs: (Specify) Other Perm. Financing Costs: (Specify)	\$0 \$0																	\$0	\$(08
Total Permanent Financing Costs	\$50,000		\$0	\$(\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$50,000	\$50,000		
Subtotals Forward	\$106,983,769		\$20,000,000							\$1			\$0	\$0					\$103,370,69	
LEGAL FEES	\$100,000,100		\$20,000,000	\$11,000,00	\$20,701,121	4.0	Ť	Ų.	Ţ,	•	, ,,	Ţ	Ų.	***	40	Ť	,	\$100,010,001	¥100,010,00	÷
Legal Paid by Applicant	\$375,000																\$360,000	\$360,000	\$360,000	0
Other Attorney Costs: (Specify)	\$0																	\$0	\$(_
Other Attorney Costs: (Specify)	\$0																	\$0	\$	0
Other Attorney Costs: (Specify)	\$0																	\$0	\$	0
Total Attorney Costs	\$375,000		\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$360,000	\$360,000	\$360,000	10
RESERVES																				
Operating Reserve	\$642,582																\$642,582	\$642,582	\$642,582	
Replacement Reserve	\$65,500																\$65,500	\$65,500	\$65,500	_
Transition Reserve	\$0																	\$0	\$0	_
Rent Reserve	\$0																	\$0		0
Other Reserve Costs: (Specify)	\$0																	\$0		0
Other Reserve Costs: (Specify)	\$0																	\$0		0
Other Reserve Costs: (Specify)	\$0																	\$0		_
Total Reserve Costs	\$708,082		\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$708,082	\$708,082	\$708,082	.2
CONTINGENCY COSTS																		**		4
Construction Hard Cost Contingency	\$0																64 400 007	\$0		0
Soft Cost Contingency Total Contingency Costs	\$1,211,556		***		\$0	***	***	\$0	***			\$0	**	***	\$0		\$1,169,207	\$1,169,207	\$1,169,207	_
	\$1,211,556		\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$1,169,207	\$1,169,207	\$1,169,20	4
OTHER PROJECT COSTS TCAC App/Allocation/Monitoring Fees	\$101,653																\$101,653	\$101,653	\$101,653	:2
Environmental Audit	\$101,033																\$101,033	\$101,033		03
Local Development Impact Fees	\$0																	\$0		30
Permit Processing Fees	\$1,100,000																\$1,061,550	\$1,061,550	\$1,061,550	_
Capital Fees	\$0																\$1,001,000	\$0	\$1,001,001	_
Marketing	\$357,784																\$357,784	\$357,784	\$357,784	
Furnishings	\$262,000																\$262,000	\$262,000	\$262,000	
Market Study	\$20,000																\$20,000	\$20,000	\$20,000	_
Accounting/Reimbursable	\$32,500																\$29,500	\$29,500	\$29,500	
Appraisal Costs	\$10,000																\$10,000	\$10,000	\$10,000	10
Other Costs: Organizational	\$10,000																\$10,000	\$10,000	\$10,000	10
Other Costs: Utility Fees	\$450,000																\$434,270	\$434,270	\$434,270	0
Other Costs: Construction Management	\$200,000																\$200,000	\$200,000	\$200,000	ı0
Other Costs: Financial Consultant	\$30,000																\$30,000	\$30,000	\$30,000	
Other Costs, Community Outreach Consultant	\$75,000																\$70,000	\$70,000	\$70,000	0
Other Costs: (Specify)	\$0																	\$0	\$0	
Total Other Costs	\$2,648,937		\$0	\$1		\$0				\$1	1		\$0	\$0			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$2,586,757	\$2,586,75	
SUBTOTAL PROJECT COST	\$111,927,344		\$20,000,000	\$17,586,00	\$26,761,121	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$43,847,622	\$108,194,743	\$108,194,74	.3
DEVELOPER COSTS																		4		
Developer Overhead/Profit	\$5,500,000					\$2,050,000	\$1,350,000										\$2,100,000	\$5,500,000	\$5,500,000	_
Consultant/Processing Agent	\$0																	\$0		0
Project Administration	\$0																	\$0		0
Broker Fees Paid to a Related Party	\$0																	\$0 \$0		08
Construction Oversight by Developer Other Developer Costs: (Specify)	\$0 \$0																	\$0	\$(_
Total Developer Costs	\$5,500,000		\$0	\$1	\$0	\$2,050,000	\$1,350,000	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$2,100,000			_
TOTAL PROJECT COST	\$117,427,344									\$1			\$0	\$0						
HOUSING RELATED-INFRASTRUCTURE (HE		, ,,,	\$20,000,000	\$17,000,000	ψ20,701,121	\$2,000,000	\$1,000,000		ΨŪ	Ψ	J	Ψ	¥0	-	Ψ	,	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ψ110,034,140	\$110,034,74	<u>~</u> _
Site acquisition of HRI including easements	u)																1		ı	
and right of ways																		\$0	1	
Other Site Acquisition (Specify):																		\$0	1	
TOTAL SITE ACQUISITION (NOT PARKING)		\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$	\$0	\$0	1	
Clearing and Grubbing																		\$0	i	
Demolition																		\$0	i	
Excavation						•	·						•					\$0	i	
Grading (not grading for housing & mixed use																		\$0	í	
structural improvements)																		• 1	i	
Soil Stabilization (Lime, etc.)																		\$0 \$0		
Erosion/Weed Control																			1	
Other Site Properation (Specific):																		\$0 \$0		
Other Site Preparation (Specify):																				
Other Site Preparation (Specify):																	<u> </u>	\$0		

										AHD and F			3 and 03e3	1 114 4550	<u> </u>				_
FFORDABLE HOUSING DEVELPMENT			T	•	_		•	AHD Resi	dential and	HRI Permar	ent Source	s of Funds			_		1	T	4
USES OF FUNDS	Total Cost from	AHSC HRI Grant	AHSC AHD	Permanent	SFMOHCD Soft	GP Equity	Deferred	0	0	0	0	0	0	0	0	0	Equity Investor:	Total Residential	R
Soft cost in red (total AHSC AHD below)	AHD Dev Budget		Loan	Loan	Loan		Developer Fee		-		-			-		-	, ,	Sources	
OTAL SITE PREPARATION COSTS		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0	\$0	
Sanitary Sewer		40	**	Ψ0	\$0	ŢŪ	Ψ	40	Ψ	40	ţū	\$0	40	φο	40	,	• •	\$0	
Potable Water																		\$0	_
Non-Potable Water																		\$0	_
Storm Drain																		\$0	_
Detention Basin/Culverts																		\$0	_
loint Trench:																		\$0	_
Other Site Utilities (Specify):																		\$0	
TOTAL SITE UTILITIES COSTS		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		_
Aggregate Base			-		-	**	4.		7.			-		1.	**			\$0	_
Asphalt Pavement																		\$0	_
Curb, Gutter, Sidewalk																		\$0	_
Street Lights																		\$0	_
Striping/Signage/Barricades																		\$0	
Traffic Mitigation																		\$0	_
Other Surface Improvements (Specify):																		\$0	_
TOTAL SURFACE IMPROVEMENTS COSTS		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		_
Urban Greening (Specify):		\$0	, şt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	,	- 30	\$0	_
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	\$0	\$0	\$0	\$	0 \$0		_
rrigation		φ0	ΨC	90	40	40	φ0	φυ	40	40	40	40	40	φ0	40	4	90	\$0	_
Concrete Work																		\$0	_
_andscaping																		\$0	_
Playground Facilities and Tot Lots																		\$0	_
Walking/Bike Path																		\$0	_
Drinking Fountains																		\$0	_
Structures																		\$0	_
																		\$0	_
Lighting Open Space																		\$0	
Other Landscape and Amenities (Specify):																		\$0	
TOTAL LANDSCAPE AND AMENITIES		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		_
Wetland Mitigation		φ0	ΨC	90	40	40	φ0	φυ	40	40	40	40	40	φ0	40	4	90	\$0	_
																	-	\$0	_
Endangered Species Tree Mitigation																		\$0	
Environmental Remediation																		\$0	_
Other Env. Mitigation/Remediation (Specify):																		\$0	_
TOTAL ENV. MITIGATION/REMEDIATION		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		_
		\$0	şι	3 0	ŞU	\$0	\$0	\$0	\$0	\$0	ŞU	ŞU	\$0	\$0	\$0	4	0 \$0	\$0	_
Residential Parking Structures																		\$0	_
Grading Second of the Month																			_
Foundation Work		-																\$0	_
Site Work		-																\$0	_
Other Replacement Parking Costs (Specify):															-			\$0	_
Other Replacement Parking Costs (Specify):						4.0			4.0	44	**			4-	4-		0 0	\$0	_
TOTAL REPLACEMENT PARKING COSTS		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		_
Residential Parking Structures		 	-															\$0	_
Grading																		\$0	_
Foundation Work		 	-															\$0	_
Site Work		ļ	-															\$0	-
Other Residential Parking Costs (Specify):		 	-															\$0	
Other Residential Parking Costs (Specify):																		\$0	_
TOTAL RESIDENTIAL PARKING COSTS		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		
Access Plazas			-															\$0	_
Pathways			-															\$0	
Bus Shelters			1															\$0	
Fransit Shelters																		\$0	
Pedestrian Facilities																		\$0	
Bicycle Facilities																		\$0	
Other Transit Costs (Specify):																		\$0	
TOTAL TRANSIT COSTS		\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$0		
Drainage																		\$0	
Parks & Recreation																		\$0	
Streets/Signals																		\$0	_
Fraffic Fees																		\$0	اد

Commercial Sources

Source Name:

Source Name: SFMOHCD Soft

Loan

Commercial

Costs

Total

Residential Cost Difference Dev Budget vs. Sources

AFFORDABLE HOUSING DEVELPME	NT (AHD)							AHD Res	idential and	HRI Perma	nent Source	s of Funds									Commerc	ial Sources	
USES OF FUNDS Soft cost in red (total AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	Permanent Loan	SFMOHCD Soft Loan		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	Source Name:	Residential Cost Difference Dev Budget
\$0																			Total	Total			vs. Sources
Waste Water																		\$0			•		_
Water Facility																		\$0					
Other Impact Fees (Specify):																		\$0					
Other Impact Fees (non-AHSC eligible)																		\$0					
TOTAL IMPACT FEES		\$0	\$(\$(\$0	\$0	\$0	\$0	\$0	\$	0 \$0	\$(\$	\$	\$0	\$0	\$0	\$0					
Engineering																		\$0					
Design																		\$0					
Contractor Fee																		\$0					
Other Soft Costs (Specify):																		\$0					
TOTAL SOFT COSTS		\$0	\$1	\$(\$0	\$0	\$0	\$0	\$0	\$	0 \$0	\$(\$1	\$	\$0	\$0	\$0	\$0					
Employment Reporting																		\$0					
Other Costs (Specify):																		\$0					
Other Costs (Specify):																		\$0					
TOTAL OTHER ASSET COSTS		\$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	<u> </u>
AHD TOTAL PROJECT COSTS		\$0	\$20,000,000					\$0	\$0	\$	0 \$0	\$(\$(\$	\$0	, , , , , , , , , , , , , , , , , , ,	\$45,947,622	\$113,694,743		\$3,732,601		\$0	2
TOTAL AHD & HRI PROJECT COSTS		sc sc	\$20,000,000	\$17,586,000	\$26,761,121	\$2,050,000	\$1,350,000	\$0	\$0	nl s	nl so	ol so) Si	ol s	so so	SC	\$45,947,622	\$113,694,743	\$113,694,743	\$3,732,601	\$3,732,601	sc	1

TOTAL AHD & HRI PROJECT COSTS \$0 \$20,000,000 \$17,586,000 \$26,761,121 \$2,050,000 \$1,350,000 \$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.

