

Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 9 (March 25, 2025)

Application Workbook



CALIFORNIA STRATEGIC
GROWTH COUNCIL



State of California

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Business, Consumer Services and Housing Agency

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

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Instructions

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

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



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

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

AHSC Round 9 applications will be accepted as set forth in the NOFA.

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

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

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

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

"Yellow" cells	are for Applicant inputs. It is very important that you answer ALL yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.
"Orange" cells	are required attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Sponsor/Applicant.
"Red" cells	indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.
"Green" cells	are for SGC use/review.

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

Project Overview

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HCD APP#: AHSC0001273

Project Area Type Integrated Connectivity Project (ICP)

Housing Type Rental

Geographic Area San Francisco Bay Area

Select Yes to all that apply

Affordable Housing Development (AHD)	Yes
Housing Related Infrastructure (HRI)	Yes
Sustainable Transportation Infrastructure (STI)	Yes
Program Costs (PGM)	Yes

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
AHD	\$173,325,054	\$30,000,000	66.43%	\$143,325,054
HRI	\$3,500,000	\$3,500,000	7.75%	
STI	\$42,545,000	\$10,945,000	24.24%	\$31,600,000
PGM	\$714,140	\$714,140	1.58%	\$0
AHD & HRI Total	\$176,825,054	\$33,500,000	74.18%	\$143,325,054
STI & PGM Total	\$42,545,000	\$11,659,140	25.82%	\$31,600,000
Grand Total	\$220,084,194	\$45,159,140	100.00%	\$174,925,054

Was Project awarded funds in prior AHSC rounds?	No
Is Project a phase of a previously awarded project?	No

Applicant must identify past awards, simultaneous applications, and future or potential applications. Failure to fully disclose all known or potential funding sources may result in award reduction or disencumbrance.

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

For assistance in streamlining the review process, please provide the names of entities related to each sponsor parent company, and any and all related entities that have received awards from HCD. This is not a requirement but will reduce review time if completed. **If yes**, please complete "Sponsor History" sheet/tab. Yes

Project description: provide a concise summary of your **AHSC Project**, approximately 200 words or less. Be sure to highlight components that are unique to the **Project** or required significant collaboration. Please see past award summaries on **SGC** website **AHSC Awards and Applications** for examples. This content will provide necessary context for all reviewers and will be published alongside Award Recommendations if your project is selected for funding. [SGC AHSC Awards and Applications](#)

The Treasure Island AHSC project delivers 150 units of 100% affordable housing on San Francisco's largest contiguous redevelopment site, prioritizing extremely low- and very low-income households, including families and formerly unhoused individuals. As part of the broader Treasure Island master plan, the project advances a vision of equitable, sustainable community development. The transportation components include a new Class IV protected bikeway network, new ADA-compliant sidewalks, and the installation of 10 new bus shelters to improve transit accessibility and safety.

A centerpiece of the project is the launch of a groundbreaking zero-emission electric ferry service connecting Treasure Island to the San Francisco Ferry Building, providing rapid, sustainable regional access to jobs and services. Significant collaboration with the Treasure Island Development Authority (TIDA), the San Francisco County Transportation Authority (SFCTA), WETA, and SFMTA has ensured integration with regional mobility goals. Workforce development and anti-displacement efforts are supported through partnerships with One Treasure Island's Construction Training Program and the San Francisco Community Land Trust. Together, these investments create a resilient, inclusive community model centered on health, equity, and climate action.

A **Tribal Entity** whose **Project** meets requirements listed in detail in [Appendix B](#).
Is a **Project** component, meaning either **AHD/HRI** or **STI**, being proposed by a **Tribal Entity** and meets requirements listed in detail in [Appendix B](#)? No

AB 1550 Priority Populations "Priority Populations" include residents of: (1) census tracts identified as disadvantaged by [California Environmental Protection Agency per SB 535](#); (2) census tracts identified as **Low-Income Communities** per [AB 1550](#); or (3) a **Low-Income Household** per [AB 1550](#). See the [Appendix A](#) of the [2024 Funding Guidelines for Agencies that Administer California Climate Investments \(Funding Guidelines\)](#) for more information on the definitions. See the [Priority Populations Maps](#) for more information.

[California Climate Investments Priority Populations Mapping Tool 4.0](#)

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

AHD 10-digit census tract:	6075017903	California Climate Investments Priority Populations 4.0 designation:	Disadvantaged Community: CES, Low-Income Community
File Name:	006. AB 1550 (BAT)	Applicable CARB Priority Population Benefit Assessment Tools (BAT)	Uploaded to HCD? <input type="checkbox"/> Yes

Will the **AHD** include **Factory-Built Housing (FBH)**? No

Applicant(s) acknowledges and certifies that the **Project Area** meets all requirements specified in [§102](#). Yes

File Name:	008. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with (PAM) in this application must be identified on the Project Area Map (PAM)" File must be submitted in a KML/KMZ format.	Uploaded to HCD? <input type="checkbox"/> Yes
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Select Metropolitan Planning Org. or "non-MPO area"

The proposed **Project** supports the implementation of the applicable Sustainable Community Strategy (SCS) or Alternative Planning Strategy (APS) as confirmed by the Metropolitan Planning Organization (MPO), or the equivalent regional planning agency. [§103.1\(f\)\(1\)](#) Yes

File Name:	009. SCS Consistency Confirmation	Document from MPO or equivalent planning agency confirming consistency with activities or strategies identified in the SCS, APS, or equivalent planning document that demonstrates a per capita reduction in VMT and GHG, per §103.1(f)(1) .	Uploaded to HCD? <input type="checkbox"/> Yes
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To be an eligible **AHD Capital Project**, it must consist of one or more of the following:

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

Select from Dropdown:

Is this a **Mixed Use Development**? No

Affordable Housing Development (AHD)

AHD Name: **Address:**

City: **Zip Code:** **County:** **Latitude:** **Longitude:**

Census Tracts:

APNs

Is the proposed **AHD** part of a master-planned development that is approved by a local zoning authority, that consists of a single lot or parcel, or a combination of abutting lots or parcels, with common access, parking, amenities, landscaped areas, and signage. No

Do you intend on splitting or combining any lots?

Total Site Area: Acres: **Land area of developed AHD, after any planned subdivision:** Acres:

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AHD Capital Project description (include: information such as on-site resident or community amenities, climate adaptive features, resources in the immediate vicinity, any details from above questions for mater-planned developments and/or splitting or combing of lots):

Note: If **AHD Capital Project** is **Substantial Rehabilitation** provide details of rehabilitation work to be completed:

Treasure Island IC4.3 will provide housing and services for low-income and formerly homeless families. Once completed, IC4.3 will contain 150 units of affordable family housing. The first two floors of the project will include residential services uses such as community room and 413 sq ft teen lounge, and will include offices for services and property management staff. The project also includes a childhood development center, bike parking, and two internal courtyards. The project will be close to transit stops and adjacent to a greenway known as Eastside Commons. The building and unit appliances will be all electric with energy star rated appliances. Additionally, the project will achieve a Green Point Rating of at least 125.

Identify the Resource Area per TCAC/HCD Opportunity Area Map. Sponsor/Applicant may choose to utilize a Resource Area designation from the TCAC/HCD Opportunity Area Maps in effect when the initial site control (pursuant to [UMR §8303\(a\)](#)) was obtained, if a TCAC/HCD Opportunity Area Map exists for that year. <https://www.treasurer.ca.gov/ctca/c/opportunity.asp>

Is the AHD located in a High or Highest Resource Area per TCAC/HCD Opportunity Area Map available at the time of application?		No
Enter the entire TCAC/HCD Opportunity Area Map Census Tract ID #:	6075017903	Opportunity Area Map Category: High-Poverty & Segregated
File Name:	012. Opportunity Area	Documentation of TCAC/HCD Opportunity Area status either (1) at time of application, or (2) when initial site control (pursuant to UMR §8303(a)) was obtained, if a TCAC/HCD Opportunity Area Map exists for that year.
		Uploaded to HCD? Yes

Utilizing Tax Credits?	4%					
Federal	Yes	Proposed equity investor contribution (\$)	\$57,696,450	Anticipated tax credit factor	\$0.8733	
State	No	Proposed equity investor contribution (\$)		Anticipated tax credit factor		
Timeframe for applying for 4%Tax Credits	Proposed month	May	Proposed year	2026	Tax Credit Reservation Awarded?	No

Is the **AHD** on an Excess Site/Surplus Land site? [The Housing and Local Land Development Opportunity Map](#)

Is the **AHD Project** a **Scattered Site**? [UMR §8303\(b\)](#)

Total Units	LIHTC Units	Project Site Area		Units per Acre		Age Restrictions	TCAC Project Type
150	119	1.41	Acres	106	Per Acre	None	Large Family
Any type of demolition required?		<input type="text" value="No"/>					

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

Will the proposed **Project** involve new construction or **Substantial Rehabilitation** and require the demolition of existing residential units? [§102\(d\)\(2\)\(A\)](#)

If requesting **AHSC Program** funding for **AHD** and **HRI Capital Projects** and any component involves the demolition of existing units that are affordable to **Low-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.

Will the proposed **Project** involve the demolition of existing units that are affordable to **Low-Income Households** (LIH)? [§103.1\(h\)\(3\)\(B\)](#)

Commencement of construction or **Substantial Rehabilitation** work means the first land-disturbing activity associated with the **AHD**, including land preparation such as clearing, grading, and filling, or the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Applicant(s) certifies that construction or **Substantial Rehabilitation** of the **AHD** has not commenced as of the application due date set forth in the **NOFA**, except for emergency work or structural repairs. [§102\(d\)\(3\)](#)

Has the **Applicant** completed, or does the **Applicant** plan to complete any emergency repairs/demolition to existing structures required to eliminate hazards or threats to health and safety?

§110(a)(3) Relocation

Does Project trigger State Relocation Assistance Law ([CA Gov Code §7260-7277](#))?

This requirement does not apply to tribes who are exercising their sovereignty on trust land or by utilizing the [Native American Housing Assistance and Self Determination Act of 1996 \(NAHASDA\)](#) funding.

Provide a narrative explanation, in the box below, supporting why relocation is or is not required. "N/A" or "Vacant Land" is not sufficient. If relocation is required, **Applicant** must also submit an initial relocation plan prepared in accordance with [24 CFR 93.352](#).

Relocation is not required as this project is new construction on a historically vacant parcel, with no prior tenants to relocate.

§103.1(g)(6) AHD Site Control

At application how will site control be demonstrated?

Is the vested owner of the **AHD** site an **Applicant**?

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Is the vested owner the same entity named on the Enforceable Option to Lease as the seller/optionor/lessor?

Yes

Date of agreement:	2/27/2024	Initial contract expiration date:	12/31/2026	Final contract expiration after all allowable extensions:	12/31/2027
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Is an Applicant named on the Enforceable Option to Lease as the buyer/purchaser/optionee/lessee?

Applicant #1 John Stewart Company

Ground Lease planned? Yes

Who is the lease by and between? List all applicable parties:		Term	Annual Payment
Lessor:	Treasure Island Development Authority	34 Months (initial term)	\$15,000
Lessee:	IC4.3 Family Housing, LP		
Other Parties:			

Below, describe property transfers occurring in connection with development of the AHD.

NA

File Name:	021. AHD Site Control	Documentation of site control in accordance with UMR §8303, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions.	Uploaded to HCD?	Yes
File Name:	022. AHD Preliminary Title Report	Preliminary Title Report, that is prepared or updated no earlier than 30 days prior to the application due date for the AHD Project.	Uploaded to HCD?	Yes
File Name:	023. AHD Site Control Org Docs	Where Site Control is in the name of another entity, documentation, which clearly demonstrates the Applicant control (i.e., the entity's organizational documents), is required.	Uploaded to HCD?	Yes

§103.1(f)(3-5) Environmental Requirements & Reports

Do you certify that the AHD site(s) is free from severe adverse environmental conditions, such as the presence of toxic waste pursuant to §103.1(f)(5)(A).

Yes

If environmental mitigation is required, are costs sufficient, pursuant to the environmental reports and included in the AHD-HRI S&U Development Budget?

Yes

Environmental Reports are required as set forth in the application checklist and the Notice of Funding Availability.

File Name:	024. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application due date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applicant is exempt when proposing a Capital Project located in Indian Country.	Uploaded to HCD?	Yes
File Name:	025. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application due date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applicant is exempt when proposing a Capital Project located in Indian Country.	Uploaded to HCD?	N/A

AHD environmental clearances

Submit the Local Approvals and Environmental Review Verification form to the agency or department of local government responsible for administration of the items listed on the form. This form may be submitted to more than one agency or department if necessary. If an item is not required, include the reason why in box provided.

Local Enviro Verification

California Environmental Quality Act (CEQA) is a state law that requires public agencies to identify and disclose the potential environmental impacts of their proposed activities.

Is the AHD Categorically Exempt? No

Is the AHD approved "by-right"? No

NEPA: Is Federal funding proposed that will trigger NEPA requirements? Yes For NEPA only, fully executed HUD 7015.16 "Authority To Use Grant Funds" is required prior to construction loan closing.

Applicants affirm all applicable time periods for filing appeals or lawsuits will have lapsed within 30 days after the application due date with lawsuits or appeals resolved. Yes

Explain any applicable appeals or lawsuits that are still under review or currently unresolved.

NA

File Name:	026. AHD Local Approvals	Local Approvals and Environmental Review Verification form(s) completed and signed by local authority or Responsible Entity, if different from jurisdiction.	Uploaded to HCD?	Yes
File Name:	027. AHD Environmental CEQA	Copy of all environmental clearances (e.g. Environmental Impact Report).	Uploaded to HCD?	Yes

§103.1(f)(7) Not Agricultural Land

Applicant(s) certifies the AHD is not designated as Agricultural Land according to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool (California Important Farmland Finder).

Yes, Not Ag Land

An exemption to the Agricultural Land designation may be allowed for applications that submit documentation that substantiates a description of an Infill Site.

(California Important Farmland Finder)

HRI #1 work is onsite or offsite of AHD? Offsite HRI #2 work is onsite or offsite of AHD? N/A

File Name:	029. AHD No Ag	Demonstrate the AHD site is not within land designated as Agricultural Land per FMMP tool.	Uploaded to HCD?	Yes
File Name:	030. AHD Ag Exempt	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site.	Uploaded to HCD?	N/A

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File Name:	031. HRI Offsite No Ag	Demonstrate the HRI site is not within land designated as Agricultural Land per FMMP tool.	Uploaded to HCD?	Yes
File Name:	032. HRI Offsite Ag Exempt	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site.	Uploaded to HCD?	N/A

Site & Unit Information

Existing versus proposed Units (include Manager's Units)								Total #	Total #	Total #	Total # Mgr.	Total # of Parking
	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Units	Bedrooms	Buildings	Units	Spaces
Existing								0	0			
Proposed		5	45	58	32	10	0	150	302	1	1	43

Building types	New Construction			Rehabilitation			Unit Size	Baths	Layout	Avg. Sq. Ft.	All Units	Restricted
	Units	Stories	Bldgs.	Units	Stories	Bldgs.						
Townhouse/Row House							0 Bdrm.	1	Flat	388	5	5
One or Two Story Walk-Up							1 Bdrm.	1	Flat	534	45	33
Mid-Rise (3-5 stories)							2 Bdrm.	1	Flat	752	58	51
High-Rise (6+stories)	150	6	1				3 Bdrm.	2	Flat	1,032	32	26
Detached Single Family							4 Bdrm.	2	Flat	1,286	10	4
Duplex/4-Plex							5 Bdrm.				0	0
Non-Residential Bldg(s)												
Totals	150		1	0	0	0				Total Units	150	119

Sponsor/Applicant Notes

Amenities

Unit Amenities/Features											
<input checked="" type="checkbox"/> Yes	Air Conditioning	<input checked="" type="checkbox"/> Yes	Refrigerator	<input checked="" type="checkbox"/> Yes	Range	<input checked="" type="checkbox"/> Yes	Microwave	<input checked="" type="checkbox"/> Yes	Disposal	<input checked="" type="checkbox"/> Yes	Curtains/Blinds
<input checked="" type="checkbox"/> Yes	Dishwasher	<input type="checkbox"/>	Walk-In Closet	<input type="checkbox"/>	Fenced Rear Yard	<input type="checkbox"/>	Ceiling Fans	<input checked="" type="checkbox"/> Yes	Lofts	<input type="checkbox"/>	(Other)
<input type="checkbox"/>	Fireplace	<input type="checkbox"/>	Emergency Call	<input type="checkbox"/>	Free Cable TV	<input type="checkbox"/>	Storage Area	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)
<input type="checkbox"/>	Balcony	<input type="checkbox"/>	Patio	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)

Project Amenities											
Elevator(s)	<input checked="" type="checkbox"/> Yes	2	Laundry Rms.	<input checked="" type="checkbox"/> Yes	2	Washers	<input checked="" type="checkbox"/> Yes	10	Dryers	<input checked="" type="checkbox"/> Yes	10
<input checked="" type="checkbox"/> Yes	Community Room	<input checked="" type="checkbox"/> Yes	Community Kitchen	<input type="checkbox"/>	Computer Room	<input checked="" type="checkbox"/> Yes	High Speed Internet	<input type="checkbox"/>	Sports Court	<input checked="" type="checkbox"/> Yes	Bike Parking
<input type="checkbox"/>	Fitness Room	<input type="checkbox"/>	Picnic/BBQ Area(s)	<input type="checkbox"/>	Tot Lot/Playground	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)
<input type="checkbox"/>	Tennis Court	<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>	Jacuzzi/Sauna	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)
<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)	<input type="checkbox"/>	(Other)

Security & Other							
<input type="checkbox"/> No	Gated Entry	<input checked="" type="checkbox"/> Yes	Bldg. Card Key	<input type="checkbox"/>	Security Patrol	<input checked="" type="checkbox"/> Yes	Security Cameras

Describe any mandatory charges to tenants beyond allowable Rents.

Other onsite Services?
 Services include supportive counseling, individualized wrap-around case management and connection to all One TI programming and services at no charge. Youth and teen on-site programming, community engagement, health and wellness initiatives, and housing stability.

Miscellaneous Information

Residential Space											
Residential Units	129,964	Common Areas	19,438	Community Room	3,650	Leasing Office	1,201	Additional Storage Space			
Subtotal Residential SF	154,253										
Maintenance Shop	552	Childcare Center	9,221	Service Area	8,378	Service Office	2,377				
(Other)		(Other)		(Other)		(Other)					
Total Residential SF	174,781										

Residential Parking											
Free Residential Parking Spaces											
Uncovered Tenant Parking		Covered Tenant Parking	43	Enclosed Tenant Parking		Tenant Guest Spaces					

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Subtotal Parking Spaces

Extra Spaces Tenants may Rent

Uncovered Parking	<input type="text"/>	Covered Parking	<input type="text"/>	Enclosed Parking	<input type="text"/>	Total Handicap Parking Spaces	<input type="text"/>
Grand Total Parking Spaces	<input type="text" value="43"/>						

Commercial Space

Commercial Square Feet

Commercial Area	<input type="text"/>	Offices	<input type="text"/>	Childcare Center	<input type="text" value="9,221"/>	Storage Space	<input type="text"/>	(Other)	<input type="text"/>
Total Commercial SF	<input type="text" value="9,221"/>								

Parking Spaces for Commercial Tenants

Uncovered Parking	<input type="text"/>	Covered Parking	<input type="text"/>	Total Spaces	<input type="text" value="0"/>
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Describe other available parking for commercial patrons

Income from subsidies

Rental Subsidy?	<input type="text" value="Yes"/>	Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior to permanent loan closing.			
Subsidy Program Name:	<input type="text" value="Section 8 Project Based Vouchers"/>			Contract Term: (enter in years)	<input type="text" value="20"/>
Subsidy Program Name:	<input type="text"/>			Contract Term: (enter in years)	<input type="text"/>
Subsidy Program Name:	<input type="text"/>			Contract Term: (enter in years)	<input type="text"/>
File Name:	<input type="text" value="033. Current Contract Rents"/>	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Uploaded to HCD?	<input type="text" value="Yes"/>	
Operating Subsidy?	<input type="text" value="No"/>	Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years).			
Projects having or proposing project-based rental assistance or operating subsidies shall fund a Transition Reserve in accordance with MHP §7312.1. Complete the HCD Reserves Calculator tab.					

