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)

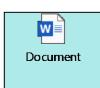
2020 West El Camino Avenue, Suite 500, Sacramento, CA 95833
Phone: (916) 263-2771
Email: infill@hcd.ca.gov

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 Apple Mac Computers. The Department highly recommends using PC Computers and Microsoft Office 2013 or newer to complete the application.



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

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

"Blue" cells

"Red" cells

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.

No

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

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)

Yes Catalytic Qualifying Infill Area (Large Jurisdiction)

No Catalytic Qualifying Infill Area (Small Jurisdiction)

Type of housing Units to be developed in the CQIA?

Rental

Is the CQIA in	n an incorporated City? (per defin	<u>20</u>	010 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 dudate.		Uploaded to HCD?	Yes	

Eliaible Annlia	licant #1				County of	f San Franci	SCO					
Ingibic Applic	ant Type		City an	d County								
File Name:		Cert & Legal Di		Reference: Applic						Uploaded		Yes
File Name:	• •	OrgDoc1, OrgD	oc2, etc.	Reference: Entity						Uploaded		N/A
File Name:	04c. App1 (Applicant Organiz						Uploaded		N/A
File Name:	04d. App1 \$	Signature Block		Signature Block -	upload in	Microsoft W	ord Documen	t.		Uploaded	to HCD?	Yes
File Name:	04e. App1 (Cert of Good St	anding	Certificate of Goo	od Standing	g dated with	in 30 days of t	the application du	e date.	Uploaded	to HCD?	N/A
File Name:	04f. App1 T	ax-Exempt Sta	tus	Evidence of tax-e Only).	exempt stat	tus from IRS	and FTB for	Corporations (Nor	n-Profits	Uploaded	to HCD?	N/A
Applicant # 2	2			Entity Na	ime							
Applicant #3				Entity Na	ime							
How many Ho		pments are bei	ng propose w	or each Housing De ithin the CQIA? <mark>200</mark>	evelopment 5	t (HD)						
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	India Basin	ill be a decrete a		Innes Avenue ses with Phase 1 es		Francisco	94124	607502310		4606-104	7, 4621-103, 4, 4631-008	-1 41
Description	create new h	omes that are a eighborhood-se	affordable acre rving grocery	roject sits on approxoss a spectrum of in store, childcare cented	ncomes total nter, and sp	aling 1,575 pace for loca	units. The proj al businesses.	ject will include 20 Additionally, 14 a	9,000 squar cres of publi	e feet of comm ic open space	nercial space will be incorp	, orated
 Γimeframe fo	r applying for	9% or 4% Tax (Credits	Proposed month	January		Proposed y	/ear 2025				
ederal	Yes	F	Proposed equ	ity investor contribut	tion (\$)	\$50,453,85	3	Anticipated tax cre	edit factor	\$0.9200		
State		F	Proposed equ	ity investor contribut	tion (\$)		,	Anticipated tax cre	edit factor			
HD#1 Develo	per Name	BUILD, Inc.										
Developer Ad	dress 315	Linden St.		City	San Fı	rancisco	County	San Fra	ncisco	Zip Cod	le <mark>94102</mark>	
Principal Nam	ne Scott E	Schelman		· · · · · · · · · · · · · · · · · · ·			Principal	l Email address		scott@ble	dsf.com	
File Name:	07. HD#1 C	Cert Legal Discl	osure	Reference: Devel	loper Certi	fication Wor	ksheet.			Uploaded	to HCD?	Yes
	07. HD#1 P	rincipal Cert Le	egal	Reference: Devel	loper Certi	fication Wor	ksheet.			Uploaded	to HCD?	Yes
File Name:	Disclosure											
	Disclosure ing General P	artner	Entit	y Name To be fo	ormed							
	ing General P	artner IGP Cert Legal		y Name To be for Reference: Devel		fication Wor	ksheet.			Uploaded	to HCD?	N/A
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File Name:	08. HD#2 MGP Ce	ert Legal	Disclosure	Reference	. Dovolope							
