INFILL INFRASTRUCTURE GRANT PROGRAM CATALYTIC QUALIFYING INFILL AREA

Phase II Application Solicitation



Gavin Newsom, Governor State of California

Lourdes M. Castro Ramírez, Secretary Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development (HCD)

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Infill Infrastructure Grant Program (IIG) (ca.gov)

Instructions

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

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



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

Phase II Application must be submitted electronically via the HCD IIGC Phase II Application Portal no later than 4:00 p.m. Pacific Daylight Time on April 10, 2023.

Application must be on the Department's forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format, not a PDF document. If the Applicant discovers any errors within application, use the Application Support tab and email the entire workbook to AppSupport@hcd.ca.gov

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 direction when completing your application.

"Yellow" cells are for Applicant input. It is very important that you answer ALL yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score. Even if an item is not applicable - "no" or "N/A" must be filled from the drop down.

"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 Applicant.

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

Information provided in the Application will become a public record available for review by the public pursuant to the California Public Records Act (Gov. Code, Section 6250 et seq.). As such, any materials provided are subject to disclosure to any person making a records request under this Act. HCD 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 HCD, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

Article 1. General Overview

This Solicitation sets forth specific eligibility requirements and selection criteria for the Phase II Catalytic Qualifying Infill Area Application. In addition to this Solicitation, applicants should carefully review the Request for Concept Proposals and Phase I Application in preparing a Phase II Application.

Under the Program, grants are available as gap funding for infrastructure improvements, Factory-Built Housing components, and Adaptive Reuse necessary for specific residential or mixed-use infill developments. Sites and parcels that make up Catalytic Qualifying Infill Areas must have been either previously developed (within the last ten years) or largely surrounded by sites developed with Urban Uses. Eligible improvements include, but are not limited to, the creation, development, or rehabilitation of Parks or Open Space, water, sewer or other utility service improvements, streets, roads, or transit linkages or facilities, facilities that support pedestrian or bicycle transit, traffic mitigation, sidewalk or streetscape improvements, Factory-Built Housing components, Adaptive Reuse, or site preparation or demolition.

Applicant certifies that sites and parcels that make up Catalytic Qualifying Infill Areas must have been either previously developed (within the last ten years) or largely surrounded by sites developed with Urban Uses.

Yes

Are the sites and parcels that make up Catalytic Qualifying Infill Areas previously developed (within the last ten years) or largely surrounded by sites developed with Urban Uses?

Surrounded with Urban Uses

APN

The primary goal of IIGC is to promote infill housing development by providing financial assistance for Capital Improvement Projects (CIPs) that are an integral part of, or necessary to facilitate the development of Catalytic Qualifying Infill Areas. Under the Program, grants are available as gap funding for infrastructure and other capital improvements necessary for specific residential or mixed-use infill development proposals.

Are the Capital Improvement Projects (CIPs) an integral part of, or necessary to facilitate the development of a Catalytic Qualifying Infill Area?

Yes

Eligible Catalytic Qualifying Infill Area (CQIA)

Catalytic Qualifying Infill Area (Large Jurisdiction) Yes

Catalytic Qualifying Infill Area (Small Jurisdiction)

Type of housing Units to be developed in the CQIA?

Rental

Is the CQIA in	an incorporated City? (per definit	ion in §102). Urbanized Areas may be verified on the Urbanized Areas 2010 List.	2010 Urbanized Area List	Yes
File Name:	03. Infill-Aerial Photos	Aerial photographs of proposed Project site to help the department with decision making but not limited to relocation and verification that work has not commenced prior to app due date	I INDOQUED TO HULLIC	Yes

Eligible Applicant §201

No

Eligible Appl	icant #1	Entit	y Name	City and County of San Francisco		
Eligible Applic	ant Type	City an	d County			
File Name:	04a. App1 Cert & Legal Dis	sclosure	Refere	nce: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	04b. App1 OrgDoc1, OrgD	oc2, etc.	Refere	nce: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
File Name:	04c. App1 OrgChart		Applica	ant Organization Chart.	Uploaded to HCD?	N/A
File Name:	04d. App1 Signature Block		Signatu	ure Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	04e. App1 Cert of Good St	anding	Certific	ate of Good Standing dated within 30 days of the application due date.	Uploaded to HCD?	N/A
File Name:	04f. App1 Tax-Exempt Sta	tus	Eviden Only).	ce of tax-exempt status from IRS and FTB for Corporations (Non-Profits	Uploaded to HCD?	N/A

Applicant # 2	Entity Name	
Applicant #3	Entity Name	

HD City

HD Zip

Census Tract

Catalytic Qualifying Infill Area - Information required for each Housing Development (HD)

HD Address

How many Housing Developments are being propose within the CQIA?

Anchor HD#1 Name

CQIA - Total commercial Square Feet

					,											
	India Ba	sin	700	Innes Ave	enue	Sa	an Francisc	co	94124	6	07502310)3	4631-007, 46 4606-104, 46			
HD Brief Description	this funding the homes the	ng request. The en at are affordable ac	eloped in three phases with Phase 1 establishing a gateway to the entire project sits on approximately 29.2 acres of land located ble across a spectrum of incomes totaling 1,575 units. The progrocery store, childcare center, and space for local businesses						ong San Fr will include	rancisco 209,00	o's easter 0 square	n shoreline feet of con	e, and v	when comp al space, i	plete, it will cr ncluding a	eate new
Project Devel	opment Ty	rpe New Co	onstruction			Турє	of Tax Cre	edits	4%							
Timeframe for	r applying	for 9% or 4% Tax 0	Credits	Proposed	month	Januar	у	F	Proposed ye	ear	2025					
Federal	Yes		Proposed equ	uity investo	r contribu	ition (\$)	\$50,453	,853	,	Anticipa	ited tax cr	edit factor	\$	0.9200		
State			Proposed equ	uity investo	/ investor contribution (\$)				,	Anticipa	ited tax cr	edit factor				
HD#1 Develo	per Name	BUILD, Inc.												•		
Developer Ad	dress	315 Linden St.			City	San	Francisco		County		San Fr	ancisco		Zip Cod	de <mark>94102</mark>	
Principal Nam	ne Sc	ott Eschelman		•					Principal	Email a	address			scott@bl	ldsf.com	
File Name:	07. HD#	1 Cert Legal Discl	osure	ce: Deve	loper Cer	tification W	orkshee	et.			•		Uploaded	to HCD?	Yes	
CSF CQIA - App File Name:	lic 907 orH20n√ Disclosu	∮\$ePtin&lp2al-©e# 3Lfe ure	lghalL	Referen	ce: Deve	loper Cer	3 of 35 tification W	orkshe	et.					Uploaded	to HCD? Pro	j <mark>ect Overvie</mark> Yes

HD#1 Managing General Partner	Entit	y Name To	be formed						
File Name: 07. HD#1 MGP Cert Lega				Certification Works	sheet.		Uploaded to	HCD?	N/A
HD#1 Administrative General Partner #1	Entit	y Name To	be formed						
File Name: 07. HD#1. AGP1 Cert Leg	al Disclosure	Reference: I	Developer C	Certification Works	sheet.		Uploaded to	HCD?	N/A
HD#1 Administrative General Partner #2	Entit	y Name N/	A						
File Name: 07. HD#1 AGP2 Cert Lega	al Disclosure	Reference: I	Developer C	Certification Works	sheet.		Uploaded to	HCD?	N/A
HD#1 Manager of LLC		<u> </u>	JILD, Inc.						
File Name 07. HD#1 LLC Cert Legal	Disclosure	Reference: I	Developer C	Certification Works	sheet.		Uploaded to	HCD?	Yes
HD#2 Name	F	ID Address		HD City	HD Zip	Census Tract	AP	'n	
Sunnydale Block 7	1501 S	unnydale Aven	nue	San Francisco	94134	6075060502	6311	-011	
HD Brief Description Located in the Sunnydale H 4. Block 7 will contain a buil spaces, including building lopodium level courtyard, and	ding consisting obbies, Manage secure bicycle	of 4 stories. T ment and Sup	he building v port Services parking.	will contain 89 dw s Offices, Shared	elling units for Laundry Roor	low and very low-income	e families along with re	esidential co	mmon
7 71	onstruction	D 1		pe of Tax Credits		0004			
Timeframe for applying for 9%/4% Tax Cro		Proposed mor	•	ember	Proposed ye		to: #0.0000		
Federal Yes State		ity investor cou				Anticipated tax credit fac Anticipated tax credit fac			
HD#2 Developer	, ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	Entity Name	, ,	using California		unioipaieu iax cieuii iac	,		
Developer Address 1256 Market Street				an Francisco	County	San Francisco	Zip Code	94102	
Principal Name Elizabeth Kuwada						Email address	elizabeth.kuwada@m		.org
File Name: 08. HD#2 Cert Legal Disc	osure	Reference: [Developer C	Certification Works	heet.	<u> </u>	Uploaded to		Yes
File Name: 08. HD#2 Principal Cert Lo	egal	Reference: [Developer C	Certification Works	sheet.		Uploaded to	HCD?	Yes
HD#2 Managing General Partner		·		ock 7 LLC, a Califo		bility company			
File Name: 08. HD#2 MGP Cert Lega				Certification Works			Uploaded to	HCD?	Yes
HD#2 Administrative General Partner #1	Entit	y Name Re	elated/Sunny	<mark>/dale Block 7 Dev</mark>	elopment Co.,	LLC, a California limited	d liability company	ı	
File Name: 08. HD#2. AGP1 Cert Leg			•	Certification Works	sheet.		Uploaded to	HCD?	Yes
HD#2 Administrative General Partner #2	Entit	y Name N/	A					ı	
File Name: 08. HD#2 AGP2 Cert Lega			•	Certification Works			Uploaded to	HCD?	N/A
HD#2 Manager of LLC		<u> </u>			•	public benefit corporation		11000	\ <u>'</u>
File Name 08. HD#2 LLC Cert Legal	DISCIOSURE	<u>кетегепсе: [</u>	<u>Jeveloper C</u>	Certification Works	sneet.		Uploaded to	HCD?	Yes
HD#3 Name	 	ID Address		HD City	HD Zip	Census Tract	AP	'n	
Sunnydale Block 9	1652 Sunn	ydale Ave (pro	•	San Francisco	94134	6075060502	6310		
HD Brief Description Block 9 will be a 100% afforover a podium parking gara as two courtyards, one facing project Development Type New C	ge, property ma	anagement and	d resident se		d a residential				
Timeframe for applying for 9%/4% Tax Cro		Proposed mor	,		Proposed ye	ear 2025			
Federal Yes		ity investor co				Anticipated tax credit fac	tor \$0.9300		
State No		ity investor co	. ,	,		Anticipated tax credit fac			
HD#3 Developer	<u> </u>	Entity Name		e Block 9 Housing					
Developer Address 44 Montgomery S		0 C	ity Sa	an Francisco	County	San Francisco	Zip Code	94104	
					, ,				
Principal Name Ann Silverberg, Vice		Deferen	Douglas C	Portification NA	Principal	Email address	asilverberg@re	lated.com	\/-
File Name: 09. HD#3 Cert Legal Disc	osure			Certification Works	Principal sheet.		asilverberg@re Uploaded to	lated.com HCD?	Yes
File Name: 09. HD#3 Cert Legal Disc	osure egal	Reference: [Developer C	Certification Works Certification Works Ock 9 LLC, a Califo	Principal sheet.	Email address	asilverberg@re	lated.com HCD?	Yes Yes
File Name: 09. HD#3 Cert Legal Discretion O9. HD#3 Principal Cert Legal Discretion O9. HD#3 Managing General Partner O9. HD#3 MGP Cert Legal Discretion O9. HD#3 Managing General Partner O9. HD#3 MGP Cert Legal Discretion O9. HD#4 MGP Cert Legal Discretion O9. HD#4 MGP Cert Legal Discretion O9. HD#4 MGP Cert Legal D	osure egal Entit I Disclosure	Reference: I y Name Su Reference: I	Developer C innydale Blo Developer C	Certification Works ock 9 LLC, a Califo Certification Works	Principal sheet. Sheet. Principal sheet. Principal sheet.	Email address	asilverberg@re Uploaded to Uploaded to Uploaded to	HCD?	
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4	offices for □	property managen	nent and reside	ent service	es coordin	ator. □							
Project Develo	lopment Typ	oe New Co	onstruction			Type of Tax C	redits 4	.%					
		or 9%/4% Tax Cre	dits	Proposed	l month	May	Propos	sed year	2026				
Federal	Yes		Proposed equi	ity investo	r contribu	tion (\$) \$35,130	0,732	Antic	ipated tax cred	lit factor	\$0.9000		
State	Yes		Proposed equi	ity investo	r contribu	tion (\$) \$5,737,	500	Antic	ipated tax cred	lit factor	\$0.9000		
HD#4 Develop	per		Developer/E	Entity Nam	ne BR	IDGE Housing Cor	poration				,		
Developer Ad	ddress 6	600 California Stre	et	-	City	San Francisco	Coun	ty	San Fran	cisco	Zip Code	94108	
Principal Nam	ne Del	phine Sherman			,		Prin	cipal Ema	il address	d	sherman@bridge	ehousing.co	m
File Name:	10. HD#	4 Cert Legal Disclo	osure	Referen	ice: Devel	oper Certification V	Vorksheet.				Uploaded to	HCD?	Yes
	10. HD#	4 Principal Cert Le	gal										
File Name:	Disclosu	•	9	Referen	ice: Devel	oper Certification V	<u>Vorksheet.</u>				Uploaded to	o HCD?	Yes
HD#4 Managi	ing General	l Partner	Entity	/ Name	Potrero	Housing Associate	s IIIR LLC (To	be forme	d)				
File Name:		4 MGP Cert Legal		<u> </u>		oper Certification V	•		,		Uploaded to	HCD?	N/A
		neral Partner #1		/ Name	N/A						<u> </u>		
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File Name:	10. HD#	4. AGP1 Cert Lega	al Disclosure	Referen	ice: Devel	oper Certification V	Vorksheet.				Uploaded to	HCD?	N/A
HD#4 Adminis	ictrative Gov	neral Partner #2	Entity	/ Name	N/A								
TID#4 Adminis	T GEI	neiai Faithei #2		/ Ivallie	IN/A								
File Name:	10. HD#4	4 AGP2 Cert Lega	l Disclosure	Referen	ice: Devel	oper Certification V	Vorksheet.				Uploaded to	HCD?	N/A
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HD#4 Manage				/ Name		E Housing Corpora							
File Name	10. HD#	4 LLC Cert Legal [Disclosure	Referen	ice: Devel	oper Certification V	<u>Vorksheet.</u>				Uploaded to	HCD?	Yes
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	HD#5 Nai	me	Н	D Addres	S	HD City	HD Z	ip	Census Tract		AF	PN	
ŗ	Potrero Blo	ck O	751 N	∕lissouri S	treet	San Francis	co 9410	7	61402		4167	- 004	
		•											
HD Brief Description	30%, 50%		edian Income (A	AMI), and	one mana	e used as project-E ager unit). Amenitie ator.							
Project Develo	lopment Typ	pe New Co	onstruction			Type of Tax C	redits 4	. <mark>%</mark>					
Timeframe for	r applying f	or 9%/4% Tax Cre	dits	Proposed	l month	May	Propos	sed year	2026				
Federal	Yes		Proposed equi	ity investo	r contribu	tion (\$) \$46,294	1,299	Antic	ipated tax cred	lit factor	\$0.9000		
State	Yes		Proposed equi	ity investo	r contribu	tion (\$) \$9,450,	000	Antic	ipated tax cred	lit factor	\$0.9000		
HD#5 Develop	per		Developer/E	Entity Nam	ne BR	IDGE Housing Cor	poration						
Developer Ad		600 California Stre	et		City	San Francisco	Coun	ty	San Fran	cisco	Zip Code	94107	
Principal Nam	ne Deli	phine Sherman			,		Prin	cipal Ema	il address	d	sherman@bridge	ehousing.co	om
File Name:		5 Cert Legal Discl	osure	Referen	ce: Devel	oper Certification V					Uploaded to		_
File Name:											Opioaded it	D HCD?	Yes
1	Disclosu	5 Principal Cert Le re	gal	Referen	ice: Devel	oper Certification V					Uploaded to		Yes
HD#5 Managi	Disclosu	re					Vorksheet.	be forme	d)		· · ·		
HD#5 Managii File Name:	Disclosu ing General	re I Partner	Entity	/ Name	Potrero	Housing Associate	Vorksheet.	be forme	d)		Uploaded to	HCD?	
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File Name:	Disclosuring General 11. HD#4 strative General	re I Partner	Entity Disclosure Entity	/ Name Referen / Name	Potrero ice: Devel N/A	Housing Associate	Vorksheet. s IIIQ LLC (To Vorksheet.	be forme	d)		Uploaded to	HCD?	Yes
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Unique Feat	vide the								S.		0 E 1 E 2 E 3 E 4 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4	60 65 28 64 80	45 164 353 191 36 0	S	0 97 247 164 34 0
Unique Feat	vide the								S.		0 E 1 E 2 E 3 E 4 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4	60 65 28 64 80	45 164 353 191 36 0	S	0 97 247 164 34 0
Unique Feat	vide the								S.		0 E 1 E 2 E 3 E 4 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4	60 65 28 64 80	45 164 353 191 36 0	S	0 97 247 164 34 0
Unique Feat	vide the								S.		0 E 1 E 2 E 3 E 4 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4	60 65 28 64 80	45 164 353 191 36 0	S	0 97 247 164 34 0
Unique Feat	vide the	e averag							S.		0 E 1 E 2 E 3 E 4 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4	60 65 28 64 80	45 164 353 191 36 0	S	0 97 247 164 34 0
Unique Feat Prov	vide the	e average							S.		0 E 1 E 2 E 3 E 4 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4	60 65 28 64 80	45 164 353 191 36 0	S	0 97 247 164 34 0
Prov	vide the	e average HD#1) ures		feet per be	edroom six	ze for ALL pro	posed hous	ing development	S.		0 E 1 E 2 E 3 E 4 E 5 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm.	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80	45 164 353 191 36 0 789		0 97 247 164 34 0 542
Applicant Not Amenities (A Jnit Amenitie Yes Ai	vide the	• HD#1) ures litioning		Feet per be	edroom siz	ze for ALL properties of the second s	posed hous	ing development			0 E 1 E 2 E 3 E 4 E 5 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Microwa	45 56 82 1,1 1,4 C Tota	60 65 28 64 80	45 164 353 191 36 0 789	Dispe	0 97 247 164 34 0 542
Amenities (August August	vide the otes Anchor es/Featuring Cond Dishwas	• HD#1) ures litioning her		Yes No	edroom siz	ze for ALL properties of the p	oosed hous	ing development Range Fenced Re	ar Yard	ı	0 E 1 E 2 E 3 E 4 E 5 E	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80	45 164 353 191 36 0 789	Dispo	0 97 247 164 34 0 542
Amenities (A Juit Amenitie Yes Ai Yes Di No Fi	Anchor es/Featuair Cond Dishwasi ireplace	• HD#1) ures litioning her		Yes No No	Refrige Walk-Ir Emerge	ze for ALL properties of the second s	posed hous	ing development S Range Fenced Re	ar Yard	ı	No No No	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80	45 164 353 191 36 0 789 No No No	Dispo	0 97 247 164 34 0 542
Amenities (A Juit Amenitie Yes Ai Yes Di No Fi	vide the otes Anchor es/Featuring Cond Dishwas	• HD#1) ures litioning her		Yes No	edroom siz	ze for ALL properties of the p	oosed hous	ing development Range Fenced Re	ar Yard	ı	No No No	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80	45 164 353 191 36 0 789 No No No	Dispo	0 97 247 164 34 0 542
Amenities (August August	Anchor es/Featuring Cond Dishwasi	• HD#1) ures litioning her		Yes No No	Refrige Walk-Ir Emerge	ze for ALL properties of the p	oosed hous	ing development S Range Fenced Re	ar Yard	ı	No No No	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80	45 164 353 191 36 0 789 No No No	Dispo	0 97 247 164 34 0 542
Amenities (A Julit Amenitie Yes Ai Yes Di No Ba	Anchor es/Featuric Cond Dishwasic Conductor Co	• HD#1) ures litioning her	e square	Yes No No No	Refrige Walk-Ir Emerge Patio	rator of Closet ency Call	Yes No	ing development S Range Fenced Re Free Cable (Other)	ar Yard		No No No (C	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling I	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80 al Units	45 164 353 191 36 0 789 No No No	Dispo	0 97 247 164 34 0 542
Applicant Not Applicant Not Amenities (A Jnit Amenitie Yes Ai Yes Di No Fi No Ba Project Amen	Anchor es/Featuric Cond Dishwasic Conductor Co	• HD#1) ures litioning her		Yes No No No	Refrige Walk-Ir Emerge	rator of Closet ency Call	oosed hous	ing development S Range Fenced Re	ar Yard		No No No (C	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80	45 164 353 191 36 0 789 No No No	Dispo	0 97 247 164 34 0 542
Applicant Not Applicant Not Amenities (A Jnit Amenitie Yes Ai Yes Di No Fi No Ba Project Amen Elevator(s)	Anchor es/Featuric Cond Dishwasi Fireplace Balcony nities	e average HD#1) ures litioning her e	e square f	Yes No No No	Refrige Walk-Ir Emerge Patio	rator n Closet ency Call	Yes No	ing development Range Fenced Re Free Cable (Other) Washers	ar Yard	s 18	No No No (C	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Ceiling I	45 56 82 1,1 1,4 0 Tota	60 65 88 64 80 0 al Units	45 164 353 191 36 0 789 No No No No	Dispo Curta Lofts (Other	0 97 247 164 34 0 542
Applicant Not Applicant Not Amenities (A Jnit Amenitie Yes Ai Yes Di No Fi No Ba Project Amen Elevator(s)	Anchor es/Featuric Cond Dishwash Fireplace Balcony nities Yes	e average HD#1) ures litioning her e	e square f	Yes No No No	Refrige Walk-Ir Emerge Patio	rator n Closet ency Call Yes Community	Yes No	ing development S Range Fenced Re Free Cable (Other) Washers	ar Yard TV	s 18 Computer I	No No No CO	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Storage Other)	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80 0 al Units	45 164 353 191 36 0 789 No No No No	Dispo Curta Lofts (Other	0 97 247 164 34 0 542
Amenities (A Jnit Amenitie Yes Ai Yes Di No Fi No Ba Project Amen Elevator(s) Yes Co Yes Fi	Anchores/Featuring Places Salcony nities Yes Communities Fitness F	e average HD#1) ures litioning her e	e square f	Yes No No No	Refrige Walk-Ir Emerge Patio No No	rator n Closet ency Call Yes Community Picnic/BBQ	Yes No	ing development S Range Fenced Re Free Cable (Other) Washers	ar Yard TV Yes	s 18 Computer I Tot Lot/Pla	No No No CO	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Storage Other)	45 56 82 1,1 1,4 0 Tota	60 65 88 64 80 0 al Units 18 No No	45 164 353 191 36 0 789 No No No No No No No	Dispo Curta Lofts (Other	0 97 247 164 34 0 542
Amenities (A Jnit Amenitie Yes No Fi No Bath Project Amen Elevator(s) Yes Co Yes Fi No Te	Anchor es/Featuric Cond Dishwasi Fireplace Balcony nities Yes Commun	e average HD#1) ures litioning her e	e square f	Yes No No No	Refrige Walk-Ir Emerge Patio	rator n Closet ency Call Yes Community Picnic/BBQ Swimming F	Yes No	ing development S Range Fenced Re Free Cable (Other) Washers	ar Yard TV Yes No Yes No	s 18 Computer I Tot Lot/Pla Jacuzzi/Sa	No No No CO	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Storage Other)	45 56 82 1,1 1,4 0 Tota	60 65 28 64 80 0 al Units	45 164 353 191 36 0 789 No No No No No No Sports C Bike Pai	Dispo Curta Lofts (Other	0 97 247 164 34 0 542
Amenities (A Jnit Amenitie Yes No Fi No Bath Project Amen Elevator(s) Yes Co Yes Fi No Te	Anchores/Featuring Places Salcony nities Yes Communities Fitness F	e average HD#1) ures litioning her e	e square f	Yes No No No	Refrige Walk-Ir Emerge Patio No No	rator n Closet ency Call Yes Community Picnic/BBQ	Yes No	ing development S Range Fenced Re Free Cable (Other) Washers	ar Yard TV Yes No Yes No	s 18 Computer I Tot Lot/Pla	No No No CO	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Storage Other)	45 56 82 1,1 1,4 0 Tota	60 65 88 64 80 0 al Units 18 No No	45 164 353 191 36 0 789 No No No No No No No	Dispo Curta Lofts (Other	0 97 247 164 34 0 542
Amenities (A Jnit Amenitie Yes No Fi No Bath Project Amen Elevator(s) Yes Co Yes Fi No Te	Anchor es/Featuring Cond Dishwasi Fireplace Balcony nities Yes Communities Fennis Cond Tither)	e average HD#1) ures litioning her e	e square f	Yes No No Laur	Refrige Walk-Ir Emerge Patio No No No	rator n Closet ency Call Yes Community Picnic/BBQ Swimming F	Yes No	ing development S Range Fenced Re Free Cable (Other) Washers	ar Yard TV Yes No Yes No	s 18 Computer I Tot Lot/Pla Jacuzzi/Sa	No No No CO	Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Bdrm. Storage Other)	45 56 82 1,1 1,4 0 Tota	60 65 88 64 80 0 al Units 18 No No	45	Dispo Curta Lofts (Other	0 97 247 164 34 0 542