	High Cost Test for HCD Limits on Complete all yellow sha			∝ (D)	
oject Name: Balboa Pa	irk Upper Yard			ct's Propos	ed Tax Credits: 4
- Dansea : e	oppor vara			CD Phase:	Origination
	T040 T1				Basis x
Unit Size	TCAC Threshold Basis Limits (Ti	BL) NO	umber of Units		Number of Unit
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
ımber of Manager Units	in Project: 1 TOTA	L UNITS:	131		
		TOTAL UNADJUSTED 1		MIT (TBL):	\$71,812,404
	10327(c)(5)(A-F): <i>(a) - (e) below canno</i>	-		Yes/No	
	or part out of public funds subject to a le			Yes	
	ges or financed in part by a labor-affiliate		employment of		\$14,362,481
	who are paid at least state or federal pre		- of \$0500/b)/4) of	V	
	 they are subject to a Project labor agreed, or (2) they will use a skilled and trait 			Yes	
	ode, or (2) they will use a skilled and trai ode to perform all onsite work within an a		, .		\$3,590,620
construction trades. (•	pp. smilocable occupation in	and building and		
	ject required to provide parking beneath	residential units (not "tuck	under" parking) or	No	ФО
through construction	of an on-site parking structure of two or i	more levels. (7%)	. 0,		\$0
	care center is part of the development. (2	,		Yes	\$1,436,248
Project where 100 pe	rcent of the units are for Special Needs	populations. (2%)		No	\$0
Project where at leas	t 95% of the Project's upper floor units a	re serviced by an elevator.	(10%)	Yes	\$7,181,240
Project applying unde	er §10325 or §10326 of these regulations	that include one or more o	of the features helew	No	, , - , -
(up to 10%)	il g10323 of g10320 of these regulations	s that include one of more o	i the reatures below.	No	\$0
	onsite renewable generation estimated to pro	duce 50% or more of annual te	enant electricity use. If		
` ' ·	le roof area of the Project structures, including		•	ı	
	e Project shall have onsite renewable genera				
	Available solar accessible area is defined as r	•	•		
	mal hot water and required local or state fire d 0% roof area exception may also receive an ir	The state of the s	-		
_	lculate each basis increase does not overlap.		ily il the renewable		
	onsite renewable generation estimated to pro		ommon area electricity		
use. If the combined a	available roof area of the Project structures, in	icluding carports, is insufficient	for provision of 75% of		
	then the Project shall have onsite renewable	•			
	area. Available solar accessible area is define ar thermal hot water and required local or state	-			
	self of the 90% roof area exception may also r	•			
,	used to calculate each basis increase does n		g.ap (1) o) a.o		
	Project buildings shall be 15% or more energ	,,	•		
•	egulations, Part 6 of Title 24), except that if the	• .			
•	ations submitted on or before December 31, 2		•		
•	en percent (15%) or more energy efficient tha Part 6 of Title 24). (4%)	in the 2013 Energy Eniciency 3	Manuarus (Calilornia		
	Idings shall have 80% decrease in estimated	TDV energy use (or improvement	ent in energy efficiency)		
post rehab as demon	strated using the appropriate performance mo	dule of CEC approved softwar	e. (4%)		
	eclaimed water, greywater, or rainwater (exce				
	grey water, or rainwater in an amount that an	nually equals or exceeds 20,00	0 gallons or 300 gallons	5	
per unit, whichever is		nont cita improvamente that	wido a viable arevira	1	
	ns of at least 60 square feet per unit. Perman ect including solar access, fencing, watering sy	· · · · · · · · · · · · · · · · · · ·		\vdash	
access. (1%)		,		1	
(7) Install bamboo, co	rk, salvaged or FSC-Certified wood, natural lin		mic tile in all kitchens,		
•	nrooms (where no VOC adhesives or backing	, , ,			
` '	ained concrete, cork, salvaged or FSC-Certific	ed wood, ceramic tile, or natura	ıl linoleum in all		
common areas. (2%) (9) Meet all requirement	ents of the U.S. Environmental Protection Age	ency Indoor Air Plus Program /	2%)	+	
(o) moot an requireme	5. the c.e. Environmental Folection Age				
Project requires seisi	mic upgrading of existing structures, and	or requires toxic or other e	nvironmental	No	\$0
	by the Project architect/ engineer. (less		, ,		0
If Yes, select type of		Enter Certified Costs of W			
	npact fees required to be paid to local go		tion from local	No	\$0
antition appearing for	es also required. WAIVED IMPACT FEE		46 0.100 000		0
	with an unadjusted 9% threshold basis limit for signated on the TCAC/HCD Opportunity Map	•		No	\$0
Projects within a county		as ingriest or riigh Resource.	(10/0)	+	
Projects within a county within a census tract de	1	Opportunity Man			
Projects within a county within a census tract de County	Opportunity Area Map	Opportunity Map			
Projects within a county within a census tract de	1	Resource level:	I THRESHOLD BAS	IS I IMIT	\$98 383 0 03
Projects within a county within a census tract de County	Opportunity Area Map	Resource level:	J. THRESHOLD BAS		\$98,382,993 \$157,412,789
Projects within a county within a census tract de County	Opportunity Area Map Tract ID #:	Resource level:	J. THRESHOLD BAS sis Limit multiplied 112%		\$98,382,993 \$157,412,789

		<u> </u>	1	NTOr - revised 8/7/19 (complete Y	ELLOW shaded	cells)	
Project Phase:	Origination	Proposed P	Project Type:	4% Credits New Construction			
Project Name:	Balboa Park Upper Yard						
Project's Dev	veloper Fee Summary (SEE INSTRUCTIO	ONS ABOVE	5)	HCD Limit	Project Amt.	
Max Total	Developer Fee - 2d				\$15,631,684	\$5,500,000	
Max Deve	loper Fee payable from	development fu	nding sour	ces - lesser of 1h & 2d	\$2,103,530	\$2,100,000	
Deferred I	Developer Fee payable	on a priority bas	is from ava	ilable Cash Flow	\$1,396,470	\$1,350,000	
Deferred I	Developer Fee payable	exclusively from	Sponsor D	istributions - 2h	\$12,131,684	\$0	
		or Actual Devel	•	\$5,500,000	Defermed F		
	Developer Fe	ee Contributed as	s Capital	\$2,050,000	Deferred L	Developer Fee	\$1,350,000
Section 1. UM	R §8312(c)(1) - for all 4% F	Projects (project co	osts per TCA	AC 9% rules)			
a. Project's typ	oe of construction:	New Construction	n	Number of Affordable Tax Credit Units	130		\$2,200,000
b. Project's Eli	igible Basis (exclude Develo	oper Fee)			\$104,211,224	x 15% =	\$15,631,684
c. Basis for No	on-Residential Costs (Comr	mercial - exclude De	eveloper Fee)	\$3,732,601	x 15% =	\$559,890
d. Base limit:	amount that could be inc	luded in project co	osts under 9	% rules - lesser of 1a or (1b +	1c.):		\$2,200,000
High Cost Tes	t Adjustment - New Const	truction only §103	27(c)(2)(A)	Total Unadjusted Thres	hold Basis Limit	\$71,812,404	
e. Total Adjus	ted Threshold Basis Limit -	§10327(c)(5)					\$98,382,993
f1. Total Eligib	le Basis - §10327(c)(2)(A)	\$109,711,224	ex	rible Basis reduced to reflect ex xcess of TCAC cash out thresho	old §10317(i)(6)	f1 - f2 + f3	\$107,011,224
f2. Developer l	Fee in Eligible Basis	\$5,500,000		of DF in EB inc. in high cost test \$2.5M + \$10,000 per affordable	-	\$2,800,000	
g1. High Cost T	Test Factor	108.770%	91.230%	,	g2. (91.230% +	100%) / 2	95.615%
i. Maximum	Developer Fee payable fro	om development fu	ınding sourc	ces - UMR §8312(c)(1)			\$2,103,530
Section 2. UM	R §8312(c)(2) - Maximum I	Developer Fee allo	wed in Eligi	ble Basis under TCAC 4% rule	es		
Max Develo	oper Fee allowed in Eligib	le Basis under TC	AC 4% rules				
a. New Constr	ruction & Rehab - Unadjuste	ed Eligible Basis (ex	kclude Develo	oper Fee) - §10327(c)(2)(B)(i)	\$104,211,224	x 15% =	\$15,631,684
d. Maximum	Developer Fee in Eligible l	Basis under 4% ru	les §8312(c)				\$15,631,684
Max Devel	oper Fee per §8312(c)						
e. Total Deve	loper Fee Limit including	deferred fee - Elig	ible Basis ur	nder 4% rules total UMR §831	2(c) (2d)	\$15,631,684	
h. Total Budge	eted or Actual Developer Fe	ee				\$5,500,000	
i. Budgeted D	Developer Fee paid from De	velopment Sources	;	Sum of Deferred and Contributed Developer Fee	\$3,400,000	\$2,100,000	
				Continuated Developer Fee			