HD#2 Admini	istrative General Part	tner #1	Entit	y Name R	Related/Su	nnydale Block 7 De	evelopment Co	o., LLC, a California	limited lia	ability company	у	
File Name:	08. HD#2. AGP1 0	Cert Lega	Il Disclosure	Reference	e: Develope	er Certification World	ksheet.			Uploaded	to HCD?	Yes
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File Name	08. HD#2 LLC Cer	rt Legal L	Disclosure	Reference	e: Develope	er Certification Worl	<u>ksheet.</u>			Uploaded	to HCD?	Yes
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	HD#3 Name			HD Address		HD City	HD Zip	Census Tract	:		APN	
Sı	Sunnydale Block 9			nydale Ave (pr nanent addres	•	San Francisco	94134	6075060502		63	310-006	
HD Brief Description	Block 9 will be a 100 units over a podium lobby as well as two	parking (garage, prop	erty manager	ment and r	esident services off		-	•		•	
Project Devel	elopment Type	New Cor	nstruction			Type of Tax Credit	s 4%					
	or applying for 9%/4%			Proposed mo		ay	Proposed y	ear 2025				
Federal	Yes			ity investor co				Anticipated tax cred	lit factor	\$0.9300		
State	No			ity investor co		(1.7)		Anticipated tax cred		\$0.0000		
HD#3 Develo		i		Entity Name		dale Block 9 Housir				75.5500		
Developer Ac		mery Str	eet, Suite 13		City	San Francisco	County	San Fran	rcisco	Zip Co	de 94104	
Principal Nan				10	City	Jan Francisco	· ·	Email address	101300		grelated.com	
<u> </u>				Deferen	v Dovala	or Contification 144	<u>'</u>	Linaii auuress				T
File Name:	09. HD#3 Cert Leg			Reterence	:. Develope	er Certification Worl	KSNEET.			Uploaded	to HCD?	Yes
File Name:	09. HD#3 Principa Disclosure	al Cert Le	gal	Reference	e: Develope	er Certification Worl	ksheet.			Uploaded	to HCD?	Yes
HD#3 Manag	ging General Partner		Entit	y Name S	Sunnydale	Block 9 LLC, a Cali	ifornia limited	liability company				
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File Name: HD#3 Manag File Name HD Brief Description Project Devel Timeframe fo Federal State HD#4 Develo Developer Ac Principal Nam File Name: HD#4 Manag File Name: HD#4 Admini File Name: HD#4 Admini File Name:	O9. HD#3 AGP2 Corporation of LLC O9. HD#3 LLC Cer HD#4 Name Potrero Block R The project will cont 30%, 50% and 60% and offices for proper or applying for 9%/4% Yes Yes Yes Oper ddress 600 Califorme Delphine She 10. HD#4 Cert Leg 10. HD#4 Principa Disclosure ging General Partner 10. HD#4 MGP Ceristrative General Part 10. HD#4. AGP1 Ceristrative General Part 10. HD#4 AGP2 Ceristrative General Part	tain 86 recently managed by the second of th	Entitional	Reference Reference Sy Name Reference Sy Name Reference Sy Name Reference	wercy House: Developed its to be used its to be use	er Certification Work sing Calwest, a Caller Certification Work HD City San Francisco sed as Project Base er unit). Amenities particular and the second	ksheet. ifornia nonproksheet. HD Zip 94107 ed Section 8 porovided at the section County Principal ksheet. R LLC (To be ksheet. ksheet. ksheet.	Census Tract 61402 ublic housing replace project include: page project include: page project ax cred Anticipated tax cred San France Email address	cement, 2 arking gardit factor lit factor	Uploaded Uploaded 41 5% of units resage, communi \$0.9000 \$0.9000 Zip Co sherman@brid Uploaded Uploaded Uploaded Uploaded Uploaded Uploaded	d to HCD? APN 167-004 stricted to incomplete particles and particles are stricted to incomplete particles and particles are stricted to incomplete particles and particles are particles and particles are particles are particles and particles are partic	N/A Yes Omes a dry roor Yes N/A