Income from sources other than residential Rents and subsidies

Laundry		Other Leased Spaces																									
No. of Units Using Central Laundry	<input type="text" value="150"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Residential</th> <th style="width: 15%;">Lease Terms</th> <th style="width: 15%;">Sq. Feet</th> <th style="width: 15%;">Rent/SF/Mo.</th> <th style="width: 25%;">Annual Gross</th> </tr> </thead> <tbody> <tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text" value="\$0"/></td></tr> </tbody> </table>	Residential	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>
Residential	Lease Terms		Sq. Feet	Rent/SF/Mo.	Annual Gross																						
<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>																						
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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>																							
Weekly Assumed Income Per Unit	<input type="text" value="\$2.08"/>																										
Annual Total Laundry Income	<input type="text" value="\$16,200"/>																										
Residential Parking		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Commercial</th> <th style="width: 15%;">Lease Terms</th> <th style="width: 15%;">Sq. Feet</th> <th style="width: 15%;">Rent/SF/Mo.</th> <th style="width: 25%;">Annual Gross</th> </tr> </thead> <tbody> <tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text" value="\$0"/></td></tr> </tbody> </table>	Commercial	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>
Commercial	Lease Terms		Sq. Feet	Rent/SF/Mo.	Annual Gross																						
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Tenant Rental Spaces	<input type="text" value="0"/>																										
Monthly Income Per Space	<input type="text"/>																										
Annual Residential Parking Income	<input type="text" value="\$0"/>																										
Commercial Parking		<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text" value="\$0"/></td></tr> <tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text" value="\$0"/></td></tr> <tr><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text" value="\$0"/></td></tr> </tbody> </table>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>										
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Number of Rental Spaces	<input type="text" value="0"/>																										
Monthly Income Per Space	<input type="text"/>																										
Annual Commercial Parking Income	<input type="text" value="\$0"/>	Total Income from Other Leased Spaces	<input type="text" value="\$0"/>																								

Monthly utility allowance

Utilities	Type of Utility (Select from dropdown)	Does the owner or tenant pay utilities?	Enter Allowances for Tenant or Homeownership Paid Utilities by Bdrm. Size					
			0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	<input type="text" value="Electric"/>	<input type="text" value="Tenant"/>	\$13	\$19	\$24	\$29	\$37	
Cooking	<input type="text" value="Electric"/>	<input type="text" value="Tenant"/>	\$18	\$25	\$33	\$40	\$51	
Other Electric	<input type="text" value="Electric"/>	<input type="text" value="Tenant"/>	\$52	\$73	\$94	\$115	\$147	
Air Conditioning	<input type="text" value="Electric"/>	<input type="text"/>						
Water Heating	<input type="text"/>	<input type="text"/>						
Water	<input type="text"/>	<input type="text"/>						
Sewer	<input type="text"/>	<input type="text"/>						
Trash	<input type="text"/>	<input type="text"/>						
Other	<input type="text"/>	<input type="text"/>						
Total Tenant Utility Allowance			\$83	\$117	\$151	\$184	\$235	\$0

Source for utility allowances

Local PHA?	<input type="text" value="Yes"/>	Name:	<input type="text" value="San Francisco Housing Authority"/>	Effective date:	<input type="text" value="1/1/2024"/>
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Project Overview

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HUD?		Utility Company (Actual Survey)?		CUAC?		Other?	
Sponsor/Applicant Notes:							
File Name:	035. Utility allowance	Schedule of utility allowances.				Uploaded to HCD?	Yes

§102 Eligible Projects

Applicant(s) acknowledge that **ICP Project Areas** must include at least one (1) **Transit Station/Stop** that is served by the **Qualifying Transit** at the time of application submittal. At the time of application it must not include a **Transit Station/Stop** that is served by **High Quality Transit** which is located within one-half (0.50) mile from the **AHD** along a **Pedestrian Access Route**. **ICP Project Areas** must not be located in a **Rural Area**. §102(c)(2)(B)

Yes

Name of Transit Station/Stop :	Bus Route 25: 9th St & Avenue D (Stop ID #17560)		
Address of Transit Station/Stop :	Avenue D, San Francisco, CA 94130		
Name of transit agency:	San Francisco Municipal Transportation Agency		
Is AHD located within one-half (0.50) mile from a Transit Station/Stop that meets the Project Area transit requirements? §102(c)(2)	Yes		
AHD distance from Transit Station/Stop	0.49	miles.	Minimum distance transit requirements met.

File Name:	038. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line.	Uploaded to HCD?	Yes
File Name:	039. Transit Service Schedule	Upload the service schedule for Qualifying Transit only. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Uploaded to HCD?	Yes

The **AHD** must demonstrate a minimum **Net Density** not less than that shown in §102(d)(7)(A)

Note: Applicants must calculate Net Density as the number of dwelling units per acre in the AHSC Benefits Calculator Tool. For the below charts to fully calculate the unit mix must be completed.

For the total number of dwelling units in the project to be used in the calculation of **Net Density**, the **Applicant** may use either the un-adjusted total number of dwelling units in the project as described in §102(d)(7)(A)(i) or a number adjusted for unit size as described in §102(d)(7)(A)(ii).

The un-adjusted total number of dwelling units in the project based on the type of development and **Project Area Type** §102(d)(7)(A)(i):

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

Project meets the minimum **Net Density** for any of the following:

ICP Residential Project meets un-adjusted minimum net density				TRUE	Mixed Use Developments Floor Area Ratio (FAR)		FALSE
Total Sites Area in Square Feet		61,420		Total Buildings Floor Area in Sq. Feet			
(Less Qualified Square Feet Deductions):							
Dedicated streets		0		Mechanical Space			
Sidewalks		0		Cellar space			
Parks		0		Floor space in open balconies			
Open Space		0		Enclosed parking			
Other (Specify)		0		Elevator or stair bulkheads			
Net Site Area-acres	1.41	Net Site Square Feet	61,420	Net Building Square Feet		0	

Number of units to be used for **Net Density** by multiplying the adjusting factors shown in §102(d)(7)(A)(ii): 192

File Name:	040. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
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Applicant(s) certifies that the proposed **AHD**, or **Mixed Use Development** will be powered entirely through electricity with no connections to natural gas infrastructure. §102(d)(8)

Yes

File Name:	041. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Uploaded to HCD?	Yes
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Applicant(s) certifies that the **AHD** will offer high speed broadband internet service to residents, with speeds listed in §103.1(g)(7), to each **Assisted Unit** for a minimum of three (3) years, free of charge to the tenants, and available within six (6) months of the **AHD's** placed-in-service date. §102(d)(9)

This service may be funded by the **AHSC Program** pursuant to §104(d)(1).

Are any other funding sources used to fund the required internet service?

Yes
No

Must supply at least one (1) **Secure Overnight Bicycle Parking**, that is not accessible to the general public, is completely enclosed and protects the bicycle from inclement weather and allows for the bicycle frame to be secured to the bicycle rack at two points, for every two (2) residential units. Bicycle parking at the **AHD** will be considered only as an eligible **AHD** cost. §102(d)(10)

Total # of Secure Overnight Bicycle Parking spaces:	75	Secure Overnight Bicycle Parking spaces / total units:	Parking ratio:	1:2	Requirement met
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Describe below, **Secure Overnight Bicycle Parking** proposed including a description of how bicycles are secured (i.e., bicycle room, bicycle locker, bicycle cage, etc.)

Project Overview

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Bicycle parking provided in a secure covered bike room.

§104 Eligible Use of Funds

Soft costs are less than or equal to 10 percent of costs associated with the funding request for the **AHD Capital Project**. §104(a)(3)

TRUE

Employment Benefits and Outcomes Reporting requests are less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC** application? §104(e)

TRUE

§103.1 Threshold Requirements

Applicant(s) certifies that the proposed **AHD** is located in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or card to each **Assisted Unit** for at least three (3) years. If the transit agency does not provide passes with unlimited rides, the card or pass shall have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be funded with **AHSC Program** funding pursuant to §104(d).

Yes

Describe how the **AHD** will provide at least one (1) transit pass or card to each **Assisted Unit** for at least 3 years. If the transit agency does not provide passes with unlimited rides, the card or pass shall have a minimum value of 40 average commute length rides a month as determined by the transit agency. §103.1(g)(2)

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

# of passes or cards that will be provided:	150	Is there at least one pass per Assisted Unit ?	TRUE	Type of transit passes provided:	Free Transit Pass
Annual transit passes value:	\$1,020	Duration of funding for transit passes (years)?	3		

A market study (dated within one year of the application due date stated in the **NOFA** and consistent with **MHP Guidelines §7309(c)**) is included in the application. §103.1(g)(4)

Yes

Date of market study: 5/9/2025

File Name:	043. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date and consistent with MHP guidelines §7309(c).	Uploaded to HCD?	Yes
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Applicant(s) certifies that the **Rental AHD/HRI** will meet **Smoke Free Housing** requirements and demonstrate compliance by submitting a draft of the development's **Smoke Free Housing** lease addendum. §103.1(h)(1)

Yes

File Name:	044. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Uploaded to HCD?	Yes
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Provide detailed information for the outreach and education on reducing potential health impacts of air pollution will be provided to residents of **AHD's**. §103.1(h)(6)

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

Housing Related Infrastructure (HRI)

HRI #1

HRI #1 Name:	Eastside Commons Park and Open Space			Address:	Intersection of Trade Winds Avenue and Peacemakers Street				
City:	San Francisco	Zip Code:	94130	County:	San Francisco	Latitude:	37°49'09.7"N	Longitude:	122°22'06.4"W
APNs	1939/137								
HRI #1 work is onsite or offsite of AHD?	Offsite			Work To Be Completed By:	Applicant				
Applicant Name:	TIDA								

Identify the proposed **HRI** work and describe how it supports the **AHD**:

Eastside Commons is a park and open space that will be owned by TIDA and consists of the parcel directly adjacent to and south of the IC4.3 housing parcel. Eastside Commons improvements will include earthwork, utilities, a linear multi-use path through the park, site furnishings for seating / gathering areas, and landscaping.

The IC4.3 project has several paths of egress directly onto the Eastside Commons parcel, and completion of the park is a requirement for the IC4.3 housing project to receive the Temporary Certificate of Occupancy and Certificate of Final Occupancy and Completion. Eastside Commons provides a path from the building's points of egress to the adjacent public right of way and streets including Peacemakers Street, Trade Winds Avenue and Braghetta Lane

§103(f) HRI experience - HRI #1

Completed similar HRI name:	Panorama Park and Signal Point (Referred to as YBI Hilltop Park in Acceptance / Completion Documents)			Placed In Service (PIS) Date	3/25/2024				
Project address:	275 Yerba Buena Road		City:	San Francisco		State:	CA	Zip:	94130
Name of Applicant demonstrating experience	TIDA								
Meets ten year requirement?	TRUE	PIS term		(years)					
Type of construction	Park and Open Space								

Description (include: descriptive information such as on-site or off-site work completed on this past **HRI** that supports experience for the proposed **HRI**)

Project Overview

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Park and Open Space consisting of two paved plazas, landscaping areas and pathways with panoramic views of the San Francisco Bay Area at the top of Yerba Buena Island. A permanent art installation, titled Point of Infinity by Hiroshi Sugimoto, was installed at the paved plaza for Panorama Park. Improvement scope of work included earthwork (clearing / grubbing, ground improvements, compaction, grading, erosion control), demolition of existing water tank, utility connection and installation (storm drain, sanitary sewer, electrical), site lighting, fencing, site furnishings (seating, waste receptacles, bollards, bike racks), paving and flatwork (asphalt concrete paving, concrete paths and sidewalks including curb, gutter, etc.), concrete foundations, landscaping (irrigation, soil preparation, planting of trees and understory plants).

Completed similar HRI name:	Treasure Island Landing (Referred to as Waterfront Plaza and Causeway Park in Acceptance Documents)	Placed In Service (PIS) Date	6/13/2024
Project address:	44 Treasure Island Road	City:	San Francisco
		State:	CA
		Zip:	94130
Name of Applicant demonstrating experience	TIDA		
Meets ten year requirement?	TRUE	PIS term	(years)
Type of construction	Park and Open Space		

Description (include: descriptive information such as on-site or off-site work completed on this past HRI that supports experience for the proposed HRI)
 Park and Open Space consisting of a large promenade and planting areas adjacent to the Treasure Island Ferry Terminal. Improvement scope of work included earthwork (clearing / grubbing, ground improvements, compaction, grading, erosion control), utility connection and installation (storm drain, joint trench, electrical), site lighting, site furnishings (benches, waste receptacles, bollards, bike racks), paving and flatwork (concrete paths and sidewalks including curb, gutter, etc.), landscaping (irrigation, soil preparation, planting of trees and understory plants).

File Name:	046. HRI-1 / HRI-2 Past Exp	An executed agreement from a public works or other Locality department certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	Yes
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§103.1(g)(6) HRI Site Control - HRI #1

Form of site control (See Site Control in Appendix A)	Fee Title	Most recent document execution date	5/29/15
Ground Lease planned?	No		

Below, describe property transfers occurring in connection with development of the Project.

TIDA became Owner of the Eastside Commons parcel after it was transferred to TIDA from the Navy on May 29, 2015 and will retain ownership. TIDA has issued a letter of intent to grant a permanent, non-exclusive permanent access easement to IC4.3 Family Housing LP to facilitate egress from the IC4.3 Housing parcel onto the Eastside Commons parcel.

File Name:	047. HRI-1 / HRI-2 Site Control	Appropriate documentation to demonstrate the form of site control indicated for HRI. (Offsite or No AHD funds requested only)	Uploaded to HCD?	Yes
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§103.1(f)(3) HRI environmental clearances - HRI #1

NEPA: Is Federal funding proposed that will trigger NEPA requirements? For NEPA only, fully executed HUD 7015.16 "Authority To Use Grant Funds" is required prior to construction loan closing.

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

File Name:	048. HRI-1 / HRI-2 Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). (Offsite or No AHD funds requested only)	Uploaded to HCD?	
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HRI #2?

§104(b) Eligible Costs for HRI Capital Projects

Submit documentation demonstrating a requirement for each proposed HRI Capital Project.

Are there any capital improvements that are an integral part of, or necessary to facilitate the development of the AHD or required by a Locality, transit agency, or special district as a condition to the approval of the AHD? §104(b)(1)

File Name:	049. HRI-1 / HRI-2 Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Uploaded to HCD?	Yes
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HRI related soft costs are less than or equal to 10 percent of costs associated with the HRI Capital Project. §104(b)(3) **FALSE**

Costs of required environmental remediation necessary for the HRI Capital Project do not exceed 50 percent of AHSC Program award amount. §104(b)(4) **TRUE**

Impact fees required by local ordinance are eligible for funding only if used for the identified eligible HRI Capital Project do not to exceed \$300,000. §104(b)(6) **TRUE**

File Name:	050. HRI-1 / HRI-2 Impact	Letter from Locality identifying impact fees associated with the proposed HRI Capital Project.	Uploaded to HCD?	N/A
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Will the HRI Capital Project have installation of on-site energy storage in the form of battery arrays, certified by an energy consultant or architect? §104(b)(7) **No**

§103.1 Threshold Requirements

Is approval by a local public works department, or other responsible local agency, required for the HRI Capital Project? §103.1(h)(7) **Yes**

File Name:	052. HRI-1 / HRI-2 Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. (Offsite or No AHD funds requested only)	Uploaded to HCD?	Yes
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A Tribal Entity whose Project meets requirements listed in detail in Appendix B.
 Is a Project component, meaning either AHD/HRI or STI, being proposed by a Tribal Entity and meets requirements listed in detail in Appendix B? No

Applicant #1	Entity name	John Stewart Company	Organization type	For-profit Corporation
Eligible applicant type	Developer			
File Name:	053. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	054. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes

Applicant certifies to demonstrate experience by providing evidence of at least two projects that are each similar to each proposed AHSC Capital Project (AHD, HRI, and STI) in scope and size, which have been completed by the Applicant serving as the Developer of that Project component, during the ten years preceding the application due date. Experience is attributable to entities only, not individual persons. Experience cannot be satisfied by relying on projects completed by a non-Applicant entity under the rationale that an individual, or subset of individuals now employed by, or contracted by, the Applicant asserting experience was employed by the non-Applicant entity at the time that project was developed. §103(f)(1)

App due date: 5/28/25

For AHD components, completed projects submitted to demonstrate experience must include a functionally equivalent number of units, unit type, project size, and scope. Quantities used for demonstration of experience may not be cumulative across multiple projects. §103(f)(2)

AHD Applicant(s) certifies to demonstrate capacity to acquire, develop, and own affordable rental or homeownership housing at the time of application that is consistent with the housing tenure proposed in the Application. For purposes of this subdivision, an entity has capacity if it has adequate staff, capital, assets, and other resources to meet the development and operational needs of the AHD, to maintain the Fiscal Integrity of the AHD, and to satisfy all legal requirements and obligations in connection with the AHD. The Department will exercise reasonable discretion in determining capacity. In all cases, the Department will base its capacity determination on the experience, past performance, and organizational documents of the Sponsor/Developer. The Department may request any of the following subsequent to Application submital: §103(g)

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

Does Sponsor/Applicant #1 certify to have successful prior ownership and development of affordable rental housing? Yes
 Do you certify that the Sponsor/Applicant #1 employs experienced staff without reliance upon another entity or parent company? Yes
 Do you certify that the Sponsor/Applicant #1 has sufficient financial capacity to provide payroll and employment benefits to staff without reliance upon another entity or parent company? Yes
 Do you certify that the Sponsor/Applicant has sufficient financial capacity to carry out its obligations pursuant to Program requirements including, but not limited to providing financial guarantees without reliance upon another entity or parent company? Yes

Project Staffing Chart					
Staff type	Employee / Consultant full name	Position title	Full time / Part time	% of time dedicated to this project	
Employee	Don Lusty	Director of Development	Full time	30%	
Employee	Holly Armstrong	Project Manager	Full time	25%	
Employee	Margaret Miller	Chief Real Estate Developer and President of Development	Full time	10%	

AHD requisite experience - Past Projects:
 Quantities used for demonstration of experience may not be cumulative across multiple projects, phases, and Developers/Sponsors/Applicants.

AHD name #1: Broadway Cove Any other names AHD has been known by: 88 Broadway

Name of Applicant demonstrating requisite experience: John Stewart Company Placed In Service (PIS) Date: 3/21/2021

Project address: 88 Broadway City: San Francisco State: CA Zip: 94111

Meets ten year requirement? TRUE PIS term: 4.19 Total units: 125 Total square feet: 148,874 Number of stories: 6 Commercial: Yes

Development type: New Construction
 Is this a tax credit project? Yes No Does this Project have an HCD award? Yes No HCD Contract #:
 Brief Description (e.g. average affordability, all amenities, populations served, and services provided, etc.):
 Broadway Cove comprises a new construction 6-story, mixed-use building with 125 family rental units affordable to families earning between 50% and 120% of TCAC AMI, located at 850 Front Street on an approximately .87 acre site, owned by the Port of San Francisco, and leased to 88 Broadway Family LP. 31 units are subsidized with Section 8 Project-based vouchers with a preference for households who have voluntarily relocated from a HOPE SF project. The ground floor includes a new midblock passage running north/south between Broadway and Vallejo street, which is available for both residential and public use. The ground floor also includes 4,634 sq ft of commercial space (originally envisioned as a restaurant), a 3,862 sq ft of mixed-income childcare, operated by the Chinatown YMCA, management offices, resident service spaces and community room. Floors 2 through 6 include the remaining 120 rental apartments, in 1, 2, and 3 bedroom configurations. Five commercial units are provided on floors 2 - 6. In addition to an outdoor courtyard on the 2nd floor.

File Name: 055. Past Exp TCAC List AHD1 For CA Tax Credit Projects provide copy of the TCAC Project Mapping list identifying the project used for experience. Uploaded to HCD? Yes
 File Name: 056. Past Exp RA AHD1 Non-Tax Credit Projects Regulatory Agreement. Uploaded to HCD? N/A

AHD name #2: Hunters View Phase IIA Any other names AHD has been known by:
 Name of Applicant demonstrating requisite experience: John Stewart Company Placed In Service (PIS) Date: 12/30/2016

Project address: 112 Middle Point Road City: San Francisco State: CA Zip: 94124

Meets ten year requirement? TRUE PIS term: 8.41 Total units: 107 Total square feet: 106,127 Number of stories: 3 to 5 Commercial: No

Development type: New Construction
 Is this a tax credit project? Yes No Does this Project have an HCD award? Yes No HCD Contract #: 11-MHP-7912
 Brief Description (e.g. average affordability, all amenities, populations served, and services provided, etc.):
 Hunters View Phase IIA is an affordable family project with an average affordability of 36.2%. The project includes a mixed-income childcare, management offices, SF Department of Public Health Wellness Center, service offices, community rooms, resident lounges, exercise room, recording/sound studio, interior courtyards, and laundry rooms. Phase IIA includes a laundry room, courtyard space, community garden plots and a service office.

File Name: 057. Past Exp TCAC List AHD2 For CA Tax Credit Projects provide copy of the TCAC Project Mapping list identifying the project used for experience. Uploaded to HCD? Yes
 File Name: 058. Past Exp RA AHD2 Non-Tax Credit Projects Regulatory Agreement. Uploaded to HCD? N/A

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

Where a Public Agency has a real property interest in any component of the proposed Project, the application must include the Public Agency as a joint Applicant or otherwise include a commitment to enter into a contractual agreement to develop the Project, if it is awarded.