					i .										
	Project Name		Brief Description		Address	City	. :	Zip	County	Lat	. Log.		ensus racts	4	APNs
	Purchase of 3 BART Rail Cars		in Control Modernization Project will allo sely spaced intervals at faster speeds, ir		Alameda, Contra Costa. San										
	Rail Cars		carry passengers. This application includ		Francisco, and San	n									
		three new E	BART cars to increase the number of trai	ns operating	Mateo Counties										
			Transbay Tube during peak, increase transport capacity throughout the system												
	Road closure and		ation of the Balboa Park BART pedestria		401 Geneva Avenu	ie San Fran	cisco 9	4112	San Francis	sco	>	6075	5026100	0949-	-13, t
	conversion to ped,		drop off road to a cul-de-sac with entry a							37°43'18"N	122°26'51"W				
	bike		ie, in order to provide a more effiecient a ne BART station. Grading, repaving, and							43.1	26'				
			an Jose, and along the passenger drop o							37°	22°				
	Mission Street	CTI 2 David	I - Improvements on Mission Street to pr	royida aafar and	432 Geneva Ave	San Fran	siasa O	4112	San Francis			2010	0026100	60	72-0
	Excelsior Safety		I - Improvements on Mission Street to pr I biking environments. Includes new traff		432 Geneva Ave	San Fran	CISCO 9	4112	San Francis		-122.446816	2010	0026100	69	72-0
	Project and 19th	outs, sidew	alk widening, daylighting, bus stop reloca	ation, bus bulbs,						209	1468				
	Avenue Rapid		median island, bikeway gap closure, bike							37.720965	22.4				
	Project (SFMTA)		? - The SFMTA is proposing transit priori exements along the 19th Ave Rapid that							(1)	7				
	Bike Facility (BF		iles: 0.40 BF1 Type: Class II	Bike Facility 2 Lin	ear Miles: 0.00	BF2 Type:		Bike	Facility 3				BF3		
			ngth (in feet) of new or replaced side		# of Transit F			8					Service:	Yes	
				vercrossings 0	AHSC Funds	\$0		ercrossii		AHSC I	Funds		\$0		
	nunt for Rail Car	s 3 AHS	SC Funds \$3,334,194 Street Ca AHSC Funds \$0 Va	ars 0 AHSC F		Buses Total Nev		HSC Fu		\$0 AUSC I	Now V	ohiolo	Funding	\$3,3	221
	1 31	iulles 0	<u> </u>)(3)(A) and Inelig				Total	ALISCI	NEW V	enicie	runung	φυ,	554,
	policant certifies ca	nital improv	ements in the STI budget result in the					•	e-shift by	enhanc	ina: 1)	public	c transit a	access	3: 2
			twork (includes public bike-share inf	•										100000	J, _,
								Budge	eted	Cos	st Cap		Ove	rage	
			costs cannot exceed 30% of the total					\$389,	264	\$8,9	85,660)	\$	0	
		•	y Costs associated with the impleme	ntation of the Cap	ital Project cannot	t exceed 10°	% of	\$0		\$5.4	31,578	3	\$	0	
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	ST File:		that are required as a condition of lo			Yes, upload				for the C)TI		ile Upload	4043	١
			Project Costs Documentation standard amount for your STI Capital Project		oject costs are red	•		oi iocai	approvai	ior the s	011	F	ile Upload	aea?	ľ
			inded cost do not include any of the			SAUCCU W TOT	v1 :								
	• •		another feasible, available source of			on thereof to	be funde	ed by Al	HSC or if t	he cost	is incu	ırred p	orior to the	e AHS	SC
	rd;														
			ons of transportation infrastructure (i	ncluding transit fle	et, not including A	HSC funde	d transit s	service e	expansion);					
			housing programs; nd the term of the grant (three years) for Drogram Coo	to: and										
			bbile or motorcycle parking (excluding	, •											
				d electric venicle d	charging infrastruc	ture).									
١	We certify the STI of		, , , , ,										_		
	, ,	rant does n		STI Gra	nt Terms §104(d	c)	ements of	f similar	size and l	level of	risk.				
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	amount not to exce We acknowledge if ursement. STI Enforceable Full Committed by Full App Deadline? Yes	at AHSC Project the AHS	ot result in a profit that exceeds the copyram grant funds will be disbursed at C Program award of funds. Costs incert includes multiple phases or development of the control of the cost includes multiple phases or development of the cost includes the cost incl	STI Gra commercially reasons reimbursed pro- urred prior to exect topments, all entitl STI Th for an explanation Source Typ State-HCD Local Other Local rust equal STI Butter equa	nt Terms §104(conable range for or o	ther improve or eligible cool dard Agreem ruction fund services of the service	sts incurrent are reing commitments Rate Rate s and pro commitment occurrent are reing commitments Rate	vide a ju	est Rate Type Justification Inter date mal EIR Diall necessis. ROD 6.	n as to vocation of "Authate: 8/ary env/24/10.	Terrof m Terrof m why the ed by telefolds a control of the cont	m (# Hoos.)	Requir Debt Ser	ed vice eason ded?	Ball
	amount not to exce We acknowledge if ursement. STI Enforceable Fur Committed by Full App Deadline? Yes	at AHSC Project the AHSC Project the AHSC Project the AHSC Project Pro	ot result in a profit that exceeds the copyram grant funds will be disbursed at C Program award of funds. Costs incert includes multiple phases or development of the control of the cost includes multiple phases or development of the cost includes the cost incl	STI Gra commercially reasons reimbursed pro- urred prior to exect topments, all entitl STI Th for an explanation Source Typ State-HCD Local State-Gener Local Local Local Other Local nust equal STI Butter equal STI	nt Terms §104(conable range for or o	ther improve or eligible cool and Agreem ruction fund Amount \$8,000,000 \$5,005,000 \$2,833,497 \$1,340,000 \$8,067,600 \$18,100,000 \$595,000 \$1,841,445 \$4,315,777 project costs STI funding a for transpo	sts incurrent are reing commitments Rate Rate s and pro commitment are reing commitments Rate	vide a ju	est Rate Type Ustification Into must be made EIR Do all necessis. ROD 6, seements of the first	n as to vocation of "Authate: 8/ary env/24/10.	Terrof m Terrof m why the ed by telefolds a control of the cont	m (# ios.)	Requir Debt Ser ests are re	ed vice eason ded? ment counds"	Ball
a ^ L	mount not to exce //e acknowledge if //e acknowledge if //e acknowledge if //ersement. TI Enforceable Fur Committed by Full App Deadline? Yes	at AHSC Project the AHSC Project the AHSC Project the AHSC the STI Project the American STI Environment the STI Environmen	ot result in a profit that exceeds the copgram grant funds will be disbursed at C Program award of funds. Costs incect includes multiple phases or development of the control of the cost includes multiple phases or development of the cost includes a c	STI Gra commercially reasons reimbursed pro- urred prior to exect lopments, all entitl STI Th for an explanation Source Typ State-HCD Local State-Gener Local Local Local State-Gener Local Local Other Local nust equal STI But we resulted in high documentation for necessary environ ints? Exempt? Yes Near exemptions and oject; see Site Co d STI capital impredesarances (e.g. E	nt Terms §104(conable range for or o	ther improve or eligible cool and Agreem ruction fund Amount \$8,000,000 \$5,005,000 \$2,833,497 \$1,340,000 \$8,067,600 \$18,100,000 \$595,000 \$1,841,445 \$4,315,777 project cost STI funding a for transpo	sts incurrent are reing commitments Rate Rate Sand pro commitment are reing commitments Rate npletion of a and attain to initial or Notice	red after tot eligibility elig	est Rate Type Ustification Into must be made EIR Do all necess is. ROD 6, seements outpition.	n as to vote attain of "Authate: 8/ary env/24/10.	Terrof m Terrof m why the ed by telefolds a control of the cont	m (# in initial or use	Requir Debt Ser	ed vice edvice eason eas	abl

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.

FAAST File:

File Uploaded?

N/A

(0) If applicable, pro	Balboa Park		inable Transportat				Project that have he	en
	or to be applied for to the appropria	•	•	•		to complete each 311	Project that have be	CII
Į.	Agency / Issuer	Land Use Approval Date	Approval Type	•		Comments		
(11) Does applicant	or Developer of Project have Site (Control for each STI Proje	ect? If yes, enter site con	trol form a	and the most recent e	vecution date helow (Sit	re Control Appendix	A) Yes
· / II	(See Site Control in Appendix A):		Other (describe below)	u or rorm a		recent document execu		,
If leasehold estate			I/A Is acquisition cost	\$0 in Dev	. Budget? N/A	Prepaid lease loan	used? If so answer	(a-c) N/A
payments?	based on the Present Value of least	N/A (b) Lende	er requesting Res. Receip			as loan amount been er	ntered as a finance o	ost? N/A
	al circumstances, e.g. if there are m cars will run on existing BART track					the City (applicant).		
STI 2 - STI 2 will be	e constructed on a BART owned site anies of California, LLC through a co	e - Applicants have enter	red into an MOU with BAF	RT. BART	Improvements will be	designed and coordinate	•	
FAAST File:	STI Site Control		entation to demonstrate t				Files Uploaded?	Yes
the applicant during Agency non-applica	at demonstrate prior experience by the ten years preceding the applica nt so long as the applicant can prov hich funding is sought.	ation due date. May dem	nonstrate the requisite exp	perience b	y using past experience	ce of work completed of	f a Locality or Transp	ortation
		I Past Project #1				STI Past Project #2		
Project Name Development	775 Rail Car Procurement Program San Francisco Bay Area Rapid Transit	District (BADT)			enue Roadway Improve an Francisco Public Worl			
Entity	San Francisco Bay Area Napiu Transii	District (DAINT)		SI WITA/Sa	ITT TATICISCO F UDITE VVOI	N3		
Completion Date	Ongoing			12/31/17				
Brief Description	On May 10, 2012, the Board of Directo Transit Corportation for the procureme accepted into revenue service and app	nt of 775 new cars. To date	e, 134 cars have been ng produced each month.	median, bio ramps, trar included co	directional green painted nsit signal priority improv	refuge islands, pedestriar d bicycle lanes, sidewalk w rements, and a red-painter Vorks and Public Utilities to der construction.	videning, ADA-complia d ransit only lane. Proj	nt curb ect
FAAST File:	Past Exp STI1, Past Exp STI2	agreement from a primprovements.	aking improvements fundo public agency certifying th	e satisfact	tory completion of simi	ilar infrastructure	Files Uploaded?	Yes
	f the application date, the applicant					state or federal courts.		Yes
	construction of the project has not it will not result in the loss or conver					s according the Dept. of	Conservation's	Yes
Farmland Mapping	and Monitoring Program (FMMP) w	ebsite?						Yes
FAAST File:	cumentation the STI Project site is i		ed as agricultural land per e is not within land design			IMP tool.	File Uploaded?	Yes
lf "No", demonstrate	that the AHD Project site qualifies	as an Infill Site (as defin	ed in Appendix A):				,	
FAAST File:			xemption to the FMMP de (as defined in Appendix A		n must demonstrate t	hat the STI site	File Uploaded?	N/A
. ,, , , , , , , , , , , , , , , , , ,	by a local public works department, pplicable local rules, regulations, co		0 , 1		•	low. I certify that the S	TI improvements are	Yes
FAAST File:	STI Local Approvals		tity indicating the STI Cap policies and plans enforc			• •	Files Uploaded?	Yes
of equal or greater a displaced residents. residential dwelling demolished within the involve demolition of	at involves demolition of existing un affordability, and equal to or greater. These no net loss requirements (§ units affordable to lower income ho ne five year period preceding the ap or rehabilitation of existing affordable the demolition of any existing affordable.	than the number of the or than the number of the or 106(a)(20)(C)) apply who useholds currently exist opplication. Explain below e units, please indicate "I	demolished affordable un ere an STI Project is prop or where there have been how this requirement is s	ts located osed on a dwelling u	within comparable ac ny property which incl units restricted to lowe	cess to transit and incluudes a parcel or any por-income households w	ide first right of retur rtion of a parcel on v hich have been vaca	n to vhich ated or
			STI Milestones					
Please provide the a please enter "N/A"	actual or anticipated completion dat	te for the following perfor	mance milestones for each	h applicab	le Capital Project. If a	a milestone is not applic	cable to a Capital Pro	oject,
Note: It is acknowle completed. For tho	edged that some of the following mil se milestones not yet completed, pl	•	•					•
Project, please indic Capital Project Mil							1	Date
<u> </u>	greement between the Recipient an	d developer of the propo	osed development detailin	g the term	s and conditions of the	e Project development		8/1/20
	s) by proposed developer.							N/A
•	cessary environmental clearances, sary and discretionary public land us		under CEQA and NEPA.					6/30/20
-	Sary and discretionary public land used in the Construction Drawings and Specifications are constructed in the Construction Drawings and Specification are constructed in the Construction Drawings and Specification are constructed in the Construction Drawings and Construction Dr		te local permitting authorit	y.				6/30/21
Commencement of	• '	.L.L L.1990	,					7/1/21
Construction comple				· · · · ·				9/30/24
Program funds fully	disbursed.				Unive a	Il milostono detec be-	on antored chaus?	9/30/24
					Have a	all milestone dates bee	en entered above?	Yes