Р	otrero B	lock Q			751 I	Missouri	Street	s	an Franciso	00	94107		61402		416	67 - 004				
HD Brief	30%, 50	% and 60°	% Area N	/lediar	n Income	(AMI), a		nager un	nit). Ameniti						, 25% of units re age, community					
I Project Develo	pment 7	- Type	New C	onstr	uction			Type	e of Tax Cr	edits	49	6								
Fimeframe for	•	• •				Propose	d month	May			Propose		2026							
ederal	Yes	ĺ				•	or contribu	,	\$46,294	,299	<u> </u>		ipated tax c	edit factor \$0.9000						
State	Yes			Propo	osed equi	ty invest	or contribu	tion (\$)	\$9,450,0	000		Antic	ipated tax c	redit factor	\$0.9000					
HD#5 Develor	per			De	eveloper/l	Entity Na	me BF	RIDGE H	ousing Cor	porati	on									
Developer Ado	dress	600 Calif	ornia Str	eet		-	City	San	Francisco		County	/	San F	rancisco	Zip Cod	de <mark>94107</mark>	,			
Principal Nam	e De	elphine Sh	nerman								Princ	pal Ema	ail address		dsherman@brid	gehousing	.com			
File Name:	11. HC	#5 Cert L	egal Disc	closur	е	Refere	ence: Deve	loper Ce	ertification V	Vorks	heet.			!	Uploaded	to HCD?	Yes			
File Name:	11. HD)#5 Princip sure	oal Cert L	_egal		Refere	ence: Deve	eloper Ce	ertification V	Vorks	heet.				Uploaded	to HCD?	Yes			
HD#5 Managii	ng Gene	ral Partne	r		Entity	y Name	Potrero	Housing	g Associate	s IIIQ	LLC (To	be form	ned)		•					
File Name:	11. HD	#5 MGP (Cert Lega	al Disc	closure	Refere	ence: Deve	loper Ce	ertification V	Vorks	heet.				Uploaded	to HCD?	N/A			
ID#5 Adminis	trative C	Seneral Pa	artner #1		Entity	y Name	N/A								•					
File Name:	11. HC	#5. AGP1	Cert Le	gal Di	isclosure	Refere	ence: Deve	eloper Ce	ertification V	Vorks	heet.				Uploaded	to HCD?	N/A			
HD#5 Adminis	trative G	Seneral Pa	artner #2		Entity	y Name	N/A								•					
File Name:	11. HC	#5 AGP2	Cert Leg	jal Dis	sclosure	Refere	ence: Deve	eloper Ce	ertification V	Vorks	heet.				Uploaded	to HCD?	N/A			
HD#5 Manage	er of LLC				Entity	y Name	BRIDG	E Housir	ng Corporat	ion										
File Name		#5 LLC C	ert Legal	Discl		, 			ertification V		heet.				Uploaded	to HCD?	Yes			
Project Inforr Large Jurisdic CQIA Project	tion Name			_	(CCSF C						1					N. 41				
Project County	y Sa	an Francis	SCO .		oject City	S	an Francis	СО			ect Zip	Multipl	е	Geograp	hic Location	Northern				
Has the Applic	ant anni	iod plan t	to apply		oject City	nd other	HCD prog	ram fund	ls (outside t		ect Zip	/NOEA:	for this Dr	nioct?			Yes			
f applicable, p												INOFA	וטו נוווג דוכ	njeci :			165			
Anchor HD#1	submitte	ed a Roun	d 7 AHS0	C appl	lication or	n Tues, A	April 4. App	olicant nu	umber: AHS	C000)1100.									
Negative poin	ts may b	e assed if	Applican	it fails	to disclo	se all pa	1	sımultan	eous applic	cation	s, and kr	own fut	ure applicat	ions.						
	_	_		, .			Plan to apply?	-			_				d date or expect	eu i	D Contract Number			
LIOD ALIOO		D program	n(s) nam	e(s):					an amount		Grant a	mount	Awarded	?	Award date?	'				
HCD AHSC	•						Yes	-	2,213,375				No		12/31/2024					
HCD AHSC HCD HRI (C	`						Yes	Φ 52	4,286,218		¢40.00	0 122	No		12/31/2025	ALIC	`C0001100			
AHSC TRA	ir I, MD	')					Yes				\$40,28	ə, 133	No		8/1/2023	Ans	SC0001100			
AHSC TRA AHSC STI							Yes				\$9,572	256	No		8/1/2023	ΛЦС	SC0001100			
AHSC PGM							162				ψ3,312	-,000	INU		0/1/2023	АПЗ	-50001100			
NPLH COSR	only																			
HHC COSR o																				
	•																			
Total Units		HTC CO	QIA total : Area	Site	Units	s per Acr	e 1	nmercial pace?	Reloca Requi											
789	54	47 32	.38 Ad	cres	24	Per A	cre	Yes	Tempora	ry On	nly									
§102 "Rural A determining ru		•	ated in a	Rural	Area as	defined b	y HSC §5	0199.21?	? Applicant	must	use the	CAC N	lethod for	Docur	mentation of rura	ıl status	No			