Will a Public Agency have a real property interest in any component of the proposed Project? Yes
 Will the Application include the Public Agency as a joint applicant? Yes

Applicant #2	Entity name	Treasure Island Development Authority	Organization type	Public Agency
Eligible applicant type	Locality			
File Name:	060. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	061. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes

Applicant #3	Entity name	Treasure Island Mobility Management Agency	Organization type	Public Agency
Eligible applicant type	Transit Agency or Transit Operator			
File Name:	062. App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	063. App3 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes

Applicant #4	Entity name	N/A
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Owner/Borrower	Entity name	IC4.3 Family Housing LP
File Name:	066. Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.
File Name:	067. Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.
File Name:	068. Owner Org Chart	Project Ownership Structure

Managing General Partner	Entity name	Catholic Charities Treasure Island LLC
File Name:	069. MGP Cert & Legal	Reference: Applicant Certification Worksheet.
File Name:	070. MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.

Administrative General Partner #1	Entity name	JSCo IC4.3 LLC
File Name:	071. AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.
File Name:	072. AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.

Administrative General Partner #2	Entity name	N/A
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A Recipient of Department funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement 4. Where there are multiple Recipients, all such Recipients must remain jointly and severally liable to the Department for that performance. Notwithstanding the foregoing, Recipients may indemnify each other by entering into agreements with one another as to individual Capital Projects. In no event will any such agreement alter, amend, or revoke each individual Recipient's obligations to the Department, including the joint and several liability.

Payee of AHD loan: IC4.3 Family Housing LP

Payee(s) of HRI grant 1: Treasure Island Development Authority
 Payee(s) of STI grant 1: Treasure Island Development Authority
 Payee(s) of STI grant 2: Treasure Island Development Authority
 Payee(s) of PGM grant 1: Catholic Charities Treasure Island LLC
 Payee(s) of PGM grant 2: Catholic Charities Treasure Island LLC
 Payee(s) of PGM grant 3: Catholic Charities Treasure Island LLC
 Payee(s) of PGM grant 4: Catholic Charities Treasure Island LLC
 Payee(s) of PGM grant 5: Catholic Charities Treasure Island LLC

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Extension	Contact Name	Title	Email	Phone #	Extension	Contact Address	City	State	Zip Code
Applicant #1	John Stewart Company	Developer	For-profit Corporation	1388 Sutter Street, 11th Fl	San Francisco	CA	94109	Holly Armstrong	Project Manager	harmstrong@jisco.net	415-345-4453		Don Lusty	Director Of Development	dlusty@jisco.net	415-345-4474		1388 Sutter Street, 11th Fl	San Francisco	CA	94109
Applicant #2	Treasure Island Development Authority	Locality	Public Agency	39 Treasure Island Road, Suite 241	San Francisco	CA	94130	Robert P. Beck	Treasure Island Director	bob.beck@sfgov.org	(415) 274-0660		Robert P. Beck	Treasure Island Director	bob.beck@sfgov.org	(415) 274-0660		39 Treasure Island Road, Suite 241	San Francisco	CA	94130
Applicant #3	Treasure Island Mobility Management Agency	Transit Agency or Transit Operator	Public Agency	1455 Market St, 22nd Floor	San Francisco	CA	94103	Tilly Chang	Executive Director	tilly_chang@sfcta.org	415-522-4832		Suany Chough	Assistant Deputy Director for Planning	suany_chough@sfcta.org	415-757-9909		1455 Market St, 22nd Floor	San Francisco	CA	94103
Owner / Borrower Entity	IC4.3 Family Housing LP		Limited Partnership	1388 Sutter Street, 11th Fl	San Francisco	CA	94109	Holly Armstrong	Project Manager	harmstrong@jisco.net	415-345-4453		Don Lusty	Director Of Development	dlusty@jisco.net	415-345-4474		1388 Sutter Street, 11th Fl	San Francisco	CA	94109
Managing General Partner	Catholic Charities Treasue Island LLC		Limited Liability Company	990 Eddy St	San Francisco	CA	94109	Ileah Lavora	Development Consultant	ileah@lavoradevelopment.onmicrosoft.com	707-301-0569		Ileah LaVora	Development Consultant	ileah@lavoradevelopment.onmicrosoft.com	707.301.0569		990 Eddy St	San Francisco	CA	94109
Administrative GP #1	JSCo IC4.3 LLC		Limited Liability Company	1388 Sutter Street, 11th Fl	San Francisco	CA	94109	Holly Armstrong	Project Manager	harmstrong@jisco.net	415-345-4453		Don Lusty	Director Of Development	dlusty@jisco.net	415-345-4474		1388 Sutter Street, 11th Fl	San Francisco	CA	94109
Transportation Infrastructure Partner for STI	Treasure Island Development Authority			39 Treasure Island Road, Suite 241	San Francisco	CA	94130						Robert P. Beck	Treasure Island Director	bob.beck@sfgov.org	(415) 274-0660					
Transportation Infrastructure Partner for STI	Treasure Island Mobility Management Agency			1455 Market St, 22nd Floor	San Francisco	CA	94103						Suany Chough	Assistant Deputy Director for Planning	suany_chough@sfcta.org	415-757-9909					
Property Management Agent	The John Stewart Company			1388 Sutter Street, 11th Fl	San Francisco	CA	94109														
Financial Consultant	California Housing Partnership Corporation			49 Stevenson Street, Suite 500	San Francisco	CA	94105														
Lead (primary) Service Provider	Catholic Charities			990 Eddy St	San Francisco	CA	94109														
Borrower Legal Counsel	Goldfarb & Lipman			1300 Clay St, 11th Fl	Oakland	CA	94612														
General Contractor	Cahill			425 California St, Suite 2200	San Francisco	CA	94104														
Architect	Paulett Taggart Architects			725 Greenwich St, #400	San Francisco	CA	94133														
Other (Specify)																					
Other (Specify)																					
Other (Specify)																					
Other (Specify)																					

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

San Francisco 0.0.6	60%	100%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
San Francisco 0.0.6a	55%	95%	\$274,632	\$276,505	\$281,690	\$286,588	\$290,909
San Francisco 0.0.6b	50%	90%	\$299,408	\$302,865	\$313,525	\$323,320	\$331,819
San Francisco 0.0.6c	45%	85%	\$324,040	\$329,370	\$345,215	\$359,908	\$372,728
San Francisco 0.0.6d	40%	80%	\$348,672	\$355,731	\$376,906	\$396,640	\$413,638
San Francisco 0.0.35	35%	75%	\$373,449	\$382,235	\$408,740	\$433,372	\$454,547
San Francisco 0.0.1	30%	70%	\$398,081	\$408,740	\$440,431	\$469,960	\$495,457
San Francisco 0.0.25	25%	65%	\$422,857	\$435,101	\$472,265	\$506,692	\$536,366
San Francisco 0.0.7	20%	60%	\$447,489	\$461,605	\$503,955	\$543,280	\$577,275
San Francisco 0.0.15	15%	55%	\$472,121	\$488,110	\$536,646	\$580,012	\$618,185

Income and Rent Calculation Tables								
TCAC/CDLAC/AHSC/CalHFA Income Limits Calculated from HUD 50% Income Limits								
Income Level	Household Size							
	1	2	3	4	5	6	7	8
120%	\$164,520	\$188,040	\$211,560	\$234,960	\$253,800	\$272,640	\$291,360	\$310,200
110%	\$150,810	\$172,370	\$193,930	\$215,390	\$232,650	\$249,920	\$267,080	\$284,350
100%	\$137,100	\$156,700	\$176,300	\$195,900	\$211,500	\$227,200	\$242,800	\$258,500
95%	\$130,245	\$148,865	\$167,485	\$186,105	\$200,925	\$216,840	\$232,660	\$245,575
90%	\$123,390	\$141,030	\$158,670	\$176,220	\$190,350	\$204,480	\$218,620	\$232,650
85%	\$116,535	\$133,195	\$149,855	\$166,435	\$179,775	\$193,120	\$206,380	\$219,725
80%	\$109,680	\$125,360	\$141,040	\$156,640	\$169,200	\$181,760	\$194,240	\$206,800
75%	\$102,825	\$117,525	\$132,225	\$146,850	\$158,625	\$170,400	\$182,100	\$193,875
70%	\$95,970	\$109,690	\$123,410	\$137,060	\$148,050	\$159,040	\$169,960	\$180,890
65%	\$89,115	\$101,855	\$114,595	\$127,270	\$137,475	\$147,680	\$157,820	\$168,025
60%	\$82,260	\$94,020	\$105,780	\$117,480	\$126,900	\$136,320	\$145,680	\$155,100
55%	\$75,405	\$86,185	\$96,965	\$107,690	\$116,325	\$124,960	\$133,540	\$142,175
50%	\$68,550	\$78,350	\$88,150	\$97,890	\$105,750	\$113,600	\$121,400	\$129,250
45%	\$61,695	\$70,515	\$79,335	\$88,110	\$95,175	\$102,240	\$109,260	\$116,325
40%	\$54,840	\$62,680	\$70,520	\$78,320	\$84,600	\$90,880	\$97,120	\$103,400
35%	\$47,985	\$54,845	\$61,705	\$68,530	\$74,025	\$79,520	\$84,980	\$90,475
30%	\$41,130	\$47,010	\$52,890	\$58,740	\$63,450	\$68,160	\$72,840	\$77,550
25%	\$34,275	\$39,175	\$44,075	\$48,950	\$52,875	\$56,800	\$60,700	\$64,625
20%	\$27,420	\$31,340	\$35,260	\$39,160	\$42,300	\$45,440	\$48,560	\$51,700
15%	\$20,565	\$23,505	\$26,445	\$29,370	\$31,725	\$34,080	\$36,420	\$38,775

CalHFA 50% Rent Limits						
(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)						
Level	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
San Francisco	\$1,714	\$1,959	\$2,204	\$2,448	\$2,644	\$2,840

TCAC/CDLAC/AHSC Rent Limits						
(Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)						
TCACentBl						
Limit	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
San Francisco	\$4,113	\$4,407	\$5,289	\$6,109	\$6,816	\$7,519
San Francisco	\$3,770	\$4,039	\$4,848	\$5,600	\$6,248	\$6,892
San Francisco	\$3,427	\$3,672	\$4,407	\$5,091	\$5,680	\$6,266
San Francisco	\$3,256	\$3,488	\$4,187	\$4,836	\$5,396	\$5,952
San Francisco	\$3,084	\$3,305	\$3,966	\$4,582	\$5,112	\$5,639
San Francisco	\$2,913	\$3,121	\$3,746	\$4,327	\$4,828	\$5,326
San Francisco	\$2,742	\$2,938	\$3,526	\$4,073	\$4,544	\$5,013
San Francisco	\$2,570	\$2,754	\$3,305	\$3,818	\$4,260	\$4,699
San Francisco	\$2,399	\$2,570	\$3,085	\$3,563	\$3,976	\$4,396
San Francisco	\$2,227	\$2,387	\$2,864	\$3,309	\$3,692	\$4,073
San Francisco	\$2,056	\$2,203	\$2,644	\$3,054	\$3,408	\$3,759
San Francisco	\$1,885	\$2,019	\$2,424	\$2,800	\$3,124	\$3,446
San Francisco	\$1,713	\$1,836	\$2,203	\$2,545	\$2,840	\$3,133
San Francisco	\$1,542	\$1,652	\$1,983	\$2,291	\$2,556	\$2,819
San Francisco	\$1,371	\$1,469	\$1,763	\$2,036	\$2,272	\$2,506
San Francisco	\$1,199	\$1,285	\$1,542	\$1,781	\$1,988	\$2,193
San Francisco	\$1,028	\$1,101	\$1,322	\$1,527	\$1,704	\$1,879
San Francisco	\$856	\$918	\$1,101	\$1,272	\$1,420	\$1,566
San Francisco	\$685	\$734	\$881	\$1,018	\$1,136	\$1,253
San Francisco	\$514	\$550	\$661	\$763	\$852	\$939

El Dorado	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
Fresno	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Glenn	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Humboldt	\$30,950	\$35,350	\$39,750	\$44,150	\$47,700	\$51,250	\$54,750	\$58,300
Imperial	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Inyo	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Kern	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Kings	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Lake	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Lassen	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Los Angeles	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Madera	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Merced	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
Mariposa	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Mendocino	\$31,650	\$36,200	\$40,700	\$45,200	\$48,850	\$52,450	\$56,050	\$59,700
Merced	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Modoc	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Monro	\$32,700	\$37,400	\$42,050	\$46,750	\$50,450	\$54,200	\$57,950	\$61,700
Monterey	\$46,350	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800	\$82,100	\$87,400
Napa	\$51,400	\$58,700	\$66,100	\$73,400	\$79,300	\$85,150	\$91,050	\$96,900
Nevada	\$36,500	\$41,700	\$46,800	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Orange	\$55,250	\$63,100	\$71,050	\$78,900	\$85,250	\$91,550	\$97,850	\$104,150
Piacer	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
Plumas	\$32,250	\$36,850	\$41,450	\$46,050	\$49,750	\$53,450	\$57,150	\$60,800
Riverside	\$35,900	\$41,000	\$46,100	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
Sacramento	\$41,300	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,850
San Benito	\$42,850	\$49,000	\$55,100	\$61,200	\$66,100	\$71,000	\$75,900	\$80,800
San Bernardino	\$35,900	\$41,000	\$46,100	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
San Diego	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
San Francisco	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
San Joaquin	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800	\$63,650
San Luis Obispo	\$44,600	\$50,950	\$57,300	\$63,650	\$68,750	\$73,850	\$78,950	\$84,050
San Mateo	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
Santa Barbara	\$56,950	\$65,050	\$73,200	\$81,300	\$87,850	\$94,350	\$100,850	\$107,350
Santa Clara	\$64,550	\$73,750	\$82,950	\$92,150	\$99,550	\$106,900	\$114,300	\$121,650
Santa Cruz	\$63,400	\$72,450	\$81,500	\$90,550	\$97,800	\$105,050	\$112,300	\$119,550
Shasta	\$31,200	\$35,650	\$40,100	\$44,550	\$48,150	\$51,700	\$55,250	\$58,850
Sierra	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Siskiyou	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Solano	\$44,050	\$50,350	\$56,650	\$62,900	\$67,950	\$73,000	\$78,000	\$83,050
Sonoma	\$48,450	\$55,350	\$62,250	\$69,150	\$74,700	\$80,250	\$85,750	\$91,300
Stanislaus	\$31,900	\$36,450	\$41,000	\$45,550	\$49,200	\$52,850	\$56,500	\$60,150
Sutter	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Tehama	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Trinity	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Tulare	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Tuolumne	\$33,900	\$38,750	\$43,600	\$48,450	\$52,350	\$56,200	\$60,100	\$63,950
Ventura	\$49,250	\$56,300	\$63,350	\$70,350	\$76,000	\$81,650	\$87,250	\$92,900
Yolo	\$40,400	\$46,150	\$51,900	\$57,650	\$62,300	\$66,900	\$71,500	\$76,100
Yuba	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050

Development Sources

				Construction Totals			Construction Terms			Permanent Terms						Details of Deferred Costs						
				Permanent Totals						Interest Rate		Repayment Terms										
Construction	Committed?	AHD vs HRI	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description	
Construction	No	HRI	AHSC HRI Grant	State-HCD		\$3,500,000	\$0	\$3,500,000	0.00%		34											
Construction	Yes	AHD	Tax-Exempt Bond Loan	Private		\$81,379,840	\$5,355,473	\$86,735,313	7.74%	Interest Only	34									\$86,735,313		
Construction	Yes	AHD	Taxable Construction Loan	Private		\$18,485,465		\$18,485,465	7.99%	Interest Only	34										\$5,431,027	Syndication/financial consulting, TCAC Monitoring Fees, Capitalized Operation Reserve, HCD Pooled
Construction	Yes	AHD	MOHCD	Local		\$45,930,610	\$972,994	\$46,903,604	5.00%	Deferred	34											
								\$0														
								\$0														
								\$0														
								\$0														
								\$0														
								\$0														
Construction	Yes	AHD	Deferred Developer Fees	Other		\$10,000,000	\$0	\$10,000,000														
Construction	Yes	AHD	Other Deferred Costs			\$5,431,027	\$0	\$5,431,027														
			Developer Fee Contribution					\$0														
Construction	Yes	AHD	GP Equity	4% tax credits		\$5,769,645	\$0	\$5,769,645														
Construction	Yes	AHD						\$0														
Permanent																						
Permanent	No	HRI	AHSC HRI Grant	State-HCD		\$3,500,000	\$0	\$3,500,000				0.00%		55	None							
Permanent	No	AHD	AHSC AHD Funding	State-HCD		\$30,000,000	\$0	\$30,000,000				3.00%	Fixed for Term	55	FAM	55	\$126,000					
Permanent	Yes	AHD	Tax-Exempt Bond Loan																			
Permanent	Yes	AHD	Tax-Exempt Perm Loan	Private		\$23,369,527	\$5,355,473	\$28,725,000	6.89%	Fixed for Term	35		FAM	35		\$2,174,410				\$28,725,000		
Permanent	Yes	AHD	MOHCD	Local		\$45,930,610	\$972,994	\$46,903,604	5.00%	Fixed for Term	55		RR	55		NA						
								\$0														
								\$0														
								\$0														
								\$0														
								\$0														
								\$0														
								\$0														
Permanent	Yes	AHD	Deferred Developer Fees	Other		\$10,000,000	\$0	\$10,000,000				NA	None	NA	None	NA	NA					
			Developer Fee Contribution					\$0														
			GP Equity					\$0														
Permanent	Yes	AHD	Tax Credit Equity	4% tax credits		\$57,696,450	\$0	\$57,696,450														