STI

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

If proposing multiple distinct STI Capital Projects, pro	ovide detail for e	ach Project in se	parate budgets	below. Amour	its from each bu	dget will autos	um at the bottom	ı. The sum will	be used to deter	mine the total	STI funds reques	ted and cost cap.
					ALL I	UNDING SOU	RCES					
Cost Category	AHSC STI Grant	Traffiic Congestion Mitigation Tax	Prop B Population Based	Transportatio n Sustainability	Active Transportatio	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART	Sources Total	Comments
	L	initigation rax			Purchase of 3 BA				i unu		l l	
Environmental review/studies			31	DODOLI #1-F	archage of 5 BP	itt itali oals					\$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	7.7	7-	***	7-		**	7-	**		**	\$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	
rrigation											\$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 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	
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 60	
Bus/Transit Shelters	#2.004.404								#6 660 000		\$0	
Vehicles	\$3,334,194								\$6,668,388		\$10,002,582	
Other ITS Technology											\$0 \$0	
Other Transit and Station Areas (Specify): Other Transit and Station Areas (Specify):											\$0 \$0	
Total Transit and Station Areas (Specify): 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):	φ3,334,19 4	φU	ψU	φU	φU	φU	ψU	φU	φυ,υυο,300	ψU	\$10,002,582	
Jrban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0 \$0	
Fotal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Provide Name of Impact Fee	φU	φU	φυ	ψU	υψ	ψU	υψ	Ψ	Ψ	φυ	\$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):	φU	φυ	φυ	φυ	Ψυ	ΨU	Ψ	υψ	Ψ	ΨU	\$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.

			•			-						•
					ALL F	UNDING SOU	RCES					
Cost Category	AHSC STI Grant	Traffiic Congestion Mitigation Tax	Prop B Population Based	Transportatio n Sustainability	Transportatio	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART	Sources Total	Comments
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 #1 Budgeted Project Costs	\$3,334,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668,388	\$0	\$10,002,582	

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.

			STIBUDO	GET #2 - Road o	losure and con	version to ped, b	oike					
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		İ							\$645,319	\$1,034,583	
Other Soft Costs (Specify):	7000,001		İ							70.0,0.0	\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
otal Soft Costs	\$389,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$645,319	\$1,034,583	
learing and Grubbing	\$60,000		Ţű	Ţū	4.0	40	40	4.0	Ţū	40.0,0.0	\$60,000	
emolition	\$367,558									\$215,489	\$583,047	
Grading	\$267,129									\$194.567	\$461.696	
oil Stabilization (Lime, etc.)	\$116,686									\$87,564	\$204,250	
rosion/Weed Control	ψ110,000									ψ01,004	\$204,230	
residin/weed Control											\$0	
ther Site Preparation (Specify):											\$0 \$0	
otal Site Preparation (Specily).	\$811,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497.620	\$1,308,993	
	\$611,373	φU	ŞU	ŞU	\$0	φu	ŞU	ŞU	ŞU	\$497,620	\$1,308,993	
anitary Sewer											\$0 \$0	
rigation The Paris	*****									A FO 000		
torm Drain	\$226,697									\$50,000	\$276,697	
Detention Basin/Culverts	***										\$0	
Itility Fees	\$37,500							4-			\$37,500	
otal Site Utilities	\$264,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$314,197	
ggregate Base											\$0	
sphalt Pavement	\$308,050									\$62,897	\$370,947	
idewalk, Curb and Gutter	\$596,844									\$127,989	\$724,833	
treet Lights	\$46,091									\$22,340	\$68,431	
triping/Barricades (Bicycle Facilities)											\$0	
ignage											\$0	
rossing and Traffic Signals											\$0	
coundabouts, 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	
otal 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	
coarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
/ehicles											\$0	
Other ITS Technology											\$0	
BART Station Waterproofing	\$116,686									\$37,654	\$154,340	
	ψ110,000									ψο1,00-1	. ,	
Other Transit and Station Areas (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.

ALL FUNDING SOURCES Traffiic Prop B Transportatio General MTC BART **Cost Category** AHSC STI MOHCD / Regional Comments Congestion Population Transportatio Obligation Sustainability Car Exchange Sources Total Grant Measure 3 BART Mitigation Tax Based Sustainability n Program Bond Fee Fund

andscaping and Green infrastructure along the South West side \$47.272 \$47.272 Irban Greening (Specify) \$0 \$0 Jrban Greening (Specify): \$47,272 **Total Urban Greening** \$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 \$0 Other Activity Costs (Specify): 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 \$3,500,000 Total STI #2 Budgeted Project Costs \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,844,445 \$5,344,445

Urban Greening Details: Costs associated with landscaping located at the south east side of BART STI improvements that provide stabilizaion and blocking along the new pedsestrian connection. No unusual or extraordinary circumstances to note.

STI BUDGET #3 - Mission Street Excelsior Safety Project and 19th Avenue Rapid Project (SFMTA) \$0 Environmental review/studies Plan Specification and Estimates \$0 Right of way support costs \$0 Site or right of way acquisition for Cap. Improvement Project \$0 \$347,140 General: Traffic Control, Soil Hauling, Mobilization, and Demobili. \$3,005,000 \$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 \$0 \$5.005.000 \$1,859,950 \$0 \$6,783,208 \$0 \$0 \$0 \$0 \$13,648,158 Total Soft Costs 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

\$1,340,000

\$27,800

\$75,000

\$211,250

Striping/Barricades (Bicycle Facilities)

Roundabouts, median islands or curb extensions

Crossing and Traffic Signals

Signage

\$2,350,000

\$5,490,000

\$27,800

\$75,000

\$3,901,250

\$5,490,000

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

If proposing multiple distinct STI Capital Projects, prov	ide detail for ea	ach Project in se	parate budgets	below. Amoun	ts from each bu	dget will autosi	um at the botton	n. The sum will	be used to deter	mine the total	STI funds reque	sted and cost cap.
					ALL I	UNDING SOU	RCES					
Cost Category	AHSC STI Grant	Traffiic Congestion Mitigation Tax	Prop B Population Based	Transportatio n Sustainability	Active Transportatio n Program	General Obligation Bond	Transit Sustainability Fee	Regional Measure 3	MTC BART Car Exchange Fund	MOHCD / BART	Sources Total	Comments
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 Provide Urban Greening Details and explain unusual or extraordi	\$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	·

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.