Site and Unit Information (Anchor HD#1)

Office arro	Offic fillion	mation (Anchor HD#	11						
		Current Use		Proposed	d Zoning (cod	e and name)	Is Site Imp	roved?	Year Improvements Built?
	Vacant land				PDR-2		No		N/A
Rent C	Rent Control?			Applicant Notes		1 includes 158 affordable re	ental units, 234	market r	ate rental units, and 45,200
١	No Public			Applicant Notes	SQFT of ret	ail.			
Site con	ditions and	d adjoining land uses						_	
No	Poor dr	rainage	No	Erosion problems	No	Unstable soil	No	Underg	round storage tanks
No	Possibl	e lead paint	No	Possible asbestos	Yes	Wetlands area	Yes	Onsite	stream/creek
No	100-yr.	flood plain	No	Possible soil pollution	No	Grade 5-10%	No	Grade	over 10%
No	·		No	Possible high noise level	No	Abandoned well(s)	No Railroa		d tracks within 100 yards
No Unusual ingress/egress		al ingress/egress	No	High water table	No	Retaining wall	No	Ground	l water contamination

Describe	Describe Anchor HD#1 adjoining land uses												
West	Length in Feet	286	Adjacent land use to the west is affordable housing.										
East	, in the second		Adjacent land use to the east is proposed housing, an open air marketplace, and public park.										
North	Length in Feet	404.4	Adjacent land use to the east is proposed mixed use housing and commercial, an open air marketplace, and public park.										
South	Length in Feet	339.55	Adjacent land use to the east is proposed housing.										
Unique F	eatures												

Provide the average square feet per bedroom size for ALL proposed housing developments.

Unit Size	Avg. Sq. Ft.	All Units	Restricted
0 Bdrm.	450	45	0
1 Bdrm.	565	164	97
2 Bdrm.	828	353	247
3 Bdrm.	1,164	191	164
4 Bdrm.	1,480	36	34
5 Bdrm.	0	0	0
	Total Units	789	542

Applicant Notes

Amenities (Anchor HD#1)

				_				-				•
Yes	Refrigera	itor	Yes	Range			No	Microwa	ave		No	Disposal
No	Walk-In (Closet	No	Fenced	Rear Ya	rd	No	Ceiling	Fans		No	Curtains/Blinds
No	Emergen	cy Call	No	Free Ca	able TV		No	Storage	Area		No	Lofts
No	Patio			(Other)				(Other)				(Other)
Project Amenities												
Laund	lry Rms.	Yes	3	Washers	Y	es 18	8	Dryers	Yes	18		
	No	Community Kit	chen	[No	Comput	ter Room	1		No	High S	peed Internet
	No	Picnic/BBQ Ar	ea(s)		Yes	Tot Lot/	Playgrοι	ınd		No	Sports	Court
	No	Swimming Poo	ol		No	Jacuzzi	/Sauna			Yes	Bike Pa	arking
	((Other)				(Other)					(Other)	
Yes	Bldg. Car	rd Key	No	Security	/ Patrol	[Yes	Security	/ Camera	ıs		
	No No No	No Walk-In (No Emergen Patio Laundry Rms.	No Walk-In Closet Emergency Call Patio Laundry Rms. Yes No Community Kit No Picnic/BBQ Are No Swimming Pool (Other)	No Walk-In Closet No No Emergency Call No Patio Laundry Rms. Yes 3 No Community Kitchen Picnic/BBQ Area(s) Swimming Pool (Other)	No Walk-In Closet No Emergency Call No Patio Laundry Rms. Yes 3 Washers No Community Kitchen No Picnic/BBQ Area(s) No Swimming Pool (Other)	No Walk-In Closet Emergency Call No Fenced Rear Yall No Patio (Other) Laundry Rms. Yes 3 Washers Y No Community Kitchen No Picnic/BBQ Area(s) No Swimming Pool (Other)	No Walk-In Closet Emergency Call No Fenced Rear Yard No Free Cable TV (Other) Laundry Rms. Yes 3 Washers Yes 1 No Community Kitchen No Picnic/BBQ Area(s) No Swimming Pool (Other) No Gomput Yes Tot Loty No Jacuzzi (Other)	No Walk-In Closet Emergency Call No Free Cable TV No No Patio No Patio No Free Cable TV No	No Walk-In Closet Emergency Call No Free Cable TV No Storage (Other) Laundry Rms. Yes 3 Washers Yes 18 Dryers No Community Kitchen No Picnic/BBQ Area(s) No Swimming Pool (Other) No Swimming Pool (Other)	No Walk-In Closet Emergency Call No Free Cable TV No Storage Area (Other) No Community Kitchen No Picnic/BBQ Area(s) No Swimming Pool (Other) No Community Kitchen No Swimming Pool No Computer Room Tot Lot/Playground No Jacuzzi/Sauna (Other)	No Walk-In Closet No Emergency Call No Patio No Free Cable TV No Storage Area (Other) No Computer Room No Picnic/BBQ Area(s) No Swimming Pool (Other) No Computer Room No Swimming Pool (Other) No Computer Room No Jacuzzi/Sauna (Other) No Computer Room No Jacuzzi/Sauna (Other)	No Walk-In Closet Emergency Call No Free Cable TV No Storage Area No No Patio (Other) (Other) No Storage Area No No No Storage Area No