Describe any mandatory	y charges to tenants	s beyond	allowable Rei	nts.								
N/A												
Other onsite Services?												
N/A												
		118.4141										
Miscellaneous Informa	ation (Anchor	HD#1)										
Residential Units	11 940	on ^	60,000	7 ^	. -	sity Do arr	E 000	Locaine Off	1.000	، اعتادات ۷	Ctonor O	200
		on Areas	68,920	Com	ırnur	nity Room	5,000	Leasing Office	1,200	Additional	Storage Sp	ace 0
Subtotal Residential S	SF 386,960	,										
Maintenance Shop	8,500	Child	dcare Center	0		San	vice Area	2,840	c	Service Office	0	
(Other)	0,000	(Other)	acare Octilei	0		(Other)	vioc Alea	2,070	(Other)	OI VIOG OIIICE	U	
Total Resider	ntial SF 398,300					(Other)			(001)			
. 5.6. 1.001401	300,000											
Residential Parking												
3				Fr	ee F	Residential Pa	rking Spaces					
Uncovered Tenant I	Parking	Сс	overed Tenan				nclosed Tenan	t Parking		Tenant Gues	t Spaces	
Subtotal Parking	<u> </u>			- L				-			<u>L</u>	
	<u> </u>											
				E	tra :	Spaces Tena	nts may Rent					
Uncovered Parki	ing	Cov	ered Parking		-	Enclosed	d Parking 2	206	Total Ha	ndicap Parkin	g Spaces	
Grand Total Par	king Spaces 20)6		_ 				•			_	
		=										
Commercial Space												
						mercial Squa	re Footage					
Commercial Area	45,200	Offices		Chil	dcar	e Center		Storage Spa	ace	(O	ther)	
Total Commercial SF	45,200											
				5	^							
Harris 15 11						paces for Con	nmercial Tenar					
Uncovered Parking			Co	vered Parki	ng		Total	Spaces	0			
December -41 " ' '	n mandalur F	welet '										
Describe other available 45 covered parking sp				20								
45 covered parking sp	aces for commercia	arand ger	nerai public us	se								
Income from sources	other than residen	itial Rent	ts and subsid	dies	(An	chor HD#1)						
Laundry									sed Spaces			
No. of Units Using	-		92	Resider	itial			Lease Term	s Sq. Fe	et Rent/S	SF/Mo.	Annual Gross
Weekly Assumed			5.00									\$0
	Laundry Income	\$122	2,304									\$0
Residential Parking -		-										\$0
	nt Rental Spaces		06									\$0
•	ncome Per Space		300	Comme				A 1A 1A 1	1-0	20 1	4.00	ф 7 00 000
Annual Residential	Parking Income	\$74	1,600	Retail T				NNN	15,20		4.00	\$729,600
Commercial Parking	of Daniel O			Retail T				NNN	15,00		4.00	\$720,000
	of Rental Spaces		0	Retail T				NNN	10,00		4.00	\$480,000
•	ncome Per Space	*	0.0	Retail T	enai	1(4		NNN	5,00		4.00	\$240,000
Annual Commercial	Parking income	\$	60					I ota	al Income from	other Lease	u opaces	\$2,169,600
Monthly utility all array	Ancha-	UD#4\										
Monthly utility allowar	Type of Utility	•	D				Entor Allows	inces for Tenar	nt Daid I Itilitiaa	by Rdrm Si-	a	
Utilities	(Gas, Electric, et		Does the o			0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	e ≥5 bdrm	<u> </u>
Heating	Electric	o.,	Tenant	J		\$32	\$45	\$58	\$71	\$91	=5 Dulin	IS
Cooking	Electric		Tenant			\$16	\$23	\$29	\$36	\$46		
Other Electric	Electric		Tenant			\$47	\$65	\$84	\$103	\$131		
Air Conditioning	2.30410		7 Gridit			V	Ψ00	ΨΟ1	V.30	\$101		
Water Heating												
Water Heating												
Sewer												
Trash												
Other												
0 1101		 Total	Tenant Utili	ty Allowan	се	\$95	\$133	\$171	\$210	\$268	\$0	
				,			Ţ: 	¥ ** *	v= · ·	,= • •	+ ₹	
Source for utility allow	vances (And	hor HD#	! 1)									
SE COIA Analization Dis	000 H 2023 04 3 EI	NA	,			7 of 35				=::		Project Overvie

CCSF COIA - Application Phase II - 2023-04 3 FINAL TO III COMPANY TO San Francisco Housing Authority

HUD? No Utility Company (Actual Survey)? No CUAC? No Other? No

Applicant Note	es:		
State Relocat	tion Requirements §500(d)		
		or a Capital Improvement Project will comply with State Relocation Assistance Law (Title 1, GC, Division 7, Ch	napter
		oter 1, Chapter 6, commencing at §6000) and additional requirements set forth in secion §500(d)?	Yes
_	gered for which CIP or HCD?	CIP or HD#2 CIP or HD#3 CIP or HD#4 CIP or HD#5 cip or	Yes Yes
File Name:	18. Relocation Plan	A Relocation Plan that conforms with the provisions of Title 25 CCR, §6038, and Uploaded to HC	
rile Name.	10. Nelocation Flan	any other applicable relocation laws.	DD! Tes
Article XXXIV	§500(a)		
, ,	•	oject to Article XXXIV, Section 1 of the California Constitution, as clarified by the Public Housing Election	
•	,	he IIGC funds do not directly fund the housing units, but rather fund the infrastructure that supports the housin compliance. However, due to other public funding for IIGC Assisted Units, including other HCD funding source	V DC
may require A	rticle XXXIV compliance, Recipients sha	Il comply with Article XXXIV.	
California Pre	eservation Notice Law §500(b)	
Applicant(s) c	ertifies that all Applicants and special pu	rpose entities must, at all times, comply with, and not be in violation of, California's Preservation Notice Law (G	Sov. Yes
Code, Section	s 65863.10, 65863.11, 65863.13).		100
California Sta	ate Prevailing Wage Law §500(c)	
	ipient certifies that the project will compl /Recipient should seek professional lega	y with California's prevailing wage law (Lab. Code, Section 1720 et seq.)	Yes
IIG funds are	subject to California prevailing wage law	, as set forth in Labor Code Section 1720 et seq. and require the payment of prevailing wages unless the proje	ect
meets one of t	the exceptions of Labor Code 1720 (c) a	s determined by the Department of Industrial Relations (DIR). The DIR can be contacted via its website at	
https://www.di	r.ca.gov/oprl/DPreWageDetermination.h	<u>atm</u>	
Nondiscrimir	nation and Fair Housing Requirement	s §500(e)	
		ation policy. Applicant/Recipient certifies to comply with all applicable state and federal law, including, without	
limitation, the	requirements of Title VI of the Civil Righ	ts Act of 1964 (42 USC Section 2000d et seq.); the Americans with Disabilities Act of 1990; the Fair Housing A Fair Employment and Housing Act; the Unruh Civil Rights Act; GC Section 11135; Rehabilitation Act of 1973 S	¥ 40
•		e statutes (including 24 CFR Part 100, 24 CFR Part 8, and 28 CFR Part 35)?	DECLIOIT
Americans w	ith Disabilities Act and Physical Acce	ssibility Requirements §500(f)	
-	· · · · · · · · · · · · · · · · · · ·	applicable state and federal building codes and accessibility laws and standards. All Housing Developments so California Building Code Chapters 11A and 11B; (ii) the federal Fair Housing Act (42 U.S.C. § 3601 et seq.) a	
regulations at	24 Code of Federal Regulations part 10	0 (particularly 24 C.F.R. Section 100.205), and its design and construction requirements, including ANSI A117.	1-1986,
About the Gui	delines, June 28, 1994; and (iii) the Ame	5, 1991, in conjunction with the Supplement to Notice of Fair Housing Accessibility Guidelines: Questions and A cricans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.) and its Title II and Title III regulations at 28 Co	de of
•	•	of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and the implementing HUD regulations at 24 Code of Fede here to either the Uniform Federal Accessibility Standards (UFAS) (24 C.F.R. Section 8.32), or HUD's Alternati	
•	· · · · · · · · · · · · · · · · · · ·	pient shall ensure that the Project meets the following requirements:	
Applicant/Rec	ipient certifies to ensure compliance with	all applicable state and federal building codes and accessibility laws and standards?	Yes
Violence Aga	inst Women Act (VAWA)	500(g)	
_		plicant/Recipient shall ensure individuals are not denied assistance, evicted, or have their assistance terminate	ed
because of the 12491.	eir status as survivors of domestic violer	nce, dating violence, sexual assault, or stalking, or for being affiliated with a victim, pursuant to §34 USC Section	on Yes
_	Housing Act of 2017 §500(h)		,
	ipient certifies to authorize residents of t ing Act of 2017 (HSC Section 50466).	he housing development to own or otherwise maintain one or more common household pets pursuant to the Po	et Yes
•	,		

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Applicant/Recipient Type	Address	City	State	Zip Code	Authorized Representative	Title	Email	Phone #	Contact Name	Title	Email	Phone #	Contact Address	City	State	Zip Code
Applicant #1	City and County of San Francisco	City and County	1 S Van Ness Ave.	San Francisco	CA	94103	Eric Shaw	Director	eric.shaw@sfgov.org	415-701-5500		Senior Project Manager	ryan.vanzuylen@sfgc v.org	415-701-5500	1 S Van Ness Ave.	San Francisco	CA	94103
Managing General Partner																		
Administrative General Partner #1																		
Manager of LLC																		
India Basin (CIP #1, HD #1)	BUILD, Inc.		315 Linden Street	San Francisco	CA	94102					Lauren Harvey	Development Manager	lauren@bldsf.com	(781) 385- 0390				
Sunnydale (CIP #2, HD #2, HD #3)	The Related Companies of California, LLC		44 Montgomery Street, Suite 1310	San Francisco	CA	94104					I I ni i Nai i Nan I	Assistant Vice President	tnguyen@related.co m	(206) 383- 6928				
Potrero (CIP #3, HD #4, HD #5)	BRIDGE Housing		600 California Street	San Francisco	CA	94108					April Talley	Director	atalley@bridgehousing.com	(415) 321- 3566				

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

Maximum Grant Amount

Project Name: San Francisco CQIA (CCSF CQIA)

County: San Francisco

Project Type(s): Capital Improvement Projects

Rural Status:	Urban/Rural Area
FALSE	Urban

Total HCD funding sources on the same Units utilized in the calculation of the Capital Improvement Project grant amount, including funds awarded under this Solicitation, shall not exceed the following percentages of the total development cost (TDC):										
40 percent for projects utilizing 9% tax credits 50 percent for projects utilizing 4% tax credits 75 percent for projects not utilizing tax credits										
	,									
Total "other" awarded HCD funding for this Project: \$0 4% Meets criteria										
IIG Program - Lifetime Grant Maximum										

§103. Funding Amounts, Terms, and Limits

(a) Funding Amounts

The minimum Program Award amount is \$15 million in Large Jurisdictions and \$5 million in Small Jurisdictions. The maximum Program Award amount is \$45 million in Large Jurisdictions and \$15 million in Small Jurisdictions.

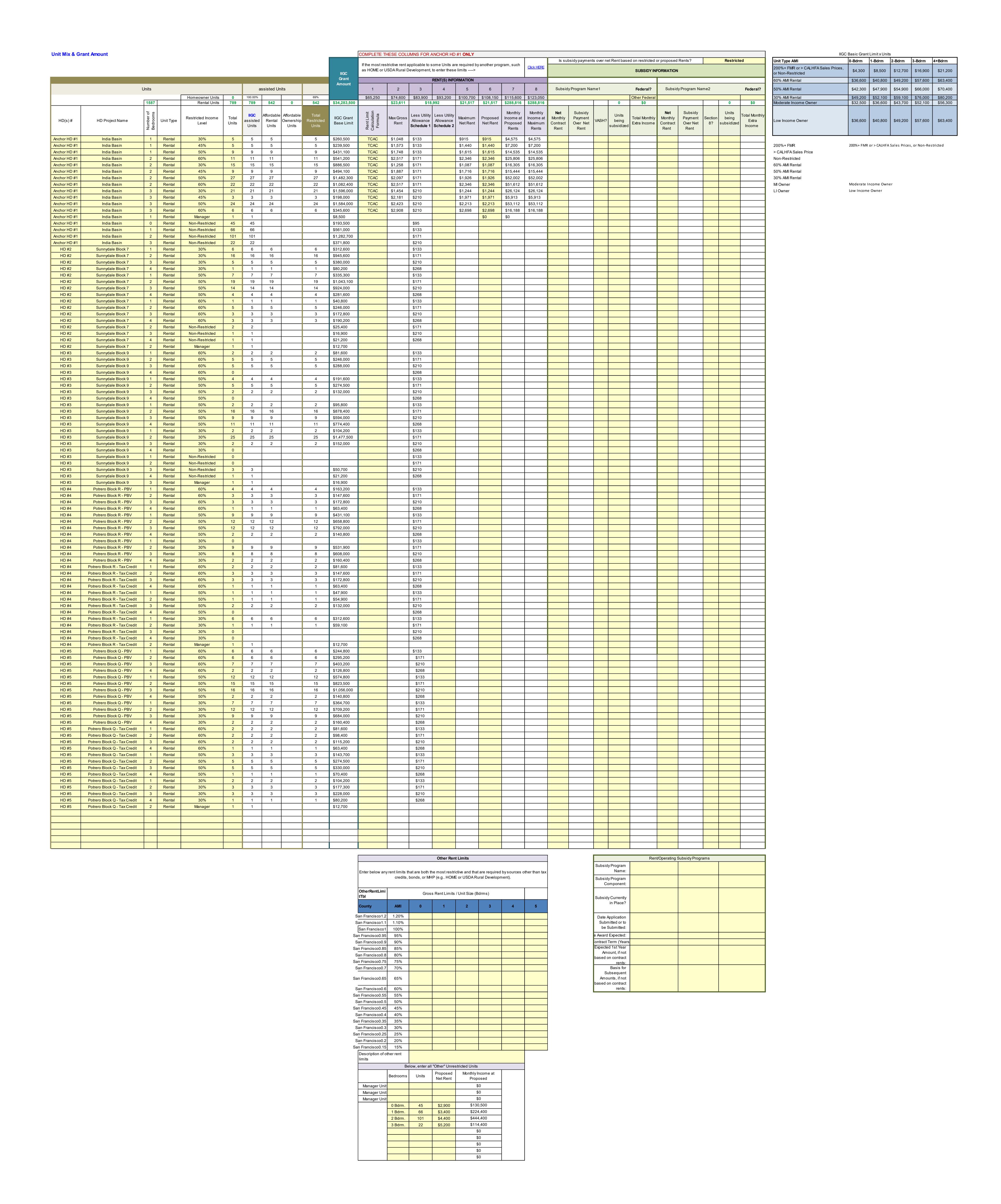
Funds requested	Total past aw	/ards	(this project)]	TDC (CPIs) cost per	IICC Coot nor I loit
(This application only)	Loans		Grants		Unit	IIGC Cost per Unit
\$45,000,000	\$0		\$0		\$1,197,160	\$57,034

IIGC Maximum Allowable Grant Amount	\$45,000,000

I. IIG Total Units Base Grant Limit	\$34,283,500	Housing Units per Acre (Net Density)	101.6	Net Density Adjustment Factor	1.48
I. IIG Base Grant Limit with Adjustment Factor	\$50,739,580	Housing Offits per Acre (Net Defisity)	101.0	Net Defisity Adjustifient 1 actor	1.40

	Homeowner	Rental	Total Units
HD 1	0	392	392
HD 2	0	89	89
HD 3	0	95	95
HD 4	0	86	86
HD 5	0	127	127
HD 6	0	0	0
HD 7	0	0	0
HD 8	0	0	0
HD 9	0	0	0
HD 10	0	0	0
Totals	0	789	789