		TO	TAL SUSTAINA	BLE TRANSPO	RTATION INFRA	STRUCTURE (S	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

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TRA Eligible Costs \$103(c) (Si) We carried ingrovements in the TRA budget are public accessible and provide apportune married so dynamics, productions, and transit riders (i.e. bits parking, bus yes detailed, which is defined Project Area moving the \$100(c) or (c) transit requirements. Si	ID a	Il intended outco	mes of propos	ed active tran	sportation compone	nt: Improve	ed compliance wit	h traffic laws		Other b	arriers that may	have	existed	d on rou	ute (descr	ribe be	low) No
Section Contract The capital improvements in the TRA budget are publishy accessible and provide supportive amenitates be cyclists, podestiman, and transit roters (i.e. bits particip, bus between these, but which the defined Project Accessed the Contract Co	Impi	roved sight distan	ce/visibility Ye	Eliminatio						(c)							
Stroker, Services, Stroker Holds, acc., which his designed Physical Area (1986) for a local AFEP. Stroker Teacher Physical Area (1986) Total amount of Adultin) Debterry Closis associated with the Implementation of the Capital Physical cannot exceed 10% 50 \$2.50,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0	(B)(i) We certify the c	apital improveme	ents in the TRA							strians, and trai	nsit ri	iders (i	.e. bik	e parkin	g, bus	Vac
Sign Total ammount of eligible IPRA soft costs cannot accessed 10% of the total AHSC Program awared.	shel	ter, benches, stre	et trees, etc.) wit	thin the defined	l Project Area meeting	g the §102(c) or	(d) transit require	ments.		Bude	rotod	Coc	t Can		Ovo	rago	res
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BigN Capital Project costs in budget that are required as a condition of local approval for the TRAZ File TRAZ Gap Project Costs					iated with the impleme	entation of the C	apital Project car	not exceed	10%	\$	60	\$25	0,000		\$	0	Ok
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Vec cartify the AHSC TRA funded cost do not include any of the following indigible costs:						0 1	,			n of loca	l approval for t	he Ti	RA	Fil	e Upload	ded?	
Very Committed Committed	§10:	3(c) We certify the	AHSC TRA fun	nded cost do no	ot include any of the fo	llowing ineligibl	e costs:									41100	
3 In liter less for local inclusionary housing programs;			ble if there is an	other feasible,	available source of co	mmitted funding	g for the STI portion	n thereof to	be fund	ded by A	HSC or if the o	ost is	incurr	ed pri	or to the	AHSC	,
(4) Ongoing operational costs beyond the ferm of the grant (three years) for Program Costs; and (5) All costs associated with automobile or motorcycle prairing (excluding electric vehide charging infrastructure). TRA frain Terms \$104C						uding transit fle	et, not including A	HSC funded	transit	service 6	expansion);						Yes
TRA Grant Terms \$104(c) 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. Vesion and Committed Committed	(4)	Ongoing operation	al costs beyond	the term of the	grant (three years) for												
(1) We carrify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and lavel of risk. Yes 2 (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. 3 (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. **TRA Threshold**[166]** **Tran Threshold**[166]** **Tran Threshold**[166]** **Tran Thres	(5) <i>A</i>	All costs associate	ed with automobi	ile or motorcyc	le parking (excluding e												
amount not to exceed the AHSC Program award of funds. Yes	(1) \	We certify that the	e grant does not	result in a prof	it that exceeds the co			,	ements	of simila	ar size and leve	el of ri	isk.				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 by disbursement. TRA Threshold \$106(a) (7) TRA Enforceable Funding Commitments (EFC): Source Name Source Name Source Name Source Name Date Source Name Source Name Source Name Date Source Name	٠,			•		reimbursed pro	gress payments fo	or eligible co	osts incu	ırred afte	r the execution	of th	ne Star	ndard /	Agreeme	ent in t	he Yes
TRA Threshold \$106(a) (7) TRA Enforceable Funding Commitments (EFC): see Appendix A (i) for an explanation of Enforceable Funding Commitments (EFC): Committed Deadline? Committent Source Name Date (listed in order of lien priority) Source Type No. Amount Rate Type of mos. Debt Service ? Yes					urius.												
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AHSC TRA Crant State-HCD \$1,500,000 S1,500,000 S1,500	(7)	ursement.	,			TRA TI	nreshold §106(a)			·	ohase	e must	be red	ceived pr	rior to	
2 No N/A MOHCD / BART Local \$1,000,000	(7) T	TRA Enforceable Committed	Funding Commit	ments (EFC): soul	see Appendix A (t) - force Name	TRA TI	nreshold §106(an of Enforceable F	u) unding Com		nts (EFC)		ohase	Term	n (#	Require	ed	Yes
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So 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:	(7) 1 # 2 1 2 3 4 5 6	rRA Enforceable Committed by Full App Deadline? Yes	Funding Commit Commitment Date	Sour (listed in ord	see Appendix A (t) - force Name er of lien priority)	TRA TI or an explanation Source Tyl State-HCD	nreshold §106(a n of Enforceable F De Lien No.	Amount	nmitmen	nts (EFC)	rest Rate	phase	Term	n (#	Require	ed	Yes Balloon
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FAAST File:	(7) THE CONTROL OF TH	rRA Enforceable Committed by Full App Deadline? Yes	Funding Commit Commitment Date	Sour (listed in ord	see Appendix A (t) - force Name er of lien priority)	TRA TI or an explanation Source Tyl State-HCD	nreshold §106(a n of Enforceable F De Lien No.	Amount	nmitmen	nts (EFC)	rest Rate	bhase	Term	n (#	Require	ed	Yes
(B)(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. NEPA: Is Federal funding proposed that will trigger NEPA requirements? No If Yes, enter date of "Authority to Use Grant Funds" 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 susuance of the HUD form. (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 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 Yes Yes Transport to descript the date of "Authority to Use Grant Funds" or clarify the current status of the File Uploaded? N/A N/A N/A 1 Date Most recent document each TRA Project National Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A) Yes Transport to the Appendix A) Yes Transport to the Appendix A) Yes Transport to the Approval of Project have Site Control for each TRA Project? If yes, enter site control	(7) 1 # 24 1 2 3 4 5 6 7 7 8 9	TRA Enforceable Committed by Full App Deadline? Yes No \$0 < Total	Funding Commit Commitment Date N/A Committed Non	Sour (listed in ord AHSC MOH	see Appendix A (t) - force Name er of lien priority) TRA Grant CD / BART unds TOTAL (n	Source Tyl State-HCC Local	nreshold §106(a of Enforceable Fine No.	Amount \$1,500,000 \$1,000,000	Rate	Intel	rest Rate Type		Term-of me	n (# os.) D	Require	ed	Yes Balloon ?
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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: Grant Funds For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the File Uploaded? N/A Faast File: Grant Funds In July Copy 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 Date Approval Type Comments Comments Yes Form of site control (See Site Control in Appendix A): Fee Title Most recent document execution date: 1/29/20	(7) 1 1 2 3 4 5 6 7 8 9 10	RA Enforceable Committed by Full App Deadline? Yes No So < Total vide a description VARIABLE OF TOTAL NO ST File:	Funding Commit Commitment Date N/A N/A Committed Non of unusual or ex	Ments (EFC): Sour (listed in ord AHSC MOH	rce Name er of lien priority) TRA Grant CD / BART ands TOTAL (note that have been start have that have transported by the company of the com	Source Tyl State-HCE Local Local must equal TRA resulted in high	nreshold §106(a of Enforceable Fine No.	Amount \$1,500,000 \$1,000,000 \$2,500,000 project costs TRA funding	Rate Rate s and programmer g comm	Interest (EFC)	rest Rate Type	to wh	Term of me	n (# Cos.) C	Require Debt Services are reasons Services Uploace	ed vice	Balloon ?
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 Saponcy / Issuer Agency / Issuer Land Use Approval Date Approval Type Comments Comments Approval Type Comments Tommental clearances revent 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	(7) 1 1 2 3 4 5 6 7 8 9 10 Prov	RA Enforceable Committed by Full App Deadline? Yes No \$0 < Total ride a description ST File: A) Applicant acknot trunds.	Funding Commit Commitment Date N/A N/A Committed Non of unusual or ex	Ments (EFC): Sour (listed in ord AHSC MOH	rce Name er of lien priority) TRA Grant CD / BART ands TOTAL (no sumstances that have TRA3; Supporting do you or adoption of all	Source Type State-HCD Local Lo	nreshold §106(a of Enforceable Fine No.	Amount \$1,500,000 \$1,000,000 \$2,500,000 project costs TRA funding ces for trans	Rate Rate Rate Rate Rate Rate Rate Rate	Intel e ovide a juitments.	rest Rate Type ustification as to	to wh	Term of mo	n (# cos.) C	Require Debt Sen	ed vice sonab	Balloon ?
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(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 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) Fee Title Most recent document execution date: 1/29/20	(7) 1	ST File: A) Applicant acknowled a description ST File: A) Applicant acknowled a construction of the following and the	Funding Commit Commitment Date N/A N/A Committed Non of unusual or ex EFC TRA1; EFC owledges comple croved "by-right" ecial NEPA and ntal clearances in	Ments (EFC): Sour (listed in ord AHSC MOH	rce Name er of lien priority) TRA Grant CD / BART ands TOTAL (name) TRA3; Supporting do by all or adoption of all Is Federal funding pect Categorically Executal Circumstances or proposed STI capital in	Source Type State-HCE Local Lo	A Budget Amt) The Onn-AHSC commental clearantil trigger NEPA regative Declaratic provide estimate ill be provided pri	\$2,500,000 \$1,000,000 \$1,000,000 TRA funding ces for transquirements on Date: d/actual corpor to initial design and the corpor to in	Rate Rate Rate S and properties S and properties Rate Rate Rate Rate Rate Rate Rate Rate	ovide a juitments. On composition of the soft ments of the soft me	ustification as to enter date of 'Final EIR Date: f all necessary f grant funds.	attai	Term of me	n (# cos.) E	Require Debt Service s are reases Uploace I disburse Grant Fu	ed vice sonab	Balloon ? Dole. N/A t of Yes
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	(7) 1 2 3 4 5 6 7 7 8 9 10 Prov Prov Prov Prov Prov Prov Prov Prov	TRA Enforceable Committed by Full App Deadline? Yes No \$0 < Total yide a description ST File: A) Applicant acknown trunds. PA: DA: Project app uses below any sp licable environment ST File: \$ST File: \$ST File: \$A paplicable, provited, submitted or Age Does applicant of	Funding Commit Commitment Date N/A N/A Committed Non of unusual or ex EFC TRA1; EFC owledges comple cecial NEPA and ntal clearances in TRA Environme TRA Auth to to Grant Fund de a listing and it to be applied for lency / Issuer T Developer of P	AHSC TRA FOR Transition and appropriate to the appr	rce Name er of lien priority) TRA Grant CD / BART TOTAL (notation and and and and and and and and and an	Source Type State-HCE Local Lo	nreshold §106(a of Enforceable For No. In No	\$2,500,000 \$1,000,000 \$1,000,000 \$1,000,000 \$2,500,000 Project costs TRA funding ces for trans quirements' n Date: d/actual cor or to initial d act Report) or rant Funds" uding designouments.	Rate Rate Rate Rate Rate Rate Rate Rate	ovide a juitments. on composite of Exercity the currents of th	ustification as to ponents must be ponents mus	attai "Auth envir	y these need by a TRA	n (# cos.) C	Require Debt Services are reasonable Uploace are Uploace to Uploace to Uploace to Uploace to Uploace Uploace Uploace Uploace to Uploace Uploac	ed vice some some some some some some some som	Palloon ? Balloon ? N/A t of Yes N/A N/A en

Balboa Park Upper Yard Transportation Related Amenities (TRA) PIN 45585 (a) Funding amount based on the Present Value of lease N/A (b) Lender requesting Res. Receipts (not permissible) N/A (c) Has loan amount been entered as a finance cost? N/A payments? 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 Appropriate documentation to demonstrate the form of site control indicated above TRA Site Control 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 MacArthur BART Station Transit Village Plaza Improvements Bloomington Branch Library Project Name Development San Francisco Bay Area Rapid Transit District (BART) The Related Companies of California, LLC & San Bernardino County Entity Completion Date 12/1/19 5/1/16 MacArthur BART Station Transit Village Plaza Improvements, including plaza and frontage In partnership with the San Bernardino County, The Related Companies of California, LLC oad improvements, including a redesign of the exterior public space at the entrance of the developed a 5-acre site that included 190 affordable housing units and the Bloomington **Brief Description** MacArthur BART station for a more context-sensitive design that improves the safety and Branch Public Library. The 6,712 sq. ft. library included public reading areas, private study irculation of the station area for BART patrons and the general public. The project studios, computer lab with audio visual capability, childrens reading areas and media outles, mprovements include a secure 200-space bike station and new hardscape, seating areas, private librarian offices, adequete parking, and public bus stop Where the party making improvements funded by AHSC in not a public entity, an executed FAAST File: Past Exp TRA1, Past Exp TRA2 agreement from a public agency certifying the satisfactory completion of similar infrastructure Files Uploaded? Yes improvements (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. (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 Yes Farmland Mapping and Monitoring Program (FMMP) website? 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): Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site N/A FAAST File: File Uploaded? TRA Ag Infill qualifies as an Infill Site (as defined in Appendix 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 Yes consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules FAAST File: TRA Local Approvals Files Uploaded? Yes regulations, codes, policies and plans enforced or implemented by that entity. (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, 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 N/A Site Control of site(s) by proposed developer 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. 6/30202 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