N/A
Other onsite Services?
N/A

Miscellaneous Inform	ation (Anchor	HD#1)									
Residential Space									 -		
Residential Units 3	11,840 Comm	on Areas	68,920	Commu	unity Room	5,000 L	_easing Office	1,200	Additional S	Storage Spa	ce 0
Subtotal Residential S	SF 386,960	0									
Maintenance Shop	8,500		care Center	0	_		2,840		ervice Office	0	
(Other)		(Other)			(Other))		(Other)			
Total Resider	ntial SF 398,300	0									
Residential Parking				Free	Residential P	arking Spaces					
Uncovered Tenant I	Parking	Cov	ered Tenant	Parking	E	inclosed Tenant	Parking		Tenant Guest	Spaces	
Subtotal Parking	Spaces 0			<u> </u>			<u> </u>				
				Extra	•	ants may Rent					
Uncovered Parki	`		red Parking		Enclose	d Parking 20	<mark>06</mark>	Total Han	dicap Parking	Spaces	
Grand Total Parl	king Spaces 20	06									
Commercial Space											
					mmercial Squ	are Footage					
Commercial Area	45,200	Offices		Childca	are Center		Storage Spa	ace	(Ot	her)	
Total Commercial SF	45,200										
				Parking S	Spaces for Co	mmercial Tenan	ts				
Uncovered Parking			Cove	ered Parking		Total S	Spaces	0			
Describe other availabl	· ·	-									
45 covered parking s	paces for commerc	ial and ge	neral public u	ise							
Income from sources	other than reside	ntial Ren	ts and subsi	dies (A	nchor HD#1)						
Laundry				•	,		Other Leas	sed Spaces			
No. of Units Using	Central Laundry	39)2	Residentia	al		Lease Tern	ns Sq. Fe	et Rent/S	F/Mo.	Annual Gross
Weekly Assumed	-	\$6.	00								\$0
•	aundry Income	\$122									\$0
Residential Parking	,	<u> </u>	<u>′</u>								\$0
•	nt Rental Spaces	20	06								\$0
	come Per Space	\$30		Commerci	al						
Annual Residential	•	\$741		Retail Ten			NNN	15,20	00 \$/	1.00	\$729,600
Commercial Parking	raiking income	Ψ141	,000	Retail Ten			NNN	15,00			\$729,000
	of Dontal Chases		<u> </u>								
	of Rental Spaces	C)	Retail Ten			NNN	10,00			\$480,000
•	come Per Space	•		Retail Ten	ant 4		NNN	5,00			\$240,000
Annual Commercial	Parking Income	\$(0				Tota	I Income from	Other Leased	Spaces	\$2,169,600
Monthly utility allowa	•	•									
,	Type of Utility		Does the o					nt Paid Utilities			_
Utilities	(Gas, Electric, et	c.)	tenant pay	utilities?	0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms	
Heating	Electric		Tenant		\$32	\$45	\$58	\$71	\$91		
Cooking	Electric		Tenant		\$16	\$23	\$29	\$36	\$46		
Other Electric	Electric		Tenant		\$47	\$65	\$84	\$103	\$131		
Air Conditioning											
Water Heating											
Water											
Sewer											
Trash											
	Other										
Otilei	Total Tenant Utility Allowance \$95 \$133 \$171 \$210 \$268 \$0										
		ıotal	renant Utility	AIIOWance	фЭЭ	क् । उउ	φ1/1	φ∠IU	φ∠ΰδ	ΦΟ	
Oning to the time of		shaa UB <i>r</i>	4)								
Source for utility allow		chor HD#		1 2							4440000
Local PHA? Yes			Housing Aut			<u> </u>			Effecti	ve date:	1/1/2023
	Utility Company (A	ctual Sur	vey)?	No CUAC	? No	Other?	No				
Applicant Notes:											