End of Document



Developmen	nt Sou	urces			Construction Totals	\$942,348,304	\$0	\$942,348,304						Pe	ermanent Terms					Details of Deferred Costs
·					Permanent Totals	\$944,559,389		\$944,559,389	Co	nstruction Tern	ms	I	nterest Rate	R	epayment Terms	\$12,979,270	\$0	\$429,004,885	\$2,048,258	
Construction E	Sommitted ?	HD/CIP	Unit Type	Source Name (lien priority order)	Source Type	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Туре	Amortizing Period (yrs.)	Туре	Required Residential Debt Service		Tax-Exempt Amount	Deferred Amount	Description
Construction	No		Rental	Infill Infrastructure Grant Program (IIGC) -																
Construction	No N	Multiple HDs	Rental	Grant	State-HCD 2	\$45,000,000		\$45,000,000												Perm financing expenses to be paid at perm conversi
0011041 41041011	No No	HD #3 HD #3	Rental Rental	HD3 Construction Loan HD3 Local Gap Loan (MOHCD)	Private 1 Local 2	\$86,092,162 \$17,978,697		\$86,092,162 \$17,978,697		Interest Deferred	34 34							\$63,007,423		
	No	HD #3	Rental	HD3 GP Equity	Private	\$500,000		\$500,000		Deletted	34									
Construction	No	HD #3	Rental	HD3 Deferred Costs	Private	\$5,710,000)	\$5,710,000												
	No	HD #3	Rental	HD3 Tax Credit Equity CIP 1 Construction Loan	4% tax credits	\$7,955,728		\$7,955,728		Interest Only	40									
Construction Construction	No A		Rental Rental	HD 1 Construction Loan	Private 1 Private 1	\$22,719,909 \$175,140,639		\$22,719,909 \$175,140,639		Interest Only								\$84,492,320		
Construction			Rental	HD 1 Local Gap Loan (MOHCD)	Local 2	\$39,500,000)	\$39,500,000	3.00%	Deferred	48							, ,		
Construction Construction			Rental Rental	HD 1 Project Enhancement Infra District HD 1 LP Equity	Private Private	\$3,697,990 \$17,293,394		\$3,697,990 \$17,293,394												
	No A	HD #4	Rental	HD4 Construction Loan	Private 1	\$76,564,590		\$76,564,590	7.20%	Interest	40							\$44,541,950		
Construction	No	HD #4	Rental	HD4 Local Gap Loan (MOHCD)	Local 2	\$13,000,000)	\$13,000,000		Deferred	40									
Correct detroit	No No	HD #4 HD #4	Rental Rental	HD4 Tax Credit Equity HD4 Tax Credit Equity - State	4% tax credits State-HCD	\$3,513,073 \$637,500		\$3,513,073 \$637,500												
Construction Construction	No	HD #5	Rental	HD5 Construction Loan	Private 1	\$113,804,792		\$113,804,792		Interest	40							\$68,789,454		
Construction	No	HD #5	Rental	HD5 Local Gap Loan (MOHCD)	Local 2	\$15,000,000)	\$15,000,000	3.00%	Deferred	40							, ,		
eenen denem	No	HD #5	Rental	HD5 Tax Credit Equity State	4% tax credits	\$4,629,430		\$4,629,430 \$945,000												
Construction Construction	No	HD #5 HD #5	Rental Rental	HD5 Tax Credit Equity-State HD5 Deferred Developer Fees	State-HCD Private	\$945,000 \$7,287,487		\$945,000 \$7,287,487						+						
Construction		CIP	Rental	CIP3 Local Gap Loan (MOHCD)	Local 1	\$66,164,526	6	\$66,164,526	3.00%	Deferred	40									
	No	HD #2	Rental	HD2 Construction Loan	Private 1	\$73,865,774				Interest Only	34							\$56,062,850		
Construction Construction	No No	HD #2 HD #2	Rental Rental	HD2 Tax Credit Equity HD2 Local Gap Loan (MOHCD)	4% tax credits Local 2	\$6,291,970 \$19,426,797		\$6,291,970 \$19,426,797		Other	34									
Construction	No	HD #2	Rental	HD2 Deferred Developer Fees	Private	\$1,847,914	1	\$1,847,914												
Construction		HD #2	Rental	HD2 GP Equity	Private	\$500,000		\$500,000		011	00									
Construction Construction		CIP	Rental Rental	CIP2 Local Gap Loan (MOHCD)	Local 1	\$23,013,063	<u> </u>	\$23,013,063	3.00%	Other	60									
Construction			Rental																	
Construction			Rental																	
Construction Construction			Rental Rental																	
Construction			Rental																	
Construction			Rental																	
Construction Construction			Rental Rental	Deferred Developer Fees Other Deferred Costs	Private	\$1,100,000 \$2,048,258		\$1,100,000 \$2,048,258												
Construction			Rental	Developer Fee Contribution	Private	ΨΖ,040,200		Ψ2,040,230												
Construction			Rental	GP Equity	Private	\$84,226,316		\$84,226,316												
Construction	No A	Anchor HD #1	Rental	Gross Tax Credit Equity	4% tax credits	\$6,893,295		\$6,893,295												
Permanent Permanent	No		Rental																l	
Permanent		Multiple HDs	Rental	Infill Infrastructure Grant Program (IIGC) -	State-HCD 2	\$45,000,000	,	\$45,000,000												
Permanent		HD #3	Rental	Grant HD3 Permanent Loan	Private 1	\$26,069,703		\$26,069,703				6.51%	Fixed for Term	30	FAM	\$1,979,397		\$26,069,703		
Permanent	No	HD #3	Rental	HD3 HCD AHSC	State-HCD 2	\$16,150,000)	\$16,150,000				3.00%	Fixed for Term		Residual Receipt	\$67,830				
	No No	HD #3 HD #3	Rental Rental	HD3 Local Gap Loan (MOHCD) HD3 GP Equity	Local 2 Private	\$17,978,697 \$500,000		\$17,978,697 \$500,000	.——	 	$\vdash \vdash \vdash$	3.00%	Fixed for Term	55 F	Residual Receipt	\$0				
	No	HD #3	Rental	HD3 GP Equity HD3 Deferred Developer Fees	Private Private	\$4,500,000		\$500,000 \$4,500,000												
Permanent	No	HD #3	Rental	HD3 Tax Credit Equity	4% tax credits	\$53,038,187	7	\$53,038,187	,											
Permanent Permanent	No A	CIP	Rental Rental	CIP 1 HCD AHSC HRI HD1 Permanent Loan	State-HCD Private 1	\$24,930,994 \$100,490,960		\$24,930,994 \$100,490,960			$\vdash \vdash \vdash$	6.00%	Fixed for Term	30	Not Yet Known	\$7,202,022		\$16,264,644		
Permanent Permanent			Rental	HD1 Permanent Loan HD1 Local Gap Loan (MOHCD)	Local 2	\$100,490,960		\$100,490,960				3.00%	Fixed for Term Fixed for Term	+	Residual Receipt	\$7,292,033 \$0		ψ10,204,044		
Permanent	No A	Anchor HD #1	Rental	HD1 HCD AHSC	State-HCD 2	\$24,930,995	5	\$24,930,995				3.00%	Fixed for Term	+	Residual Receipt	\$104,710				
Permanent Permanent		Anchor HD #1	Rental Rental	HD1 Project Enhancement Infra District HD1 LP Equity	Other Private	\$13,004,374 \$17,293,394		\$13,004,374 \$17,293,394	$\vdash \vdash \vdash$		$\vdash \vdash \vdash$									
	No A	HD #4	Rental	HD1 LP Equity HD4 Local Gap Loan (MOHCD)	Local 2	\$17,293,394		\$17,293,394 \$9,584,771				3.00%	Fixed for Term	55 F	Residual Receipt	\$0				
Permanent	No	HD #4	Rental	HD4 FHLB AHP	Other	\$850,000)	\$850,000)						·	·				
Permanent Permanent	No	HD #4	Rental	HD4 HCD AHSC	State-HCD 2	\$24,286,218 \$18,125,042		\$24,286,218 \$18,125,042			$\vdash \vdash \vdash$	3.00%	Fixed for Term	55 F	Residual Receipt FAM	\$102,002 \$1,260,253		¢19 10E 040		
	No No	HD #4 HD #4	Rental Rental	HD4 Permanent Loan HD4 Tax Credit Equity	Private 1 4% tax credits	\$18,125,942 \$35,130,732		\$18,125,942 \$35,130,732				6.47%	Fixed for Term	40	raivi	\$1,269,253		\$18,125,942		
Permanent	No	HD #4	Rental	HD4 Tax Credit Equity-State	State-HCD	\$5,737,500)	\$5,737,500)											
	No	HD #5	Rental	HD5 Local Gap Loan (MOHCD)	Local 2	\$18,132,228		\$18,132,228		Į Į		3.00%	Fixed for Term	55 F	Residual Receipt	\$0				
Permanent Permanent	No No	HD #5 HD #5	Rental Rental	HD5 Tax Credit Equity HD5 HCD AHSC	4% tax credits State-HCD 2	\$46,294,299 \$30,000,000		\$46,294,299 \$30,000,000				3.00%	Fixed for Term	55 F	Residual Receipt	\$126,000				
	No	HD #5	Rental	HD5 Permanent Loan	Private 1	\$29,502,695	5	\$29,502,695	5			6.00%	Fixed for Term	40	FAM	\$1,970,579		\$29,502,695		
	No	HD #5	Rental	HD5 FHLB AHP	Other State HCD	\$1,000,000		\$1,000,000 \$0,450,000			\Box									
Permanent Permanent	No No	HD #5 HD #5	Rental Rental	HD5 Tax Credit Equity-State HD5 Deferred Developer Fees	State-HCD Private	\$9,450,000 \$7,287,487		\$9,450,000 \$7,287,487			\vdash									
	No	CIP	Rental	CIP3 Local Gap Loan (MOHCD)	Local 1	\$66,164,526		\$66,164,526				3.00%	Fixed for Term	55 F	Residual Receipt	\$0				
Permanent	No	HD #2	Rental	HD2 Permanent Loan	Private 1	\$22,147,904		\$22,147,904				5.60%	Fixed for Term	30	FAM			\$22,147,904		
	No	HD #2	Rental	HD2 Tax Credit Equity HD2 HCD AHSC	4% tax credits State-HCD 2	\$41,946,465 \$16,063,375		\$41,946,465 \$16,063,375	\vdash		12	3.350 %	Fixed for Term	55 F	Residual Receipt	\$67,466				
Permanent	hyanse II-	- ZUIZID (世界) 13 FINA	/ KEIII SI			Ψ 10,000,01 U		$\psi_1 \cup , \cup \cup \cup , \cup I \cup I$				U.UU/U			LOUISIGNAL I LOUGIPL	ΨΟ1, ΤΟΟ				
Permanent Permanent Permanent		HD #2	Rental	HD2 Local Gap Loan (MOHCD)	Local 2	\$19,426,797		\$19,426,797	<u></u> i			3.00%	Fixed for Term		Residual Receipt	\$0				

Developme	nt So	urces			Construction Total	als \$942,348,304	\$0	\$942,348,304	Construction Torms				Permanent Terms			Details of Deferred Costs
Permanent	No	HD #2	Rental	HD2 GP Equity	Private	\$500,000		\$500,000								
Permanent	No	CIP	Rental	CIP2 Local Gap Loan (MOHCD)	Local	1 \$23,013,063		\$23,013,063		3.00%	Fixed for Term	55	Residual Receipt	\$0		
Permanent	No		Rental													
Permanent	No	Anchor HD #1	Rental	Deferred Developer Fees												
Permanent	No	Anchor HD #1	Rental	Developer Fee Contribution												
Permanent	No	Anchor HD #1	Rental	GP Equity	Private	\$84,226,316		\$84,226,316								
Permanent	No	Anchor HD #1	Rental	Gross Tax Credit Equity	4% tax credits	\$50,453,853		\$50,453,853								

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

End of Document

CQIA applications only			Eligible Basis	Permanent	t Sources of Fun															Commercial Sources
Grant Totals	s \$944,559,389		30% PVC for	\$0 \$0	\$45,000,000 Infill Infrastructure	LID3	6,150,000 \$17,978,697 HD3 Local Gap	\$500,000 \$4,500,000 \$53,038,18 HD3 Deferred	17 \$24,930,994 \$100,490,960 \$39,500,000 HD1 HD1 Local Ga	\$24,930,995 \$13,004,374 \$17,293,394 D HD1 HCD HD1 Project	\$9,584,771 \$850,000 \$24,286 HD4 Local Gap	36,218 \$18,125,942 \$35,13 HD4 HD4 Tax	30,732 \$5,737,500 \$18,132,228 HD5 Local Ga	8 \$46,294,299 \$30,000,000 \$29,502,6 BD	95 \$1,000,000 \$9,450,000 \$7,287,487	\$66,164,526 \$22,147,904 \$41,946,4 I CIP3 Local HD2 HD2 Tax C	55 \$16,063,375 \$19,426,797 \$1,847,914 HD2 Local Gap HD2 Deferred	\$500,000 \$23,013,063 \$0 d CIP2 Local	\$0 \$0 \$84,226,316 Deferred	\$50,453,853 \$0 \$0
USES OF FUNDS	Cost/Courses		New 3070 F	PVC for isition	Grant Program (IIGC) - Grant	Permanent Loan	D3 HCD Local Gap AHSC (MOHCD)	HD3 GP Equity Developer Fees HD3 Tax Cre	edit CIP 1 HCD Permanent Loan (MOHCD)	HD1 HCD Enhancement HD1 LP Equity Infra District	Loan (MOHCD) HD4 FHLB HD4 F AHP AHS	HCD Permanent Equ	x Credit HD4 Tax Credit Loan Loan (MOHCD)	HD5 Tax Credit HD5 HCD Permane Loan	nt HD5 FHLB HD5 Tax Credit Developer Fees	Gap Loan Permanent HD2 Tax C (MOHCD) Loan Equity	edit HD2 HCD Local Gap HD2 Deferred Loan Developer (MOHCD) Fees	HD2 GP Equity Gap Loan (MOHCD)	Deferred Developer Fees Developer Fee Contribution GP Equity	Gross Tax Credit Equity Source Name Source Name
Land Cost or Value	\$9,343,692	\$(\$9,343,692										
Demolition Legal	\$0 \$97,138	\$0 \$0)			\$10,000				\$77,138								\$10,000		
Land Lease Rent Prepayment Existing Improvements Cost or Value	\$0 \$0	\$(\$(0																	
Off-Site Improvements	\$0	\$(*	40.40.000		***************************************							
Predevelopment Interest/Holding Cost Assumed, Accrued Interest on Existing Debt	\$8,416,377	\$0								\$7,872,564	\$342,003		\$201,81							
(Rehab/Acq)	\$0	\$0																		
Excess Purchase Price Over Appraisal	\$0	\$0				040.000					40.40.000									
Site Work	\$17,857,207 \$0	\$0	50	\$0 \$	\$0 \$0	\$10,000	\$0 \$0	\$0 \$0	\$0 \$0 \$0 \$	0 \$0 \$0 \$17,293,394	\$342,003 \$0	\$0 \$0	\$0 \$0 \$201,81	0 \$0 \$0	\$0 \$0 \$0 \$	0 \$0 \$0	\$0 \$0 \$0 \$	50 \$10,000 \$0	\$0 \$0 \$0	50 \$0 \$0
Structures General Requirements	\$0 \$0	\$0 \$0	0																	
Contractor Overhead Contractor Profit	\$0 \$0	\$0 \$0																		
Prevailing Wages General Liability Insurance	\$0 \$0	\$0 \$0																		
Other: (Specify) Other: (Specify)	\$0 \$0	\$0 \$0																		
Other: (Specify)	\$0 \$0	\$0																		
Other: (Specify) Total Relocation Expenses	\$0 \$0	\$0	0	\$0.00	0.2	\$0	\$0 \$0	02 02	\$0 00 00	0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 02 02	0 0 00	\$0 \$0 \$0	0	\$0 02 02	0 \$0 \$0	\$0 \$0 \$0	0.2 0.2 0.2
Site Work	\$6,131,393	\$(40	\$0 \$0	ф0 004 C70	φυ φυ	\$0 \$0	07	4	\$1,745,659	142.500 #24.0	\$2,385,73		\$0 \$0 \$0 \$0	\$2,000,000	702 #10 002 275	40 40 40	φυ φ	φυ φυ
Structures General Requirements	\$463,460,154 \$4,490,313	\$0)			\$9,031,678 \$2,803,712		\$53,038,1	\$100,490,960 \$38,647,49	1 \$24,930,995 \$12,585,203	ų systematis (m. 1944).	143,560 \$34,0	,	00 \$46,183,493 \$12,720,283	\$9,450,000	\$20,147,904 \$22,639	763 \$16,063,375 \$1,686,601		\$32,666,443	3 \$21,540,667
Contractor Overhead Contractor Profit	\$11,097,988 \$7,442,783	\$0 \$0)			\$2,643,002					\$753,000 \$1,00 \$575,000	\$1,058,036	\$1,118,78 \$787,00				\$3,767,086 \$2,157,772			
Prevailing Wages General Liability Insurance	\$0 \$3,887,414	, ,	0			\$1,150,392					\$1,2	276,232		\$1,460,790						
Urban Greening Other: (Specify)	\$2,094,990 \$10,817,742	\$(\$(\$1,001,092 \$	\$4,596,651					\$500,000		\$200,					\$2,094,990 \$4,520,000	
Other: (Specify) Other: (Specify)	\$13,144,920 \$7,761,066						\$12,594,920					\$200,000 \$3,378,695		\$350, \$4,382,	,000					
Design	\$530,328,763 \$23.624.539	\$0	\$0	\$0 \$	\$0 \$0	\$16,629,875 \$ \$3,255,021	\$4,596,651 \$12,594,920	\$0 \$0 \$53,038,1	87 \$0 \$100,490,960 \$38,647,49	1 \$24,930,995 \$12,585,203 \$0	+ 1, 10=,010 + 0, 11	488,902 \$5,136,731 \$34,0 595,894	051,195 \$0 \$6,041,51 \$2,746,39	4 \$46,183,493 \$14,181,073 \$9,544,		0 \$0 \$22,147,904 \$22,639 \$2,285	763 \$16,063,375 \$7,611,459 \$	\$0 \$0 \$0	\$0 \$0 \$0 \$39,281,433 \$3,606,210	3 \$21,540,667 \$0 \$0 \$6,838,140
Supervision Total Survey & Engineering	\$1,365,319 \$1,665,690	\$(, -, - 0 -, 0 - 1					\$25,000	\$80,000 \$170,000 \$60,000	\$189,00			\$200	200		\$1,090,319	, , ,
Other: (Specify) Other: (Specify)	\$1,125,000 \$174,000	\$0										150,000	\$282,73 \$87,00	32 \$42,268 \$350,000		\$200				
Construction Loan Interest	\$27,954,548 \$56.006.319	\$(\$0	\$0 \$	\$0 \$0	\$3,255,021	\$0 \$0 \$5.945.331 \$1,220.074	\$0 \$0	\$0 \$0 \$0 \$	0 \$0 \$0 \$0	40.,000	\$85,894 \$170,000 \$9,116,519	\$0 \$0 \$3,305,12		\$0 \$0 \$0 \$ 612	0 \$0 \$0 \$2,485 \$910	, , , , , , , , , , , , , , , , , , , ,	50 \$0 \$0	\$0 \$0 \$0 \$4,696,529 \$12,178,050	9 \$7,977,830 \$0 \$0 0 \$6,054,462
Origination Fee Credit Enhancement/Application Fee	\$4,533,778 \$330,000	\$(,	\$805,923 \$53,126				\$601,437 \$90,000	ψυ, ΓΙΟ, υΤΘ	\$783,73 \$90,00	30		2910	\$376,586		\$1,912,977	7
Bond Premium	\$1,142,808	<u> </u>					\$459,176				φθυ,υυυ		\$90,00				\$683,632		\$150,000	
Cost of Issuance Title & Recording	\$322,828 \$120,000	\$(\$(0				\$185,000						\$90,00				\$137,828 \$30,000			
Taxes Insurance	\$3,279,361 \$13,389,279	\$0	0				\$3,200 \$265,045					\$14,000 \$2,344,150 \$1,0	058,537 \$4,445,04	\$14,000 5		\$200	\$208 000 \$616,483		\$3,247,953 \$2,180,639	9 \$2,279,380
Employment Reporting Other: (Specify)	\$0 \$15,000	\$(\$(\$15,000			
Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify)	\$0 \$0	\$0																		
Other: (Specify)	\$0 \$79,139,373	\$() \$n	\$0 \$	\$0 \$0	\$0 \$	\$6,751,254 \$2,185,621	\$0 \$0	\$0 \$0 \$0 \$0	0 \$0 \$0 \$0	\$691,437 \$0	\$0 \$11,474,669 \$1,0	058,537	75 \$14,000 \$0 \$15,047,	.612 \$0 \$n \$n	0 \$0 \$0 \$1,110	901 \$0 \$7,393,107 \$	0 \$0 \$n	\$0 \$0 \$0 \$19 669 619	9 \$8,333,842 \$0 \$0
Loan Origination Fee Credit Enhancement/Application Fee	\$2,300,402 \$477.552	· ·)	Ψ		Ψ. Ψ	\$190,349		,	ψο ψο	ΨΨ	ψ1,0	ψο, του, ττ	ψυ ψισ,υτι,	, , , , , , , , , , , , , , , , , , , 	ΨΟ Ψ1,110	Ψ- Ψ.,ουσ,τοι Ψ	\$240,511	\$1,461,99	\$407,552
Title & Recording	\$477,552 \$335,000	\$0										\$15,000		\$15,	.000			\$20,000		* * * * * * * * * * * * * * * * * * * *
Taxes Insurance	\$0 \$0	\$0)												000					
Legal for Perm Loan Other: (Specify) Other: (Specify)	\$190,000 \$511,374	\$()				\$393,874					\$70,000 \$10,000		\$10,000 \$97,					\$50,000	
	\$19,623 \$3,833,951	\$0)) \$0	\$0 \$	\$0 \$0	\$0	\$19,623 \$393,874 \$209,972	\$0 \$0	\$0 \$0 \$0 \$	0 \$0 \$0 \$0	\$0 \$0	\$0 \$95,000	\$0 \$0 \$	60 \$10,000 \$0 \$182,	,500 \$0 \$0 \$	0 \$0 \$0	\$0 \$0 \$0 \$	0 \$285,511 \$0	\$0 \$0 \$0 \$1,711,991	
Legal Paid by Applicant Lender Legal	\$1,077,040 \$205,000						\$257,040 \$50,000				· ·	\$70,000 \$15,000 \$20,000		\$15,000 \$70,000 \$20,000				\$100,000 \$65,000	\$300,000 \$50,000	· ' '
Other: (Specify) Other: (Specify)	\$0 \$0	\$0 \$0																		
Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify)	\$0 \$0	\$0																		
Other: (Specify)	\$0 \$1,282,040	\$0) \$0	\$0 \$	\$0 \$0	\$0	\$0 \$307,040	\$0 \$0	\$0 \$0 \$0 \$	0 \$0 \$0 \$0	\$0 \$0 \$0	\$90,000 \$15,000	\$0 \$0 \$	50 \$15,000 \$90,000	\$0 \$0 \$0 \$	0 \$0 \$0	\$0 \$0 \$0 \$	50 \$165,000 \$0	\$0 \$0 \$0 \$350,000) \$250,000 \$0 \$0
Operating Reserve Replacement Reserve	\$5,600,412 \$0				40	7.		\$500,000		7,0	<u> </u>	805,508		\$1,208,321			\$729,744		·	9 \$230,000 \$0
Transition Reserve	\$1,849,193	\$(\$4	417,857		\$417,857			\$1,013,479			
Rent Reserve Other: (Specify) Other: (Specify)	\$0 \$0	\$0																		
Other: (Specify) Other: (Specify)	\$0 \$0	\$0		40	***		A2	AE00 000				200 005								4000 700
	\$7,449,605 \$33,294,036		50 \$0	\$0 \$	\$0 \$0	\$0 \$1,304,806	\$0 \$317,303		\$0 \$0 \$0 \$	D \$0 \$0 \$0	1 /	221,083	\$0 \$0 \$	\$0 \$1,626,178 \$4,270,022	\$0 \$0 \$0 \$	0		50 \$0 \$0		\$6,534,175
Construction Hard Cost Contingency Soft Cost Contingency Other: (Specify) Other: (Specify) Other: (Specify)	\$5,895,770 \$4,408,222	\$(\$(\$	\$1,648,784 \$4,408,222				\$4	\$ \$	\$21,000	\$595,573			\$1,847,91	4	\$1,305,628	
Other: (Specify) Other: (Specify)	\$0 \$0	\$0 \$0																		
TCAC App/Allocation/Monitoring Fees	\$43,598,028 \$916,008	\$0	\$0	\$0 \$	\$0 \$0	\$1,304,806 \$	\$4,408,222 \$1,648,784 \$39,540	\$0 \$0	\$0 \$0 \$0 \$	\$0 \$0 \$0	\$0 \$0 \$3,69 \$357,040	597,954 \$0 \$	\$21,000 \$0 \$	\$0 \$0 \$4,865,595 \$435,	\$0 \$0 \$0 \$	0 \$0 \$0 \$11,202	\$0 \$0 \$1,847,91 \$83,552	4 \$0 \$0	\$0 \$0 \$0 \$8,067,272	2 \$6,534,175 \$0 \$0
Environmental Audit Local Development Impact Fees	\$25,000 \$9,454,387	\$(ψου,υ - 10					500,000	\$1,500,00	Ţ.133,			\$25,000 \$1,650,000		\$2,304,387	7
Permit Processing Fees Capital Fees	\$7,541,124 \$132,000	\$0				\$2,100,000					. ,	696,442	\$1,500,00	, , , , , , , , , , , , , , , , , , , ,			\$1,830,000			2 \$2,279,380
Marketing	\$1,305,974	\$(\$375,518 \$200.000					102 000		0074.000			\$132,000 \$330,456 \$138,000		\$350,000	
Furnishings Market Study	\$1,484,750 \$44,000	\$0	0			\$15,000	\$200,000				\$	192,000 \$12,500		\$274,000 \$16,500			, 3,33		\$430,750	\$250,000
Accounting/Reimbursable Appraisal Costs	\$200,000 \$45,000	\$0)			\$15,000	\$70,000				\$	\$50,000 \$15,000		\$50,000			\$30,000 \$15,000			
Construction Management Prevailing Wage Monitoring	\$900,000 \$90,000	\$0 \$0	0								\$125,000 \$12	125,000	\$125,00	\$40,	,		\$200,000		\$200,000 \$50,000	
Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify) Other: (Specify)	\$1,415,000 \$3,175,328	\$(\$(\$100,000 \$200,000						320,000 \$58,390 \$285,000		\$920,000 \$781,938	\$1,000,000		\$75,000			
Other: (Specify) Other: (Specify)	\$247,500 \$37,500	\$0				\$240,000	\$30,000				\$7.500	,		\$7,500						
Other: (Specify)	\$37,500 \$0	\$0					φ50,000				ψ.,,σσσ									
	\$27,013,571 \$46,518,720	\$(\$(5 \$0	\$0 \$	\$0 \$0	\$2,670,000	\$0 \$715,058		\$0 \$0 \$0 \$	0 \$0 \$0 \$0	7	969,332 \$285,000	\$0 \$0 \$1,925,00 \$5,737,500 \$1,250,00		.876 \$1,000,000 \$0 \$	0 \$0 \$0	\$0 \$0 \$2,679,008 \$	60 \$0 \$0		9 \$2,779,380 \$0 \$0 8 \$1,103,330
Developer Overhead/Profit Consultant/Processing Agent	\$46,518,720 \$175,000	\$0 \$0	0			\$2,200,000		\$4,500,000	\$677,509 \$75,000	9 \$419,171	\$1,111,986 \$4,93	930,771 \$949,542	\$5,737,500 \$1,250,00	00 \$22,038 \$4,055,098 \$4,127,	,351 \$7,287,48	7 \$4,508	125	\$39,489	\$100,000	3 \$1,103,320
Project Administration Broker Fees Paid to a Related Party	\$300,000 \$0	\$0	0						\$100,000										\$200,000	
Construction Oversight by Developer Other: (Specify)	\$0 \$0	\$0 \$0																		
al Improvement Project(s) (CIP)	\$46,993,720	\$0	\$0	\$0 \$	\$0 \$0	\$2,200,000	\$0 \$0	\$0 \$4,500,000	\$0 \$0 \$0 \$852,50	9 \$0 \$419,171 \$0	\$1,111,986 \$0 \$4,93	930,771 \$949,542	\$0 \$5,737,500 \$1,250,00	00 \$22,038 \$4,055,098 \$4,127,	351 \$0 \$0 \$7,287,48	7 \$0 \$0 \$4,508	\$0 \$0 \$	0 \$39,489 \$0	\$0 \$0 \$0 \$3,899,033	\$1,103,320 \$0 \$0