Yes

To Structure 1 To Str									n. The sum will		rmine the total	TRA funds reque	sted and cost can.
AMSC TRA Cont Category	ii proposing multiple distinct The Capital Frojects, prov	lue detail for ea	- I Toject III 30	parate budgets	below. Amoun				II. THE SUIT WIII	be used to dete	Tilline the total	Trea ranas reque	steu and cost cap.
Converge to a process TRA BURGET P1 Installation of elations amonables unless greating and treats pressuring area 10 10 10 10 10 10 10 1	Cost Category	AHSC TRA	MOHCD /	_	_				_	_	_		Comments
Contemporary reviews to electronic reviews	• •	Grant	BART	0	0	0	0	0	0	0	0	Sources Total	
Part Specification and Estimates			TRA BUDGET	#1 - Installation	of station amen	ities urban gree	ening and transi	t passenger wa	iting area	•	•		
Signate of the preparation of													
See or right of vew accusions to Code. Improvement Project. See Section Section	Plan Specification and Estimates											\$0	
General origin/perglamenting controllation management and roled \$2.271 \$381.713 \$ \$1.00 \$ \$1.0													
Other Soft Coast (Spency)													
Other Soft Coates (Specially)		\$2,237	\$361,713										
Cited Soft Codes (Speciely)													
Times Section Sectio													
Clearing and Grabbing S10,019 S111,163 S221,162													
Demolificies		\$2,237	\$361,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sarbing Sarb	· ·												
Sea Statistation (time, etc.)													
Ecosor/Wear Control		\$89,043	\$37,567										
Develoring													
Other State Preparation (Specify):													
Total Sile Preparation \$22,062 \$148,730 \$0 \$0 \$0 \$0 \$0 \$0 \$0													
Santary Servet Sant													
Image		\$229,062	\$148,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Signar S													
Determinor Basin/Culvverts		\$86,401											
Utility Flose													
Total Site Utilities													
Aggregate Base													
Apphale Pavement		\$86,401	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sidewalk Curb and Gutter													
Street S													
StripingBarricades (Bicycle Facilities) Signaps Si													
Signage	·												
Crossing and Traffic Signals	, ,												
Roundabouts. median islands or curb extensions													
Other street functioning surface improvements (Specify) Specify Specific Specify Specific Specify Specific Specify Specific Specify Specific													
Cher Street Improvements (Specify):	· · · · · · · · · · · · · · · · · · ·												
Total Complete Streets Improvements - Construction \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$													
StripingBarricades (for dedicated bus lanes)													
Sidewalk Curb, and Gutter		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Street Lights	, ,												
Signaling Prioritization Technology S37,453 Signaling Prioritization Technology S0 S0 S0 S0 S0 S0 S0 S		\$558,847											
Signaling Prioritization Technology So So So So So So So S													
Soarding infrastructure			\$37,453										
Seating/Benches													
Sus/Transit Shelters													
Other ITS Technology	v	\$469,855											
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 \$1,505,759 Street Trees \$0			\$25,000										
Other Transit Station or Stop (Specify): \$0													
Total Transit Station or Stop - Construction													
Street Trees Street Trees Storm													
Bioswales \$99,572 \$9		\$1,028,702	\$477,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Landscaping \$99,572 \$99,572 \$99,572 \$99,572 \$99,572 \$99,572 \$99,572 \$54,026	Street Trees											\$0	
Other Urban Greening: Trees, Storm water/Planters within Ped c \$54,026 Other Urban Greening (Specify): \$0 Total Urban Greening \$153,598 \$0 \$0 \$0 \$0 \$0 \$153,598 \$0 \$0 \$0 \$0 \$153,598 \$0 \$0 \$0 \$0 \$0 \$0 \$153,598 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$153,598 \$0<													
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Total Urban Greening \$153,598 \$0 \$0 \$0 \$0 \$0 \$153,598 Street Furniture \$0		\$54,026											
Street Furniture \$0 Bicycle Repair Kiosks \$0 Bicycle Storage or Parking \$0 Drinking Fountains \$0 Other Amenities (Specify): \$0 Other Amenities (Specify): \$0													
Bicycle Repair Kiosks S0 S0 S0 S0 S0 S0 S0 S		\$153,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,598	
Bicycle Storage or Parking \$0 Drinking Fountains \$0 Other Amenities (Specify): \$0 Other Amenities (Specify): \$0 Other Amenities (Specify): \$0													
Drinking Fountains \$0 Other Amenities (Specify): \$0 Other Amenities (Specify): \$0 Other Amenities (Specify): \$0	Bicycle Repair Kiosks											\$0	
Other Amenities (Specify): \$0 Other Amenities (Specify): \$0												\$0	
Other Amenities (Specify): \$0	Drinking Fountains											\$0	
	Other Amenities (Specify):											\$0	
												\$0	
Total Amenities \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

TRA S&U Budget

If proposing multiple distinct TRA Capital Projects, prov	ride detail for ea	ch Project in se	parate budgets	below. Amoun	ts from each bu	dget will autosu	ım at the bottor	n. The sum will	be used to dete	rmine the total	TRA funds reque	ested and cost cap.
					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total	Comments
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	

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

				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				İ					İ		\$0	
Grading				İ					İ		\$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	ΨΟ	ΨΟ	ΨΟ	Ψΰ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0 \$0	
											\$0 \$0	
Other Site Utilities (Specify): Total Site Utilities	**	60	***	**	***	**	60	60	60	60		
	\$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								1	1			
											\$0	

If proposing multiple distinct TRA Capital Projects, pro	vide detail for ea	ch Project in se	parate budgets	below. Amoun	its from each bu	dget will autosu	ım at the bottor	n. The sum will	be used to dete	rmine the total	TRA funds reque	ested and cost cap.
					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total	Comments
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	
Provide Urban Greening Details and explain unusual or extraord	linary circumstanc	es that have resi	ulted in higher th	an expected pro	iect costs; provid	e a justification a	s to why these c	osts are reasona	ble.			

TRA BUDGET #3 - nvironmental review/studies	1 00
	••
	\$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
Total Soft Costs \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
Clearing and Grubbing	\$0
Demolition Demolition	\$0
Grading Gradin	\$0
Soil Stabilization (Lime, etc.)	\$0
Erosion/Weed Control	\$0
Dewatering Dewatering	\$0
Other Site Preparation (Specify):	\$0
Total Site Preparation \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0
Sanitary Sewer 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 Same Same Same Same Same Same Same Same	\$0
Sidewalk, Curb and Gutter	\$0
oldowalk, odib did odkol	
Street Lights	\$0
	\$0 \$0

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	MOHCD / BART	0	0	0	0	0	0	0	0	Sources Total	Comment
rossing and Traffic Signals											\$0	
oundabouts, median islands or curb extensions											\$0	
ther traffic calming surface improvements											\$0	
ther Street Improvements (Specify):											\$0	
otal Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
triping/Barricades (for dedicated bus lanes)											\$0	
dewalk, Curb, and Gutter											\$0	
treet Lights											\$0	
gnage											\$0	
gnaling Prioritization Technology											\$0	
parding infrastructure											\$0	
eating/Benches											\$0	
us/Transit Shelters											\$0	
ther ITS Technology											\$0	
ther Transit Station or Stop (Specify):											\$0	
ther Transit Station or Stop (Specify):											\$0	
otal Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
treet Trees	ΨŪ	Ψ	ΨΟ	ΨΟ	Ψυ	Ψΰ	ΨŪ	ΨΟ	ΨΟ	ΨΟ	\$0	
ioswales											\$0	
andscaping											\$0	
ther Urban Greening (Specify):											\$0	
ther Urban Greening (Specify):											\$0	
otal Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
treet Furniture	ŞU	φU	ψU	φu	ψU	ψU	ψU	ψU	ψU	ΨU	· · · · · · · · · · · · · · · · · · ·	
icycle Repair Kiosks											\$0	
											\$0	
icycle Storage or Parking											\$0	
rinking Fountains											\$0	
ther Amenities (Specify):											\$0	
ther Amenities (Specify):											\$0	
otal Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
rovide Name of Impact Fee											\$0	
rovide Name of Impact Fee											\$0	
otal Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ther Activity Costs (Specify):											\$0	
ther Activity Costs (Specify):											\$0	
otal Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
mployee Reporting											\$0	
ehicles											\$0	
ther Capital Costs (Specify):											\$0	
her Capital Costs (Specify):			_								\$0	
otal Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
tal TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

			TOTAL TRAI	NSPORTATION	RELATED AME	NITIES (TRA) B	UDGET				
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 Ħ. <u>Б</u> Address City each program, see **Program Description** Zip County cell comments Active For 25 years PODER has been organizing in Latino immigrant communities based in San Francisco's 2340 San Jose San Francisco 94112 San Francisco -122.4431582 37.7196219 Program: Bicis del Mission and Excelsior District. At Balboa Park Upper Yard, PODER will provide bicycles available on Avenue short-term loan and bike safety and bike education clinics and workshops. Pueblo PGM Operator: PODER Monthly Muni transit passes (unlimited rides) will be provided to each unit. SFMTA provides discounted 2340 San Jose 94112 San Francisco San Francisco -122.4431582 37.7196219 passes at a rate of \$40 per monthly pass to non-profits if purchased in bulk (usually \$81). Program: Transit Avenue Passes PGM Operator: Caritas Program Creation <u>۾</u> PGM 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 \$452,200 \$500,000 Ok \$0 Project up to \$500,000. §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; Yes (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 Committed EFC# Commitment Source Name Lien Interest Rate Term (# Required Balloon by Full App Source Type Amount Date (listed in order of lien priority) Nο. of mos.) **Debt Service** Deadline? Rate Type AHSC PGM Grant \$452,200 1 Yes State-HCD Transit Passes will not contribute to \$5 2 3 4 5 6 7 8 9 10 \$452,200 <Total Committed Non-AHSC PGM Funds TOTAL (must equal PGM Budget 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. EFC PGM1, EFC PGM2, EFC PGM3 | Supporting documentation for the 0 non-AHSC PGM funding commitments. FAAST File: 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) Programs dedicated to low-income participants to raise awareness of transit and The program seeks to provide shorter-term loaner bikes for residents, the neighborhood and envrionmental justice, receive and contribute to coaching on bicycle repairs, get access to tourists, promote bicycling as a transportation alternative, create bike ambassador jobs for bikes and tools, and strengthen their riding skills. youth, provide bike education, and offer envrionmental, cultural, and social justice themed Brief Description bike tours of the Excelsior District. Describe the prior PODER has successfully operated this and similar programs throughout several of San 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 experience of the Francisco's neighborhoods over the past 4 years. Attendance at its bi-monthly workshops at Program Operator local schools range from 12-24 attendees, and over 100 community members participate a dozen loaner bikes, and can receive free bike repairs and training on how to repair bikes. with operating each year in these programs. In the Excelsior neighborhod PODER instituted "We Roll Group rides and events are organized throught the year with lunch or dinner afterwards. similar successful Together" a Saturday workshop focused on learning and sharing knowledge on bike riding programs. | and repairs as well as strengthening health and lowering the carbon footbrint. Partipicants | (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

AHSC R5 Page 33 of 47 PGM

Who are the targeted users for the Program(s)?

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,

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/Excelsion 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

Balboa Park							mak milli and in	at the hetters =1
If proposing multiple distinct Programs, provide detail for ea			heet and in sepa ne the total PGN			rom each bud	get will autosum	at the bottom. The sum
	will be u	SSG TO GOLDHIII		FUNDING SOUR				
Cost Category	AHSC PGM Grant	0	0	0	0	0	Sources Total	Comments
		PGM BUDGET	#1 - Active Trans	sportation				
Direct Staff Cost 1: Start up Staff Costs	\$90,000						\$90,000	
Direct Staff Cost 2 (Specify)							\$0	
Direct Staff Cost 4 (Specify)							\$0 \$0	
Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify)							\$0 \$0	
Total Direct Staff Costs	\$90,000	\$0	\$0	\$0	\$0	\$0	\$90,000	
Other Indirect Staff Cost (Specify)	400,000	ţ.	ų,	4 0	40	Ų.	\$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 Travel	\$90,000	\$0	\$0	\$0	\$0	\$0	\$90,000	
Equipment							\$0 \$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 \$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)							\$0 \$0	
Total Other Capital Costs (Specify)	\$175 000	\$0	\$0	\$0	\$0	\$0	\$175,000	
Total PGM #1 Budgeted Project Costs	\$175,000 \$265.000	\$0 \$0	\$0	\$0	\$0 \$0	\$0	\$265,000	
- Color - Colo	\$200,000		T #2 - Transit Ri		- 		\$200,000	
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 \$0	
Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)							\$0 \$0	
Other Indirect Staff Cost (Specify) 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) Other Capital Costs (Specify)							\$0 \$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	
Direct Staff Cost 1 (Specify)		PGN	I BUDGET #3 -	1		1	60	
Direct Staff Cost 1 (Specify)							\$0 \$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) Total Indirect Staff Costs	¢0	60	¢0	ėo.	¢0	¢.c	\$0 \$0	
Total Staff Costs	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Travel	φυ	φυ	φυ	φυ	φυ	φυ	\$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 \$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)							\$0 \$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)							\$0	
Other Capital Costs (Specify) 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 PRO	GRAM (PGM) BI	UDGET				
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	