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

Residential Sources and Uses Budget				Eligible Basis		Permanent Sources of Funds										Commercial Sources											
Grand Totals	\$176,825,054	\$170,496,587	\$6,328,467	\$163,172,976	\$0	#####	#####	\$0	\$23,369,527	\$45,930,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$0	\$0	\$57,696,450	\$972,994	\$5,355,473		
USES OF FUNDS	Total Project Costs	Total Project Costs - Residential Cost/Sources	Total Project Costs - Commercial Cost/Sources	30% PVC for New Const/Rehab	30% PVC for Acquisition	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Tax-Exempt Perm Loan	MOHCD										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Tax Credit Equity	MOHCD	Tax Exempt Perm Loan		
Replacement Reserve	\$0	\$0	\$0																								
Transition Reserve Pool Fee	\$452,290	\$452,290	\$0					\$452,290																			
Rent Reserve	\$0	\$0	\$0																								
Other Reserve Costs:	\$0	\$0	\$0																								
Other Reserve Costs: HCD Pooled Reserve Fee	\$0	\$0	\$0																								
Other Reserve Costs Owner Reserve	\$0	\$0	\$0																								
Total Reserve Costs	\$2,732,458	\$2,732,458	\$0	\$0	\$0	\$0	\$0	\$2,732,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
CONTINGENCY COSTS																											
Construction Hard Cost Contingency	\$11,312,268	\$10,748,917	\$563,351	\$11,312,268						\$10,748,917															\$563,351		
Soft Cost Contingency	\$1,907,520	\$1,907,520	\$0	\$1,907,520				\$623,053	\$1,384,467																		
Total Contingency Costs	\$13,219,788	\$12,656,437	\$563,351	\$13,219,788	\$0	\$0	\$0	\$623,053	\$1,384,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$563,351	\$0	
OTHER PROJECT COSTS																											
TCAC App/Allocation/Monitoring Fees	\$184,567	\$184,567	\$0							\$184,567																	
Environmental Audit	\$232,500	\$232,500	\$0	\$232,500						\$232,500																	
Local Development Impact Fees	\$0	\$0	\$0																								
Permit Processing Fees	\$800,000	\$800,000	\$0	\$800,000						\$800,000																	
Capital Fees	\$0	\$0	\$0																								
Marketing	\$454,000	\$454,000	\$0							\$454,000																	
Furnishings	\$480,700	\$480,700	\$0	\$480,700						\$480,700																	
Market Study	\$24,000	\$24,000	\$0							\$24,000																	
Accounting/Reimbursable	\$25,000	\$25,000	\$0							\$25,000																	
Appraisal Costs	\$20,000	\$20,000	\$0	\$20,000						\$20,000																	
Broadband Readiness	\$0	\$0	\$0																								
Other Costs: PGE/Utility Fees	\$507,427	\$507,427	\$0	\$475,000				\$32,427	\$475,000																		
Other Costs: TCAC App/Alloc/Monitoring	\$0	\$0	\$0																								
Other Costs: Financial Consultant fees	\$130,000	\$130,000	\$0							\$130,000																	
Other Costs: Wage Monitoring	\$100,000	\$90,040	\$9,960	\$100,000						\$90,040																\$9,960	
Other Costs (Specify): Construction Management	\$100,000	\$100,000	\$0	\$100,000						\$100,000																	
Total Other Costs	\$3,058,194	\$3,048,234	\$9,960	\$2,208,200	\$0	\$0	\$0	\$32,427	\$3,015,807	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,960	\$0	
SUBTOTAL PROJECT COST	\$157,325,054	\$150,996,587	\$6,328,467	\$143,672,976	\$0	#####	#####	\$0	\$18,469,527	\$44,830,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,696,450	\$972,994	\$5,355,473
DEVELOPER COSTS																											
Developer Overhead/Profit	\$16,000,000	\$16,000,000	\$0	\$16,000,000				\$4,900,000	\$1,100,000																		
Consultant/Processing Agent	\$0	\$0	\$0																								
Project Administration	\$0	\$0	\$0																								
Broker Fees Paid to a Related Party	\$0	\$0	\$0																								
Construction Oversight by Developer	\$0	\$0	\$0																								
Other Developer Costs (Specify)	\$0	\$0	\$0																								
Total Developer Costs	\$16,000,000	\$16,000,000	\$0	\$16,000,000	\$0	\$0	\$0	\$4,900,000	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$0	\$0
TOTAL AHD PROJECT COST	\$173,325,054	\$166,996,587	\$6,328,467	\$159,672,976	\$0	#####	#####	\$0	\$23,369,527	\$45,930,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,696,450	\$972,994	\$5,355,473
HOUSING RELATED-INFRASTRUCTURE (HRI)																											
HRI Budget #1	Please read CELL																										
SITE ACQUISITION (Not Parking)	COMMENT ----->																										
Site acquisition of HRI including easements and right of ways per §104(b)(5)	\$0	\$0	\$0																								
Other Site Acquisition (Specify):	\$0	\$0	\$0																								
TOTAL SITE ACQUISITION (Not Parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SITE PREPARATION																											
Clearing and Grubbing	\$0	\$0	\$0																								
Demolition	\$0	\$0	\$0																								
Excavation	\$0	\$0	\$0																								
Grading (not grading for housing & mixed use structural improvements)	\$0	\$0	\$0																								
Soil Stabilization (Lime, etc.)	\$0	\$0	\$0																								
Erosion/Weed Control	\$0	\$0	\$0																								
Dewatering	\$0	\$0	\$0																								
Other Site Preparation	\$0	\$0	\$0																								
Other Site Preparation (Specify):	\$0	\$0	\$0																								
TOTAL SITE PREPARATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FACTORY BUILT HOUSING																											
Factory Built Housing Components	\$0	\$0	\$0																								
Deppelts	\$0	\$0	\$0																								
Other Factory Built Housing (Specify):	\$0	\$0	\$0																								
TOTAL FACTORY BUILT HOUSING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SITE UTILITIES																											
Sanitary Sewer	\$0	\$0	\$0																								
Potable Water	\$0	\$0	\$0																								
Non-Potable Water	\$0	\$0	\$0																								
Storm Drain	\$0	\$0	\$0																								
Detention Basin/Culverts	\$0	\$0	\$0																								
Joint Trench:	\$0	\$0	\$0																								
Other Site Utilities: All Utilities	\$479,944	\$479,944	\$0																								

Residential Sources and Uses Budget				Eligible Basis		Permanent Sources of Funds										Commercial Sources								
Grand Totals	\$176,825,054	\$170,496,587	\$6,328,467	\$163,172,976	\$0	#####	#####	\$0	\$23,369,527	\$45,930,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$0	\$0	\$57,696,450	\$972,994	\$5,355,473	
USES OF FUNDS	Total Project Costs	Total Project Costs - Residential Cost/Sources	Total Project Costs - Commercial Cost/Sources	30% PVC for New Const/Rehab	30% PVC for Acquisition	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Tax-Exempt Perm Loan	MOHCD								Deferred Developer Fees	Developer Fee Contribution	GP Equity	Tax Credit Equity	MOHCD	Tax Exempt Perm Loan	
Soft cost in red (total AHSC AHD below) \$0																								

Annual Income and Expenses

Employee Information

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	Comments
1	1.00	On-Site Manager(s)	\$84,504		
1	1.00	On-Site Assistant Manager(s)	\$57,660		
1	0.20	Supportive Services Staff Supervisor(s)	\$12,480		
1	1.00	Supportive Services Coordinator, On-Site	\$83,200		
		Other Supportive Services Staff (inc. Case Manager)			
1	1.00	On-Site Maintenance Employee(s)	\$57,108		
1	1.00	On-Site Leasing Agent/Administrative Employee(s)	\$57,660		
4	1.00	On-Site Security Employee(s)	\$185,040		
1	1.00	Janitor	\$46,760		
1	1.00	Maintenance Supervisor	\$70,056		
Total Salaries and Value of Free Rent Units			\$654,468	\$0	
6711		Payroll Taxes	\$63,192		
6722		Workers Compensation	\$30,781		
6723		Employee Benefits	\$104,344		
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$198,317	Show free rent as an expense?	
Total Employee(s) Expenses			\$852,785		
					No

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	Comments
None	On-Site Manager(s)	2	800	
Total Square Footage			800	

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents (Net Proposed)	\$2,585,772		
	Unrestricted Unit Rents	\$802,512		
5121	Tenant Assistance Payments - Restricted Rents			
	Section 8 Project Based Vouchers	\$1,781,040		
	N/A	\$0		
	N/A	\$0		
	Operating Subsidies			
	Other			
5910	Laundry and Vending Revenue	\$16,200		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
Gross Potential Income (GPI)		\$5,185,524	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$259,276	\$0	
Effective Gross Income (EGI)		\$4,926,248	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$1,000		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries -- from above	\$57,660		
6311	Office Expenses			
6312	Office or Model Apartment Rent			
6320	Management Fee	\$140,400		Property Management Fees
6330	Site/Resident Manager(s) Salaries -- from above	\$142,164		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$5,000		
6350	Audit Expense	\$15,000		
6351	Bookkeeping Fees/Accounting Services	\$15,552		
6390	Miscellaneous Administrative Expenses	\$115,167		Includes annual Treasure Island assessment fees of\$ 64,857
6263T	Total Administrative Expenses	\$491,943	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments

Annual Income and Expenses

Utilities Expenses: 6400						
6450	Electricity	\$208,600				
6451	Water	\$144,000				
6452	Gas					
6453	Sewer	\$162,000				
	Other Utilities (specify)					
6400T	Total Utilities Expenses	\$514,600		\$0		
Operating and Maintenance Expenses: 6500						Comments
6510	Payroll -- from above	\$358,964				
6515	Supplies	\$1,000				
6520	Contracts	\$111,200				Painting, Repairs, Exterminating, Grounds, Elevator
6521	Operating & Maintenance Free Rent Unit -- from above	\$0				
6525	Garbage and Trash Removal	\$137,000				
6530	Security Contract	\$5,000				
6531	Security Free Rent Unit -- from above	\$0				
6546	Heating/Cooling Repairs and Maintenance					
6548	Snow Removal					
6570	Vehicle & Maintenance Equipment Operation/Reports					
6590	Miscellaneous Operating and Maintenance Expenses	\$26,800				Fire Protection, Janitorial, Misc
6500T	TOTAL Operating & Maintenance Expenses	\$639,964		\$0		
Taxes and Insurance: 6700						Comments
6710	Real Estate Taxes					
6711	Payroll Taxes (Project's Share) -- from above	\$63,192				
6720	Property and Liability Insurance (Hazard)	\$238,000				
6729	Other Insurance (e.g. Earthquake)					
6721	Fidelity Bond Insurance					
6722	Worker's Compensation -- from above	\$30,781				
6723	Health Insurance/Other Employee Benefits--from above	\$104,344				
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$2,800				Misc Tax/Lisence
6700T	Total Taxes and Insurance	\$439,117		\$0		
Supportive Services Costs: 6900						Comments
6990	Staff Supervisor(s) Salaries - from above	\$12,480				
6990	Services Coordinator Salaries, On-Site - from above	\$83,200				
6990	Other Supportive Services Staff Salaries - from above	\$0				
6990	Supportive Services Admin Overhead	\$20,114				
6990	Other Supportive Services Costs: Tenant Activities, Suppl	\$13,500				
6990	Other Supportive Services Costs Training, Insurance	\$4,800				
6900T	Total Supportive Services Costs	\$134,094		\$0		
	Total Operating Expenses	\$2,219,718		\$0		Comments
Funded Reserves: 7200				Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$75,000				
7220	Other Reserves (specify)					
7230	Other Reserves (specify)					
7240	Other Reserves (specify)					
	Total Reserves	\$75,000		\$0		
	Ground Lease		Residential	Commercial		
	Ground Lease	\$15,000		\$0		
	Total Ground Lease	\$15,000		\$0		
	Net Operating Income	\$2,616,530		\$0		
Financial Expenses: 6800						Comments
6820	1st Mortgage Debt Service	\$2,174,410				
6830	2nd Mortgage Debt Service					
6840	3rd Mortgage Debt Service					
6890	AHSC 0.42% Fee					
6890	Other HCD 0.42%: AHSC	\$126,000				
6890	Other HCD 0.42% (Specify)					
6890	Bond Issuer Fee	\$7,500				\$2.5k issuer fee, \$5k trustee fee
6890	Miscellaneous Financial Expenses: Monitoring Fee	\$40,907				
6890	Miscellaneous Financial Expenses:					
6890	Miscellaneous Financial Expenses: Trustee					
6890	Miscellaneous Financial Expenses					
6800T	Total Financial Expenses	\$2,348,817		\$0		
	Cash Flow	\$267,713		\$0		
7190	Asset Management/Similar Fees	\$40,888				LP Asset Management and GP Management Fees

Total Operating Expenses Per Unit	Per Year	Per Month	TCAC Minimum	
Without any Adjustments	\$14,798	\$1,233		
With the Value of Rent-Free Units Included	\$14,798	\$1,233		
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$13,904	\$1,159	\$8,925	Audits attached to application

Annual Income and Expenses

File Name:	075. Op Exp Compare	Submit at least 3 operating expense comparables for similar projects located in the same market area. Projects should be affordable housing projects similar in size, type, amenities, and population to the proposed project. One comparable may be submitted for a 100% market rate Project if unable to locate affordable housing comparables. The most recent two years audited statements for each comparable is preferred, if available. Additional information may be required.	Uploaded to HCD?	Yes	
File Name:	076. Hazard Insurance Quote	Provide a hazard insurance quote or other documentation to support insurance costs included in the Operating Budget.	Uploaded to HCD?	Yes	

NOTE: This Supportive Services Cost Limit tool is only used for projects subject to the 2017 UMRs or subsequent amendments. Complete all yellow shaded cells.

Has or will this Project receive HCD HOME, HOME-ARP, or NHTF funding:

Has or will this Project receive only HCD VHHP funding:

Supportive Services Costs Limits - HCD 2025 Administrative Notice No. 24-05 (for projects with HCD funding)

[Notice of Omnibus Program Guideline Amendments](#) [Supportive Services Costs Limits](#)

12/10/24

<p>HCD UMR §8301(t): "Supportive Services" - social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits.</p>							
<p>HCD UMR §8301(u): "Supportive Services Costs" - the costs of providing tenants service coordination, case management, and direct resident and Supportive Services. It includes: (1) the cost of providing tenants with information on and referral to social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits; (2) salaries, benefits, contracted services, telecommunication expenses, travel costs, supplies, office expenses, staff training, maintenance of on-site equipment used in services programs, such as computer labs, incidental costs related to resident events, and other similar costs approved by the Department.</p>							
A. Supportive Services Units:	Total number units:	150	Certification Year - select budget reporting period year:	2025	Total Units	Max PUPY Expense	Max Costs
<p>(1) Total number of units: (A) for supportive housing restricted to individuals or families experiencing chronic homelessness or homelessness, as defined consistent with Health and Safety Code (HSC) §50675.14¹; and (B) for supportive housing units restricted to occupancy by special needs populations under HCD programs subject to Administrative Notice 24-05 ("Special needs population" has the same meaning as set forth in individual program guidelines); units anticipated to be restricted to individuals or families experiencing chronic homelessness as defined consistent with HSC §50675.14.</p> <p>¹For units assisted by the HCD Veterans Housing and Homelessness Prevention (VHHP) program, this category includes Supportive Housing Units restricted to Veterans who are experiencing Chronic Homelessness, units restricted to persons who are experiencing Chronic Homelessness by another public agency program, Supportive Housing Units restricted to Veterans with a Disability Experiencing Homelessness, and other Units restricted to persons who are Veterans with a Disability Experiencing Homelessness. (Capitalized terms in this footnote have the same meaning as those set forth in the VHHP guidelines.)</p>					0	\$10,000	\$0
<p>(2) Total number of other units² where the Sponsor, their affiliate, or a service provider under contract to provide Supportive Services at the Project has both: (A) qualified staff devoted exclusively to oversight and quality control of resident services in affordable housing, including the Project; and (B) a system to track and report on tenant outcomes, such as changes in employment status and income.</p> <p>Do not include units counted in category (1) above.</p> <p>²For units assisted by the VHHP program, this category includes Units that are restricted to Extremely Low-Income households, but not to Veterans who are experiencing Chronic Homelessness or Veterans with a Disability Experiencing Homelessness. (Capitalized terms in this footnote have the same meaning as those set forth in the VHHP guidelines.)</p>					61	\$4,000	\$244,000
<p>(3) Except as noted below for the VHHP program, total number of units where the Sponsor, their affiliate, or a service provider under contract does not satisfy the requirements set forth in subsection (2) above³.</p> <p>Do not include units counted in categories (1) and (2) above.</p> <p>³For units assisted by the VHHP program, the amount for this category of units will remain as currently allowed under this program.</p>					88	\$326	\$28,688
(4) Maximum Supportive Services Costs					149		\$272,688

AHSC does not regulate to these populations but costs are included in operating budget and must be within allowable requirements.

The units will be occupied by the following populations:

- 1) 61 formerly homeless households from local "One Treasure Island" program
- 2) 58 units will be filled via city lottery
- 3) 30 units will be filled by "legacy households" moving from other areas of Treasure Island
- 4)
- 5)

Lead Service Provider: Catholic Charities

Supportive Services Narrative (if applicable) Costs above claimed for HCD 2025 Administrative Notice No. 24-05(a)(1):

Resident Services Narrative Costs above claimed for HCD 2025 Administrative Notice No. 24-05(a)(2&3):

Catholic Charities CYO of San Francisco ("Catholic Charities") will offer permanent housing, health, economic and social support that aims to allow residents to develop a cohesive community, where residents have an opportunity to get to know each other. Services outcomes are expected to be to see resident families successfully remain in their homes, and to develop further economic stability. Resident services coordination will include community events to develop community amongst the various populations of residents and information and referral to Treasure Island and mainland San Francisco community resources for health care, nutrition supplement, assistance with obtaining benefits, and job opportunities. The resident services staff will work closely with the Treasure Island community and One TI to link residents to employment and training opportunities. Youth services will be provided to engage youth in after school activities, including homework club and other youth led activities in order to develop youth leadership and engagement in their community.

Cash Flow Analysis

Income from Restricted Units based on Proposed Rents?		Proposed Rents																																										
Income From Housing Units	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40			
Residential Unit Rents	2.5%	2,885,772	2,650,416	2,716,677	2,784,584	2,854,208	2,925,564	2,998,703	3,073,670	3,150,512	3,229,275	3,310,007	3,392,757	3,477,576	3,564,515	3,653,628	3,744,969	3,838,593	3,934,558	4,032,922	4,133,745	4,237,069	4,343,016	4,451,691	4,562,881	4,676,953	4,793,877	4,913,724	5,036,567	5,162,481	5,291,543	5,423,832	5,559,427	5,698,413	5,840,873	5,986,895	6,136,568	6,289,962	6,447,231	6,608,412	6,773,522			
Unrestricted Unit Rents	2.5%	802,510	822,575	843,139	864,316	886,123	907,669	929,968	953,030	977,763	1,002,228	1,027,283	1,052,969	1,079,389	1,106,570	1,133,528	1,161,277	1,189,834	1,219,146	1,249,266	1,280,150	1,311,847	1,344,397	1,377,841	1,412,119	1,447,281	1,483,267	1,520,128	1,557,914	1,596,576	1,636,167	1,676,737	1,718,335	1,760,911	1,804,524	1,849,233	1,895,000	1,941,885	1,989,949	2,039,253	2,089,859	2,141,720		
Tenant Assistance Payments																																												
Section 8 Project Based Vouchers	2.5%	1,920,084	1,974,236	2,023,592	2,074,182	2,126,036	2,179,187	2,233,667	2,289,509	2,346,746	2,405,415	2,465,560	2,527,199	2,590,369	2,655,128	2,721,506	2,789,544	2,859,283	2,930,765	3,004,034	3,079,135	3,156,113	3,235,016	3,315,891	3,398,788	3,483,758	3,570,852	3,660,123	3,751,626	3,845,417	3,941,553	4,040,091	4,141,094	4,244,612	4,350,779	4,459,805	4,570,993	4,685,267	4,802,299	4,921,459	5,043,000	5,166,302		
N/A	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Housing		5,314,368	5,447,227	5,583,408	5,722,993	5,866,968	6,012,720	6,163,038	6,317,114	6,475,641	6,638,917	6,802,840	6,972,911	7,147,234	7,324,915	7,509,063	7,696,789	7,889,209	8,086,439	8,288,600	8,495,615	8,708,211	8,925,916	9,149,664	9,377,791	9,612,235	9,852,541	10,098,856	10,351,326	10,610,109	10,875,362	11,147,246	11,425,927	11,711,759	12,004,366	12,304,474	12,612,066	12,927,388	13,250,973	13,581,837	13,921,383			
Other Income																																												
Laundry & Vending	2.5%	16,200	16,605	17,020	17,446	17,882	18,329	18,787	19,257	19,738	20,232	20,737	21,256	21,787	22,332	22,890	23,462	24,049	24,650	25,266	25,898	26,546	27,209	27,889	28,587	29,301	30,034	30,785	31,554	32,343	33,152	33,981	34,830	35,701	36,593	37,508	38,446	39,407	40,392	41,402	42,437			
Other Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Gross Potential Income - Other		16,200	16,605	17,020	17,446	17,882	18,329	18,787	19,257	19,738	20,232	20,737	21,256	21,787	22,332	22,890	23,462	24,049	24,650	25,266	25,898	26,546	27,209	27,889	28,587	29,301	30,034	30,785	31,554	32,343	33,152	33,981	34,830	35,701	36,593	37,508	38,446	39,407	40,392	41,402	42,437			
Gross Potential Income - Total		5,330,568	5,463,832	5,600,428	5,740,439	5,884,850	6,031,048	6,181,825	6,336,370	6,494,779	6,657,148	6,823,078	6,994,167	7,169,021	7,348,247	7,531,953	7,720,282	7,913,258	8,111,090	8,313,967	8,521,714	8,734,756	8,953,125	9,176,953	9,406,377	9,641,537	9,882,575	10,129,639	10,382,880	10,642,482	10,908,514	11,181,227	11,460,707	11,747,276	12,040,958	12,341,982	12,650,632	12,966,795	13,290,965	13,623,239	13,963,820			
Vacancy Assumptions																																												
Restricted Units	5.0%	120,289	132,521	135,854	139,230	142,710	146,278	149,935	153,684	157,526	161,464	165,500	169,638	173,879	178,226	182,681	187,248	191,930	196,728	201,646	206,687	211,854	217,151	222,588	228,144	233,848	239,694	245,686	251,828	258,124	264,577	271,192	277,971	284,921	292,044	299,345	306,828	314,499	322,362	330,421	338,681			
Unrestricted Units	5.0%	40,129	41,129	42,157	43,211	44,291	45,388	46,533	47,697	48,889	50,111	51,364	52,648	53,964	55,314	56,698	58,114	59,567	61,056	62,582	64,147	65,750	67,394	69,079	70,806	72,576	74,391	76,250	78,157	80,111	82,113	84,166	86,270	88,427	90,638	92,904	95,226	97,607	100,047	102,548	105,112			
Tenant Assistance Payments	5.0%	96,304	98,712	101,160	103,709	106,302	108,959	111,683	114,475	117,337	120,271	123,278	126,359	129,518	132,756	136,075	139,477	142,964	146,538	150,202	153,957	157,806	161,751	165,795	169,939	174,188	178,543	183,008	187,581	192,271	197,079	202,005	207,056	212,231	217,537	222,976	228,550	234,263	240,100	246,123	252,276			
Other	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Laundry/Vending/Other Income	5.0%	810	830	851	872	894	916	939	963	987	1,012	1,037	1,063	1,089	1,117	1,145	1,173	1,202	1,233	1,263	1,295	1,327	1,360	1,394	1,429	1,465	1,502	1,539	1,578	1,617	1,656	1,696	1,742	1,785	1,830	1,875	1,922	1,970	2,000	2,070	2,122			
Commercial Income	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Total Vacancy Loss		268,528	273,192	280,621	287,422	294,197	301,592	309,919	318,919	324,738	332,857	341,179	349,788	358,451	367,412	376,593	386,033	395,683	405,546	415,633	425,966	436,578	447,486	458,648	470,119	482,077	494,382	507,084	520,144	533,612	547,446	561,696	576,401	591,591	607,297	623,569	640,344	657,664	675,568	694,087	713,252			
Effective Gross Income		5,064,040	5,190,641	5,320,407	5,453,417	5,589,732	5,729,456	5,872,733	6,019,952	6,170,441	6,324,392	6,482,399	6,644,405	6,810,570	6,980,835	7,155,355	7,334,239	7,517,995	7,706,635	7,899,174	8,095,623	8,298,019	8,505,499	8,718,106	8,936,058	9,154,409	9,382,448	9,622,157	9,863,736	10,110,320	10,363,088	10,622,165	10,887,719	11,159,913	11,438,910	11,724,883	12,016,005	12,318,455	12,626,417	12,941,077	13,262,677	13,591,629		
Operating Expenses & Reserve Deposits																																												
Residential Exp. (w/ Real Estate Taxes & Sup. Services)	3.5%	2,085,624	2,158,621	2,234,173	2,312,369	2,393,302	2,477,067	2,563,764	2,653,496	2,746,389	2,842,491	2,941,979	3,044,948	3,151,521	3,261,824	3,375,988	3,494,148	3,616,443	3,743,018	3,874,024	4,009,615	4,149,951	4,295,200	4,445,532	4,601,125	4,762,165	4,928,840	5,101,350	5,279,897	5,464,694	5,655,958	5,85												

STI Project Overview

Sustainable Transportation Infrastructure (STI)

STI #1 Type of Project

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Work To Be Completed By: Applicant Name:

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

Construction of just over 1 mile of new bikeways along Clipper Cove Avenue and Trade Winds Avenue, over 3,000 lineal feet of new safe and accessible sidewalks on Trade Winds Avenue on Treasure Island, and new bus shelters. The new bikeways and sidewalks connect the the area of the Stage 2 street improvements and infrastructure on Treasure Island, which includes the parcel IC4.3 affordable housing building, to the Treasure Island Stage 1 area, which includes a transit hub (ferry terminal and SFMTA Muni bus service to San Francisco) and bikeways and walkways that connect to the east span of the Bay Bridge.