Dev Budget SU

Annual Income And Expenses

(Anchor HD#1)

EMPLOYEE INFORMATION

No.	FTE	Employee Job Title	Wages	Free Rent	Comments
2	2.00	On-Site Manager(s)	\$88,000	\$0	
2	2.00	On-Site Assistant Manager(s)	\$65,000	\$0	
2	2.00	Supportive Services Staff Supervisor(s)	\$100,000		
		Supportive Services Coordinator, On-Site	\$0		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
2	1.50	On-Site Maintenance Employee(s)	\$80,000	\$0	
2	2.00	On-Site Leasing Agent/Administrative Employee(s)	\$69,000	\$0	
		On-Site Security Employee(s)	\$0	\$0	Third-party security service
		Other (Specify)	\$0	\$0	
		Other (Specify)	\$0	\$0	
Acc	t. No.	Total Salaries and Value of Free Rent Units	\$402,000	\$0	
67	'11	Payroll Taxes	\$75,000		
67	'22	Workers Compensation	\$70,000		
67	'23	Employee Benefits	\$80,000		
	E	Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$225,000		
		Total Employee(s) Expenses	\$627,000		

EMPLOYEE UNITS

Income Limit	Job Title(s) of Employee(s) Living On-Site	Bedrooms	SF	Comments
None	On-Site Manager(s)	1	627	On-site manager has free rent
	Total Squ	uare Footage	627	

ANNUAL OPERATING BUDGET

Acct. No.	Revenue - Income	Residential	Commercial	Comments
	Rent Revenue - Gross Potential		\$2,169,600	
5120/5140	Restricted Unit Rents	\$3,465,792		
	Unrestricted Unit Rents	\$10,964,400		
	Tenant Assistance Payments	•		
		\$0		
5121		\$0]	
	Operating Subsidies	\$0]	
	Other: (Specify)	\$0	\$0	
5910	Laundry and Vending Revenue	\$122,304		
5170	Garage and Parking Spaces	\$741,600	\$0	
5990	Miscellaneous Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$15,294,096	\$2,169,600	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
5220/5240	Vacancy Rate: Other: (Specify)	5.0%]	
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
	Vacancy Loss(es)	\$764,705	\$1,084,800	
	Effective Gross Income (EGI)	\$14,529,391	\$1,084,800	

Acct. No.	Administrative Operating Expenses	Residential	Commercial	Comments
6203	Conventions and Meetings	\$0	\$0	
6210	Advertising and Marketing	\$157,000	\$50,000	
6250	Other Renting Expenses	\$0	\$0	
6310	Office/Administrative Salaries from above	\$69,000	\$0	
6311	Office Expenses	\$41,000	\$0	
6312	Office or Model Apartment Rent	\$0	\$0	
6320	Management Fee	\$271,566	\$40,579	
6330	Site/Resident Manager(s) Salaries from above	\$153,000	\$0	
6331	Administrative Free Rent Unit from above	\$0	\$0	
6340	Legal Expense Project	\$17,400	\$2,600	
6350	Audit Expense	\$13,050	\$1,950	
6351	Bookkeeping Fees/Accounting Services	\$13,050	\$1,950	
6390	Miscellaneous Administrative Expenses	\$11,632	\$1,738	
6263T	Total Administrative Expenses	\$746,698	\$98,817	

		Utilities Expenses	Residential	Commercial	Comments
	6450	Electricity	\$30,537	\$4,563	
CC	SF CQIA ⁶⁴ 5pblication F	haldeater2023-04-13 FINAL	\$3193,53875	\$4,563	Operating Budget
	6452	Gas	\$30,537	\$4,563	

6453	0	000 507	Φ4. 5 00	
	Sewer Other Utilities: (Specify)	\$30,537	\$4,563	
6400T	Other Utilities: (Specify) Total Utilities Expenses	\$0 \$122,148	\$0 \$18,252	
04001	Total Othities Expenses	φ122,140	\$10,232	
	Operating and Maintenance Expenses	Residential	Commercial	Comments
6510	Operating and Maintenance Expenses Payroll from above	\$80,000	\$0	Collinents
6515	Supplies	\$26,970	\$4,030	
6520	Contracts	\$18,600	\$9,300	
6521			\$9,300	
6525	Operating & Maintenance Free Rent Unit from above	\$0		
6530	Garbage and Trash Removal	\$130,500	\$19,500 \$15,600	
6531	Security Contract	\$104,400		
	Security Free Rent Unit from above	\$0	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$21,750	\$3,250	
6548	Snow Removal	\$0	\$0	
6570	Vehicle & Maintenance Equipment Operation/Reports	\$5,000	\$0	
6590	Miscellaneous Operating and Maintenance Expenses	\$31,320	\$4,680	
6500T	Total Operating and Maintenance Expenses	\$418,540	\$56,360	
	Taxes and Insurance	Residential	Commercial	Comments
6710	Real Estate Taxes	\$2,617,425	\$391,109	
6711	Payroll Taxes (Project's Share) from above	\$75,000	\$0	
6720	Property and Liability Insurance (Hazard)	\$71,253	\$10,647	
6729	Other Insurance (e.g. Earthquake)	\$0	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation from above	\$70,000	\$0	
6723	Health Insurance/Other Employee Benefitsfrom above	\$80,000	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$0	\$0	
6700T	Total Taxes and Insurance	\$2,913,678	\$401,756	
			•	
	Supportive Services Costs	Residential	Commercial	Comments
6990	Staff Supervisor(s) Salaries - from above	\$100,000	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$0	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (Specify)	\$0	\$0	
6990	Other Supportive Services Costs: (Specify)	\$0	\$0	
6900T	Total Supportive Services Costs	\$100,000	\$0	
	Total Operating Expenses	\$4,301,064	\$575,185	
	rotal operating Expenses	Ψ1,001,001	ψονο, του	
	Funded Reserves	Residential	Commercial	Comments
7210	Required Replacement Reserve Deposits	\$35,100	\$0	Comments
7220	Other Reserves: (Specify)	\$0	\$0	
1 / / \	Other reserves. (Specify)	ΨΟ	ΨΟ	
	Other Reserves: (Specify)	ΦΩ	በ2	
7230	Other Reserves: (Specify)	\$0 \$0	\$0 \$0	
	Other Reserves: (Specify)	\$0	\$0	
7230				
7230	Other Reserves: (Specify) Total Reserves	\$0 \$35,100	\$0 \$0	Comments
7230	Other Reserves: (Specify) Total Reserves Ground Lease	\$0 \$35,100 Residential	\$0 \$0 Commercial	Comments
7230	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease	\$0 \$35,100 Residential \$0	\$0 \$0 Commercial	Comments
7230	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease	\$0 \$35,100 Residential \$0 \$0	\$0 \$0 Commercial \$0 \$0	Comments
7230	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease	\$0 \$35,100 Residential \$0	\$0 \$0 Commercial	Comments
7230	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income	\$0 \$35,100 Residential \$0 \$0 \$10,193,228	\$0 \$0 Commercial \$0 \$0 \$509,615	
7230 7240	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential	\$0 \$0 Commercial \$0 \$0 \$509,615	Comments
7230 7240 6820	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0	
7230 7240 6820 6830	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177	\$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0	
7230 7240 6820 6830 6830	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify)	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0	
7230 7240 6820 6830 6830 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify)	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify)	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify)	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify)	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,292,033	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,292,033	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,292,033	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses Cash Flow	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,901,194	\$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7230 7240 7240 6820 6830 6830 6890 6890 6890 6890 6890 6800T	Ground Lease Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,901,194	\$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7230 7240 6820 6830 6830 6890 6890 6890 6890 6890	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,20,033 \$2,901,194	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 Without any Adjusti	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,292,033 \$2,901,194 \$0 Per Year \$5,451	\$0 \$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 Without any Adjusti	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees enses Per Unit ments Rent-Free Units Included	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,292,033 \$2,901,194 \$0 Per Year \$5,451 \$5,451	\$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$Per Month \$454 \$454	Comments
7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 Without any Adjusting Without any Adjusting Without RE Taxes	Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income Financial Expenses 1st Mortgage Debt Service: Market Rate Perm Loan 2nd Mortgage Debt Service: Affordable Perm Loan 3rd Mortgage Debt Service (Specify) Other HCD .42% (Specify) Bond Issuer Fee Miscellaneous Financial Expenses (Specify) Miscellaneous Financial Expenses (Specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,292,033 \$2,901,194 \$0 Per Year \$5,451	\$0 \$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments

Project Name: India Basin Project's Proposed Tax Credits: County: San Francisco

Origination HCD Phase:

Unit Size	2023 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$370,183,123
SRO/Studio	udio \$689,665		\$31,034,925	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$555,274,684
1 Bedroom	\$795,177	86	\$68,385,222	Adjusted Threshold Basis Limit multiplied by 160%:	\$888,439,494
2 Bedrooms	\$959,200	185 \$177,452,000		LICE HIGH COST TEST DESUIT FOR In dia Paris	00/
3 Bedrooms	\$1,227,776	76	\$93,310,976	HCD HIGH COST TEST RESULT FOR: India Basin	0%
4+ Bedrooms	4+ Bedrooms \$1,367,819		\$0	Total Eligible Basis	\$0

ADJI	JSTMENTS Cal Code of Reg §10327(c)(5)(A-F)					Yes/No	
(4)	Adjustment for Projects paid in whole or part out of prevailing wages or financed in part by a labor-affili least state or federal prevailing wages (20%).			•		Yes	\$74,036,625
(A)	For Projects certifies that (1) they are subject to a Form or (2) they will use a skilled and trained workforce an apprenticeable occupation in the building and contains the subject to a Form of t		No	\$0			
(B)	For New construction Projects required to provide an on-site parking structure of two or more levels (construction of	Yes	\$37,018,312			
(C)	For Projects where a day care center is part of the		No	\$0			
(D)	For Projects where 100 percent of the units are for		No	\$0			
(E)	Project applying under §10325 or §10326 of the TO	CAC regulations that ir	ncludes one or more of the featu	res below (up to	10%).	No	\$0
	Project requires seismic upgrading of existing struc	tures, and/or requires	toxic or other environmental mi	tigation as certifi	ed by the Project	No	\$0
(F)	architect/ engineer (lesser of costs or 15% basis ac	djustment).					
	If Yes, select type of work:		Enter Certified Co	ests of Work:			
(G)	Local development impact fees required to be paid		entities. Certification from local e	entities assessing	g fees also	No	
(0)	required. WAIVED IMPACT FEES ARE INELIGIB	LE.					
(H)	Projects where at least 95% of the Project's upper	floor units are service	d by an elevator (10%).			Yes	\$37,018,312
(I)	Projects wherein at least 95% of the building(s) is of Type III 10% increase below is not allowed (15%).	constructed as Type I	as defined in the California Build	ling Code, in whi	ich case, the	No	\$0
(J)	Projects wherein at least 95% of the building(s) is of the lill/Type I combination, in which case, the Type I 15			a Building Code,	, or (2) a Type	Yes	\$37,018,312
	Projects within a county with an unadjusted 9% thre	eshold basis limit for a	2-bedroom unit equal or less th	ıan \$400,000 and	d within a census	No	\$0
	tract designated on the TCAC/HCD Opportunity Ma	ap as Highest or High	Resource (10%).				
(K)	County Eligibility: No TCAC/HCD Opportunity Area Map Tract ID #:	6075023103	Opportunity Map Resource Level:	High Segrega	ation & Poverty		

End of Document

Cash Flow Analysis		
Is Income from Restricted Units based on Restricted or Proposed Rents?	Proposed Rents 0	