State Relocation Requirements	§500(d)

Will the Recipient ensure that a housing development or a Capital Improvement Project will comply with State Relocation Assistance Law (Title 1, GC, Division 7, Yes Chapter 16, commencing at §7260, and Title 25 CCR, Subchapter 1, Chapter 6, commencing at §6000) and additional requirements set forth in secion §500(d)? CIP or HD#2 CIP or HD#3 CIP or HD#4 Relocation triggered for which CIP or HCD? CIP or HD#5 Yes Are costs sufficient, pursuant to the relocation plan and included in the Project's Development Budget? Yes A Relocation Plan that conforms with the provisions of Title 25 CCR, §6038, and File Name: 18. Relocation Plan Uploaded to HCD? Yes any other applicable relocation laws.

Article XXXIV §500(a)

Applicant(s) acknowledges that IIGC funds are not subject to Article XXXIV, Section 1 of the California Constitution, as clarified by the Public Housing Election Implementation Law (HSC Sections 37000 - 37002). The IIGC funds do not directly fund the housing units, but rather fund the infrastructure that supports the housing units. Other HCD funding sources may require Article XXXIV compliance. However, due to other public funding for IIGC Assisted Units, including other HCD funding sources, that may require Article XXXIV compliance, Recipients shall comply with Article XXXIV.

Yes

California Preservation Notice Law §500(b)

Applicant(s) certifies that all Applicants and special purpose entities must, at all times, comply with, and not be in violation of, California's Preservation Notice Law (Gov. Code, Sections 65863.10, 65863.11, 65863.13).

Yes

California State Prevailing Wage Law §500(c)

Applicant/Recipient certifies that the project will comply with California's prevailing wage law (Lab. Code, Section 1720 et seq.) The Applicant/Recipient should seek professional legal advice about the law's requirements.



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 project meets one of the exceptions of Labor Code 1720 (c) as determined by the Department of Industrial Relations (DIR). The DIR can be contacted via its website at

https://www.dir.ca.gov/oprl/DPreWageDetermination.htm

Nondiscrimination and Fair Housing Requirements §500(e)

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

Yes

Americans with Disabilities Act and Physical Accessibility Requirements §500(f)

Recipients shall ensure Developer compliance with all applicable state and federal building codes and accessibility laws and standards. All Housing Developments shall adhere to the accessibility requirements set forth in: (i) California Building Code Chapters 11A and 11B; (ii) the federal Fair Housing Act (42 U.S.C. § 3601 et seq.) and its regulations at 24 Code of Federal Regulations part 100 (particularly 24 C.F.R. Section 100.205), and its design and construction requirements, including ANSI A117.1-1986, and the Fair Housing Accessibility Guidelines, March 6, 1991, in conjunction with the Supplement to Notice of Fair Housing Accessibility Guidelines: Questions and Answers About the Guidelines, June 28, 1994; and (iii) the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.) and its Title II and Title III regulations at 28 Code of Federal Regulations parts 35 and 36; and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and the implementing HUD regulations at 24 Code of Federal Regulations part 8. In addition, developments shall adhere to either the Uniform Federal Accessibility Standards (UFAS) (24 C.F.R. Section 8.32), or HUD's Alternative Accessibility Standard. In addition, the Applicant/Recipient shall ensure that the Project meets the following requirements:

Applicant/Recipient certifies to ensure compliance with all applicable state and federal building codes and accessibility laws and standards?

Yes

Violence Against Women Act (VAWA) §500(g)

Applicant/Recipient certifies that where applicable, Applicant/Recipient shall ensure individuals are not denied assistance, evicted, or have their assistance terminated because of their status as survivors of domestic violence, dating violence, sexual assault, or stalking, or for being affiliated with a victim, pursuant to §34 USC Section 12491.