§103(f) STI experience - STI #1

Provide two completed projects to demonstrate previous experience comparable to STI #1

Past experience STI name: Placed In Service (PIS) Date:

Project address: City: State: Zip:

Name of Applicant demonstrating experience:

Meets ten year requirement? TRUE PIS term: (years)

Type of Project

Description (include: descriptive information of work completed on this past STI that supports experience for the proposed STI)

This project included the construction of new backbone infrastructure to support redevelopment of Treasure Island, including installation of new sanitary sewer, stormwater, and water mains; joint utility trenches for electrical and telecommunications services; new street grading, paving, curb and gutter, and bikeways; and installation of streetlights and traffic control devices. The project also involved shoreline improvements to provide flood protection, new stormwater treatment facilities to meet water quality standards, and landscaping and street furnishings to support initial phases of development.

Past experience STI name: Placed In Service (PIS) Date:

Project address: City: State: Zip:

Name of Applicant demonstrating experience:

Meets ten year requirement? TRUE PIS term: (years)

Type of Project

Description (include: descriptive information of work completed on this past STI that supports experience for the proposed STI)

This project involved the realignment and reconstruction of roadway and utility systems on Yerba Buena Island to support the first phases of residential development. Scope included demolition of outdated buildings and infrastructure, installation of new underground utilities (sewer, water, storm drain, power, and communications), construction of new public streets with pedestrian sidewalks and bikeways, hillside grading and retaining wall construction, and stormwater management basins.

File Name:	<input type="text" value="078. STI-1 Past Exp, STI-2 etc."/>	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	<input type="text" value="N/A"/>
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§103.1(g)(6) STI Site Control - STI #1

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

Ground Lease planned?

Below, describe property transfers occurring in connection with development of the Project.

All proposed improvements are within the Treasure Island Development Authority right of way.

File Name:	<input type="text" value="079. STI-1 Site Control, STI-2 etc."/>	Appropriate documentation to demonstrate the form of site control indicated.	Uploaded to HCD?	<input type="text" value="Yes"/>
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§103.1(f)(3) STI environmental clearances - STI #1

STI component(s) of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) until prior to the initial disbursement of grant funds. §103.1(f)(3)(A)

NEPA: Is Federal funding proposed that will trigger NEPA requirements?

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

Any applicable environmental clearances will be provided prior to disbursement of funds.

File Name:	<input type="text" value="080. STI Environmental"/>	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	<input type="text" value="N/A"/>
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STI #2?

Type of Project

Project Name: Address:

City: Zip Code: County: Latitude: Longitude:

Work To Be Completed By: Applicant Name:

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

Construction of two bus shelters at the Treasure Island Ferry Terminal which will shelter passengers waiting for buses after alighting from the ferry. The shelters are part of the Ferry Terminal Enhancements project which adds important passenger and public amenities, including public restrooms, to this primary arrival point on Treasure Island. These shelters will be constructed by the San Francisco County Transportation Authority.

Operation of a new zero-emission ferry service from Treasure Island to downtown San Francisco. Currently, the only ways to travel between Treasure Island and mainland San Francisco is by driving or the 25-Treasure Island bus, both of which are subject to congestion on the Bay Bridge, and a small, privately operated diesel-powered ferry. The new electric ferry, operated by

§103(f) STI experience - STI #2

Note: Past experience projects may be repeated for multiple **STI Capital Projects** so long as they are of similar scope and scale.

Provide two completed projects to demonstrate previous experience comparable to STI #2

Past experience STI name:	Southgate Road Realignment Improvement Project (SFCTA)	Placed In Service (PIS) Date	1/1/2023
Project address:	Yerba Buena Island	City:	San Francisco
		State:	CA
		Zip:	94130
Name of Applicant demonstrating experience	Treasure Island Mobility Management Agency		
Meets ten year requirement?	TRUE	PIS term	2.41 (years)
Type of Project	Combination		

Description (include: descriptive information of work completed on this past STI that supports experience for the proposed STI)

This \$61M project reconstructed the eastbound off-ramp from the Bay Bridge to Yerba Buena Island, featuring an innovative design that enhances safety and circulation. SFCTA was the owner agency responsible for administering the Federal Highway Bridge Program funds and state match funds delegated for the project. SFCTA was responsible for advertising, administering, and awarding the overall construction of the project.

Past experience STI name:	Public Ferry Service around the San Francisco Bay (SFBF)	Placed In Service (PIS) Date	1/1/2025
Project address:	San Francisco Ferry Terminal	City:	San Francisco
		State:	CA
		Zip:	94130
Name of Applicant demonstrating experience	Treasure Island Mobility Management Agency		
Meets ten year requirement?	TRUE	PIS term	0.40 (years)
Type of Project	Combination		

Description (include: descriptive information of work completed on this past STI that supports experience for the proposed STI)

Officially formed as the San Francisco Bay Area Water Emergency Transportation Authority in 2007, SFBF serves ten terminals around the Bay, from Vallejo to South San Francisco.

File Name:	078. STI-1 Past Exp, STI-2 etc.	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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§103.1(g)(6) STI Site Control - STI #2

Form of site control (See Site Control in Appendix A)	Right of Way	Most recent document execution date	N/A
Ground Lease planned?	No		

Below, describe property transfers occurring in connection with development of the Project.

All proposed bus improvements are within the public right of way; the ferry service is within public waterways.

File Name:	079. STI-1 Site Control, STI-2 etc.	Appropriate documentation to demonstrate the form of site control indicated.	Uploaded to HCD?	Yes
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§103.1(f)(3) STI environmental clearances - STI #2

STI component(s) of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) until prior to the initial disbursement of grant funds. §103.1(f)(3)(A)

NEPA: Is Federal funding proposed that will trigger NEPA requirements? No

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

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

Any applicable environmental clearances will be provided prior to disbursement of funds.

File Name:	080. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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STI #3? No

STI #4? No

STI #5? No

Quantity of new or repaired STI facilities funded by AHSC

The below information will be used in the Narrative-Based Policy Scoring review to help verify claims:

# of Transit Routes Improved	1	Crosswalks	6	See below	ADA Curb Ramps	35	See below	Overcrossings / Undercrossing	
Transit Vehicles	\$0	Transit Operations	\$7,000,000	Bikeshare Infrastructure & Operations					
EV Carshare Infrastructure & Operations		New bikeways	\$1,415,000	New SAW Walkways	\$1,530,000				
Bus Bulb-Outs		Street Lights	\$0	Street Trees		Urban Greening	\$0		

Bicycle Parking At Transit		Bus Stop Benches		Bus Shelters	10	\$1,000,000
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Is approval by a local public works department, or other responsible local agency, required for the STI Capital Project? §103.1(f)(9) Yes

File Name:	081. STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
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§102(c)(3) Eligible STI Project

Applicant(s) certifies the STI components (e.g., a bus-only lane, **Transit Signal Priority (TSP)**, a bikeway, or sidewalk) if extending beyond the boundaries of the **Project Area**, there is a pedestrian or cyclist entrance to the facility located within the **Project Area**. Yes

Applicant(s) certifies that if making an STI improvement to a fixed transit route that includes a portion outside of the **Project Area**, there must be a **Transit Station/Stop** on that route within the **Project Area** at the time of application. Yes

Applicant(s) certifies that if making STI improvements to an **On-Demand Transit Service**, there must be a designated pick-up location in the **Project Area**. **(PAM)** N/A

Developer(s)/Sponsor(s) certifies that if making STI improvements to **Carshare** or **Carpool** service, the vehicles must reside at the AHSC funded **AHD** site. N/A

§103.1(f)(7) Not Agricultural Land

Applicant(s) certifies the **AHD** is not designated as **Agricultural Land** according to the [California Department of Conservation's Farmland Mapping and Monitoring Program \(FMMP\) Tool \(California Important Farmland Finder\)](#) Yes, Not Ag Land

An exemption to the **Agricultural Land** designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site**. [\(California Important Farmland Finder\)](#)

File Name:	082. STI No Ag	Demonstrate the STI site is not within land designated as Agricultural Land per FMMP tool.	Uploaded to HCD?	Yes
File Name:	083. STI Ag Exempt	Applicants seeking an exemption to the FMMP determination must demonstrate that the STI Project site qualifies as an Infill Site.	Uploaded to HCD?	N/A

§103.1(g)(4) STI Enforceable Funding Commitments

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Bailloon?
						Rate	Type			
Yes		AHSC STI Grant	State-HCD		\$10,945,000					
Yes	4/3/24	Developer Operating Subsidy	Private	N/A	\$30,000,000	N/A				
Yes	5/21/25	State Transit Assistance County Block Grants Funds	State-General	N/A	\$1,600,000	N/A				
Total Committed Non-AHSC STI Funds		\$31,600,000			\$42,545,000	TOTAL STI Sources (must equal STI Budget Amount)				

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

File Name:	084. STI-1 EFC, STI-2 etc.	Supporting documentation for the non-AHSC STI funding commitments.	Uploaded to HCD?	Yes
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§104(c) Eligible Costs for STI Capital Projects

Applicant(s) acknowledges that any STI that is publicly accessible must be equally accessible to all members of the public in accordance with state and federal anti-discrimination laws. This includes providing full and equal access to people with disabilities. §104(c)(1)(B)(i) Yes

Soft costs do not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**. §104(c)(2) TRUE

Activity Delivery Costs do not exceed 10 percent of the costs associated with the **STI Capital Project**. §104(c)(3) TRUE

Applicant(s) acknowledges that eligible STI costs include transit operations expenditures for up to 10 years that directly expand fixed route transit, **On-Demand**, or paratransit transit service by supporting new, restored, or expanded routes and may include wages, maintenance, and other costs to operate those services. §104(c)(4) **(PAM)** Yes

Applicant(s) acknowledge that all vehicles purchased using **AHSC Program** funds must be **Zero Emission Vehicles (ZEV)**. Transit types that do not have an approved zero emission passenger locomotive for use, must provide documentation stating so, and purchase vehicles that meet EPA Tier 4 emission standards. §104(c)(5) Yes

Are there any other **STI Capital Project** costs in budget that are required as a condition of local approval for the **STI Capital Project**? §104(c)(6) No

Treasure Island IC 4.3 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001273

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

Cost Category	ALL FUNDING SOURCES					Total STI Costs	Comments
	AHSC STI Grant	Developer Operating Subsidy	State Transit Assistance County Block Grants Funds	0			

STI BUDGET #1 - TIDA - Bikeways, Sidewalk, Bus shelters							
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	
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	
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	
Aggregate Base	\$120,000					\$120,000	
Asphalt Pavement	\$1,955,000					\$1,955,000	
Sidewalk, Curb and Gutter	\$165,000					\$165,000	
Street Lights						\$0	
Striping/Barricades (Bicycle Facilities)	\$705,000					\$705,000	
Signage						\$0	
Crossing and Traffic Signals						\$0	
Roundabouts, median islands or curb extensions						\$0	
Other traffic calming surface improvements						\$0	
						\$0	
						\$0	
Total Complete Streets Improvements - Construction	\$2,945,000	\$0	\$0	\$0	\$0	\$2,945,000	
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	\$400,000					\$400,000	
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	\$400,000	\$0	\$0	\$0	\$0	\$400,000	
Street Trees						\$0	
Bioswales						\$0	
Landscaping						\$0	
Other Urban Greening (Specify)						\$0	
Other Urban Greening (Specify)						\$0	
Other Urban Greening (Specify)						\$0	
Total Urban Greening	\$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	
Provide Name of Impact Fee (Specify)						\$0	
Provide Name of Impact Fee (Specify)						\$0	

Treasure Island IC 4.3 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001273

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Developer Operating Subsidy	State Transit Assistance County Block Grants Funds	0	Total STI Costs	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion \$104(c)(7)					\$0	
Employment Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
TIDA - Bikeways, Sidewalk, Bus shelters STI #1 Total Budgeted Project Costs	\$3,345,000	\$0	\$0	\$0	\$3,345,000	

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

STI BUDGET #2 - TIMMA - Ferry, Bus shelters

Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Specify)					\$0	
Other Complete Street Improvements (Specify)					\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters	\$600,000				\$600,000	
Vehicles					\$0	
Other ITS Technology					\$0	

Treasure Island IC 4.3 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001273

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Developer Operating Subsidy	State Transit Assistance County Block Grants Funds	0	Total STI Costs	
Other Transit and Station Areas (Specify)					\$0	
Other Transit and Station Areas (Specify)					\$0	
Total Transit and Station Areas - Construction	\$600,000	\$0	\$0	\$0	\$600,000	
Street Trees					\$0	
Bioswales					\$0	
Landscaping					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Street Furniture					\$0	
Bicycle Repair Kiosks					\$0	
Bicycle Storage or Parking					\$0	
Drinking Fountains					\$0	
Other Amenities (Specify)					\$0	
Other Amenities (Specify)					\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §104(c)(7)	\$7,000,000	\$30,000,000	\$1,600,000		\$38,600,000	
Employment Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$7,000,000	\$30,000,000	\$1,600,000	\$0	\$38,600,000	
TIMMA - Ferry, Bus shelters STI #2 Total Budgeted Project Costs	\$7,600,000	\$30,000,000	\$1,600,000	\$0	\$39,200,000	

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

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET

Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$2,945,000	\$0	\$0	\$0	\$2,945,000	
Total Transit and Station Areas - Construction	\$1,000,000	\$0	\$0	\$0	\$1,000,000	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$7,000,000	\$30,000,000	\$1,600,000	\$0	\$38,600,000	
Total STI Budgeted Project Costs	\$10,945,000	\$30,000,000	\$1,600,000	\$0	\$42,545,000	

PGM Project Overview

Program Costs (PGM)			
PGM #1			
Program Name:	Workforce Development 1	Program Operator:	One Treasure Island
Address:	399 California Ave	City:	San Francisco
County:	San Francisco	Zip Code:	94130
Proposed program type:	Workforce Development		
Program Costs in Project include	2) Expansion of existing programs to serve new populations		
Program Description	<p>One TI's Construction Training Program (CTP) is an intensive, full-time, 8-week pre- apprenticeship initiative designed to equip individuals who have significant barriers to employment with the skills and certifications necessary for careers in the construction industry. CTP staff work with program graduates to ensure they are placed in suitable employment after graduation. The CTP program also pays for union indentureship fees, boots, tools, and other necessities for beginning work as quickly and successfully as possible. 85% of program graduates are placed within the first 2 weeks of graduation. One Treasure Island is also in the process of implementing a new Community Ambassadors Program that will employ Island Residents in a variety of community engagement roles.</p>		
Who are the targeted users for the Program	<p>CTP: Unemployed or under-employed low-income residents of San Francisco who are seeking to gain the skills and certifications necessary for unionized construction jobs. b. Ambassador Program: Unemployed or under-employed low-income residents of San Francisco who are seeking an entry-level opportunity to build community in a rapidly developing, inclusive neighborhood of San Francisco.</p>		
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?	<p>The cost of living in San Francisco is prohibitively expensive. Many people without college degrees struggle to find employment that pays enough to support basic needs in our area. The Construction Training Program provides a track for those wishing to enter the construction field and obtain a union construction job. The Ambassador program is an opportunity to gain entry-level experience in community outreach and community building, with significant exposure to transportation, health and wellness and disaster preparedness issues.</p>		
Describe additional design challenges and development costs incurred to meet the requirements of the Program.	<p>No challenges were encountered.</p>		

PGM #2?			
	Yes		
Program Name:	Workforce Development 2	Program Operator:	City of San Francisco
Address:	399 California Ave	City:	San Francisco
County:	San Francisco	Zip Code:	94130
Proposed program type:	Workforce Development		
Program Costs in Project include	2) Expansion of existing programs to serve new populations		
Program Description	<p>The workforce program implements San Francisco's Local Hiring Policy for Construction (Ordinance 311-10) and the First Source Hiring Requirement (Chapter 83). It requires that at least 30-40% of project hours in each trade be performed by San Francisco residents. Contractors must also comply with prevailing wage laws, report through LCPTracker, and establish hiring and retention goals through a First Source Hiring Agreement. The program prioritizes hiring economically disadvantaged individuals referred by the San Francisco Workforce Development System.</p>		
Who are the targeted users for the Program	<p>The program specifically targets low-income and formerly homeless San Franciscans, with a focus on residents of Treasure Island and the surrounding community. It prioritizes individuals who face economic barriers to employment and who are eligible under the City's Local Hiring Ordinance and the Treasure Island JEOP.</p>		
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?	<p>The program addresses the need for local job access and equitable hiring in construction projects. By mandating local hiring quotas and first consideration for disadvantaged job seekers, it ensures that San Francisco residents — especially those facing economic barriers — benefit directly from publicly funded or large-scale development projects.</p>		
Describe additional design challenges and development costs incurred to meet the requirements of the Program.	<p>No challenges were encountered.</p>		

PGM #3?			
	Yes		
Program Name:	Anti Displacement	Program Operator:	San Francisco Community Land Trust
Address:	399 California Ave	City:	San Francisco
County:	San Francisco	Zip Code:	94130
Proposed program type:	Anti-displacement activities		
Program Costs in Project include	2) Expansion of existing programs to serve new populations		
Program Description	<p>SFCLT will implement an expanded version of its Permanent Affordability Preservation Program, a strategy aligned with Strategy H: Community Land Trust or Land Banking activities. Through this program, SFCLT acquires small, vulnerable multi-unit buildings in the Mission District and surrounding neighborhoods, preventing speculative displacement. The buildings are transitioned to resident ownership under a Limited-Equity Housing Cooperative (LEHC) model, and SFCLT provides technical support, financing access, legal structuring, and long-term stewardship to ensure permanent affordability and resident self-governance.</p>		
Who are the targeted users for the Program	<p>The targeted users are low- to moderate-income tenants, particularly Latinx, Black, and immigrant households living in rent-controlled units in the Mission District and nearby neighborhoods. Many are long-term residents, seniors, or families who are housing cost-burdened and at risk of eviction or displacement due to speculative ownership, harassment, or property sale.</p>		
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?			

This program addresses the escalating displacement pressure on vulnerable tenants in San Francisco, driven by gentrification, property speculation, and increasing rent burdens. Many tenants face eviction or are displaced when small buildings are sold to investors seeking to convert or upcharge units. By acquiring these buildings and converting them into community-owned LEHCs under land trust stewardship, SFCLT removes housing from the speculative market, preserves affordability, and empowers residents with democratic control over their homes. This model creates housing stability and prevents displacement on a long-term basis, with ownership models proven to retain residents for decades.