Cash Flow Analysis																					
Is Income from Restricted Units based					Proposed Rent																
INCOME FROM RENTAL 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
Restricted Unit Rents	2.5%	3,465,792	3,552,437	3,641,248	3,732,279	3,825,586	3,921,226	4,019,256	4,119,738	4,222,731	4,328,299	4,436,507	4,547,419	4,661,105	4,777,633	4,897,073	5,019,500	5,144,988	5,273,612	5,405,453	5,540,589
Unrestricted Units	2.5%	10,964,400	11,238,510	11,519,473	11,807,460	12,102,646	12,405,212	12,715,343	13,033,226	13,359,057	13,693,033	14,035,359	14,386,243	14,745,899	15,114,547	15,492,410	15,879,720	16,276,713	16,683,631	17,100,722	17,528,240
Tenant Assistance Payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2.5%	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
Other: (Specify)	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS POTENTIAL INCOME - HO	DUSING	14,430,192	14,790,947	15,160,720	15,539,738	15,928,232	16,326,438	16,734,599	17,152,964	17,581,788	18,021,332	18,471,866	18,933,662	19,407,004	19,892,179	20,389,484	20,899,221	21,421,701	21,957,244	22,506,175	23,068,829
OTHER INCOME		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
Laundry & Vending	2.5%	122,304	125,362	128,496	131,708	135,001	138,376	141,835	145,381	149,016	152,741	156,559	160,473	164,485	168,597	172,812	177,133	181,561	186,100	190,752	195,521
Other Income	2.5%	741,600	760,140	779,144	798,622	818,588	839,052	860,029	881,529	903,568	926,157	949,311	973,043	997,370	1,022,304	1,047,861	1,074,058	1,100,909	1,128,432	1,156,643	1,185,559
Commercial Income	2.5%	2,169,600	2,223,840	2,279,436	2,336,422	2,394,832	2,454,703	2,516,071	2,578,973	2,643,447	2,709,533	2,777,271	2,846,703	2,917,871	2,990,818	3,065,588	3,142,228	3,220,783	3,301,303	3,383,836	3,468,431
GROSS POTENTIAL INCOME - OT	HER	3,033,504	3,109,342	3,187,075	3,266,752	3,348,421	3,432,131	3,517,935	3,605,883	3,696,030	3,788,431	3,883,142	3,980,220	4,079,726	4,181,719	4,286,262	4,393,418	4,503,254	4,615,835	4,731,231	4,849,512
GROSS POTENTIAL INCOME	E - TOTAL	17,463,696	17,900,288	18,347,796	18,806,491	19,276,653	19,758,569	20,252,533	20,758,847	21,277,818	21,809,763	22,355,007	22,913,883	23,486,730	24,073,898	24,675,745	25,292,639	25,924,955	26,573,079	27,237,406	27,918,341
VACANCY ASSUMPTIONS		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
Restricted Units	5.0%	173,290	177,622	182,062	186,614	191,279	196,061	200,963	205,987	211,137	216,415	221,825	227,371	233,055	238,882	244,854	250,975	257,249	263,681	270,273	277,029
Unrestricted Units	5.0%	548,220	561,926	575,974	590,373	605,132	620,261	635,767	651,661	667,953	684,652	701,768	719,312	737,295	755,727	774,621	793,986	813,836	834,182	855,036	876,412
Tenant Assistance Payments	5.0%	0 7 0,220	001,320 N	010,91 4 0	590,373 N	000, 132 N	020,20 I N	000,707 A	001,001 N	001, 3 00	00 1 ,00∠ ∩	701,700 O	7 10,01∠ ∩	737,295 0	1 00,1 Z I	, , , , υ∠ ι ∩	r 90,900 N	0 10,000 N	00 4 , 102	000,000 N	070,412
Other: (Specify)	5.0%	0	0	0	0	0	0	0	0	0	0	0	υ Λ	0	υ Λ	0	0	0	0	0	0
Laundry/Vending/Other Income	5.0%	U 42.40F	0 44,275	0 45,382	U 16 E17	U 47 670	/IO 074	U E0 000	U E4 040	U E0 600	U E2 045	· ·	U 56 676	·	U 50 <i>645</i>	U 64 024	O 500	U 64 404	U 65 707	U 67 270	O 054
Commercial Income	50.0%	43,195	ŕ	,	46,517	47,679	48,871	50,093	51,346	52,629	53,945	55,294	56,676	58,093	59,545	61,034	62,560	64,124	65,727	67,370	69,054
		1,084,800	1,111,920	1,139,718	1,168,211	1,197,416 2,041,507	1,227,352	1,258,035	1,289,486	1,321,723	1,354,767	1,388,636	1,423,352	1,458,935	1,495,409	1,532,794	1,571,114	1,610,392	1,650,651	1,691,918	1,734,216
TOTAL VACANCY EFFECTIVE GROSS IN		1,849,505 15,614,191	1,895,742 16,004,546	1,943,136 16,404,660	1,991,714 16,814,776	2,041,507 17,235,146	2,092,545 17,666,024	2,144,859 18,107,675	2,198,480 18,560,367	2,253,442 19,024,376	2,309,778 19,499,985	2,367,523 19,987,485	2,426,711 20,487,172	2,487,378 20,999,351	2,549,563 21,524,335	2,613,302 22,062,443	2,678,634 22,614,004	2,745,600 23,179,355	2,814,240 23,758,838	2,884,596 24,352,809	2,956,711 24,961,630
EFFECTIVE GROSS II	NOOIVIE	10,014,191	10,004,040	10,404,000	10,014,770	11,233,140	17,000,024	10, 101,015	10,000,307	13,024,370	13,433,300	19,901,400	20,401,112	८७,७७४, ১ २ ।	Z 1,0Z4,000	ZZ,UUZ,443	کد,U 14,UU4	۷., ۱ <i>۱</i> کاری	∠∪,1∪0,00ŏ	۷۴,۵۵۷,009	Z4,301,03U
OPERATING EXP & RESERVES		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
		real I	real 2	real 3	real 4	real 5	real 0	real r	real o	real 9	real 10	real II	real 12	real 13	real 14	real 15	real 10	real I/	real to	Teal 19	real 20
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	1,583,639	1,639,066	1,696,434	1,755,809	1,817,262	1,880,866	1,946,697	2,014,831	2,085,350	2,158,337	2,233,879	2,312,065	2,392,987	2,476,742	2,563,428	2,653,148	2,746,008	2,842,118	2,941,592	3,044,548
·	2.00/	2 647 425	2 660 772	2 722 160	2 777 622	0.000.105	2 880 848	2.047.645	3 006 F09	2.066.720	2 120 065	2 100 626	2 254 429	2 240 527	2 205 040	2 452 626	2 522 700	2 502 162	2 665 026	2 720 227	2 042 002
Real Estate Taxes	2.0%	2,617,425	2,669,773	2,723,169	2,777,632	2,833,185	2,889,848	2,947,645	3,006,598	3,066,730	3,128,065	3,190,626	3,254,438	3,319,527	3,385,918	3,453,636	3,522,709	3,593,163	3,665,026	3,738,327	3,813,093
Supportive Services Costs	2.5%	100,000	102,500	105,063	107,689	110,381	113,141	115,969	118,869	121,840	124,886	128,008	131,209	134,489	137,851	141,297	144,830	148,451	152,162	155,966	159,865
Replacement Reserve	0.0%	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100	35,100
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Expenses	3.5%	575,185	595,317	616,153	637,718	660,038	683,140	707,050	731,796	757,409	783,919	811,356	839,753	869,145	899,565	931,049	963,636	997,363	1,032,271	1,068,401	1,105,795
TOTAL EXPENSES & RES	SERVES	4,911,349	5,041,756	5,175,918	5,313,948	5,455,967	5,602,095	5,752,461	5,907,194	6,066,430	6,230,307	6,398,969	6,572,565	6,751,248	6,935,175	7,124,511	7,319,423	7,520,085	7,726,678	7,939,386	8,158,401
NET OPERATING	INCOME	10,702,842	10,962,790	11,228,742	11,500,828	11,779,179	12,063,929	12,355,214	12,653,172	12,957,946	13,269,678	13,588,515	13,914,607	14,248,103	14,589,160	14,937,933	15,294,582	15,659,270	16,032,161	16,413,424	16,803,228
DEBT SERVICE		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
TSt Wortgage Debt Service, Wark	m Loan	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856
Bridge Loan (repaid from Investor	equity)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
zna могдаде Dept Service: Affordable	e Perm Loan	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177
3rd Mortgage Debt Service (S		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (S	Specify)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (S		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (S		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Issu		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (S		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (S	1 7/	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REQUIRED DEBT S		7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033
10 MEREQUIRED DEDIC	v IOL	.,,,	.,_02,000	. ,===,000	. ,===,000	. ,_02,000	. ,_02,000	. ,_02,000	. ,202,000	. ,_0_,000	. ,===,000	. ,,	. ,_3_,000	. ,,	. ,_3_,000	. ,,	. ,,	. ,202,000	. ,===,000	. ,,	. ,202,000
		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
CASH FLOW after all debt	service	3,410,809	3,670,757	3,936,709	4,208,795	4,487,146	4,771,896	5,063,181	5,361,139	5,665,913	5,977,645	6,296,482	6,622,573	6,956,070	7,297,126	7,645,900	8,002,549	8,367,236	8,740,128	9,121,391	9,511,195
L		U,U,UU	0,010,101		¬,∠∪∪,1 ಶರ	7,701,140	7,111,030	5,005,101	J,JU I, IJB	J,00J,813	0,311,040	0,230,402	0,022,013	0,900,070	1,231,120	7,040,800	0,002,048	0,001,200	U,1 +U,120	J, 14 1,08 l	ا ا ت ا ت ا ت ت
DEDT SERVICE COVERAGE	DATIO	1.47	1.50	1.54	1.58	1.62	1.65	1.69	1.74	1.78	1.82	1.86	1.91	1.95	2.00	2.05	2.10	2.15	2.20	2.25	2.30
DEBT SERVICE COVERAGE	KATIU	1.47	1.00	1.04	1.08	1.02	1.00	1.09	1.74	1./0	1.02	1.00	1.91	1.90	2.00	2.00	2.10	2.10	2.20	2.20	2.30
CASHFLOW AFTER DEBT SERVIC	`E	Voor 1	Voor 2	Voor 2	Voor 4	Voor E	Voor 6	Voor 7	Voor 0	Voor	Voor 10	Voor 11	Voor 10	Voor 12	Voor 11	Voor 1E	Voor 16	Voor 17	Voor 10	Voor 10	Voor 00
		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
Asset Mgmt./Simila		· ·	0	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Deferred Developer Fee prior to Distrib Residual Receipt Payments	butions &	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
' '	_																				
Cash Available for Residual Receipts		3,410,809	3,670,757	3,936,709	4,208,795	4,487,146	4,771,896	5,063,181	5,361,139	5,665,913	5,977,645	6,296,482	6,622,573	6,956,070	7,297,126	7,645,900	8,002,549	8,367,236	8,740,128	9,121,391	9,511,195
and Sponsor Distri						, ,					, ,										
Sponsor Distributions	50%	1,705,405	1,835,378	1,968,354	2,104,397	2,243,573	2,385,948	2,531,590	2,680,570	2,832,956	2,988,823	3,148,241	3,311,287	3,478,035	3,648,563	3,822,950	4,001,274	4,183,618	4,370,064	4,560,695	4,755,598
HCD Residual Payment	50%	1,705,405	1,835,378	1,968,354	2,104,397	2,243,573	2,385,948	2,531,590	2,680,570	2,832,956	2,988,823	3,148,241	3,311,287	3,478,035	3,648,563	3,822,950	4,001,274	4,183,618	4,370,064	4,560,695	4,755,598
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	•	_	_	•	•	_											•		
Max Asset Mgmt/Similar Fees	3.5%	U	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Asset Mgmt/Similar Fees Cumulative Paid Deferred De		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 Deferred Developer Fee Budgeted for Payment Prior to Distributions and Residual Receipt Payments

CCSF CQIA - Application Phase II - 2023-04-13 FINAL

Cash Flow

IIGC §200	General Threshold Eligibility

To be eligible for an Award, Capital Improvement Projects must meet the following threshold requirements:

(a) The proposal is submitted by an eligible Applicant pursuant to §201;

§201. Eligible Applicant

- Eligible Applicant means a city, county, city and county, or public housing authority that has jurisdiction over a Catalytic Qualifying Infill Area. A metropolitan planning organization may participate as a co-Applicant.
- (b) For the purpose of this Section 201, "public housing authority" shall be interpreted to include a Tribally Designated Housing Entity.
- (c) Only Applicants invited to submit a Phase II application are eligible to apply.
- Applicant(s) acknowledge the above requirements for Applicant eligibility?

Yes

Yes

Yes

Yes

Yes

Yes

acres

Uploaded to HCD?

Applicant Comments:

(b) The Phase II Application includes a Catalytic Qualifying Infill Area that meets the requirements of §202;

§202. Eligible Catalytic Qualifying Infill Area

- A Catalytic Qualifying Infill Area is an area or areas which constitute a large catalytic investment in land that will accommodate a mix of uses, including affordable (a) or mixed-income housing and may include a contiguous area or multiple noncontiguous parcels located within an Urbanized Area that meets the following requirements:
 - For Large Jurisdictions as identified in Appendix A, a contiguous area or combination of identified noncontiguous parcels which have been previously (1) developed, or where at least 75 percent of the perimeter of the area or each parcel, if noncontiguous, adjoins parcels that are developed or have been previously developed with Urban Uses.

Applicant certifies that the proposed project in the Large Jurisdiction is a contiguous area or combination of identified noncontiguous parcels which have been previously developed, or where at least 75 percent of the perimeter of the area or each parcel, if noncontiguous, adjoins parcels that are developed or

have been previously developed with Urban Uses? Proposed project in the Large a combination of identified noncontiguous parcels have been previously developed. Jurisdiction is

All Phase II Applications (in reference to both 75 percent and 50 percent perimeters) shall include dimensioned maps (with all measurements necessary to

(1) Perimeters bordering navigable bodies of water and improved Parks shall not be included in the perimeter calculation.

establish the perimeters) and a complete description of the Catalytic Qualifying Infill Area boundaries and adjacent land uses.

		Applicant(s) certifies not to include perimeters bordering navigable bodies of water and improved Parks in the perimeter calculation?							
File	Name:	19. Site Plan(s)	Provide dimensioned maps (with all measurements necessary to establish the perimeters) and a complete description of the Catalytic Qualifying Infill Area boundaries and adjacent land uses certified by a California State-licensed professional such as an engineer, surveyor, or landscape architect. The project must be located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 (50 for Small Jurisdictions) percent of the perimeter of the site adjoins parcels that are developed with Urban Uses.	Uploaded to HCD Portal?	Yes				

No parcel within or adjoining the area is classified as agricultural or natural and working lands according to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool.

	. , , , , , , , , , , , , , , , , , , ,	ects will not result in the loss or conversion of agricultural or other working lands, or natural resolvation's Farmland Mapping and Monitoring Program (FMMP) website?	urce lands for other uses	Ye
File Name:	20. HD No Ag	Demonstrate the project(s) site(s) are not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes

(c) In addition, a Catalytic Qualifying Infill Area shall meet all the following conditions:

The Catalytic Qualifying Infill Area shall be located in a city, county, or city and county in which the general plan of the city, county, or city and county has an adopted housing element that has been found by the Department, pursuant to Section 65585 of the GC, at time of Application to be in compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the GC. For the purpose of this section alone,

(1) jurisdictions that are undergoing Department review of their housing element at the time of Award, and jurisdictions that are receiving Department technical assistance to bring their housing element into compliance at the time of Award, shall both be deemed to be in a presumptive state of substantial compliance by the Department. All Awards premised on presumptive substantial compliance shall include conditions in their respective Standard Agreements requiring that prior to funds disbursement, the subject jurisdiction must have received a final housing element certification letter from the Department.

Is the CQIA located in a city, county, or city and county in which the general plan of the city, county, or city and county has an adopted housing element that has been found by the Department, pursuant to Section 65585 of the GC, at time of Application to be in compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the GC?

A jurisdiction's current housing element compliance status is obtainable thru HCD's website.

Please provide date of HCD compliance determination 2/1/2023 File Name: 21. HE Determination letter Provide HCD's determination letter. Uploaded to HCD?

- - (2) Be located in an area currently designated or planned for mixed-use or residential development pursuant to one of the following: (A) A general plan adopted pursuant to Section 65300 of the Government.
 - (B) A sustainable communities strategy adopted pursuant to Section 65080 of the GC. (C) A specific plan adopted pursuant to Section 65450 of the Government Code.
 - (D) A Workforce Housing Opportunity Zone established pursuant to Section 65620 of the GC. (E) A Housing Sustainability District established pursuant to Section 66201 of the GC.
- use or residential development pursuant to one of the above.

(3) Applicants shall provide a demonstration of the Catalytic Qualifying Infill Area location's consistency with an adopted sustainable communities strategy or alternative planning strategy pursuant to Section 65080 of the GC.

					_
File Name:	23. Sustainable communities strategy	Submit relevant pages to demonstrate the Catalytic Qualifying Infill Area location's consistency with an adopted sustainable communities strategy or alternative planning strategy pursuant to Section 65080 of the GC.	Uploaded to HCD?	Yes	

Submit relevant pages to demonstrate the CQIA currently designated or planned for mixed-

Applicant Comments:

File Name:

- (c) The Phase II Application proposes an eligible Capital Improvement Project pursuant to §203;
- (d) All proposed uses of Program funds are eligible pursuant to §203;

22. Mixed-use or residential dev

§203. Eligible Capital Improvement Project(s)

- (a) Applicant(s) acknowledges that Capital Improvement Project(s) adheres to the definition provided in §102.
- Applicant(s) certifies that Capital Improvement Project sites are free from severe adverse environmental conditions, such as the presence of toxic waste, that is Yes economically infeasible to remove or cannot be mitigated. N/A If environmental mitigation is required, are costs sufficient, pursuant to the environmental reports and included in the Project's Development Budget?

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File Name:	24. CIP Env. Report 1	Phase I (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	Yes
File Name:	25. CIP Env. Report 2	Phase II (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	Yes
File Name:	26. Other Env. Report	Other Environmental Report.	Uploaded to HCD Portal?	N/A
Applicant Note	es:			

providing a copy of the remaining Phase I and Phase II reports. Given the timeframe between NOFA and application deadline, the Project Sponsor's consultants were unable to complete these reports. In lieu, the team is also attaching Phase I and Phase II reports of adjacent developments completed by the Project Sponsors as a strong indication that the target CIP and HD project areas are free from severe adverse environmental conditions. Applicant(s) certifies that the Capital Improvement Projects must comply with site control requirements as set forth at UMR §8303 and §8316 with, and the

Attached is the Phase II for the entire India Basin project (CIP #1) and the draft Phase I for Potrero Phase 3 (CIP #3). If awarded, Applicant and Project Sponsors commit to

- The Applicant(s) shall demonstrate site control for the purposes of completing the proposed Capital Improvement Project at the time of the Phase II Application and throughout the term of the Award.
- (2) The following shall apply to offsite work proposed for Capital Improvement Projects and shall be evidenced prior to the disbursement of Program funds:
 - The Recipient/Developer shall have a right of way or easement, which is either perpetual, or of sufficient duration to meet Program requirements, and (A) which allows the Recipient and/or Developer to access, improve, occupy, use, maintain, repair, and alter the property underlying the right of way or
 - The Recipient/Developer shall have an executed encroachment permit for construction of improvements or facilities within the public right of way or on public land.

Site Control UMR §8303 and §8316

At time of application, does the Applicant(s), have and will retain CIP site control through the term of the award? Yes Type of site control: Date **Extensions Available** Purchase Price CIP Land Area Expires CIP #1 Fee Title 12/30/2013 N/A \$15,500,000 15.11 n/a acres Disposition and Development Agreement 3/3/2017 3/31/2042 Yes \$0 8.41 acres 3/3/2017 3/31/2042 Yes \$0 8.86 Disposition and Development Agreement

					acres
					acres
	,	,	Total CIPs	32.38	acres

	Current owner	Current owner street address	City	State	Zip code
CIP #1	India Basin Investment, LLC	315 Linden Street	San Francisco	CA	94102
CIP #2	San Francisco Housing Authority	1815 Egbert Avenue	San Francisco	CA	94124
CIP #3	San Francisco Housing Authority	1815 Egbert Avenue	San Francisco	CA	94124

Below, provide details for unusual site control special circumstances, and for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, air rights parceling, phased projects, or other complex land transactions, including unique value calculations and explanations as applicable:

Planned	and completed property transfer(s).	Ground Lea	se planned?	Yes
	Lessor	Term	Annual Pag	yment
CIP #1	N/A	N/A	N/A	
CIP #2	San Francisco Housing Authority	5 years	\$1	
CIP #3	San Francisco Housing Authority	5 years	\$1	

The Project Sponsor/Developer of CIP #1 comprising HD #1 owns the site out-right. CIP #2 (Sunnydale Infrastructure Phase 3) will be developed by an affiliate of HD #2 (Sunnydale Block 7) and HD #3 (Sunnydale Block 9) under a to-be-executed infrastructure ground lease for the duration of the construction period through city acceptance. The CIP #2 developer currently has site control through an executed Master Development Agreement and Development Agreement. Similarly, CIP #3 (Potrero Infrastructure Phase 3) will be developed by an affiliate of HD #4 (Block R) and HD #5 (Block Q) under a to-be-executed infrastructure ground lease for the duration of the construction period through city acceptance. The CIP #3 developer currently has site control through an executed Master Development Agreement and Development Agreement.

	File Name:	27. CIP1 Site Control, CIP2 Site Control, etc.	Documentation of CIPs site control in accordance with UMR §8303.	Uploaded to HCD Portal?	Yes
File Name: 28. CIP1 Preliminary Title Report, CIP2 Preliminary Title Report, etc.			Provide a preliminary title report dated within 30 days of application due date. For projects developed in Indian Country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD Portal?	Yes
	File Name:	29. CIP1 Appraisal, CIP2 Appraisal, etc.	If land cost or value is included in the development budget, an appraisal report prepared by an independent third-party appraisal prepared by a Member Appraisal Institute-qualified appraiser.	Uploaded to HCD Portal?	Yes

(3) Applicant(s) acknowledge that for Capital Improvement Projects developed in Indian Country, the following exceptions apply:

N/A

- Where site control is a ground lease, the lease agreement between the Tribal Entity and the Capital Improvement Project owner is for a period not less (A) than 50 years; and
- (B) An attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.

(d) Applicant(s) certifies that at the time of the Phase II Application due date, construction of the Capital Improvement Project(s) has not commenced.

Yes

Yes

- (e) Applicant(s) acknowledges all the following applies to the Eligible Use of Funds: (1) Funds shall be used only for approved eligible costs that are incurred on the Capital Improvement Projects as set forth in this section.
 - Capital Improvement Project costs must be reasonable and necessary compared to similar infrastructure projects of modest design in the general area of the (2) Capital Improvement Projects.
- The eligible Applicant must demonstrate that no other source of compatible funding is reasonably available as evidenced in the Capital Improvement Projects (3) development budget.
- (4) Funds shall only be used for physical improvements of a Capital Asset.