	Balb	oa 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	8
` '	ext Sensitive Bikeways (PAM) - 2	·	1
• •		Sensitive Bikeways (from STI Worksheet): 0.40	1
		tation or Stop to an existing bicycle network or a bicycle network identified in an official public planning lust be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile	1
	• .	The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways 1 point	` '
		Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle	
FAAST File:	Bicycle Network Connectivity		? Yes
(2) Danniana ta aafa	and a finite selection of the selection	document including map showing connectivity.	
` '	access of bicycle routes - 2 point will address safe access of routes:	Eliminate potential conflict points Improve sight distance and visibility	2
Coloct How Froject H	VIII dadroos sare desess er reales.	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	_
FAAST File:	Safe Bicycle Routes	conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate File Uploaded'	? Yes
FAAST FILE.	Sale Bicycle Roules	existing problems with the bikeway; or a letter from a Public Agency that explains the current problems	165
(4) Lamenth of Cofe	and Acceptable Melloweve (DAM)	with the bikeway, and how the proposed improvement will fix it.	
. ,	and Accessible Walkways (PAM) r feet) of STI new or replaced side	yalks and TRA sidewalks improved (from STI & TRA Worksheets): 4,007	2
• (ssing point that directly links two		_
Pedestrian crossing	point within the Project Area that of	directly links two pedestrian networks that are unlinked for one quarter mile:	0
FAAST File:	Pedestrian Network	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked File Uploaded'	N/A
	Connectivity	for one quarter mile along a walkable route.	
` '	access of pedestrian routes - 2 vill address safe access of routes:	Improve sight distance and visibility Eliminate potential conflict points	2
_ s.cst.now r roject w	22. 22. 22. 22. 22. 22. 22. 22. 2	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	
FAAST File:	Safe Pedestrian Routes	conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate	? Yes
i AAOT TIIC.	Gale i cuestriari Routes	existing problems with the walkway; or a letter from a Public Agency that explains the current problems	103
		with the walkway, and how the proposed improvement will fix it.	
(1) Green Building	Status - 3 points max	Green Buildings and Renewable Energy §107(c) - 8 Points Max Construction Type (select type that gives max pts): Residential Construction	3
` '		g requirements as verified by a HERS rater: Green Point Rated Gold for New Construction	3
FAAST File:	Green Building Status	Provide signed letter from a HERS rater stating the green building status. File Uploaded'	? Yes
` '	e Reductions as verified by a HE	·	
0.0	uction level, measured as total ons	none	0
FAAST File:	verified by a certified design profe Energy Grid Reductions	Provide signed letter from a HERS rater stating the energy grid reductions. File Uploaded'	? N/A
FAAST FILE.		pusing and Transportation Collaboration §107(d) - 9 Points Max	7
(1) STI Funds Regu	ested as percentage of Total AH	• .	•
AHD & HRI Requested			
	d: \$20,000,000 STI Requ	lested: \$8,000,000 Total AHSC Funds Requested: \$29,952,200 STI rulius Requested as % of Total AHSC 27%	6
	uested (at or not at Transit Stati	on or Stop) as percentage of Total AHSC Requested - 2 points max	6
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(2) TRA Funds Req: \$1,500,0 (3a) Funding from of GGRF Program Project State in the project within environ is Project address or co (2) Location Efficie Project Address or co (2) Location Efficie Project Area) Grocery store-meets Medical clinic-accept Public elementary, mon-AHSC Enforceable (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project in condition of the project Area (1) Projects that eit to prevent the dispipation of the project in condition of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to prevent the dispipation of the project Area (1) Projects that eit to project Area (1) Projects that eit to project Area (1) Pr	uested (at or not at Transit Station or Stop) TRA (Transit Station or Stop) Station or Stop) Other Greenhouse Gas Reduction (sect has received funding from: GGRF Fund Evidence award), of the Alternative Cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironmentally cleared High Speed Raironments I ScalFresh requirements: ScalFresh requirements: Yes at Medi-Cal payments: Yes and the State of	Total AHSC Funds Requested - 2 points max Total AHSC Requested - 2 points max Total AHSC Funds Requested: \$29,952,200 TRA (Transit Station/Stop) Funds Requested: \$29,952,200 TRA (Transit Station/Stop) Funds Requested: \$5% of Total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$29,952,200 points and total AHSC Requested: \$29,952,200 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC Requested: \$100 points and total AHSC R	1 0 N/A 0 N/A 6.0 alkability. 3 3 3.0 4 5 3 3
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(2) TRA Funds Req: \$1,500,0 (3a) Funding from C GGRF Program Proj FAAST File: (3b) Within environ Is Project within environ Is Project within environ Is Project address or or (2) Location Efficie Project address or or (2) Location Efficie Project address or or (2) Location Efficie Project address or or (2) Location Efficie Project address or or (3) Location Efficie Project address or or (4) Projects that eit to prevent the dispi Strategies Voluntarily Replacement rec donation to com Affirmative mark Strategies Implement Replacement rec identified pursua Rent stabiilization Just cause evicti Ongoing funding housing for lowe	uested (at or not at Transit Station or Stop) TRA (Transit Station or Stop) other Greenhouse Gas Reduction (sect has received funding from: GGRF Fund Evidence award), of the Alternation of the Alterna	Total AHSC Funds \$29,952,200 Total AHSC Requested - 2 points max Total AHSC Funds \$29,952,200 Total AHSC Requested: \$29,952,200 Req as % of Total AHSC Req: of Total AHSC Requested: sequested:	1 0 N/A 0 N/A 6.0 alkability. 3 3 3.0 4 5 3 3
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Quantitative Policy

Funding progra	me of at least \$1M in	Balboa Park	Upper Yard Quantitative	Policy S	coring §107 P	IN 45585				l
0. 0	ms of at least \$1M in cations (enter program name									
and type of pro										
	keting strategies and policies									
	e conservation and housing for lower and									
	ne households - e.g.,									
	bilitation, community land									
· ·	king, mobile home park single room occupancy									
preservation or	dinances, affordable housing									
or commercial li description of si	inkage fees. (enter general									
description of st	rategy/policy)	Doc	ument who is responsible for each	strategy	policy or program de	nimed and inclu	de either a			
FAAST File:	Anti-Displacement	Resident brief	f explanation or a web link to the A ne strategy, policy, or program.					t File U	ploaded?	Yes
	= -		hat either currently exist or will		_			Number of		
		•	sinesses from the area surround ists or is newly implemented throu	-	•	Number of Existing	1 .	Newly	2	2
		•	urrently existing and one newly im	•	•	Strategies:	.	Implemented Strategies:	-	_
or both newly in	plemented through this Project	ct 1 point per stra						ű		
	Implementation of an overlay	zone to protect and	assist small businesses	Existing Strategy Will be	Establishment of a for every small busing		advocate of	fice and single	e point of	contact
	Creation and maintenance of		Im	plemented	Increased visibility					
Will be Implemented	Formal program to ensure that goods and services come from	m local businesses			Prioritization of Min contracting			Enterprises (MWBE) f	or public
FAAST File:	Anti-Displacement	Business brief	ument who is responsible for each f explanation or a web link to the A ne strategy, policy, or program.					t File U	ploaded?	Yes
		Pro	housing Local Policies §107	(h) - 2 Poi	nts Max					2
			that meet the following Prohous	sing criter	a (must complete t	he Strategy for	m below	# of Strate	gies 2	
	gy) - 1 point per strategy - 2	•	nfrastructure with accompanying i	ncreased h	ousing capacity or lo	cal financial inc	entives for h		_	
	to, a local housing trust fund o		ililasiluciule will accompanying i	iicieaseu ii	ousing capacity or ic	cai iiiiaiiciai iiic	entives for i	nousing, inclu	uirig, but	
n i			dential and mixed-use developmen			mily housing, es	stablished w	orkforce hous	ing	Yes
opportunity			ing sustainability districts, as defir s at higher densities than is requir			e minimum regi	onal housin	a needs allos	ation for	
C _ ~	ome allocation in the current h	•	•	ed to accor	illilodate 150 % of th	e miliminam regi	orial flousing	g riceus alloca	ation ioi	
	, ,	ces or other mechar	nisms that reduce barriers for prop	erty owner	s to create accessor	y dwelling units	beyond the	requirements	outlined	
	de §65852.2 as follows:	oo nor oooooorii du	velling unit in areas not already ex	omnt from	norking nursuant to (Cour Codo SEE)E)).			
	e waivers or reductions of 50%		veiling unit in areas not already ex	empt nom	parking pursuant to	Jov. Code 9000	552.2,			
	al approval in less than 60 days									
	n or modifications of developm n or modifications of developm		ide yard setbacks to five feet or le	SS;						Yes
- Reductio	n or modifications of developm									
	num lot size requirement; s for affordability; or									
	support programs such as a us	ser-friendly website								
Ů	11 1 0		al development or adopt fee trans	parency me	easures, including pu	blicly available	fee calculato	ors.		
Select			Enter link to source document		mated Outcomes - er of units), timing (
Strategy Type (from above)	Strategy Descr	iption	and description of where the document can be accessed.		s per unit), entitlen		ng (reduce	d number of		
	Initiative Ordinance- Planni	ng Code-	https://sfgov.legistar.com/View		,000 new units allow	ed in residentia			ıblic zonir	ng
(b) Non-	Affordable Homes for Education New (Bron E)	ators and	ashx?M=F&ID=7977063&GUID=		except on property u		to 205 to	more the section	م م ما ما م	
discretionary Approval	Families Now (Prop E)		A5C7DE0C-E4A6- 4C07-90FE-53F6CE0DE6E0		ng the total number of from the Planning D					זכ
Processes				authority	to administratively a	pprove 100% A	ffordable an	• .		
					without review by th					
	Planning, Administrative Co Construction of Accessory		https://sfplanning.org/accesso y-dwelling-units#about		the permit process ize over 340 unwarra	•				
(d) Accesory	Construction of Accessory	Dweining Units	y-awening-units#about	Legium	izo over 340 uriwalia	ancu units to al	ow ioi lelil	control protec	uons.	
Dwelling Units (ADU)			https://sfdbi.org/adu							
J(ADO)										

Balboa Park Upper Yard Quantitative Policy Scoring §107 PIN 45585									
					-				
	Loc	al Workforce Deve	elopment 8	Hiring Pra	ctices §10)7(i) - 2 Po	ints		2
	plement at least one workforce or workforce development strategie							# of Strategies 2	
0 1	ership with a community-based wor a high job placement rate among tr		,	0	nat have a tr	ack record o	of success serving disadvantag	ed populations and/or	
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 loc	cal Workforce Investment Board pro	ograms serving disad	vantaged po	pulations or	individuals v	vith barriers	to employment		
,	eveloped project labor, community ctly apply to the proposed project	workforce, or high-roa	ad agreemer	nts with targe	eted local hir	e specificati	ons OR that are located in juris	dictions with local hire	Yes
FAAST File:	Workforce Development		anization(s) 1	they are part	nering with,	the demogra	ent or hiring practice and includa aphic data on the population the or policy undertaken.		Yes
		Housing A	Affordability	y §107(j) -	5 Points M	ax			5
Total AHD Units Res	stricted to Extremely Low Income (E	ELI) Households:	27	Total AHD L	nits: 131	ELI Res	stricted AHD Units as a % of To	otal AHD Units: 21%	
		Prog	rams §107	7(k) - 2 Poi	nts Max				2
(1) AHSC Funded E	ligible Program - 1 point								
Proposed Eligible Pr	Ü	ortation Programs							1
` / !!	ded Program Documentation - 1	· \							
Program Operator w	ill sustain the program beyond the							Yes	1
FAAST File:	Program Continuation	Document showing I Program grant (three		gram Operat	or will sustai	n the progra	m beyond the term of the AHS	File Uploaded?	Yes
		Urban (Greening §	§107(I) - 2 F	oints Max				2
Urban Greening cos	ts: AHD: \$192,557	HRI: \$0	STI:	\$47,272	TRA:	\$153,598	Total Urban Green Costs:	\$393,427	