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

There were no challenges encountered.

PGM #4? Yes

Program Name: Program Operator:

Address: City: Zip Code:

County: Proposed program type:

Program Costs in Project include

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

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

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?
High quality transit is expensive for hourly workers. The annual cost of a transit pass for AHD residents at this community is \$972. This burden will be eased for the first three years of the project, allowing new transit patterns to be formed, savings to be built, and jobs to stabilize.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.
No challenges were encountered in creating this PGM.

PGM #5? Yes

Program Name: Program Operator:

Address: City: Zip Code:

County: Proposed program type:

Program Costs in Project include

Program Description
Provision of broadband internet to AHD residents at a minimum speed of 100 megabits per second for downloading and 20 megabits per second for uploading. The service will be provided free of charge to AHD residents for a minimum of three years, and it will be available within 6 months of the AHD's placed in service date.

Who are the targeted users for the Program
The targeted users are residents of the AHD who need broadband internet service for their work or schooling or recreational needs.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?
With the proliferation of well paying work from home jobs in this post-covid landscape, it is absolutely essential that these low income AHD residents have access to fast and reliable internet. Job seekers can use the broadband internet to go on remote job interviews and search listings. The internet service will also help any residents who are doing remote schooling. All residents will be able to maintain stable video conferencing to achieve their goals in whatever stage of life they are in. Internet service is a major cost to low income residents, often surpassing the cost of their other utilities combined.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.
No challenges were encountered in identifying this PGM scope. Internet access is a true necessity at this point.

PGM #6? No Use this "PGM #6" only for "OTHER" if your proposed program does not fall within the **program types listed in guidelines**.

§103.1(g)(4) PGM Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC PGM Grant	State-HCD		\$714,140	Transit passes will not contribute to \$600k PGM cap.				
Total Committed Non-AHSC PGM Funds		\$0			\$714,140	TOTAL PGM Sources (must equal PGM Budget Amount)				

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.

§104(d) Eligible PGM Costs

Total grant amount for **PGM** costs within a **Project Area** do not exceed \$600,000. (Costs incurred for required transit passes or cards described in [Section 103.1\(g\)\(2\)](#) will not contribute to this cap.)

TRUE

End of Document

Treasure Island IC 4.3 Programs (PGM) Sources and Uses Budget App AHSC0001273

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

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

PGM BUDGET #1 - Workforce Development 1

Direct Staff Cost (Direct staff costs for program expansion)	\$61,453				\$61,453	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$61,453	\$0	\$0	\$0	\$61,453	
Other Indirect Staff Cost (Indirect staff costs for program expansion)	\$7,923				\$7,923	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$7,923	\$0	\$0	\$0	\$7,923	
Total Staff Costs	\$69,376	\$0	\$0	\$0	\$69,376	
Travel	\$1,000				\$1,000	
Equipment	\$5,000				\$5,000	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Supplies for training programs)	\$10,000				\$10,000	
Supplies (Specify)					\$0	
Other Capital Costs (Other capital costs for program expansion)	\$64,624				\$64,624	
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	\$80,624	\$0	\$0	\$0	\$80,624	
Workforce Development 1 Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #2 - Workforce Development 2

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	
Workforce Development 2 Total Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	

PGM BUDGET #3 - Anti Displacement

Direct Staff Cost (Transition buildings to co-ops – education ma	\$25,000				\$25,000	
Direct Staff Cost (Transition buildings to co-opsRegular internal	\$25,000				\$25,000	
Direct Staff Cost (Regional Community Ownership Convenings)	\$35,000				\$35,000	
Direct Staff Cost (Local Affordable Developer Capacity Expansio	\$35,000				\$35,000	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$120,000	\$0	\$0	\$0	\$120,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$120,000	\$0	\$0	\$0	\$120,000	
Travel					\$0	

Treasure Island IC 4.3 Programs (PGM) Sources and Uses Budget App AHSC0001273

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC PGM Grant	0	0	0	Total PGM Costs	
Equipment					\$0	
Required Transit Passes/Cards <i>(see cell comment)</i>					\$0	
Other Transit Passes					\$0	
Supplies <i>(Specify)</i>					\$0	
Supplies <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Property Acquisition Due diligence cost for)</i>	\$30,000				\$30,000	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Total Other Capital Costs	\$30,000	\$0	\$0	\$0	\$30,000	
Anti Displacement Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #4 - Transit Passes for Residents

Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards <i>(see cell comment)</i>	\$364,140				\$364,140	
Other Transit Passes					\$0	
Supplies <i>(Specify)</i>					\$0	
Supplies <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Total Other Capital Costs	\$364,140	\$0	\$0	\$0	\$364,140	
Transit Passes for Residents Total Budgeted Project Costs	\$364,140	\$0	\$0	\$0	\$364,140	

PGM BUDGET #5 - Internet

Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment	\$50,000				\$50,000	
Required Transit Passes/Cards <i>(see cell comment)</i>					\$0	
Other Transit Passes					\$0	
Supplies <i>(Specify)</i>					\$0	
Supplies <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Total Other Capital Costs	\$50,000	\$0	\$0	\$0	\$50,000	
Internet Total Budgeted Project Costs	\$50,000	\$0	\$0	\$0	\$50,000	

Treasure Island IC 4.3 Programs (PGM) Sources and Uses Budget App AHSC0001273

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

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

TOTAL PROGRAMS (PGM) BUDGET

Total Direct Staff Costs	\$181,453	\$0	\$0	\$0	\$181,453	
Total Indirect Staff Costs	\$7,923	\$0	\$0	\$0	\$7,923	
Total Other Capital Costs	\$524,764	\$0	\$0	\$0	\$524,764	
Total PGM Budgeted Project Costs	\$714,140	\$0	\$0	\$0	\$714,140	

Program Certifications

To be eligible for **AHSC Program** funding, the **Applicant(s)** shall certify to the **Department** all the following requirements are met:

Applicant(s) certifies that this submitted application meets the requirements of the **Affordable Housing and Sustainable Communities (AHSC) Round 9 Program Guidelines and Notice of Funding Availability (NOFA)**. Yes

Applicant(s) certifies that the proposed **Project** is consistent with the State Planning Priorities established pursuant to [§65041.1](#) of the [Government Code](#). [§103.1\(f\)\(2\)](#) Yes

Applicant(s) certifies applications that include a **Locality** as an **Applicant** must at the time of application, have submitted their two previous housing element annual progress reports to the **Department** as required by [Government Code §65400](#). [§103.1\(f\)\(6\)](#) N/A

[Annual Progress Reports](#) Submission date for current year (due April 2025): 4/1/2025 Submission date for prior year (due April 2024):

Applicant(s) certifies that the proposed **Project** will achieve a reduction in GHG emissions through fewer VMT, pursuant to the most recent **AHSC Program** Quantification Methodology, available on the California Air Resources Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting Materials webpage. This must be evidenced by a completed GHG Benefits Calculator tool, described in the **AHSC Program** application, displaying VMT and **GHG Reductions** for each **Project** component. [§103.1\(g\)\(1\)](#) Yes

[California Climate Investments Reporting Tools webpage](#)

Applicant(s) certifies that the application must be sufficiently complete to assess the feasibility of the proposed **Project** and its compliance with **AHSC Program** and application requirements. [§103.1\(g\)\(3\)](#) Yes

Applicant(s) certifies that the **AHD** and **HRI** components must be capable of accommodating broadband internet service with at least a speed of 100 megabits (50 megabits for rural) per second for downloading and 20 megabits (10 megabits for rural) per second for uploading. [§103.1\(g\)\(7\)](#) Yes

Applicant(s) acknowledges that a **Project** may not contain more than one **AHD Capital Project**. A single **AHD Capital Project** may not include more than one **AHD**, nor shall it include an **AHD** that contains multiple development sites when one development site is receiving 4 percent low-income housing tax credits, and another is receiving 9 percent low-income housing tax credits, or when the multiple development sites are each receiving separate 4 percent low-income housing tax credits. An application proposing an **AHD** with both 4 percent low-income housing tax credits and 9 percent low-income housing tax credits, or with multiple 4 percent low-income housing tax credits, will be disqualified on the grounds that it is not proposing a **Project** within the meaning and design of the **AHSC Program**. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent Projects, each of which must submit an entirely separate application and qualify independently of the other. Any **Project** that proposes a single **AHD** at application for scoring purposes, but after receiving an award letter attempts to split its single **AHD** into multiple **AHDs** with separate ownership structures or separate financing structures will be disencumbered as it no longer meets the requirements of **AHSC**. [§102\(c\)\(1\)\(B\)](#) & [102\(d\)\(12\)](#) Yes

Applicant(s) certifies that the **AHD** will meet all State and Federal Laws, Rules, Guidelines and Regulations per [§110](#). Yes

Applicant(s) certifies that the **Project** will comply with [California's Prevailing Wage Law \(Lab. Code, §1720-1785 et seq.\)](#). [§110\(a\)\(4\)](#)
The **Applicant(s)** should seek professional legal advice about the law's requirements. Yes

AB 680 Compliance

As outlined in [CARB's 2024 Funding Guidelines for Agencies that Administer California Climate Investments \(2024 Funding Guidelines\)](#), [AB 680 \(Burke, Chapter 746, Statutes of 2021\)](#) workforce standards apply to the **AHSC Program**. As such, **Projects** must comply with [AB 680 Project Standards](#), unless the **Project** meets the criteria for the project-level exemption. [§115\(b\)](#) [CARB's 2024 Funding Guidelines](#)

Which project-level exemption applies to the **AHSC Project**? [§115\(b\)\(1\)](#) or [\(2\)](#): (E) Create 100% affordable housing units

AHD creates 100% units affordable to households whose income does not exceed 120% **AMI** excluding manager units ([HSC 50093](#)) FALSE

Applicant certifies **AHD** will have a 55-year **Regulatory Agreement** or **Covenant**. Yes

HCD Reserve Requirements

Project Name	Treasure Island IC 4.3	Number of Project Units:	150
--------------	------------------------	--------------------------	-----

Replacement Reserve Calculator UMR §8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance): \$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$99,763,426	\$598,581
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b)</i> HCD Required Replacement Reserve Amount - <i>included in "Operating budget"</i> tab	\$500	\$75,000
			\$75,000

Operating Reserve Calculator UMR §8308

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (E112) minus Operating Budget Cell (E106)</i>		TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required	
	(a) Total Operating Expenses:	\$2,219,718	Amount subject to reserve calculation: <i>(a - b)</i>	\$2,136,518	
	(b) Minus: On-Site Service Coordinator Salaries:	\$83,200			
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>		\$75,000	\$18,750	
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)				
	Name of Lender <i>Operating Budget cells (D124 to D134)</i>		Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service		\$2,174,410	\$543,603	\$724,803
	2nd Mortgage Debt Service		\$0	\$0	\$0
	3rd Mortgage Debt Service		\$0	\$0	\$0
	AHSC 0.42% Fee		\$0	\$0	\$0
	Other HCD 0.42%: AHSC		\$126,000	\$31,500	\$42,000
	Other HCD 0.42% (Specify)		\$0	\$0	\$0
	Bond Issuer Fee		\$7,500	\$1,875	\$2,500
	Miscellaneous Financial Expenses: Monitoring Fee		\$40,907	\$10,227	\$13,636
	Miscellaneous Financial Expenses:		\$0	\$0	\$0
	Miscellaneous Financial Expenses: Trustee		\$0	\$0	\$0
	Miscellaneous Financial Expenses		\$0	\$0	\$0
Other (Specify)			\$0	\$0	
Totals		\$2,348,817	\$587,204	\$782,939	
UMR Required Operating Reserve Amount:			\$1,140,084	\$1,520,112	

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

Sponsor is electing to fund a 6 month reserve - more than the HCD required minimum of 3 months reserve - due to the high percentage of formerly unhoused and special needs residents

Transition Reserve Pool Fee Calculator Pooled Transition Reserve Policy

Does the Project propose use of Project-based rental assistance?	Yes
--	-----

Subsidy #1	Section 8 Project Based Vouchers		Contract Term: (enter in years)	20
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy	
0			\$0	
1			\$0	
2	43	\$3,830	\$1,976,280	
3	16	\$4,781	\$917,952	
4	2	\$5,043	\$121,032	
Maximum Total Annual Subsidy			\$3,015,264	
Pooled transition reserve fee for Subsidy #1 (15% of maximum total annual subsidy)			\$452,290	

Subsidy #2	None		Contract Term: (enter in years)	N/A
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy	
0			\$0	
1			\$0	
2			\$0	
3			\$0	
4			\$0	
Maximum Total Annual Subsidy			\$0	
Pooled transition reserve fee for Subsidy #2 (15% of maximum total annual subsidy)			\$0	

Subsidy #3	None		Contract Term: (enter in years)	N/A
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy	
0			\$0	
1			\$0	
2			\$0	
3			\$0	
4			\$0	
Maximum Total Annual Subsidy			\$0	
Pooled transition reserve fee for Subsidy #1 (15% of maximum total annual subsidy)			\$0	

Local Operating Subsidy Name:	None
Total Operating Subsidy Amount	\$0
Number of years included in total operating subsidy	0
One year's worth of operating subsidy	\$0
Pooled transition reserve fee for Subsidy (15% of one year's worth of operating subsidy)	\$0

Total Pooled Transition Reserve Fee \$452,290

Applicant comments:

2025 TCAC Threshold Basis Limit (TBL) for HCD Developer Fee UMR §8312(b)&(c) and HCD High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) Complete all yellow shaded cells.

Project Name: Treasure Island IC 4.3 County: San Francisco Project's Proposed Tax Credits: 4%
HCD Phase: Origination

Unit Size	2025 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$147,831,912
SRO/Studio	\$689,665	5	\$3,448,325	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$254,270,887
1 Bedroom	\$795,177	45	\$35,782,965	Adjusted Threshold Basis Limit multiplied by 160%:	\$406,833,420
2 Bedrooms	\$959,200	58	\$55,633,600	HCD HIGH COST TEST RESULT FOR: Treasure Island IC 4.3	64%
3 Bedrooms	\$1,227,776	32	\$39,288,832		
4+ Bedrooms	\$1,367,819	10	\$13,678,190	Total Eligible Basis	\$163,172,976

Manager Units in Project:	1	TOTAL UNITS:	150	Costs Reasonable
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ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).	Yes	\$29,566,382
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeship occupation in the building and construction trades (5%).	No	\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).	Yes	\$14,783,191
(C)	For Projects where a day care center is part of the development (2%).	Yes	\$2,956,638
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).	No	\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 20%).	Yes	\$29,566,382
	All electric. Twenty percent (20%).	Yes	0.20
	For Rehabilitation projects, electric ready as defined in Section 160.9 of the 2022 Building Energy Standards. Fifteen percent (15%).	No	0.00
	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap (5%).	Yes	0.05
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap (2%).	Yes	0.02

1/3/2025 Table	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
Alameda	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Alpine	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Amador	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Butte	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Calaveras	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Colusa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Contra Costa	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Del Norte	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
El Dorado	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Fresno	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Glenn	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Humboldt	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Imperial	\$324,988	\$374,708	\$452,000	\$578,560	\$644,552
Inyo	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Kern	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Kings	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Lake	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Lassen	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Los Angeles	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
Madera	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Marin	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Mariposa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Mendocino	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170

(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2019 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24) by at least 5 EDR points for energy efficiency alone (not counting solar); except that if the local building department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24) (4%).					Yes	
					0.04	
(4) Rehab Project buildings shall have 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation (4%).					No	
					0.00	
(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less (1%).					Yes	
					0.01	
(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access (1%).					No	
					0.00	
(7) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used) (1%).					No	
					0.00	
(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, or natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used) (2%).					No	
					0.00	
(9) For new construction Projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program (2%).					No	
					0.00	
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).				No	\$0
	If Yes, select type of work:		Enter Certified Costs of Work:			
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.				No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).				Yes	\$14,783,191
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).				No	\$0
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).				Yes	\$14,783,191
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).				No	\$0
	County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	6075017903	Opportunity Map Resource Level:	High Segregation & Poverty

Merced	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Modoc	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Mono	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Monterey	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Napa	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Nevada	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Orange	\$396,888	\$457,608	\$552,000	\$706,560	\$787,152
Placer	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Plumas	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Riverside	\$324,988	\$374,708	\$452,000	\$578,560	\$644,552
Sacramento	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
San Benito	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
San Bernardino	\$324,988	\$374,708	\$452,000	\$578,560	\$644,552
San Diego	\$353,173	\$407,205	\$491,200	\$628,736	\$700,451
San Francisco	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
San Joaquin	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
San Luis Obispo	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
San Mateo	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Barbara	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Santa Clara	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Cruz	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Shasta	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Sierra	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Siskiyou	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Solano	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Sonoma	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Stanislaus	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Sutter	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Tehama	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Trinity	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Tulare	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Tuolumne	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Ventura	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Yolo	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Yuba	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

End of Document

HCD 2025 Developer Fee Calculator
TCAC regulations - 12/11/2024

Project Name: Treasure Island IC 4.3
 Project Phase: Origination

[ADMINISTRATIVE NOTICE NO. 24-03](#)

Per "ADMINISTRATIVE NOTICE NO. 24-03", No Increase in Developer Fees for Past Awards, the proposed **Capital Project** has a previous HCD award: FALSE

Developer Fee Summary	TCAC Project #	
	HCD Limit	Project Amt.
Maximum Total Developer Fee - 2d	\$23,025,216	\$16,000,000
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$6,000,000	\$6,000,000
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$17,025,216	\$10,000,000
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$0	\$0

Total Budgeted or Actual Developer Fee: \$16,000,000 Developer Fee Contributed as Capital: Deferred Developer Fee: \$10,000,000

Proposed Project Type: 4% Credits New Construction Project's type of construction: **New Construction**

15 Low-Income Special Needs Units 15	Total Special Needs Units 61
25% of Project's Low-Income Units 30	Qualifies or Special Needs increase TRUE

		Developer Fee Limit	\$23,025,216
		Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)? FALSE	
New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$147,172,976	X 15% =	\$22,075,946
Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)	\$6,328,467	X 15% =	\$949,270
Not Applicable			
Not Applicable			
Not Applicable			
Not Applicable	\$0	X 5% =	\$0
		Developer Fee - per §10327(c)(2)(B)	\$2,800,000
7% of project's unadjusted eligible basis in excess of	\$6,666,667	plus	\$1,000,000
		=	\$11,278,434
		Maximum Cash-Out Developer Fee per 10327(c)(2)(B)(iii)	\$6,000,000

Quantitative Policy Scoring – 50 Points Maximum

Total Quantitative Self Score **38.000**

(a) Sustainable Transportation Infrastructure (STI) – 20 Points Maximum 17

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

- (A) 4 points for at least two (2.0) Lane Miles
- (B) 1 point for at least one (1.0) Lane Mile

Class I Bikeways		Class II Bikeways	0.090	Class III Bikeways		Class IV Bikeways	1.010	Total Context Sensitive Bikeway Mileage	1.100
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest street to start)	Cross B (Closest street to end)	Distance (lane mile, to the 0.1)	AADT	Speed Limit	Current Bikeway Facility Class	Proposed Bikeway Facility Class	Context Sensitive
Clipper Cove Ave	Seven Seas Ave	Avenue N	0.3	2,658	25		Class 2	Yes
Trade Winds Ave (South)	Seven Seas Ave	Avenue N	0.3	2658	25		Class 2	Yes
Trade Winds Ave (North)	Seven Seas Ave	Avenue N	0.3	2658	25		Class 2	Yes
Trade Winds Ave (North II)	Seven Seas Ave	Avenue D	0.1	2658	25		Class 4	Yes

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

Context Sensitive Bikeway (must match one of the named above)	Intersecting existing bikeway (Street name)	Comments/Notes, if necessary
Trade Winds Ave (North)	Seven Seas Ave	

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

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

Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps		3,008				
Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of Accessible Walkway (feet)	Total distance of New or Repaired walkways?	Number of new/reconstructed Pedestrian Ramps along walkway	Number of new/repainted crosswalks along walkway
Trade Winds Ave	Avenue G	Avenue G	2006	3008	17	3

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

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

New pedestrian facilities - length (in linear feet) of new pedestrian facilities where none exist at the time of application submission.					1,002	
Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of New Facility	# of new/reconstructed Pedestrian Ramps along walkway	# of new/repainted crosswalks along walkway	
Trade Winds Ave	Avenue G	Avenue M	1002	18	3	

Up to 4 points for a Project that improves a local bus route by implementing any (or a multiple) of the following will be eligible for 2 points for each strategy. An Applicant may double the minimum thresholds (e.g. 2.0 miles or 10 bus shelters) for each strategy to achieve the full four points in this section. To qualify for these points, the AHSC-funded improvements must improve service along at least one bus route that serves at least one Transit Station/Stop or station inside the Project Area. If the improvement to the bus route(s) extends beyond the border of the Project Area, the improvement's effects to improving reliability and/or speed inside the Project Area should be evident. 4