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

- Funds shall only be used for eligible costs, including the construction, Rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvements of the following:
- (A) The creation, development, or rehabilitation of Parks or Open Space.
- (B) Water, sewer, internet, or and other utility service improvements, including relocation of such improvements. (C) Streets, roads, or bridges.
- (D) Transit linkages or facilities, including, but not limited to, related access plazas or pathways, and bus or transit shelters. (E) Facilities that support pedestrian or bicycle transit, including bike lanes, crosswalk improvements, and pedestrian scaled lighting.
- (F) Traffic mitigation, including roundabouts, turn lanes, or raised islands. Sidewalk or streetscape improvements, including, but not limited to, the reconstruction or resurfacing of sidewalks and streets or the installation of lighting, signage, or other related amenities.
- (H) Adaptive Reuse (as defined in Section 102).
- (I) Site preparation or demolition related to the Capital Improvement Project or planned Housing Development.
- (J) Structured Parking, including:

Applicant(s) certifies and acknowledges that Structured Parking spaces that are required replacement of Transit Station parking spaces (including replacement required by a transit agency), or public Structured Parking required as a condition of approval for the Housing Development(s) within onehalf mile of a Major Transit Stop or Transit Station, not to exceed \$50,000 per space.

Yes Yes

Residential Structured Parking and mechanical parking lifts. Applicant(s) certifies and acknowledges that the minimum residential per unit parking spaces in Structured Parking, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space.

and associated costs for regulatory oversight of environmental investigations does not exceed 50 percent of the Program grant amount.

Oversight of environmental investigations and cleanups by a regulatory agency is required for any Program funding regardless whether funding use is directed to that funding activity. Regulatory oversight ensures environmental investigations and cleanups comply with federal, state, and local regulations and provides a higher level of certainty that a property is safe for the use or proposed reuse for human and/or ecological receptors and is required if environmental remediation costs are being requested under this grant. Environmental regulators in California include the California Department of Toxic Substances Control (DTSC) Site Mitigation and Restoration Program, the California Regional Water Quality Control Boards (Regional Boards), and

Required environmental remediation (as directed by the regulatory agency directing the environmental remediation) and associated costs for regulatory (K) oversight necessary for the development of the Capital Improvement Projects or Catalytic Qualifying Infill Area, where the total cost of the remediation

several Local Agencies. A list of self-certified Local Agencies is available on website at http://dtsc.ca.gov/local-agency-resources/

- Site acquisition or control for the Capital Improvement Project including, but not limited to, easements and rights of way. Such costs must be deemed (L) reasonable and demonstrated by documentation that may include appraisals, purchase contracts, or any other documentation as determined by the
- Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses such as mitigation design or testing, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 20 percent of costs associated with the funding request for the
- Capital Improvement Project. (N) Other Capital Asset costs approved by the Department for the Capital Improvement Projects.
- Impact fees required by local ordinance are eligible for Program funding only if used for the identified Capital Improvement Projects. Funded impact fees may not exceed 5 percent of the Program Award.
- (P) Factory-Built Housing (as defined in §102).
- (6) Applicant(s) acknowledges that the following costs are not eligible for Program funding:

(A) Development fees or profit. (B) Costs of site acquisition for housing and mixed-use structural improvements.

- (C) Costs of new housing or mixed-use structure construction and Rehabilitation not including Adaptive Reuse and Factory-Built Housing costs described in 203.
- (D) Soft costs related to ineligible costs. (E) In-lieu fees for local inclusionary programs.
- (f) Applicant(s) certifies that the Capital Improvement Project complies with accessibility and fair housing requirements in §500?

Yes

Yes

Applicant Comments:		

(e) The Phase II Application proposes at least one eligible Housing Development(s) pursuant to §204;
\$204. Eligible Housing Development The Phase II Application must propose Housing Development Units sufficient to meet the minimum IIGC grant request amount set forth in §103, and demonstrate all the following: Large Jurisdiction = TRUE Rural Area = FALSE Small Jurisdiction = FALSE Project meets minimum grant request amount? TRUE
(a) Include a total of not less than 15 percent of Affordable Units, as follows: (b) For projects that contain both rental and ownership units, units of either or both product types may be included in the calculation of the affordability criteria
and maximum grant calculation. To the extent included in a Phase II Application, for the purpose of calculating the percentage of Affordable Units, the Department may consider the entire master development in which the development seeking grant funding is included.
Where applicable, an Applicant may include a replacement housing plan to ensure that dwelling units housing persons and families of Low or Moderate (3) Income are not removed from the Low and Moderate income housing market. Residential units to be replaced shall not be counted toward meeting the affordability threshold required for eligibility for funding under this section.
Do any of the Capital Improvements Projects in the CQIA include a replacement housing plan?

Does the housing plan(s) include dwelling units housing persons and families of Low or Moderate Income? Include a replacement housing plan to ensure that dwelling units housing persons Uploaded to HCD Portal? File Name: 30. Housing Plan and families of Low or Moderate Income are not removed from the Low and Yes Moderate income housing market.

309

Project(s) meet affordability criteria?

No

Yes

Total Units 789

Include Net Densities on the parcels to be developed that are equal to or greater than the densities described below (Note: Regional definitions (metropolitan county, nonmetropolitan county, suburban jurisdiction, etc.) are set forth in the Department's March 21, 2022,

<u>Default Density Standard Option – 2020 Census Update memorandum</u>

Affordable Rental Units

- For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre.
- (2) For an unincorporated area in a nonmetropolitan county not included in clause (1): sites allowing at least 10 units per acre.
- (3) For a suburban jurisdiction: sites allowing at least 20 units per acre.

Affordable Ownership Units

- (4) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.

Number of units to be replace for persons and families of Low or Moderate Income

(5) A Capital Improvement Project located in a Rural Area shall include average Net Densities on the parcels to be developed of at least 10 units per acre

Notwithstanding paragraph (b) above a city with a population greater than 100,000 in a standard metropolitan statistical area or a population of less than 2,000,000 may petition the Department for, and the Department may grant, an exception to the density requirements set forth in this subsection, if the city believes it is unable to meet the density requirements described herein. The city shall submit the petition with its Phase II Application and shall include the reasons why the city believes the exception is warranted. The city shall provide information supporting the need for the exception, including, but not limited to, any limitations that the city may encounter in meeting the density requirements specified in paragraph (b) above. Any exception shall become inoperative on January 1, 2026.

Will the Applicant(s) petition an exception to the density requirements set forth in this subsection?

Developed at average residential Net Densities on the parcels to be developed that are equal to or greater than the densities described below. Select from 30 (4) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre. dropdown list 101.6 Net Density: housing Units per acre Is Net Density equal to or greater than required? Yes 1,410,525 0 bedroom Net Density calculation 31.5 Total site area in square feet If Project contains commercial space, answer Cells X193-X194 below. Less qualified site deductions in square feet 1 bedroom Net Density calculation 147.6 Square ft. of largest residential unit 363,365 1,600 2 bedroom Net Density calculation 423.6 Public streets 305.6 Public sidewalks 248,153 # of bedrooms in largest unit 4 3 bedroom Net Density calculation 343,242 64.8 Public Open Space 4+ bedroom Net Density calculation Public drainage facilities 17,033 Commercial square feet 45,200 Commercial Net Density calculation 50.4 Net site area in acres (43,560 Adjusted Net Density as a percentage of 10.07 Net Density Adjustment Factor 1.48 338.73% square feet per acre) required density Provide a minimum density ordinance, recorded binding covenant or date stamped 32. Net Density Verification map, and letter certified by a California State-licensed professional such as an Uploaded to HDC? Yes File Name: engineer, surveyor or architect confirming the Net Density.

Applicant(s) certifies that all Housing Development sites are free from severe adverse environmental conditions, such as the presence of toxic waste, that is economically infeasible to remove or cannot be mitigated;

Oversight of environmental investigations and cleanups by a regulatory agency is required for any Program funding regardless of whether funding use is directed to that funding activity. Regulatory oversight ensures environmental investigations and cleanups comply with federal, state, and local regulations and provides a higher level of certainty that a property is safe for the use or proposed reuse for human and/or ecological receptors and is required if environmental remediation costs are being requested under this grant. Environmental regulators in California include the California Department of Toxic Substances Control (DTSC) Site Mitigation and Restoration Program, the California Regional Water Quality Control Boards (Regional Boards), and several Local Agencies. A list of self-certified

Local Agencies is available on website at http://dtsc.ca.gov/local-agency-resources/

<u>http:</u>	<u>//dtsc.ca.gov/local-agency-resources/</u>							
If en	vironmental mitigation is required, are costs	s sufficient, pursuant to the environmental reports and included in the Project's Develop	ment Budget?	Yes				
File Name:	33. HD Env. Report 1	Phase I (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	N/A				
File Name: 34. HD Env. Report 2 Phase II (prepared or updated no earlier than 12 months prior to the application due date). Uploaded to HCD Portal?								
File Name:	35. Other HD Env. Report	Other Environmental Report.	Uploaded to HCD Portal?	N/A				
Applicant Note	es:							
Each HD is v	wholly in a CIP project area. Please see the	CIP Environment Report and Applicant Notes above.						

- (d) Where Housing Development sites are proposed, those sites must comply with site control requirements set forth at UMR §8303 and §8316, and the following:
 - Applicant(s) shall ensure the Housing Development has site control prior to the commencement of housing construction. For a proposed Housing Development, evidence specifying the proposed site control details (i.e., a memorandum of understanding or a letter signed by an authorized representative specifying the proposed site use and site control entity) should be provided to the Department at the time of Phase II Application. Where site control already
 - (2) For Housing Developments developed in Indian Country, the following exceptions apply:

exists, documentation should be provided at the time of Phase II Application.

- (A) Where site control is a ground lease, the lease agreement between the Tribal Entity and the project owner is for a period not less than 50 years; and,
- (B) An attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.

Where site control is in the name of another entity, the Applicant shall provide documentation, in form and substance reasonably satisfactory to the Department (e.g., a purchase and sale agreement, an option, a leasehold interest/option, a disposition and development agreement, an exclusive right to negotiate with a public agency for the acquisition of the site), which clearly demonstrates that the Applicant/Developer has some form of right to acquire or lease the project property (e.g., the entity's organizational documents, a purchase and sale agreement, and option, an assignment).

Applicant(s) acknowledges that where site control will be satisfied by a long-term ground lease, the Department will require the execution and recordation of (4) the Department's form lease rider, which shall be entered into by and among the ground lessor, the ground lessee, the Department, and any other applicable parties. In all cases, the lease rider shall be recorded against the fee interest in the project property.

UMR §8303 and §8316 Site Control

Does the Applicant(s) certify that they will ensure that Housing Development sites will have site control prior to the commencement of housing construction? Yes Type of site control: **Expires Extensions Available** Purchase Price CIP Land Area 12/30/2013 HD #1 Fee Title N/A N/A \$15,500,000 2.03 acres 3/31/2042 Yes 1.02 HD #2 Disposition and Development Agreement 3/3/2017 \$0 acres HD #3 Disposition and Development Agreement 3/3/2017 3/31/2042 Yes \$0 1.20 acres HD #4 3/3/2017 3/31/2042 Yes \$0 0.59 Disposition and Development Agreement acres HD #5 Disposition and Development Agreement \$0 3/3/2017 3/31/2042 Yes 0.82 acres acres acres acres acres acres Total HD CIPs 5.66 acres

	Current owner	Current owner street address	City	State	Zip code
HD #1	India Basin Investment, LLC	315 Linden Street	San Francisco	CA	94102
HD #2	San Francisco Housing Authority	1815 Egbert Avenue	San Francisco	CA	94124
HD #3	San Francisco Housing Authority	1815 Egbert Avenue	San Francisco	CA	94124
HD #4	San Francisco Housing Authority	1815 Egbert Avenue	San Francisco	CA	94124
HD #5	San Francisco Housing Authority	1815 Egbert Avenue	San Francisco	CA	94124

lanned a	nd completed property transfer(s).		Term	Ground Lease	planned? Annual Pay	Yes ment
	N/A San Francisco Housing Authority		N/A 75 Years + 24 Year Extension		N/A \$15,00	
HD #3	San Francisco Housing Authority San Francisco Housing Authority		75 Years + 24 Year Extension 75 Years + 24 Year Extension		\$15,00 \$15,00	0
	San Francisco Housing Authority		75 Years + 24 Year Extension		\$15,00	0
	scribe property transfers occurring in connection					
File Nam	e: 37. HD CIP1 Preliminary Title Report, HD CIP2 Preliminary Title Report, etc.	a proposed Housing Developm details (i.e., a memorandum of representative specifying the provided to the Department at talready exists, documentation supplication. Provide a preliminary title report projects developed in Indian Coand current title status is accepted in Indian Coand current title status is included.	trol in accordance with UMR §8303 and §8316. Fent, evidence specifying the proposed site control understanding or a letter signed by an authorized roposed site use and site control entity) should be the time of Phase II Application. Where site control should be provided at the time of Phase II It dated within 30 days of application due date. For buntry, an attorney's opinion regarding chain of title stable in lieu of a title report. In the development budget, an appraisal report ind-party appraisal prepared by a Member Apprais	Uploaded to HC	CD Portal?	Yes
(a) F			pility in time to meet required program milestones	n 8600		
` '	Applicant(s) hereby acknowledges and certifies	to meet those important and perf	ormance deadlines as listed in §600 of the IIGC S Housing Development to assure financial feasibili	olicitation/NOFA?		Yes
File Nam	e: 39. HD1 Feasibility Plan, HD2 Feasibility Plan, etc.		m milestones in §600. For each HD, please add a		CD Portal?	Yes
r (f) €	require underwriting consistent with UMR Section	on 8310, both Rental Housing De andard industry practice for evalua	egrity consistent with planned Rents in the Assisted velopments and ownership Housing Development ating feasibility, such as documentation of sources	s will be financially fe and uses, multi-year	easible as r	Yes
8	oroformas, and other forms of documentation sa 3310 where incorporated or referenced elsewhe	re in this Solicitation.				
(g) t	3310 where incorporated or referenced elsewhe Applicant(s) certifies to demonstrate that the Apthe timely development of the Housing Development On the Hous	re in this Solicitation. plicant/Developer(s) have a viable ment(s).	e plan to secure sufficient funding, derived from so	urces other than this		Yes
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Article 3. Selection Criteria

A minimum point score of **70 points** must be achieved to be considered for a funding award. (depending on the type and quality of Phase II Applications received, the Department may adjust the minimum point score requirement as needed).

Application due date: 4/10/23

Total t Score: 66.20

Total Possible Score: 100.00
Tiebreaker Score: 2.00

§301. Rating and Ranking

Eligible Phase II Applications from Small Jurisdictions and Large Jurisdictions will be rated and ranked according to the selection criteria set forth in this section. The Phase II Applications from Small Jurisdictions and Large Jurisdictions will compete within their respective set-aside pools defined in §104 and will not compete against each other. The Phase II Applications that pass the initial threshold review will be scored using the Selection Criteria outlined below. The Phase II Applications determined to be incomplete, or not meeting Program eligibility criteria set forth in Article 2, including minimum point score will not be fully evaluated.

(a) Number of Housing Units – 20 points maximum

HCD will assess these points internally

Points will be awarded for the number of housing Units proposed in the Phase II Application to be developed within the Catalytic Qualifying Infill Area. <u>Furthermore, if the number of housing Units evidenced at close of construction financing is less than the number identified in the Phase II Application, the Department may reduce the Award accordingly.</u>

After the threshold review, the total number of housing Units will be ranked from highest to lowest. Each Phase II Application will be assigned to one of three scoring categories (high, medium, or low) in ranked order. Points will be assigned as follows:

High = 20 Points

Medium = 10 Points

Low = 5 Points

Proposed housing Units at Phase one application.

789

Proposed housing Units at Phase two application.

789

(b) Depth and Duration of Affordability – **20 points maximum**

The Phase II Applications will be awarded points based on the percentage of Units in the proposed Housing Development(s) restricted to occupancy by various income groups. The Phase II Applications designating only rental units in the proposed Housing Development(s) shall be scored following the calculation procedures used by TCAC. The Phase II Applications designating ownership units, or a combination of rental and ownership units, must utilize the scale set forth in paragraph (2) below. Where appropriate based on the mix of income groups, the Phase II Applications must demonstrate units affordable to Lower-Income groups are spatially integrated throughout the Housing Development.

For rental units used as the basis for point scores in the Phase II Application, Rent limits for initial occupancy and for each subsequent occupancy shall be based on unit type, applicable income limit, and area in which the Housing Development is located, following a simplified version of the calculation procedures

(1) used by TCAC. Rents shall be restricted in accordance with the Rent and income limits specified in the Phase II Application and approved by the Department and set forth in a legally binding agreement recorded against the Housing Development with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

Rental Units

A maximum of 20 points will be awarded based on the Lowest Income Points Table below.

Point values that are only available to projects in Rural Areas are shaded purple

only.	% AMI	55	5%	50)%	45	5%	40)%	35	5%	30)%	25	5%	20% and	d below		l
projects or	% of Units	Points Available	Points Awarded	Total Points															
ea	50%	3.33		8.33		11.27		11.67		12.50		20.00		20.00		20.00		0.00	l
Ā	45%	3.33		7.50		11.27		11.67		12.50		20.00		20.00		20.00		0.00	l
Rural	40%	3.33		6.67	6.67	10.00		11.67		12.50		18.33		20.00		20.00		6.67	l
t	35%	2.93		5.83		8.77		11.67		12.50		16.67		18.33		20.00		0.00	l
	30%	2.50		5.00		7.50		10.00		12.50		15.00	15.00	16.67		20.00		15.00	l
vailable	25%	2.10		4.17		6.27		8.33		10.43		12.50		14.60		16.67		0.00	l
< <	20%	1.67		3.33		5.00		6.67		8.33		10.00		11.67		13.33		0.00	l
oints	15%	1.27		2.50		3.77		5.00		6.27		7.50		8.73		10.00		0.00	l
Po	10%	0.83		1.67		2.50		3.33		4.17		5.00		5.83		6.67		0.00	l

(c) Net Density – 10 points maximum

10.00

20.00

The Phase II Applications will be scored based on the extent to which the Net Densities on the parcel or parcels to be developed in the Housing Developments in the Phase II Application exceed the required density specified in §204(b). Density calculations shall be evidenced by a date stamped map certified by a licensed State of California professional such as an architect, engineer, or surveyor.

(1) Density Adjustment

Please see solicitation/NOFA §301(c)(1) for details on density adjustment.