	Balboa Park Up	per Yard Narrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN 45585		
For this section, ap	plicants must include a PDF attac	hment 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	ch section of the write-up; the ques	stions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including requ	uired documentation	ı, 11
point font minimum	. Ensure that all relevant informati	on for each section is included either in the response for that section, or the required documentation for that	section.	
		Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The		
FAAST File:	Narrative	responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric	File Uploaded?	Yes
		document for guidance in completing Narratives.		
		Collaboration & Planning - §107(m) - 4 Points		
(1) Local Planning	Efforts *Narrative		·	
Identify what local	planning efforts the project implem	nents, and if applicable, describe what particular components of the project are derived from a local plan. Exp	plain how local gove	rnment
		e 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
(2) Housing and T	ransportation Collaboration *Na	arrative		
Describe the relation	onship between the joint-applicant	s or partners that worked together to create the proposed AHSC project. Explain the process involved in con	ning together to crea	ite a
larger version for th	ne Project Area (PAM). Describe t	he integration of housing, transportation, and urban greening infrastructure components in creating a cohesi	ve 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
		Community Benefits & Engagement - §107(n) - 6 Points		
(1) Community En	gagement and Leadership *Nar	rative		
` ' -	 	ocal residents have been meaningfully involved in the visioning and development of this project. Explain in w	hich stage(s) of the	nrocess
	,	be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including h	•	3100000
advertised and mad		or engaged. Describe entries to involve bisadvantaged and/or low-mounte community residents, including r	low meetings were	
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?	Yes
	ommunity Needs *Narrative	Tortido di compictod Arrico Rodina o Community Engagoment Hacker	i ilo opioadou.	100
` ,		one or more identified community needs, articulating how these needs were identified (e.g. through the com	munity engagemen	
		I health department plan or other city/county plan, etc.). Address community needs beyond the provisions of		
		y or Low-Income Community , applicants are also encouraged to cite top burdens from their CalEnviroScre		
needs that their pro		y or 2011 modifie dominantly , applicante are also encouraged to site top bardene from their data. This conte	7011 0.0 00010 do 0011	milainty
noodo anatanon pro	1	Letter of support from local community-based, grassroots organization describing the community		
FAAST File:	Community Needs	engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?	Yes
		Community Climate Resiliency - §107(o) - 3 Points		
(1) Climate Adapta	ation Assessment Matrix			
		nk below) with climate projections for the listed impacts and with technical descriptions of adaptive measures	s to be employed. If:	the
		ources besides those listed below, state where the data are from and if they use different assumptions (e.g.		
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?	Yes
(2) Climate Adapta		74100 Nound o olimate Adaptation Assessment waterx	Tile opioaded:	103
` ,		conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the life	time of Project alam	entc
		conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the life sequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling sys		
		neral Plan or other local planning documents, describe how the Project conforms to the implementation of the		
		ncorporate climate considerations in the Safety Element of the General Plan or other local plan or document		
(0)(s according to climate impacts.	Troopporate difficate considerations in the datety Element of the deficial Figure of other local plan of document	. by January 1, 2022	<i>j</i> ·
Coparato response		ommunity Air Pollution Exposure Mitigation §107(p) - 2 Points Max		
(4) Air Dollution 5		7		
. ,	xposure Mitigation Strategies *		DM Tavis Dalas	- t- A:
AIF POILUTION EXPOS	ure iviitidation Strategies: Identify	pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diesel	PIVI. LOXIC Releases	، to Air

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.

Pleas	Application Development Team (ADT) Support Form Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov. A member of the Application Development Team will respond to your request within ASAP.								
				respond to	your request within ASAP.				
-ull Nam	ie:				Date Requested:	Ap Vers	oplication ion Date:		
Organiza				Email:		Contact Phone:			
Justificat	ion:								
Issue	Program	Tab	Section	Cell#	Update/Comment	Urgency	ADT	Status	
# 1	Name &	100	Occion	Jenn Jenn Jenn Jenn Jenn Jenn Jenn Jenn	opauto/oominent	Orgency	Status	Date	
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AHSC R	ound 5 Document Ch	necklist	
AHSC - Supplemental Application Workbook			
Overview TAB			
FAAST File:		Submitted	Comments
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 contin	nue attachements as App3	App4, and	App5)
App1 Cert & Legal			Uploaded
App 1 Cert & Legal		Yes	
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 acceptable), supporting documentation evidencing the individuals.			
3. NOFA Date.			
4. Language authorizing Signatory(ies) to sign Standard Agre	eement.		
5. Amendment Provision included.			
6. Aggregate dollar amount (should be equal to or greater the			
7. Person attesting validity of resolution (must be someone o	ther than person authorized	to sign Stan	dard Agreement).
8. The meeting date authorizing resolution.	la abaant vacant)		
 All votes taken at meeting authorizing resolution (ayes, no Project name as it appears on AHSC application. 	s, absent, vacant).		
* The General Partner and Limited Partner who are members	s of the Limited Partnershin	will also need	to submit applicable organizational
documents based on the type of entity they are.	3 of the Emilion Function of	WIII GISO FICCO	to submit applicable organizational
** Organizational documents for the manager of the LLC if a	n entity other than an individu	ual.	
*** These are minimum requirements for a resolution. Update			npleted.
**** Ensure when identifying the Signatory(ies), if more than	one is listed, that "and" or "o	r" is defined	for individuals required to sign.
App1 OrgDoc1		Yes	Uploaded
App2 OrgDoc1		Yes	Uploaded
Applicant Organizational Documents (submit documents	ation for each as App1, App	o2, etc)	
Entity Type			
Limited Partnership (L.P.)*	FAAST File:	Submitted	Comments
Certificate of Limited Partnership (LP-1)	App1 OrgDoc1		
LP-2 (IF Applicable)	App1 OrgDoc2		
Loan Authorization	App1 OrgDoc3		

AHSC Round 5 Document Checklist							
Certificate of Limited Partnership	App1 OrgDoc4						
Certificate of Standing from Secretary of State	App1 OrgDoc5						
Limited Partnership Agreement	App1 OrgDoc6						
All Amendements to Limited Partnership Agreement	App1 OrgDoc7						
Corporations	FAAST File:	Submitted	Comments				
Articles of Incorporation, with all amendments	App1 OrgDoc1						
By-Laws, with all amendments	App1 OrgDoc2						
Certiificate 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:			University				
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	EAACT Eller	Cub-mitte !	Comments				
Owner/Borrower Entity** Certification & Legal Disclosure (wet signature	FAAST File:	Submitted	Comments Uploaded				
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) Managing General Partner**	Owner Payee Data FAAST File:	Yes	Comments				
Certification & Legal Disclosure (wet signature		Submitted	Uploaded				
required)	MGP Cert & Legal	Yes	Uploaded				
Resolutions	MGP Reso	Yes					
Organizational Documents (see above)	MGP OrgDoc	Yes	Uploaded				
Organizational Chart	MGP OrgChart	Yes	Uploaded				

AHSC Round 5 Document Checklist							
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	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		II Inlandad					
		Yes	Uploaded				
AHD Auth to Use Grant Funds		Yes Yes	Uploaded				
			Uploaded Uploaded				
AHD Auth to Use Grant Funds		Yes	Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study		Yes Yes	Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control	1, AHD2, etc)	Yes Yes Yes	Uploaded Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control AHD Preliminary Title Report	1, AHD2, etc)	Yes Yes Yes Yes	Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control AHD Preliminary Title Report Past Exp AHD1 (submit documentation for each as AHD	1, AHD2, etc)	Yes Yes Yes Yes Yes	Uploaded Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control AHD Preliminary Title Report Past Exp AHD1 (submit documentation for each as AHD AHD No Ag	1, AHD2, etc)	Yes Yes Yes Yes Yes Yes	Uploaded Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control AHD Preliminary Title Report Past Exp AHD1 (submit documentation for each as AHD AHD No Ag AHD Ag Infill	1, AHD2, etc)	Yes Yes Yes Yes Yes Yes n/a	Uploaded Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control AHD Preliminary Title Report Past Exp AHD1 (submit documentation for each as AHD AHD No Ag AHD Ag Infill HRI Environmental	1, AHD2, etc)	Yes Yes Yes Yes Yes Yes n/a n/a	Uploaded Uploaded Uploaded Uploaded Uploaded				
AHD Auth to Use Grant Funds AHD Market Study AHD Site Control AHD Preliminary Title Report Past Exp AHD1 (submit documentation for each as AHD AHD No Ag AHD Ag Infill HRI Environmental HRI Auth to Use Grant Funds	1, AHD2, etc)	Yes Yes Yes Yes Yes Yes n/a n/a n/a	Uploaded Uploaded Uploaded Uploaded Uploaded				

AHSC Round 5 Document C	hecklist	
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)		EFC AHD3, 4, 5, 6, and 16 Uploaded
AHD Units & Max Funds TAB	Yes	
FAAST File:	Submitted	Comments Uploaded
Utility Allowance (substantiate amount used per local housing authority)	Yes	Cp.oadou
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	

AHSC R	necklist		
Quantitative Policy TAB FAAST File:		Submitted	Comments
Bicycle Network Connectivity			Uploaded
		Yes	Uploaded
Safe Bicycle Routes		Yes	
Pedestrian Network Connectivity		n/a	Liplandad
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		res	Uploaded
· ·		Yes	Uploaded
Workforce Development		Yes	·
Program Continuation		Yes	Uploaded
Narrative-Based Policy TAB FAAST File:		Submitted	Comments
Narrative		Yes	Uploaded
Local Planning Efforts			Uploaded
Site Plan & Project Map		Yes	Uploaded
Community Tracker		Yes	Uploaded
		Yes	Uploaded
Community Needs		Yes	Uploaded
Climate Matrix		Yes	Opioaded
GHG & Co-Benefits Quantification	FAAST File:	Submitted	Comments
Description Completed AHSC Benefits Calculator Tool, with	FAAST FIIE.	Jubillitted	Uploaded
worksheets applicable to the project and all fields in the	GHG Benefits Calculator		
GHG Summary and Co-benefits Summary tabs	Tool		
populated. Click here for instructional video.		Yes	
Documentation of affordable housing development			Uploaded
inputs, including the following:			
- Number and type of dwelling units;	GHG Affordable Housing		
- Number of affordable unit (per Guidelines definition);	J		
- Number of stories; and - Net density		Yes	
Map documenting distance to central business district,		100	Uploaded
determined using the CARB tool available at:	CUC Distance to CDD		
www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobce	GHG Distance to CBD		
ntermap.htm		Yes	
Documentation of mixed-use development inputs,	GHG Mixed-Used		Uploaded
including proposed uses and total areas of each type of space	Development	Yes	

AHSC Round 5 Document Checklist					
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 (Submit documentation for each new or expanded service or capital improvement and number according to order on Transit Inputs tab)		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			