- (A) At least one (1.0) Lane Mile of a bus only lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) lanes that are in effect at least eight (8) hours a day, at least five (5) days a week. No
- (B) Installation of bus bulb-outs or transit boarding islands that eliminate the need for buses to pull out of the general flow lane at least five (5) stops in the Project Area. No
- (C) Installation of level floor boarding infrastructure to ensure wheelchair users are able to access transit vehicles without the need for mechanical ramps. N/A
- (D) Installation of new or upgraded TSP hardware and software along all signals for one (1.0) consecutive Lane Mile. No
- (E) Installation of at least five (5) new bus shelters where none currently exist in the Project Area. Ten (10) shelters

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(F) Procurement of at least one (1) new transit ZEV that allows the provider to modify published schedules that will achieve headways of 20 minutes or less during Peak Period or reduce Peak Period existing headways by more than 10 minutes.			No	
File Name:	098. Local Transit Route Improvements	Identify on Project Area Map (PAM) or provide scope of work identifying the proposed locations for the improvements to the local transit route identified in §111 Quantitative Policy Scoring (a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Uploaded to HCD?	Yes
(6) Up to 5 points for applications with an AHSC Program funds request for STI that comprises at least a certain amount of funds or a percentage of the total AHSC funds request (whichever is the lower amount)				5
		STI Funds Request as an amount or percentage of Total AHSC Funding Request	Points	
(A)	At least \$9,000,000 or 30.0% of total funding request		5 points	TRUE
(B)	At least \$6,000,000 or 20.0% of total funding request		2 points	TRUE
AHD & HRI Requested:		\$33,500,000	STI Requested:	\$10,945,000
Total AHSC Funds Requested:		\$45,159,140		STI % of Total AHSC Requested:
				24%

(b) Location Efficiency and Local Context - 14 Points Maximum				10.000
<p>Up to 3 points will be given for a Project that provides the location of existing Key Destinations within one-half (0.50) mile of the AHD. For TOD Project Areas and ICP Project Areas each type of Key Destination is worth one third (1/3) of a point. For RIPA Project Areas each type of Key Destination is worth one half (1/2) of a point.</p> <p>(1) Each Key Destination category may only be counted once. Facilities that meet multiple categories (e.g., a Grocery Store with a Pharmacy) may be counted toward multiple categories. Please see definitions and further specifications for each Key Destination in Appendix A. Please see Project Area Mapping Guidance for how to map and document Key Destinations. (PAM)</p>				2.000
(A)	Market or Grocery store (SNAP Retailer)		Yes	
(B)	Food Bank		Yes	
(C)	Medical clinic that accepts Medi-Cal payments or offers free medical services to low-income individuals		No	
(D)	Licensed childcare facility as identified by the California Department of Social Services		Yes	
(E)	Pharmacy		No	
(F)	Park accessible to the general public		Yes	
(G)	Community or recreation center accessible to the general public		Yes	
(H)	Public library		No	
(I)	Public elementary, middle, high school, non-profit university or non-profit junior college		Yes	
(J)	Bank, or credit union		No	
(K)	Post Office		No	
(2)	3 points for a Project which provides documentation that their site is one or more of the following:			0
(A)	Near an environmentally cleared High-Speed Rail Station: An AHD that is within one (1.0) mile of an environmentally cleared California High-Speed Rail Station:		No	
(B)	Funding the construction of community-identified components from another SGC program: A Project that funds community-identified components from another SGC-funded project, such as Transformative Climate Communities (TCC), Sustainable Agricultural Lands Conservation (SALC):		No	
(C)	An AHD which is to be developed on land disposed of in accordance with Executive Order (EO) N-06-19: For excess state-owned property disposed of in accordance with EO N-06-19, the AHD must have been selected by the Department and the Department of General Services to enter into a long-term, low-cost ground lease with the state to create affordable housing on excess state-owned property:		No	
(D)	Utilizing Surplus and Exempt Surplus Land: Is the AHD to be developed on land declared surplus or exempt surplus by a local agency ("Surplus Land") and land acquired from an agency of the State of California?		No	
(3)	Up to 3 points: For AHDs located in jurisdictions that have met either of the following criteria:			3
(A)	1 point will be awarded for AHDs located in jurisdictions that have adopted a housing element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code pursuant to Section 65585 of the Government Code by application due date.			
	Is the AHD located in a jurisdiction that has an adopted housing element that is in substantial compliance with the Department as of the application due date?		Yes	
	Please provide date of HCD compliance determination:		1/2/2023	A jurisdiction's current housing element compliance status is obtainable thru HCD's website.
(B)	2 points will be awarded for AHDs located in jurisdictions that are designated prohousing pursuant to subdivision (c) of Section 65589.9 of the Government Code, in the manner determined by the Department pursuant to subdivision (d) of Section 65589.9 of the Government Code by application due date.			
	Is the AHD located in a jurisdiction that is designated prohousing by the Department as of the application due date?		Yes	
(4)	Up to 5 Points will be awarded to Projects as follows:			5
	California Climate Investments Priority Populations Mapping Tool 4.0 (use for B, C, and/or D below):			
(A)	5 points will be awarded for a Project where the Tribal Entity is the Developer for the AHD and/or HRI components, or the Project partner responsible for the STI components.		Tribal Entity:	FALSE
(B)	5 points will be awarded for a Project that includes an AHD located in an area identified as one of the following in the CCI Priority Populations Mapping Tool 4.0:			
	(i) Disadvantaged Community: CES, Disadvantaged Community: Tribal land, Low-Income Community		FALSE	
	(ii) Disadvantaged Community: CES, Low-Income Community		TRUE	
	(iii) Disadvantaged Community: Tribal land, Low-Income Community		FALSE	
(C)	3 points will be awarded for a Project that includes an AHD located in an area identified as one of the following in the CCI Priority Populations Mapping Tool 4.0:			
	(i) Disadvantaged Community: CES		FALSE	

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(ii) Disadvantaged Community: Tribal land	FALSE
(D) 2 points will be awarded for a Project that includes an AHD located in an area identified as one of the following in the CCI Priority Populations Mapping Tool 4.0:	
(i) Low-Income Community	FALSE
(ii) DAC 1/2 mile neighbor: Low-Income Community	FALSE

(c) Housing Affordability and Funds Committed - 9 Points Maximum				4																				
<p>(1) Up to 5 points will be awarded to Projects based on housing affordability.</p> <p>(A) For Rental AHDs the following shall apply:</p> <p>(i) Up to 3 points will be awarded based on the percent of total units in a Rental AHD restricted to Extremely Low Income (ELI) households as follows:</p> <table border="1"> <tr> <td>Extremely Low Income (ELI) Units</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>Total AHD Units</td> <td>150</td> <td></td> </tr> <tr> <td>ELI Units as a % of Total AHD Units</td> <td>0.00%</td> <td></td> </tr> </table> <p>a. 15 to 19.9 percent of total units = 1 point</p> <p>b. 20.0 to 24.9 percent of total units = 2 points</p> <p>c. 25 percent or more of total units = 3 points</p> <p>(ii) Up to 2 points will be awarded based on the percent of total units in a Rental AHD that are three-bedroom or larger and are restricted to ELI or Very Low-Income (VLI) households as follows:</p> <table border="1"> <tr> <td>Three-bedroom or larger units to Extremely Low Income or Very Low-Income households</td> <td>14</td> <td>0.00</td> </tr> <tr> <td>Total AHD Units</td> <td>150</td> <td></td> </tr> <tr> <td>Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units</td> <td>9.33%</td> <td></td> </tr> </table> <p>4 points will be awarded for applications demonstrating committed funding for all permanent financing, grants, and operating subsidies, excluding: the amount requested from the AHSC Program, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. For Projects with bond financing, any applicable</p> <p>(2) permanent lender commitment of bond financing is required for these points. Assistance for capital expenditures will be deemed to be an EFC if it has been awarded to the Project or if the Department approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax-exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.</p> <p>Is funding for all permanent financing, grants, and operating subsidies committed per the above requirements?</p> <table border="1"> <tr> <td>Yes</td> <td></td> </tr> </table>					Extremely Low Income (ELI) Units	0	0.00	Total AHD Units	150		ELI Units as a % of Total AHD Units	0.00%		Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	14	0.00	Total AHD Units	150		Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	9.33%		Yes	
Extremely Low Income (ELI) Units	0	0.00																						
Total AHD Units	150																							
ELI Units as a % of Total AHD Units	0.00%																							
Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	14	0.00																						
Total AHD Units	150																							
Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	9.33%																							
Yes																								
File Name:	102. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Provide all commitment letters or other evidence documenting deferred payment permanent financing and operating subsidy commitments, plus Equity Investor if known at time of application.	Uploaded to HCD?	Yes																				

(d) Anti-Displacement Activities - 4 Points Maximum				4		
<p>(1) Up to 4 points for Projects that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed in this section, as supported by an assessment of housing needs and displacement vulnerability.</p> <p>All proposals must complete the AHSC Commitment Letter Template (available on SGC's AHSC Guidelines page) that describes how each program or activity will be implemented. SGC's AHSC Guidelines page</p> <table border="1"> <tr> <td># of Activities to be implemented</td> <td>1</td> </tr> </table> <p>Projects may select any activity listed in this section. These activities must be implemented by the indicated entity with dedicated PGM funding of a minimum \$150,000 per activity, unless otherwise indicated:</p> <p>(A) For AHSC Homeownership AHDs Applicants: AHD Developer or Locality Applicant has provided Mortgage Assistance Loans to qualified First-Time Homebuyers for a minimum of two years within the four years immediately preceding the application.</p> <p>(B) An independent non-profit and/or Locality developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan.</p> <p>(C) An independent non-profit and/or Locality developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers.</p> <p>(D) An independent non-profit and/or Locality developing or implementing a process for data collection, monitoring, and tracking systems related to the causes of displacement (e.g., rental property registry, inventory of at-risk units, landlord licensing, local eviction tracking, a speculation watchlist, or tracking the loss and formation of culturally-relevant and community-serving small businesses).</p> <p>(E) An independent non-profit and/or Locality developing or implementing foreclosure or eviction prevention and landlord anti-harassment programs. If proposed program includes tenant legal counseling services, the services cannot be provided by the Developer, building manager, or related entity.</p> <p>(F) An independent non-profit and/or Locality developing, administering, or implementing rental assistance or voucher programs to residents of the Project Area who are not the residents of the AHD.</p> <p>(G) An independent non-profit and/or Locality developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area.</p> <p>(H) An independent non-profit and/or Locality developing or operating a Community Land Trust or Land Banking activities.</p> <p>(I) An independent non-profit and/or Locality developing or implementing programs that provide subsidized work to weatherize or repair existing Low-Income Households to increase energy efficiency and/or air quality in the Project Area.</p> <p>(J) An independent non-profit and/or Locality implementing a policy or action identified in a previously published Anti-Displacement Plan that is not listed above. Applicants should reference a specifically outlined goal, strategy, or action from the plan.</p>					# of Activities to be implemented	1
# of Activities to be implemented	1					
File Name:	103. AD Commitment Letter	All proposals in partnership with a non-profit or locality must complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Uploaded to HCD?	Yes		
File Name:	104. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Uploaded to HCD?	Yes		

(e) Local Workforce Development and Hiring Practices - 3 Points Maximum				3
<p>Up to 3 points (1.5 points per strategy) for Projects that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within Priority Populations census tracts or Low-Income Households. Strategies should aim to connect these populations with training and hiring opportunities created by the Project. Workforce development strategies may be implemented during Project construction or after completion of the Project, but they must be implemented within the contract reporting period as stipulated in the Standard Agreement. Choose from the following workforce development strategies:</p>				

Treasure Island IC 4.3 Quantitative Policy Scoring §111 - App# AHSC0001273

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Choose from the following AHSC workforce development strategies:			# of Strategies	2
(A) <u>Partnership with a Workforce Development organization or a Workforce Development Board.</u>			Yes	
File Name:	105. Workforce Strategy A	Partnership with a Workforce Development Organization or a Workforce Development Board: Applicants must provide the following requested in §111 Quantitative Policy Scoring (e)(1)(A) and verifiable documentation in a letter jointly signed by the Applicant and the external organization.	Uploaded to HCD?	Yes
(B) <u>Project is bound by a Skilled and Trained Workforce Commitment.</u>			No	
(C) <u>Projects that have developed a Project Labor or Community Workforce Agreement.</u>			No	
(D) <u>Projects that are located in jurisdictions with Local Hire Ordinances</u>			Yes	
File Name:	108. Workforce Strategy D	Projects that are located in jurisdictions with Local Hire Ordinances: submit the information and verifiable documentation requested in §111 Quantitative Policy Scoring (e)(1)(D) in a letter.	Uploaded to HCD?	Yes

The Narrative-Based Policy Scoring section of the application will be scored only for **Projects that meet threshold requirements listed in Section 103.1**.

For Narrative-Based Policy Scoring, **Applicants** must provide responses to the questions and prompts outlined in the Narrative Prompts document. Please reference the Narrative Prompts document and rubric at the **SGC AHSC Program Website** for instructions, the specific questions to answer, and necessary application materials.

File Name:	109. Narrative Prompts	Provide a response to each prompt as outlined in the Narrative Prompts document. The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
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The following is a summary of each section:

(a) Climate Adaptation & Community Resiliency - 7 Points Maximum

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

Lighting & Urban Greening (pulled from answers on STI Project Overview tab):

Street Lights	0	\$0	Street Trees	0	\$0	Urban Greening	\$0
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For tools to help assess general climate impacts, please visit [Cal-Adapt's Local Climate Snapshot tool](#).

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

File Name:	110. Climate Matrix	AHSC Round 9 Climate Adaptation Assessment Matrix	Uploaded to HCD?	Yes
File Name:	111. Cal-Adapt Report	Provide Cal-Adapt Local Climate Change Snapshot Report. See Climate Matrix Table 1 for instructions on how to generate.	Uploaded to HCD?	Yes
File Name:	112. CalEnviroscreen 4.0 Map	Provide CalEnviroscreen 4.0 Map displaying the indicators of the AHD site. See Climate Matrix Table 1 for instructions on how to generate.	Uploaded to HCD?	Yes
File Name:	113. BAM Floodplain	Provide BAM Floodplain Information Printout. See Climate Matrix Table 1 for instructions on how to generate.	Uploaded to HCD?	Yes
File Name:	114. Green Building Status	Provide a signed letter from the Project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to. As available, applicants can list the adaptive measures from the Climate Matrix that are part of the preliminary score, prerequisite(s), and/or checklist for the Green Building status.	Uploaded to HCD?	Yes
File Name:	115. Fire Hazard Severity Zone	Provide a screenshot of the Fire Hazard Severity Zone of the AHD. See Climate Matrix Table 1 for instructions on how to generate.	Uploaded to HCD?	Yes
File Name:	116. Wildfire Risk Tool	Provide a screenshot of the Wildfire Risk of the community around the AHD. See Climate Matrix Table 1 for instructions on how to generate.	Uploaded to HCD?	Yes
File Name:	117. OCOF Hazard Map	For Coastal Counties only, provide a screenshot of the Flooding and Maximum sea-level rise from the OCOF tool. See Climate Matrix Table 1 for instructions on how to generate.	Uploaded to HCD?	Yes
File Name:	118. Cal-Heat Tool	Provide the Screenshot from the Cal-Heat Health Action Index. See Climate Matrix Table 1 for instructions on how to generate	Uploaded to HCD?	Yes

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

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

File Name:	119. Community Tracker	Provide a completed AHSC Round 9 Community Engagement Tracker	Uploaded to HCD?	Yes
File Name:	120. Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
File Name:	121. Future Engagement	Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Uploaded to HCD?	Yes

(c) Collaboration & Planning – 4 Points Maximum

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

File Name:	122. Local Planning Efforts	Applicants should link the relevant plans as available in Table 1 under "Local Planning Efforts" in the Narrative Prompts document. If a link is not available, then Applicants should provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section.	Uploaded to HCD?	Yes
File Name:	123. Site Plan	Provide the most current site plan.	Uploaded to HCD?	Yes

(d) Equity & Transformation – 3 Points Maximum

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

[SGC Racial Equity Action Plan](#)

Reviewer General Context Section - This section is populated based on answers **Applicants** have provided throughout other parts of the **Application**. Information in this section will help reviewers better understand the overall project.

Applicants/Housing:

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type
Applicant #1	John Stewart Company	Developer	For-profit Corporation
Applicant #2	Treasure Island Development Authority	Locality	Public Agency
Applicant #3	Treasure Island Mobility Management Agency	Transit Agency or Transit Operator	Public Agency

Transportation

STI #	Agency Name	Project Name	Project Type
STI Component #1	Treasure Island Development Authority	TIDA - Bikeways, Sidewalk, Bus shelters	Combination
STI Component #2	Treasure Island Mobility Management Agency	TIMMA - Ferry, Bus shelters	

Programs

PGM #	Program Operator	Program Name	Program Type
Program #1	One Treasure Island	Workforce Development 1	Workforce Development
Program #2	City of San Francisco	Workforce Development 2	Workforce Development
Program #3	San Francisco Community Land Trust	Anti Displacement	Anti-displacement activities
Program #4	San Francisco Municipal Transportation Agency	Transit Passes for Residents	Transit Passes
Program #5	John Stewart Co	Internet	Internet Service

AHD 10-digit census tract:	6075017903	California Climate Investments Priority Populations 4.0 designation:	Disadvantaged Community: CES, Low-Income Community
Opportunity Area Map Category:	High-Poverty & Segregated		
Is the AHD Categorically Exempt?	No	Is the AHD approved "by-right"?	No

Capital Project description: provide a summary of your **AHSC Project**. Be sure to highlight components that are unique to the project or required significant collaboration. Please see past award summaries for examples. This content will provide necessary context for all reviewers and will be published alongside Award Recommendations if your project is selected for funding.

The Treasure Island AHSC project delivers 150 units of 100% affordable housing on San Francisco's largest contiguous redevelopment site, prioritizing extremely low- and very low-income households, including families and formerly unhoused individuals. As part of the broader Treasure Island master plan, the project advances a vision of equitable, sustainable community development. The transportation components include a new Class IV protected bikeway network, new ADA-compliant sidewalks, and the installation of 10 new bus shelters to improve transit accessibility and safety.

A centerpiece of the project is the launch of a groundbreaking zero-emission electric ferry service connecting Treasure Island to the San Francisco Ferry Building, providing rapid, sustainable regional access to jobs and services. Significant collaboration with the Treasure Island Development Authority (TIDA), the San Francisco County Transportation Authority (SFCTA), WETA, and SFMTA has ensured integration with regional mobility goals. Workforce development and anti-displacement efforts are supported through partnerships with One Treasure Island's Construction Training Program and the San Francisco Community Land Trust. Together, these investments create a resilient, inclusive community model centered on health, equity, and

Housing units, amenities, and spaces:

Total Units	150
Affordable Rental	119
Affordable HO	0

Veteran Units	0
Senior Units	0
SNP/SH Units	61
3+Bdrms Units	42

No.	FTE	Employee Job Title
1	1.00	On-Site Manager(s)
1	1.00	On-Site Assistant Manager(s)
1	0.20	Supportive Services Staff Supervisor(s)
1	1.00	Supportive Services Coordinator, On-Site
0	0.00	Other Supportive Services Staff (inc. Case Manager)

Fitness Room

Picnic/BBQ Area(s)

Yes No Tot Lot/Playground

Computer Room

Residential Space

129,964	Residential Units
19,438	Common Areas
3,650	Community Room
1,201	Leasing Office
	Additional Storage Space

552	Maintenance Shop
9,221	Childcare Center
8,378	Service Area
2,377	Service Office

	(Other)
	(Other)
	(Other)
	(Other)

Commercial Space

	Commercial Area
	Offices
9,221	Childcare Center
	Storage Space
	(Other)

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154,253	Subtotal Residential SF
---------	-------------------------

174,781	Total Residential SF
---------	----------------------

9,221	Total Commercial SF
-------	---------------------

Quantity of new or repaired STI facilities

Transit Vehicles	0	\$0
Bus Stop Benches	0	\$0
Bus Bulb-Outs	0	\$0
Bus Shelters	10	\$1,000,000
Crosswalks	6	See below
ADA Curb Ramps	35	See below
Over/Undercrossing	0	\$0

# of Transit Routes Improved	1
Transit Operations Costs	\$7,000,000
EV Carshare Infrastructure & Operations	\$0
Bikeshare Infrastructure & Operations	\$0
New bikeways	\$1,415,000
New SAW Walkways	\$1,530,000

End of Document

Local Approvals and Environmental Review Verification

To the Sponsor/Applicant: Submit this form to the agency or department of local government responsible for administration of the items listed. This form may be submitted to more than one agency or department if necessary. If an item is not required, include the reason why in box provided.