(2) Point schedule

Points will be awarded in accordance with the following schedule:

Adjusted Net Density as a Percentage of Required Density	Points
150 percent or more	10
140 percent to 149.9 percent	8
130 percent to 139.9 percent	6
120 percent to 129.9 percent	4
110 percent to 119.9 percent	2
Less than 110 percent	0

d) Proximity to Transit – **10 points maximum**

10.00

Points will be awarded for the extent to which the Catalytic Qualifying Infill Area includes accessibility to a Transit Station, Major Transit Stop, or other areas yielding significant reductions in vehicle miles traveled (VMT). The distance to a Transit Station, Major Transit Stop, or other areas shall be measured by a pedestrian access route from the nearest boundary of the Housing Development to the outer boundary of the site of the Transit Station or Major Transit Stop and evidenced by a scaled map.

	the proposed Housing Devel	•	•	• .					Ye
	ow many noncontiguous parc		•		5	bolow 1.2 and nr	ovido oporina	for each parcel below	
	each noncontiguous parcel, a licant may reuse the below 1.	• •	•		acei as described	below 1-2 and pr	ovide scoring	for each parcel below.	
• • •	rcel #1 Score 10	Parcel #2 Sco		Parcel #3 Score	10	Parcel #4 Score	10	Parcel #5 Score	10
	rcel #6 Score	Parcel #7 Sco		Parcel #8 Score		Parcel #9 Score	10	Parcel #10 Score	10
1 4	1001 #0 00010	1 41001 #1 000		1 41001 #0 00010		1 41001 #3 00010		1 41001 # 10 00010	
(1)	A Housing Development with reductions in VMT, measure Transit Station, Major Trans	ed along a pedes sit Stop, or other	trian access ro transportation	ute from the nearest amenities yielding sig	boundary of the F Inificant reduction	lousing Developr s in VMT shall re	nent to the ou ceive 10 point	ter boundary of the site o	of the
(2)	A Housing Development with measured along a pedestria Major Transit Stop, or other	in access route f	rom the neares	t boundary of the Hou	using Developme	_			١,
	Is the Housing Development transportation amenities yiel		eductions in V	MT?		-		N/A	
ile Name:	45. Transit Scaled map		measured by	to a Transit Station, Mapedestrian access reto the outer boundary	route from the nea	arest boundary of	the Housing	it Uploaded to HCD	? Ye
(e) Prox	ximity to Amenities – 10 poin	its maximum							9.2
plar	nts will be awarded to proposa nned amenities that will be in t led map.		•	-	•		• •	•	
Dev	oints are allocated to any <u>plar</u> relopment is completed.		,	·	· ,			•	N/
SCO	hase II Application proposing re. Proportional scoring mean	ns, for a project t	o score the ma	ximum 10 points, eac	ch site must indep			-	
In h	the proposed Housing Development of the proposed Housing Development of the proposed Housing Development (Inc.).	cels will the hous	ing developme	nts be located?	5	Nation 4.5		for an in the second	Ye
	each noncontiguous parcel, a licant may reuse the below 1-	• •	•		aceı as described	pelow 1-5 and pr	ovide scoring	tor each parcel below.	
Pa	rcel #1 Score 8	Parcel #2 Sco	re 9	Parcel #3 Score	9	Parcel #4 Score	10	Parcel #5 Score	10
Pa	rcel #6 Score	Parcel #7 Sco	re	Parcel #8 Score		Parcel #9 Score		Parcel #10 Score	
				20.040					
	Is Project located in a Rural	Area as defined	by HSC §5019	99.21? FA	ALSE				
(1)	A Housing Development local fide, formal joint use agreem general public of the school	nent between the	jurisdiction re	sponsible for the Park	ks/recreational fac	ilities and the scl	nool district pr	oviding availability to the	
	Existing or Planned amenity			the jurisdiction rooms	anaible for the Der	ka/raaraatianal fa	cilities and th	o oobool district providing	
	Is there is a bona fide, formation availability to the general pu				onsible for the Par	ks/recreational la	cillies and in	e school district providing	N
	Housing Development(s) loc	_	N/A						
le Name:	46. Park-School Scaled ma			led map with the dista	ance to amenity.			Uploaded to HCD	? Y e
		1						Оргозион то глод	
(2)	A Housing Development local Area projects), shall receive Existing or Planned amenity	2 points, or if w	thin two miles				ull-time emplo	oyees (two miles for Rura	ıl
	Housing Development(s) loc	cated within	N/A					_	
e Name:	48. Employment Center So	caled map		led map with the dista	•			Uploaded to HCD	? Y
	- I - I - I - I - I - I - I - I - I - I		Employment (Center has, or will hav	ve (if planned), 50	full-time employe	ees.	Spiesadd to Hob	'
(3)	A Housing Development locaprojects), shall receive 2 poi			•		um of 50 full-time	e employees (two miles for Rural Area	
	Existing or Planned amenity								
	Housing Development(s) loc	cated within	N/A						1
e Name:	49. Retail Center Scaled m	map		led map with the distar will have (if planned)	•		the Retail	Uploaded to HCD	? Ye
(4)	A Housing Development local Development, shall receive 2	ated within one- 2 points, or if wit	half mile of a S hin one mile, 1	ocial Service or comn point.	munity center facil	ity that operates	to serve resid	ents of the Housing	
	Existing or Planned amenity								
	Housing Development(s) loc		N/A						
le Name:	50. Social or community ce		Provide a sca	led map with the dista sing Developments.	ance to amenity is	within one-half c	or one mile	Uploaded to HCD	? Y
								-	
(5)	A Housing Development loc		•	a public elementary,		ool, adult educatio	on campus of	a school district, or	
	mile (one mile for Rural Area		•	ent may attend (one-ł	half mile for Rural	Area projects), s	hall receive 2	points, or if within one-h	alf
CQIA - Anr	, ,	a projects), 1 poi	nt.	ent may attend (one-h 24 of 35		Area projects), s	hall receive 2		alf

N/A

Housing Development(s) located within

Up to 10 prints (two proints per activity) with an average for a Phase II Application Incided in an area with existing or planned ordinances and other zoning and bibliding provisions that facilitate Adaptive Resus, including the following criderances that: Demonstrate that if the existing commercial, office, or resist structure intended for resise as housing does not occupy the entriety of the underlying paralet, the obtaining or planned zoning of the perceit. (2) Promote Adaptive Resuse of existing non-residential biblidings and undervalidated (3) Incomitives bibliding and also resuse at a community scale to encourage activation of nearby shopping, jobs, schools, recreational spaces, and transit; (3) Incomitives bibliding and also resuse at a community scale to encourage activation of nearby shopping, jobs, schools, recreational spaces, and transit; (4) Information or allow nanociferomous with certain development regulators that vould make Adaptive Resuse of eligible tutalings infensible, including standards related to parking and begin, legal, clearly, for evera ratio, and does pasage. (5) Prioritize ministerial review of Adaptive Resuse Capital Improvement Project that allow construction of new structures where existing buildings do not utilize the entire project site provided the additions on ratificial review of Adaptive Resuse Capital Improvement Project, and the pasage. (6) Prioritize ministerial review of Adaptive Resuse Capital Improvement Project and provided the additions on ratificial pasage and the addition of many and the code complicate or height Adaptive Resuse. (7) Prioritize ministerial provide Adaptive Resuse and international control and provided pr	10	(f) Adaptive Reuse Ordinances – 10 points maximum
building provisions that facilitate Adaptive Resuse, including the following ordinances that: Demonstrate fast, if the exciting commercial, office, or redail studies intended for resuse as housing does not occupy the entirety of the underlying parcet, the (1) Adaptive Resuse Capital Improvement Project will be permitted to add to the existing building are structure provised that the addition is consistent with the existing or planned zoning of the parcet. (2) Promote Adaptive Resuse of existing non-residential buildings and understallised (3) Incentives building and the rows at a community scale to encourage activation of non-buy shopping, jobs, schools, noreational spaces, and transit: (3) Incentives building and the rows at a community scale to encourage activation of non-buy shopping, jobs, schools, noreational spaces, and transit: (4) Incentives or other conscious from the control of the control of the parcet. (5) Provider the additions or more shortest buildings and one-sear arties, and open spaces: (6) Provider intellectual review of Adaptive Resuse Capital Improvement Project at the control of the parcet. (7) Provider intellectual review of Adaptive Resuse Capital Improvement Project at the control of the parcet. (8) Allow attended building and fire code complication for eligible Adaptive Resuse Capital Improvement Project at the control of the parcet public health, safety, and welfare: (8) Include adoption of a zoning overlay outrining specific provisions to incentivitie Adaptive Resuse. (9) Include adoption of a zoning overlay outrining specific provisions to incentivitie Adaptive Resuse. (10) Certally areas of the plantication where Adaptive Resuse control and uses. Fronze and the plantication where Adaptive Resuse including Infilial Area is located on either excess state-owned property or surplus land: Fronze and adaptive Resuse Ordinances. (9) Publicly Owned Lands — 7 points maximum A Phase II Application will be avarded 7 points if a Cabitytic Qualifying Infilial Area is located on e	10	
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(3) Incentivize building and site reuse at a community scale to encourage activation of nearby shopping, jobe, schools, recreational spaces, and transit: (4) Eliminate or allow noncomformane with periate divelopment regulations that vauid make Adaptive Reuse of sligible buildings infleasible, including standards related to parking and loading, height, density, floor-area ratio, and open space; (5) Encourage Adaptive Reuse Capital improvement Project that allow construction of new structures where existing buildings do not utilize the entire project site provide the adultions or new structures are consistent with existing or planned zoning of the parcet. (6) Provitize ministerial review of Adaptive Reuse Capital Improvement Project able to demonstrate alternative means or methods of protecting public health, safety, and welfare; (7) Allows alternative building and rife code compliance for eligible Adaptive Reuses. (8) Allow alternative compliance with public works standards, where alternative compliance will protect public health, safety, and welfare; (9) Include adoption of a zoning overlay outlaining specific provisions to incentivize Adaptive Reuse; (10) Identify areas of the jurisdiction where Adaptive Reuses and intensification of land uses. File Name: (8) Adaptive Reuse Ordinances Provide evidence will notifying plantifying and provisions that facilitate Adaptive Reuse. Please highlight and number these for any "Yes" above. (9) Publicity Owned Lands – 7 points maximum A Phase II Application will be awarded 7 points if a Catalytic Qualifying Infill Area install density in the Catalytic Qualifying Infill Area must be located on either excess state-owned property or surplus land: (1) For excess state-owned property, the Catalytic Qualifying Infill Area install agencies: (2) Is the Catalytic Qualifying Infill Area located on excess state-owned property. (3) Lond donations made in fee tile must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act. (Yes	(1) Adaptive Reuse Capital Improvement Project will be permitted to add to the existing building or structure provided that the addition is consistent with the
Eliminate or allow nonconformance with certain development regulations that would make Adaptive Reuse of eligible buildings infeasible, including standards related to parking and loading, height, density, floor-area ratio, and open space. Short and the standards of the provided the additions or new structures are constated with existing or planned zoning of the pareal. Financinge Adaptive Reuse Capital improvement Project that allow construction of new structures where existing buildings do not utilize the entire project site provided the additions or new structures are constated with existing or planned zoning of the pareal. Financinge Adaptive Adaptive of Adaptive Reuse Capital Improvement Project able to demonstrate alternative means or methods of protecting public health, safety, and wesfare; Allow alternative compliance with public works standards, where alternative compliance will protect public health, safety, and wesfare; (a) Include adoption of a soning overlay cultiming specific provisions to incartivize Adaptive Reuse; (b) Identify areas of the jurisdiction where Adaptive Reuse more interesting to the applied. (c) The strategies that promote Adaptive Reuse and international or floors. File Name: 52. Adaptive Reuse Ordinances Frovide evidence with existing or planned ordinances and other zoning and building provisions but facilitate Adaptive Reuse. Please Rightight and number these for any Uploaded to HCD? Year above: (g) Publicly Owned Lands – 7 points maximum A Phase II Application will be awarded 7 points if a Catalytic Qualifying Infill Area is located on a site selected under EO-N-G-19 to enter into a ground lease with the state to create Affordable Housing on excess state-owned property? (2) For surplus land owned by a local agency, including transit agencies: Is the Catalytic Qualifying Infill Area boarded on surplus land domentarized written conformance with the Surplus Land Act. (b) Land domations made in fee title must be supported by a transfer agreement and demonstrated wri	Yes	(2) Promote Adaptive Reuse of existing non-residential buildings and underutilized
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Provided the additions or new structures are consistent with existing or planned zoning of the parcel;	rds Yes	\mathcal{I}_{A}
Allow alternative building and fire code compliance for eligible Adaptive Reuse Capital Improvement Project able to demonstrate alternative means or methods of protecting public healths, safely, and waffaire; (a) Include adoption of a zoning overlay outilining specific provisions to incentivore Adaptive Reuse; (b) Include adoption of a zoning overlay outilining specific provisions to incentivore Adaptive Reuse; (c) Include adoption of a zoning overlay outilining specific provisions to incentivore Adaptive Reuse; (d) Include adoption of a zoning overlay outilining specific provisions to a page (d) (d) Including provisions that facilitate and provide adaptive Reuse. File Name: S2. Adaptive Reuse Ordinances Provide evidence with existing or planned ordinances and other zoning and building provisions that facilitate Adaptive Reuse. Please highlight and number these for any "yes" above. (g) Publicly Owned Lands – 7 points maximum A Phase II Application will be awarded 7 points if a Catalytic Qualifying Infill Area is located on either excess state-owned property or surplus land: (g) For excess state-owned property, the Catalytic Qualifying Infill Area in sus be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create Affordable Housing on excess state-owned property? (g) For surplus land owned by a local agency, including transit agencies: Is the Catalytic Qualifying Infill Area located on excess state-owned property? (g) For surplus and owned by a local agency, including transit agencies: Is the Catalytic Qualifying Infill Area located on excess state-owned property? (g) Land donations made in fee tille must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act. (g) Land donations made as a low-cost, long-term lease must be supported by written conformance with Surplus Land Act. (h) CEOA Streamlining – 7 points maximum Up to 7 points will be awarded to the Plase II Applications that demonstrate acceleration of hous	site	
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Is the Catalytic Qualifying Infill Area located on surplus land owned by a local agency, including transit agencies? (A) Land donations made in fee title must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act. (B) Land donations made as a low-cost, long-term lease must be supported by written conformance with Surplus Land Act. (h) CEQA Streamlining – 7 points maximum Up to 7 points will be awarded for streamlining provisions related to California Environmental Quality Act (CEQA) (Division 13 (commencing with §21000) of the Public Resources Code): Seven points will be awarded to the Phase II Applications that demonstrate acceleration of housing production through the establishment of streamlined, (1) program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. Will the Applicant(s) demonstrate acceleration of housing production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. Seven points will be awarded to the Phase II Applications that demonstrate documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, §21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, §21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, §21099, 21155.2, 21159.28; 21159.28; 21159.28; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15302; Pub. Resources Code, §21099, 21155.2, 21159.28; 21159.28; 21159.28; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332;	No	Is the Catalytic Qualifying Infill Area located on excess state-owned property?
(A) Land donations made in fee title must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act. (B) Land donations made as a low-cost, long-term lease must be supported by written conformance with Surplus Land Act. (h) CEQA Streamlining – 7 points maximum Up to 7 points will be awarded for streamlining provisions related to California Environmental Quality Act (CEQA) (Division 13 (commencing with §21000) of the Public Resources Code): Seven points will be awarded to the Phase II Applications that demonstrate acceleration of housing production through the establishment of streamlined, (1) program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. Will the Applicant(s) demonstrate acceleration of housing production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. Seven points will be awarded to the Phase II Applications that demonstrate documented practice of streamlining housing development at the project level, as uch as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28. Will the Applicant(s) demonstrate documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, Sections 21094.5, 21099, 21155.4, 21159.24, 21159.25, Gov. Code, Section 65457; Cal Code Regs., it. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.4, 21159.28? Seven points will be awarded for utilizing statutory exemptions such as ministerial approval processes pursuan		(2) For surplus land owned by a local agency, including transit agencies:
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exemptions pursuant to the Sustainable Communities and Climate Protection Act (SB 375)? Provide evidence for streamlining provisions related to California Environmental Quality Act (CEQA) (Division 13 (commencing with Section 21000) of the Public Uploaded to HCD?		
File Name: 58. CEQA Streamlining Quality Act (CEQA) (Division 13 (commencing with Section 21000) of the Public Uploaded to HCD?		
, , , , , , , , , , , , , , , , , , ,	Yes	Provide evidence for streamlining provisions related to California Environmental
(i) Community Outreach and Engagement – 3 points maximum		
(1) Community Outreach and Engagement Activities		(1) Community Outreach and Engagement Activities
Points will be awarded for the extent to which the Phase II Applications demonstrate community outreach and engagement in project planning, including efforts to involve Disadvantaged Communities and Low-Income residents, particularly local community residents and businesses from the area within and surrounding the Catalytic Qualifying Infill Area. This will be evaluated based on indicators including:		efforts to involve Disadvantaged Communities and Low-Income residents, particularly local community residents and businesses from the area within and

Provide a scaled map with the distance to amenity.

execute community engagement activities; Number of community engagement activities;

File Name:

51. Education facility Scaled map

Collaboration with community-based organizations to develop the community engagement plan, publicize community engagement activities, and/or

Types of community engagement activities, with an emphasis on types of activities most likely to reach Disadvantaged Communities and Low-Income

Uploaded to HCD?

Yes

- Number and types of methods of outreach and noticing of events, with an emphasis on types of methods most likely to reach Disadvantaged Communities and Low-Income residents (e.g., flyers, canvassing);
- Number of community members participating in community engagement activities, particularly from Disadvantaged Communities and Low-Income residents;
- Examples of how meaningful feedback from participants was solicited and documented;
- Activities are held at times convenient for working families;
- Translation is provided (state which language(s));
- Childcare and/or food are provided at events.

Applicants should submit a detailed narrative describing how their completed and/or planned community outreach and engagement activities involve Disadvantaged Communities and Low-Income residents, particularly from the area within and surrounding the Catalytic Qualifying Infill Area, including by addressing the indicators above. The narrative should clearly state for each activity whether it is completed or planned.

HCD to review narrative and assign score accordingly per below.

- (A) **Up to 2 points** total may be awarded for completed community outreach and engagement activities.

	(B) Up to 1 point total may be awarded for	or planned community outreach and engagement activities.		
File Name:	53. Community Outreach Project Planning	Detailed narrative describing community outreach and engagement in project planning, including efforts to involve Disadvantaged Communities and Low-Income residents, particularly local community residents and businesses from the area within and surrounding the Catalytic Qualifying Infill Area.	Uploaded to HCD?	Yes

Outcomes of Community Outreach and Engagement

Up to 2 points total may be awarded for the extent to which the proposed project addresses community-identified needs. This will be evaluated based on indicators including:

HCD to review narrative and assign score accordingly.

- Number of community needs identified through the community engagement process for Catalytic Qualifying Infill Area and/or other relevant community engagement processes;
- Number of community-identified needs addressed by the proposed project;
- Extent to which the proposed project addresses the community-identified needs;
- Number of community-based, grassroots organizations expressing support for the proposed project, particularly organizations that represent Disadvantaged Communities and/or Low-Income residents.

Applicants should submit a detailed narrative describing the community needs identified through the community engagement process and if and how the Project addresses each community-identified need.

Applicants are also encouraged to submit letters of support from local community-based, grassroots organizations describing the community engagement process and how feedback from local residents was incorporated into the project.

File Name:	54. Outcomes of Community Outreach	Detailed narrative describing the community needs identified through the community engagement process and if and how the Project addresses each community-identified need. In addition, Applicants are also encouraged to submit letters of support from local community-based, grassroots organizations describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
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Anti-displacement Strategies – 3 points maximum

Applicants are required to develop a housing needs and displacement vulnerability assessment and anti-displacement plan for the communities within and adjacent to the Catalytic Qualifying Infill Area. The assessment should describe the communities within and adjacent to the Catalytic Infill Area with both descriptive and quantitative information. Housing needs and displacement vulnerability should be explained using the most recent economic statistics and demographic information available (U.S. Census or other more recently collected local information is acceptable). The assessment should also describe adopted and proposed local policies and programs related to displacement, such as policies described in the jurisdiction's housing element, other government policies, and any non-governmental organization work on Anti-Displacement. The assessment must clearly state for each policy and program whether it is adopted or proposed. In order for a proposed policy or program to count towards points for this section, the assessment must include an implementation plan for the proposed policy or program, including an identified lead organization, a timeline with key milestones, and the current status of the work.

The assessment must address both direct displacement (e.g. where a residential building is demolished as part of the project, displacing residents of that building) and indirect displacement (e.g. where investment in the Catalytic Qualifying Infill Area causes costs to rise in and/or around the Catalytic Qualifying Infill Area, making the area unaffordable for existing area residents). The assessment must identify local businesses and other vulnerable local organizations (e.g. nonprofit organizations, churches, community centers) where relevant. The assessment may be an existing document that meets the goals stated above.

Applicants are also encouraged to submit letters of support from local community-based, grassroots organ proposed in the Housing Needs and Displacement Vulnerability Assessment and Anti-Displacement Plan.

HCD to review narrative and assign score accordingly.

- Up to 3 points will be awarded based on the strength of the Housing Needs and Displacement Vulnerability Assessment and Anti-Displacement Plan. The Department's assessment will include consideration of the following indicators:
 - Completeness and accuracy of the housing needs and displacement vulnerability assessment;
 - Number of publicly identified adopted anti-displacement policies and programs;
 - Number of publicly identified proposed anti-displacement policies and programs with implementation plans;
 - Extent to which adopted and proposed anti-displacement policies and programs are well suited to have an impact on the displacement vulnerabilities identified in the assessment:
 - Number of community-based, grassroots organizations expressing support for the policies and programs adopted or proposed in the Housing Needs and Displacement Vulnerability Assessment and Anti-Displacement Plan, particularly organizations that represent Disadvantaged Communities and/or Low-Income residents.