Project Sponsor/Applicant:	John Stewart Company
Sponsor/Applicant Address:	1388 Sutter Street, 11th Fl
Sponsor/Applicant City:	San Francisco
Project Name:	Treasure Island IC 4.3
Project Address/site:	RJ9J+VRR
Project City:	San Francisco
Project County:	San Francisco
Assessor Parcel Numbers (APNs):	8933/003; ; ; ; ;

To the local jurisdiction: The Sponsor/Applicant named above has submitted an application to the State Department of Housing and Community Development (HCD) requesting funding for the Project named above, under the NOFA. Projects submitted for program funding are subject to a competitive rating process. Project readiness is a component of that process. Verification of items listed below will be used in evaluating applications.

Is this Project approved "by right"?

		Applicable for this Project	Final date of Public Comment Period	Approved Date
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are either finally approved or unnecessary:	CEQA			
	NEPA			

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances (include documentation, if applicable):

	Required for this Project?	Under Review?	Verified as Completed and date completed
All necessary, discretionary, and non-discretionary public land use approvals except building permits and other ministerial approvals are:			

Specify in the box below, items not required and explain why (include documentation, if applicable):

Dated:

Statement Completed by (please print):	
Signature:	
Title:	
Agency or Department:	
Agency or Department Address:	
Agency or Department Phone:	

Certification & Legal Disclosure

<p>On behalf of the entity identified in the signature block below, I certify that:</p> <p>1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.</p> <p>2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block.</p> <p>3. The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the Project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):</p>			
<p>4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not party to or the subject of any claim or action at the State or Federal appellate level.</p> <p>5. I have disclosed and described below all claims or actions undertaken by or against the Applicant(s), the Project, or the property. In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.</p>			
Printed Name	Title of Signatory	Signature	Date
Legal Disclosure			
<p>For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project.</p> <p>In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.</p> <p>The following questions must be responded to for each entity and person qualifying as an "applicant," or "joint applicant" as defined above.</p> <p>Explain all positive responses on a separate sheet and include with this questionnaire in the application.</p> <p>Exceptions:</p> <p>Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.</p> <p>Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).</p>			
Civil Matters			
1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ?			
2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?			
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?			
4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?			
5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?			
Criminal Matters			
6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, involving, or that could result in, felony charges against the applicant?			
7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?			
8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?			
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, that could materially affect the financial condition of the applicant's business?			
10. Within the past ten years, has the applicant been convicted of any felony?			
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?			
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?			
Please provide a letter of explanation if you responded "Yes" to any of the questions above.			
File Name:	132. Cert-Legal Explanation	Letter of Explanation(s) for Certification & Legal "Yes" answers, red shaded items, or as clarification deemed necessary by the Applicant(s) for information included in this application.	Uploaded to HCD?
Printed Name	Title of Signatory	Signature	Date

Entity Organizational Documents

Organizational Documents

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

Organizational Charts

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

Corporate Entities

Articles of Incorporation (Corp. Code **§154, 200 and 202**) as certified by the CA Secretary of State.

Bylaws and any amendments thereto (Corp. Code **§207(b), 211 and 212**).

Certificate of Amendment of Articles of Incorporation (Corp. Code **§900-910** (general stock), **§5810-5820** (public benefit and religious corporations), **§7810-7820** (mutual benefit corporations), or **§12500-12510** (general cooperative corporations)) as applicable.

Restated Articles of Incorporation (Corp. Code **§901, 906, 910** (general stock), **§5811, 5815, 5819** (public benefit and religious corporations), **§7811, 7815 and 7819** (mutual benefit corporations) and **§12501, 12506 and 12510** (general cooperative corporations)) as applicable.

Statement of Information (CA Secretary of State form SI-100 or SI-200).

Shareholder Agreements (Corp. Code **§186**) if applicable.

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

Limited Liability Companies

Articles of Organization (CA Secretary of State form LLC-1).

Certificate of Amendment (CA Secretary of State form LLC-2) if applicable.

Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable.

Certificate of Correction (CA Secretary of State form LLC-11) if applicable.

Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC).

Operating Agreement (Corp. Code **§17707.02(s) and 17701.10**).

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

Limited Partnerships

Certificate of Limited Partnership (CA Secretary of State form LP-1).

Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.

Certificate of Correction (CA Secretary of State form LP-2) if applicable.

Limited Partnership Agreement (CA Corp. Code **§15901.02(x) and 15901.10**).

Amended and Restated Limited Partnership Agreement.

Certificate of Good Standing certified by Secretary of State.

Tribal Entity

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

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

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

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

Full list of Uploads

FILE NAME	FILE DESCRIPTION
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HCD Excel Application

001. AHSC Application Workbook	AHSC Application Excel Workbook.	Included
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Project Overview

002. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010, Chapter 660, Statutes of 2019)	Not Applicable
003. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable
004. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable
005. Tribal Land Use Approvals or Entitlements	Provide documentation for all land use approvals or entitlements required by tribal law.	Not Applicable
006. AB 1550 (BAT)	Applicable CARB Priority Population Benefit Assessment Tools (BAT)	Included
007. FBH Proposal	Proposal from Factory-Built Housing provider	Not Applicable
008. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with (PAM) in this application must be identified on the Project Area Map (PAM) " File must be submitted in a KML/KMZ format.	Included
009. SCS Consistency Confirmation	Document from MPO or equivalent planning agency confirming consistency with activities or strategies identified in the SCS, APS, or equivalent planning document that demonstrates a per capita reduction in VMT and GHG, per §103.1(f)(1).	Included
010. Master Development Plan	For AHD's that are part of a master-planned development provide the master development plan and any amendments.	Not Applicable
011. Joint Use Agreement	For AHD's that are part of a master-planned development provide the joint use agreement which demonstrates shared costs amongst all phases.	Not Applicable
012. Opportunity Area	Documentation of TCAC/HCD Opportunity Area status either (1) at time of application, or (2) when initial site control (pursuant to UMR §8303(a)) was obtained, if a TCAC/HCD Opportunity Area Map exists for that year.	Included
013. Tax Credit Reservation Letter	If the Project has already received a tax credit reservation, upload documentation.	Not Applicable
014. Project Demolition	Provide a copy of the written order issued by a state or local governmental agency.	Not Applicable
015. PNA and/or CNA	PNA and/or CNA prepared by a qualified independent third party contractor. (rehab only)	Not Applicable
016. Rent Roll	Current rent roll, including household income & size for each unit. (rehab only)	Not Applicable
017. Lead Based Paint	Lead Based Paint Report. (for structures built prior to 1978) (rehab only)	Not Applicable
018. Mold Report	Mold Report. (rehab only)	Not Applicable
019. Asbestos Report	Asbestos Report (for structures built prior to 1978) (rehab only).	Not Applicable
020. Relocation Plan	Applicants must provide a Relocation Plan prepared by an independent third party.	Not Applicable
021. AHD Site Control	Documentation of site control in accordance with UMR §8303, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions.	Included
022. AHD Preliminary Title Report	Preliminary Title Report, that is prepared or updated no earlier than 30 days prior to the application due date for the AHD Project.	Included
023. AHD Site Control Org Docs	Where Site Control is in the name of another entity, documentation, which clearly demonstrates the Applicant control (i.e., the entity's organizational documents), is required.	Included
024. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application due date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applicant is exempt when proposing a Capital Project located in Indian Country.	Included
025. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application due date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applicant is exempt when proposing a Capital Project located in Indian Country.	Included
026. AHD Local Approvals	Local Approvals and Environmental Review Verification form(s) completed and signed by local authority or Responsible Entity, if different from jurisdiction.	Included
027. AHD Environmental CEQA	Copy of all environmental clearances (e.g. Environmental Impact Report).	Included
028. AHD Environmental Exemption	Verification from the locality approving the exemption (e.g. Resolution).	Not Applicable
029. AHD No Ag	Demonstrate the AHD site is not within land designated as Agricultural Land per FMMP tool.	Included
030. AHD Ag Exempt	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site.	Not Applicable

031. HRI Offsite No Ag	Demonstrate the HRI site is not within land designated as Agricultural Land per FMMP tool.	Included
032. HRI Offsite Ag Exempt	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site.	Not Applicable
033. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Included
034. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Not Applicable
035. Utility allowance	Schedule of utility allowances.	Included
036. Rural Planned Transit Letter	If proposing planned transit the Applicant must submit a letter on transit agency letterhead signed by an authorized signatory affirming that the planned Transit Station/Stop will be served by transit service that meets the criteria of Qualifying Transit or High Quality Transit and will be operational by the AHD certificate of occupancy issuance.	Not Applicable
037. Rural Status Determination	TCAC Method for determining rural status.	Not Applicable
038. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line.	Included
039. Transit Service Schedule	Upload the service schedule for Qualifying Transit only. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Included
040. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Included
041. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Included
042. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Not Applicable
043. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date and consistent with MHP guidelines §7309(c).	Included
044. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Included
045. HRI-1 / HRI-2 Agreement/Letter	Provide an executed agreement or letter with the Locality or transportation agency detailing the work agreed upon for the completion of the HRI components.	Included
046. HRI-1 / HRI-2 Past Exp	An executed agreement from a public works or other Locality department certifying the satisfactory completion of similar infrastructure improvements.	Included
047. HRI-1 / HRI-2 Site Control	Appropriate documentation to demonstrate the form of site control indicated for HRI. (Offsite or No AHD funds requested only)	Included
048. HRI-1 / HRI-2 Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). (Offsite or No AHD funds requested only)	Included
049. HRI-1 / HRI-2 Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Included
050. HRI-1 / HRI-2 Impact	Letter from Locality identifying impact fees associated with the proposed HRI Capital Project.	Not Applicable
051. HRI-1 / HRI-2 Onsite Energy Storage	Documentation certified by an energy consultant or architect.	Not Applicable
052. HRI-1 / HRI-2 Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. (Offsite or No AHD funds requested only)	Not Applicable

Applicants

053. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included
054. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included
055. Past Exp TCAC List AHD1	For CA Tax Credit Projects provide copy of the TCAC Project Mapping list identifying the project used for experience.	Included
056. Past Exp RA AHD1	Non-Tax Credit Projects Regulatory Agreement.	Not Applicable
057. Past Exp TCAC List AHD2	For CA Tax Credit Projects provide copy of the TCAC Project Mapping list identifying the project used for experience.	Included
058. Past Exp RA AHD2	Non-Tax Credit Projects Regulatory Agreement.	Not Applicable
059. Public Agency Commitment	For Projects where the Public Agency is not a joint Applicant: Provide a commitment to enter into a contractual agreement to develop the Project.	Included

060. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included
061. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable

062. App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included
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063. App3 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable
064. App4 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable
065. App4 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable
066. Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included
067. Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included
068. Owner Org Chart	Project Ownership Structure	Included
069. MGP Cert & Legal	Reference: Applicant Certification Worksheet.	Included
070. MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included
071. AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.	Included
072. AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included
073. AGP2 Cert & Legal	Reference: Applicant Certification Worksheet.	Not Applicable
074. AGP2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable

Operating

075. Op Exp Compare	Submit at least 3 operating expense comparables for similar projects located in the same market area. Projects should be affordable housing projects similar in size, type, amenities, and population to the proposed project. One comparable may be submitted for a 100% market rate Project if unable to locate affordable housing comparables. The most recent two years audited statements for each comparable is preferred, if available. Additional information may be required.	Included
076. Hazard Insurance Quote	Provide a hazard insurance quote or other documentation to support insurance costs included in the Operating Budget.	Included

STI Project Overview

077. STI-1 Agreement/Letter, STI-2 etc.	Provide an executed agreement with the Locality or transportation agency detailing the work agreed upon for the completion of the STI components.	Not Applicable
078. STI-1 Past Exp, STI-2 etc.	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable
079. STI-1 Site Control, STI-2 etc.	Appropriate documentation to demonstrate the form of site control indicated.	Included
080. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Not Applicable
081. STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Included
082. STI No Ag	Demonstrate the STI site is not within land designated as Agricultural Land per FMMP tool.	Included
083. STI Ag Exempt	Applicants seeking an exemption to the FMMP determination must demonstrate that the STI Project site qualifies as an Infill Site.	Not Applicable
084. STI-1 EFC, STI-2 etc.	Supporting documentation for the non-AHSC STI funding commitments.	Included
085. STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Not Applicable

PGM Project Overview

086. PGM-1 EFC, PGM-2 etc.	Supporting documentation for the non-AHSC PGM funding commitments.	Not Applicable
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Certifications Sheet/Tab

087. AB 680 Exemption Fed Award	Copy of the federal grant award letter, loan agreement, or contract.	Not Applicable
088. AB 680 Exemption Fed Allocation	Proof of federal fund disbursement or allocation (e.g., a receipt or official funding report).	Not Applicable
089. AB 680 Exemption Fed Narrative	Brief narrative explanation of how the federal funding is directly related to the project.	Not Applicable
090. AB 680 Exemption Conduct Research	A narrative including 1) a justification that research activities are a primary and necessary purpose of the Project (one page minimum) and 2) a summary of research including objectives and methods.	Not Applicable
091. AB 680 Exemption Tech Assistance	A narrative including 1) a summary of technical assistance to be provided including goals, target population, and services; 2) a justification that technical assistance is a primary and necessary purpose of the Project (one page minimum); and 3) a description of alignment with the Strategic Growth Council's definition of Technical Assistance.	Not Applicable
092. AB 680 Exemption Not Employer	A signed statement that the Applicant is not an employer, as defined in the CCI Funding Guidelines.	Not Applicable

093. AB 680 Not Exempt Attestation	Attestation confirming compliance with applicable labor laws and labor-related commitments.	Not Applicable
094. AB 680 Not Exempt Emp Policy	Provide the Applicant's responsible employer policy.	Not Applicable
095. AB 680 Not Exempt Inclusive Proc Policy	Provide the inclusive procurement policy that outlines approach to prioritizing bids from entities that demonstrate the creation of high quality jobs, or the creation of jobs in Priority Populations or California tribes.	Not Applicable
096. AB 680 Not Exempt Prev Wage Stmt	Signed statement that the Applicant will comply with prevailing wage requirements for any construction work associated with the Project.	Not Applicable
097. AB 680 Not Exempt CWA	Copy of existing CWA that includes a targeted hire plan demonstrating how the applicant will provide high quality jobs for priority populations or California tribes and how the applicant will ensure access to high quality jobs. - OR- Letter of intent detailing CWA provisions and signed by all anticipated parties to the agreement	Not Applicable

Quantitative Policy Scoring Sheet/Tab

098. Local Transit Route Improvements	Identify on Project Area Map (PAM) or provide scope of work identifying the proposed locations for the improvements to the local transit route identified in §111 Quantitative Policy Scoring (a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Included
099. Housing and Transportation Collaboration	Provide evidence that the Project is part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in §111 Quantitative Policy Scoring (b)(2)(A-B) .	Not Applicable
100. Publicly-Owned Land-Ownership	Provide evidence that the Project is on land directly acquired from a state agency or any land declared as Surplus Land by a local agency as identified in §111 Quantitative Policy Scoring (b)(2)(C-D) . For Projects on Surplus Land ONLY, provide an exempt surplus findings letter or standard surplus disposition findings letter from HCD. See §111 Quantitative Policy Scoring (b)(2)(D)(i) .	Not Applicable
101. BMR Disposition	If Excess Land, provide evidence of below-market disposition of the site by a public agency. If Surplus or Exempt Surplus Land pursuing points for BMR disposition, provide evidence of below-market disposition of the site by a public agency. For public lands disposed of by the State pursuant to Executive Order N-06-19 , submission of an Exclusive Negotiating Agreement or Lease Option Agreement entered into by the sponsor and the Department of General Services with the consent of the Department of Housing and Community Development is sufficient evidence of a land donation or equivalent.	Not Applicable
102. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Provide all commitment letters or other evidence documenting deferred payment permanent financing and operating subsidy commitments, plus Equity Investor if known at time of application.	Included
103. AD Commitment Letter	All proposals in partnership with a non-profit or locality must complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Included
104. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Included
105. Workforce Strategy A	Partnership with a Workforce Development Organization or a Workforce Development Board: Applicants must provide the following requested in §111 Quantitative Policy Scoring (e)(1)(A) and verifiable documentation in a letter jointly signed by the Applicant and the external organization.	Included
106. Workforce Strategy B	Project is bound by a Skilled and Trained Workforce Commitment: Applicants must provide the following requested in §111 Quantitative Policy Scoring (e)(1)(B) and verifiable documentation in a letter jointly signed by the Applicant and the external organization.	Not Applicable
107. Workforce Strategy C	Projects that have developed a Project Labor or Community Workforce Agreement: submit the information and verifiable documentation requested in §111 Quantitative Policy Scoring (e)(1)(C) in a letter jointly signed by the Applicant and external organization.	Not Applicable
108. Workforce Strategy D	Projects that are located in jurisdictions with Local Hire Ordinances: submit the information and verifiable documentation requested in §111 Quantitative Policy Scoring (e)(1)(D) in a letter.	Included

Narrative-Based Policy Scoring

109. Narrative Prompts	Provide a response to each prompt as outlined in the Narrative Prompts document . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Included
110. Climate Matrix	AHSC Round 9 Climate Adaptation Assessment Matrix .	Included

111. Cal-Adapt Report	Provide Cal-Adapt Local Climate Change Snapshot Report. See Climate Matrix Table 1 for instructions on how to generate.	Included
112. CalEnviroScreen 4.0 Map	Provide CalEnviroScreen 4.0 Map displaying the indicators of the AHD site. See Climate Matrix Table 1 for instructions on how to generate.	Included
113. BAM Floodplain	Provide BAM Floodplain Information Printout. See Climate Matrix Table 1 for instructions on how to generate.	Included
114. Green Building Status	Provide a signed letter from the Project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to. As available, applicants can list the adaptive measures from the Climate Matrix that are part of the preliminary score, prerequisite(s), and/or checklist for the Green Building status.	Included
115. Fire Hazard Severity Zone	Provide a screenshot of the Fire Hazard Severity Zone of the AHD. See Climate Matrix Table 1 for instructions on how to generate.	Included
116. Wildfire Risk Tool	Provide a screenshot of the Wildfire Risk of the community around the AHD. See Climate Matrix Table 1 for instructions on how to generate.	Included
117. OCOF Hazard Map	For Coastal Counties only, provide a screenshot of the Flooding and Maximum sea-level rise from the OCOF tool. See Climate Matrix Table 1 for instructions on how to generate.	Included
118. Cal-Heat Tool	Provide the Screenshot from the Cal-Heat Health Action Index. See Climate Matrix Table 1 for instructions on how to generate	Included
119. Community Tracker	Provide a completed AHSC Round 9 Community Engagement Tracker.	Included
120. Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Included
121. Future Engagement	Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Included
122. Local Planning Efforts	Applicants should link the relevant plans as available in Table 1 under "Local Planning Efforts" in the Narrative Prompts document. If a link is not available, then Applicants should provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section.	Included
123. Site Plan	Provide the most current site plan.	Included

CARB GHG & Co-Benefits Quantification

124. AHSC Benefits Calculator Tool	Completed AHSC Benefits Calculator Tool, with worksheets applicable to the Project and all fields in the GHG Summary and Co-benefits Summary tabs populated.	Included
125. GHG Affordable Housing Inputs	Signed letter from the AHD Project Developer documenting inputs in the Affordable Housing Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included
126. GHG Shared Mobility Inputs	Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included
127. GHG Solar PV Inputs	Signed letter from licensed professional documenting inputs in the Solar PV Inputs Tab of the AHSC Benefits Calculator Tool and results from PVWatts Calculator. Follow this link for specific requirements and template.	Included
128. GHG Transit Inputs	Signed letter from transit agency documenting inputs in the Transit Inputs Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included

Additional Documents

129. Service Amenity List	Projects that do not include Special Needs Units shall provide service amenities sufficient to achieve a minimum score of 7 points pursuant to TCAC Regulations, as set forth in CCR Title 4 Section 10325(c)(4)(B) List of service amenities qualifying for TCAC points, include service amenity name, number of service hours, and amount of TCAC points earned.	Included
130. AHD Appraisal	If land cost or value is included in the development budget, an appraisal report supporting the cost or value is required.	Not Applicable
131. Construction EFC	Provide all commitment letters or other evidence documenting construction financing commitments.	Included
132. Cert-Legal Explanation	Letter of Explanation(s) for Certification & Legal "Yes" answers, red shaded items, or as clarification deemed necessary by the Applicant(s) for information included in this application.	Not Applicable
133. LOE	Submit a letter of explanation providing details for all "Not Included" answers that are shaded red in the application.	Not Applicable

Application Development Team (ADT) Support Form

V1 3/25/25

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

Full Name:		Date Requested:		Application Version Date:	3/25/25
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Organization:		Email:		Contact Phone:	
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Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion	Urgency	ADT Status	Status Date
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