The narratives provided in Sections (i) and (j) will be tailored to the characteristics of the Catalytic Qualifying Infill Area and the community. For Catalytic Qualifying Infill Areas where the areas within and surrounding the project are home to many Low-Income and Moderate-Income residents, local business, and community-serving organizations, more robust community engagement and anti-displacement strategies will be expected. Applicants should describe the existing community within and surrounding the proposed Catalytic Qualifying Infill Area using Census and other data in their Housing Needs and Displacement

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File Name:	e: 55. Anti-displacement Strategies		As described above, develop a housing needs and displacement vulnerability assessment and anti-displacement plan for the communities within and adjacent to the Catalytic Qualifying Infill Area.			Uploaded t	to HCD?	Yes
§302. Tiebrea	aker Score							2
In the event o longer a tie:	of tied point scores, the D	epartment shall rar	nk tied Phase II Applications based	d on four factors pu	rsuant to the following tie-breaker	criteria, until the	ere is no	
(A) deve	-	erred development	costs) derived from sources other	• •	demonstrate commitment for at lea for the timely development of the l	•		
Tota	al Development Cost	\$944,559,389	Total committed funding	\$0	Percentage of com	mitted funds	0%	
File Name:	64. Const EFC #1, #2	, etc.	Provide all commitment letters of financing commitments.	or other evidence d	ocumenting construction	Uploaded to FAAST?		N/A
File Name:	64. Perm EFC #1, #2,	, etc.	Provide all commitment letters of permanent financing commitme		ocumenting deferred payment	Uploaded to FAAST?		N/A
requ Cata	uired discretionary appro alytic Qualifying Infill Are	vals. as for which the pla	nning department confirms eligibil		necessary prior to issuance of a b	_		1
Doe	•	• •	cessing) are eligible for this point. for streamlined ministerial approv	al (including but no	t limited to the Senate Bill 35 (201	7) Streamlined I	Ministerial	No
	licant(s) certifies to obtain rovals.	ining all land use ap	pprovals or entitlements necessary	y prior to issuance o	of a building permit, including any r	equired discretion	onary	Yes
11 - 1	additional tie-breaker p ne time of the Phase II A		ed to Applicants that demonstrate	site control for the I	Housing Development component	of the Phase II <i>i</i>	Application	1
Do t	the Applicant(s) hold site	control for all of the	e proposed housing development	components at time	e of the Phase II application?			Yes
File Name:	61. HD Site Control -	ТВ	Demonstrate site control for the Application at the time of Applic	•	ment components of the	Uploaded to H	HCD Portal?	Yes

Application Document Checklist

Instructions for Application submission:

Upon completion of the Application Workbook, create a PDF of the "Document Checklist-Full List" tab and upload as "01. Document Checklist"

	Electronic File Name	Document Description		
File Name:	01. Document Checklist	Document Checklist.	Uploaded to HCD?	Yes
File Name:	02. Application	Infill Infrastructure Grant - CQIA Excel Application.	Uploaded to HCD?	Yes
		•		
From "Proje	ect Overview" Sheet/tab	Acrial photographs of proposed Draiget Site to help the department with decision		
File Name:	03. Infill-Aerial Photos	Aerial photographs of proposed Project Site to help the department with decision making but not limited to relocation and verification that work has not commenced prior to app due date.	Uploaded to HCD?	Yes
File Name:	04a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	04b. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
File Name:	04c. App1 OrgChart	Applicant Organization Chart.	Uploaded to HCD?	N/A
File Name:	04d. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	04e. App1 Cert of Good Standing	Certificate of Good Standing dated within 30 days of the application due date.	Uploaded to HCD?	N/A
File Name:	04f. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	05a App2 Cort 9 Logal Disclosure	Deference: Applicant Cartification Warkshoot	Unloaded to UCD2	N/A
File Name:	05a. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD? Uploaded to HCD?	N/A N/A
File Name:	05b. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet. Applicant Organization Chart	Uploaded to HCD?	N/A N/A
File Name:	05c. App2 OrgChart 05d. App2 Signature Block	Applicant Organization Chart. Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	N/A N/A
i lie Ivalile.	ουα. Αρρε σιgnature σισυκ		Opioaded to HOD!	TN/PA
File Name:	05e. App2 Cert of Good Standing	Certificate of Good Standing must be dated 30 days or less from the application due date.	Uploaded to HCD?	N/A
File Name:	05f. App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	06a. App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	06b. App3 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
File Name:	06c. App3 OrgChart	Applicant Organization Chart.	Uploaded to HCD?	N/A
File Name:	06d. App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	N/A
File Name:	06e. App3 Cert of Good Standing	Certificate of Good Standing must be dated 30 days or less from the application due	Uploaded to HCD?	N/A
File Name:	06f. App3 Tax-Exempt Status	date. Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits	Uploaded to HCD?	N/A
The Name.	Ooi. Appo Tax-Exempt Gtatus	Only).	Opioaded to FIOD:	IN//A
File Name:	07. HD#1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	07. HD#1 Principal Cert Legal	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	Disclosure 07. HD#1 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
	·		<u> </u>	
File Name:	07. HD#1. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	07. HD#1 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	07. HD#1 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	08. HD#2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	08. HD#2 Principal Cert Legal	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	Disclosure 08. HD#2 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	08. HD#2. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	08. HD#2 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	08. HD#2 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	09. HD#3 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	09. HD#3 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	09. HD#3 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	09. HD#3. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	09. HD#3 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
CCSFiledWamepp	licsのh中地域3eLILC2C23td4eg3lFDNisxLosure	Reference: Developer Certifasticas Worksheet.	Uploaded ଅବ୍ୟକ୍ତି କିମ୍ବି Che	klis Y-∉s ll Lis

File Name:	10. HD#4 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	10. HD#4 Principal Cert Legal	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	Disclosure 10. HD#4 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
	-		·	
File Name:	10. HD#4. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	10. HD#4 AGP2 Cert Legal Disclosure 10. HD#4 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet. Reference: Developer Certification Worksheet.	Uploaded to HCD? Uploaded to HCD?	N/A Yes
The Name	10. HD#4 ELO Gert Legal Disclosure	Neierence. Developer Certification Worksheet.	Opioaded to FIGD:	163
File Name:	11. HD#5 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	11. HD#5 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	11. HD#5 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	11. HD#5. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	11. HD#5 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	11. HD#5 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	12. HD#6 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	12. HD#6 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	12. HD#6 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	12. HD#6. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	12. HD#6 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	12. HD#6 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	13. HD#7 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	13. HD#7 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	13. HD#7 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	13. HD#7. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	13. HD#7 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	13. HD#7 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	14. HD#8 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	14. HD#8 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	14. HD#8 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	14. HD#8. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	14. HD#8 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	14. HD#8 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	15. HD#9 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	15. HD#9 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	15. HD#9 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	15. HD#9. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	15. HD#9 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name	15. HD#9 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	16. HD#10 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	16. HD#10 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	16. HD#10 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	16. HD#10. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
Eile Name: CCSF CQIA - App	16. HD#10 AGP2 Cert Legal Disclosure lication Phase II - 2023-04-13 MNAL	Reference: Developer Certification Worksheet.	Uploaded to HCD? Document Che	N/A cklist-Full Lis
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Application	Dogument	Chacklist

		Application Document Checklist		
File Name	16. HD#10 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	17. Rural Status Determination	TCAC method for determining rural status.	Uploaded to HCD?	N/A
File Name:	18. Relocation Plan	A Relocation Plan that conforms with the provisions of Title 25 CCR, §6038, and any other applicable relocation laws.	Uploaded to HCD?	Yes
From "IIGC	Threshold Requirements" Sheet/tab			
File Name:	19. Site Plan	Provide dimensioned maps (with all measurements necessary to establish the perimeters) and a complete description of the Catalytic Qualifying Infill Area boundaries and adjacent land uses certified by a California State-licensed professional such as an engineer, surveyor, or landscape architect. The project must be located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 (50 for Small Jurisdictions) percent of the perimeter of the site adjoins parcels that are developed with Urban Uses.	Uploaded to HCD Portal?	Yes
File Name:	20. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
File Name:	21. HE Determination letter	Provide HCD's determination letter.	Uploaded to HCD?	Yes
File Name:	22. Mixed-use or residential dev	Submit relevant pages to demonstrate the CQIA currently designated or planned for mixed-use or residential development pursuant to one of the above.	Uploaded to HCD?	Yes
File Name:	23. Sustainable communities strategy	Submit relevant pages to demonstrate the Catalytic Qualifying Infill Area location's consistency with an adopted sustainable communities strategy or alternative planning strategy pursuant to Section 65080 of the GC.	Uploaded to HCD?	Yes
File Name:	24. CIP Env. Report 1	Phase I (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	Yes
File Name:	25. CIP Env. Report 2	Phase II (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	Yes
File Name:	26. Other Env. Report	Other Environmental Report.	Uploaded to HCD Portal?	N/A
File Name:	27. CIP1 Site Control, CIP2 Site Control, etc.	Documentation of CIPs site control in accordance with UMR §8303.	Uploaded to HCD Portal?	Yes
File Name:	28. CIP1 Preliminary Title Report, CIP2 Preliminary Title Report, etc.	Provide a preliminary title report dated within 30 days of application due date. For projects developed in Indian Country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD Portal?	Yes
File Name:	29. CIP1 Appraisal, CIP2 Appraisal, etc.	If land cost or value is included in the development budget, an appraisal report prepared by an independent third-party appraisal prepared by a Member Appraisal Institute-qualified appraiser.	Uploaded to HCD Portal?	Yes
File Name:	30. Housing Plan	Include a replacement housing plan to ensure that dwelling units housing persons and families of Low or Moderate Income are not removed from the Low and Moderate income housing market.	Uploaded to HCD Portal?	Yes
File Name:	31. ND Petition	Include the reasons why the city believes the exception is warranted. The city shall provide information supporting the need for the exception, including, but not limited to, any limitations that the city may encounter in meeting the density requirements specified in paragraph (b) above. Any exception shall become inoperative on January 1, 2026.	Uploaded to HCD Portal?	N/A
File Name:	32. Net Density Verification	Provide a minimum density ordinance, recorded binding covenant or date stamped map, and letter certified by a California State-licensed professional such as an engineer, surveyor or architect confirming the Net Density.	Uploaded to HDC?	Yes
File Name:	33. HD Env. Report 1	Phase I (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	N/A
File Name:	34. HD Env. Report 2	Phase II (prepared or updated no earlier than 12 months prior to the application due date).	Uploaded to HCD Portal?	N/A
File Name:	35. Other HD Env. Report	Other Environmental Report.	Uploaded to HCD Portal?	N/A
File Name:	36. HD CIP1 Site Control, HD CIP2 Site Control, etc.	Documentation of HDs site control in accordance with UMR §8303 and §8316. For a proposed Housing Development, evidence specifying the proposed site control details (i.e., a memorandum of understanding or a letter signed by an authorized representative specifying the proposed site use and site control entity) should be provided to the Department at the time of Phase II Application. Where site control already exists, documentation should be provided at the time of Phase II Application.	Uploaded to HCD Portal?	Yes
File Name:	37. HD CIP1 Preliminary Title Report, HD CIP2 Preliminary Title Report, etc.	Provide a preliminary title report dated within 30 days of application due date. For projects developed in Indian Country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD Portal?	Yes
File Name:	38. HD CIP1 Appraisal, HD CIP2 Appraisal, etc.	If land cost or value is included in the development budget, an appraisal report prepared by an independent third-party appraisal prepared by a Member Appraisal Institute-qualified appraiser.	Uploaded to HCD Portal?	Yes
File Name:	39. HD1 Feasibility Plan, HD2 Feasibility Plan, etc.	Provide a realistic plan for each Housing Development to assure financial feasibility in time to meet required program milestones in §600	Uploaded to HCD Portal?	Yes
CCSF COIA - App File Name:	lication Phase II - 2023-04-13 FINAL 40. Necessary entitlements	Provide a plan, letter of integt (for unincorporated area of the county), or necessary entitlements from the local jurisdiction to allow commencement of construction as set forth in §600.	Document Chec Uploaded to HCD Portal?	klist-Full Lis Yes

		Application Document Checklist		
File Name:	41. Tribal Entity Waiver	Request for waiver as provided for in HSC Section 50406, subdivision (p).	Uploaded to HDC?	N/A
File Name:	42. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Uploaded to HDC?	N/A
File Name:	43. Restricted/Trust Land Verif	Documentation verifying land is located on Fee or Trust Land.	Uploaded to HDC?	N/A

From "Scori	ng" Sheet/tab			
File Name:	45. Transit Scaled map	Measured along a pedestrian access route from the nearest boundary of the Housing Development to the outer boundary of the site of the existing or planned Transit Station, Major Transit Stop, or other transportation amenities yielding significant reductions in VMT.	Uploaded to HCD?	Yes
File Name:	46. Park-School Scaled map	Provide a scaled map with the distance to amenity.	Uploaded to HCD?	Yes
File Name:	47. School Agreement	Provide a copy of the agreement between the jurisdiction responsible for the Parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities.	Uploaded to HCD?	N/A
File Name:	48. Employment Center Scaled map	Provide a scaled map with the distance to amenity and evidence that the Employment Center has, or will have (if planned), 50 full-time employees.	Uploaded to HCD?	Yes
File Name:	49. Retail Center Scaled map	Provide a scaled map with the distance to amenity and evidence that the Retail Center has, or will have (if planned), 50 full-time employees.	Uploaded to HCD?	Yes
File Name:	50. Social or community Center Scaled map	Provide a scaled map with the distance to amenity is within one-half or one mile from the Housing Developments.	Uploaded to HCD?	Yes
File Name:	51. Education Facility Scaled map	Provide a scaled map with the distance to amenity.	Uploaded to HCD?	Yes
File Name:	52. Adaptive Reuse Ordinances	Provide evidence with existing or planned ordinances and other zoning and building provisions that facilitate Adaptive Reuse. Please highlight and number these for any "Yes" above.	Uploaded to HCD?	Yes
File Name:	53. Community Outreach Project Planning	Detailed narrative describing community outreach and engagement in project planning, including efforts to involve Disadvantaged Communities and Low-Income residents, particularly local community residents and businesses from the area within and surrounding the Catalytic Qualifying Infill Area.	Uploaded to HCD?	Yes
File Name:	54. Outcomes of Community Outreach	Detailed narrative describing the community needs identified through the community engagement process and if and how the Project addresses each community-identified need. In addition, Applicants are also encouraged to submit letters of support from local community-based, grassroots organizations describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
File Name:	55. Anti-displacement Strategies	Develop a Housing Needs and Displacement Vulnerability Assessment and Anti-Displacement Plan for the communities within and adjacent to the Catalytic Qualifying Infill Area. The assessment should describe the communities within and adjacent to the Catalytic Infill Area with both descriptive and quantitative information. In addition, Applicants are also encouraged to submit letters of support from local community-based, grassroots organizations for the policies and programs adopted or proposed in the Housing Needs and Displacement Vulnerability Assessment and Anti-Displacement Plan.	Uploaded to HCD?	Yes
File Name:	56. Excess state-owned property	Provide documentation/agreement for ground lease with the state to create affordable housing on Excess state-owned property.	Uploaded to HCD?	N/A
File Name:	57. Surplus Land	Land donations made in fee title must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act. Land donations made as a low-cost, long-term lease must be supported by written conformance with Surplus Land Act.	Uploaded to HCD?	N/A
File Name:	58. CEQA Streamlining	Provide evidence for streamlining provisions related to California Environmental Quality Act (CEQA) (Division 13 (commencing with Section 21000) of the Public Resources Code):	Uploaded to HCD?	Yes
File Name:	59. FEMA DD	Provide FEMA Major Disaster Declaration documentation.	Uploaded to HCD Portal?	N/A
File Name:	60. Disaster Housing Plan	Provide documentation or a plan on how the Project will contribute to providing housing for disaster-impacted households.	Uploaded to HCD Portal?	N/A
File Name:	61. HD Site Control - TB	Demonstrate site control for the Housing Development component of the Application at the time of Application.	Uploaded to HCD Portal?	Yes
File Name:	62. Certificate of Occupancy	Provide a list of project names and certificate of occupancy for each.	Uploaded to HCD Portal?	N/A

Required addi	itional reports		
File Name:	Ind "Other" Supporting documentation	Provide any other documentation that may help HCD with its threshold, scoring, or financial feasibility review. If multiple, please use 64b. "File name", 64c. "File name", etc.	N/A
File Name:	65. Letter of Explanation	Submit a letter of explanation providing details for all "No" answers that are shaded red above.	N/A

End of Document

Local Approvals and Environmental Review Verification

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.

Developer of CQIA:							
Developer Address:							
Developer City:							
QIP Name:							
QIP Address/site:							
QIP City:							
QIP County:							
Assessor Parcel Numbers (APNs):							
To the local jurisdiction; the Eligible Applicant named abfunding for the Project named above, under the IIG 202 funding are subject to a competitive rating process. Pro	2 Notice of Funding Availability Small	Jurisdiction S	et Aside and C	Qualifying	Infill Area	s. Projects sub	omitted for program
Is this Project approved "by right" (SB 35)?							
			Applicable for this Project		Final date of Public Comment Period		Approved Date
CEQA Environmental Clearance is finally approve or ur	necessary:	CEQA					
Specify in the box below, items not required and explain	why (include documentation, if applic	able):	-				
		Re	quired for this	Under F	Review?		Completed and date
			quired for this Project?	Under F	Review?		Completed and date completed
All necessary, discretionary, and non-discretionary publ and other ministerial approvals are:	ic land use approvals except building		-	Under F	Review?		•
		permits	-	Under F	Review?		•
and other ministerial approvals are:		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated:		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated: Statement Completed by (please print):		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated:		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated: Statement Completed by (please print):		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated: Statement Completed by (please print): Signature:		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated: Statement Completed by (please print): Signature: Title:		permits	-	Under F	Review?		•
and other ministerial approvals are: Specify in the box below, items not required and explain Dated: Statement Completed by (please print): Signature: Title: Agency or Department:		permits	-	Under F	Review?		•

Certification & Legal Status

On behalf of the entity identified in the sig	nature block below, I certify that:					
Housing Development	Developer Name			Proposed Housing Development Name		
) The information, statements and attachme	nts included in this Application are, to the	he best of my knowled	ge and belief, tru	e and correct.		
I possess the legal authority to submit this	•	•				
) The following is a complete disclosure of a apacity or (b) that qualify as a "Related Part legulations (CTCAC Regulations):	•			•	,	
) As of the date of Application, the Project, o	or the real property on which the Project	t is proposed (Propert	y) is not part to o	the subject of any cla	im or action at the State o	or Federal
ppellate level.) I have disclosed and described below any	claim or action undertaken which affect	ts or potentially affects	the feasibility of	the Proiect.		
n addition, I acknowledge that all information		•	•	•		
Printed Name	Title of Signatory			Signature		Date
				- · g ·······		
or purposes of the following questions, and f the Sponsor/Applicant/Recipient(s) if the si	with the exceptions noted below, the ter		•	·	,	any subsidia
addition to each of these entities themselve	· · ·	,	·			the ownership
terests in the entity, as well as the officers, partnership, and the members or managers recuting the bond purchase agreement.	· · · · · · · · · · · · · · · · · · ·	•	•	•		•
ne following questions must be responded t	o for each entity and person qualifying a	as an "Sponsor/Applic	ant/Recipient," or	"joint Sponsor/Applica	nt/Recipient" as defined a	above.
kplain all positive responses on a separa	ate sheet and include with this quest	tionnaire in the Appli	cation.			
cceptions: ublic entity Sponsor/Applicant/Recipients wi	thout an ownership interest in the propo	sed Project including	but not limited to	cities counties and id	oint nowers authorities wit	h 100 or mor
nembers, are not required to respond to this		osca i roject, including	but not immed to	onics, counties, and je	ont powers authorities wit	11 100 01 11101
lembers of the boards of directors of non-pr hief Executive Officers, Presidents or their of					•	e Directors,
ivil Matters						
) Has the Sponsor/Applicant/Recipient filed oreclosed against in past ten years?	a bankruptcy or receivership case or ha	ad a bankruptcy or rec	eivership action o	commenced against it,	defaulted on a loan or be	en
) Is the Sponsor/Applicant/Recipient current nancial condition of the Sponsor/Applicant/R	• • •	• •	•	nat may materially and	adversely affect (a) the	
Have there been any administrative or civid diversely affected (a) the financial condition of		•	• • •	•	•	
Is the Sponsor/Applicant/Recipient current local, state or federal licensing or accredita		•	•		•	on by
) In the past ten years, has the Sponsor/App censing or accreditation agency, a local, sta		•	•	•	•	
dgment? riminal Matters						
Is the Sponsor/Applicant/Recipient current narge, complaint, examination or investigation	• • •	-	•	-		ng,
Is the Sponsor/Applicant/Recipient current narge, complaint, examination or investigation the conduct of the Sponsor/Applicant/Recip	on, of any kind, involving, or that could r		• •	-	- · · · · · · · · · · · · · · · · · · ·	_
Is the Sponsor/Applicant/Recipient current narge, complaint, examination or investigation	ly a party to, or the subject of, or been r	•	•	•		ng,
ponsor/Applicant/Recipient for any financial	•	,			•	
Is the Sponsor/Applicant/Recipient current narge, complaint, examination or investigation	• • •	-	•	-		ng,
)) Within the past ten years, has the Sponso	or/Applicant/Recipient been convicted o	of any felony?				
1) Within the past ten years, has the Sponso	or/Applicant/Recipient been convicted o	of any misdemeanor re	lated to the cond	uct of the Sponsor/App	licant/Recipient's busines	ss?
2) Within the past ten years, has the Sponso lease provide a letter of explanation if yo	• • • • • • • • • • • • • • • • • • • •	•	r any financial or	fraud related crime?		
nclude along with this certification, a letter of acluded in this application.			clarification deer	ned necessary by the I	Housing Developer for inf	ormation

CCSF CQIA - Application Phase integral appeas FINAL

Title of Signatory 33 of 35

Signature

Signature

Defeveloper Certification

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 Sponsor/Applicant/Recipients. 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 Recipient.

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

Application Development Team (ADT) Support Form

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

Full Nar	me:			Date Requested:	d: Application Version Date:					
Organiz	zation:			Email:				Contact Phone	:	
Justification:										
Issue #	Tab / Sheet Name		Section	Cell(s) #	Update / Comment		Urgency	ADT Status	Tester	
1										
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