Yes

Pet Friendly Housing Act of 2017 §500(h)

Applicant/Recipient certifies to authorize residents of the housing development to own or otherwise maintain one or more common household pets pursuant to the Pet Friendly Housing Act of 2017 (HSC Section 50466).

Yes

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Applicant/Recipient Type	Address	City
Applicant #1	City and County of San Francisco	City and County	1 S Van Ness Ave.	San Francisco
Managing General Partner				
Administrative General Partner #1				
Manager of LLC				
India Basin (CIP #1, HD #1)	BUILD, Inc.		315 Linden Street	San Francisco
Sunnydale (CIP #2, HD #2, HD #3)	The Related Companies of California, LLC		44 Montgomery Street, Suite 1310	San Francisco
Potrero (CIP #3, HD #4, HD #5)	BRIDGE Housing		600 California Street	San Francisco

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

State	Zip Code	Authorized Representative	Title	Email	Phone #	Contact Name	Title	Email
CA	94103	Eric Shaw	Director	eric.shaw@sfgov.org	415-701-5500	IRVan Vanziivien	Senior Project Manager	ryan.vanzuylen@sfg ov.org
CA	94102					II aliran Harvav	Development Manager	lauren@bldsf.com
CA	94104					I I NII NIGIIVAN		tnguyen@related.co m
CA	94108					April Talley	Director	atalley@bridgehousi ng.com

District #	
17	

Phone #	Contact Address	City	State	Zip Code
415-701-5500	1 S Van Ness Ave.	San Francisco	CA	94103
(781) 385- 0390				
(206) 383- 6928				
(415) 321- 3566				

Project Name: San Francisco CQIA (CCSF CQIA)

County: San Francisco

Project Type(s): Capital Improvement Projects

Rural Status:

FALSE

Urban/Rural Area: Urban

Total HCD funding sources on the same Units utilized in the calculation of the Capital Improve 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

Total "other" awarded HCD funding for this Project:

\$0

4%

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 million in Large Jurisdictions and \$15 million in Small Jurisdictions.

Funds requested (This application only)	
\$45,000,000	

Total past awards (this project)			
Loans		Grants	
\$0		\$0	

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

I. IIG Total Units Base Grant Limit	\$34,283,500	Hausing Units n
I. IIG Base Grant Limit with Adjustment Factor	\$50,739,580	Housing Units p

	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 D



ment Project grant amount, including funds awarded under this Solicitation,

4% tax credits

75 percent for projects not utilizing tax credits

Meets criteria

in Small Jurisdictions. The maximum Program Award amount is \$45

TDC (CPIs) cost per Unit

IIGC Cost per Unit

\$1,197,160 \$57,034

er Acre (Net Density)

101.6

Net Density Adjustment Factor

1.48

ocument

Unit Mix & Grant Amount

		Jnits	
		1587	
HD(s) #	HD Project Name	Number of Bedrooms	Unit Type
Anchor HD #1	India Basin	1	Rental
Anchor HD #1	India Basin	1	Rental
Anchor HD #1	India Basin	1	Rental
Anchor HD #1	India Basin	2	Rental
Anchor HD #1	India Basin	2	Rental
Anchor HD #1	India Basin	2	Rental
Anchor HD #1	India Basin	2	Rental
Anchor HD #1	India Basin	2	Rental
Anchor HD #1	India Basin	3	Rental
Anchor HD #1	India Basin	3	Rental
Anchor HD #1	India Basin	3	Rental
Anchor HD #1	India Basin	3	Rental
Anchor HD #1	India Basin	1	Rental
Anchor HD #1	India Basin	0	Rental
Anchor HD #1	India Basin	1	Rental
Anchor HD #1	India Basin	2	Rental
Anchor HD #1	India Basin	3	Rental
HD #2	Sunnydale Block 7	1	Rental
HD #2	Sunnydale Block 7	2	Rental
HD #2	Sunnydale Block 7	3	Rental
HD #2	Sunnydale Block 7	4	Rental
HD #2	Sunnydale Block 7	1	Rental
HD #2	Sunnydale Block 7	2	Rental
HD #2	Sunnydale Block 7	3	Rental
HD #2	Sunnydale Block 7	4	Rental

HD #2	Sunnydale Block 7	1	Rental
HD #2	Sunnydale Block 7	2	Rental
HD #2	Sunnydale Block 7	3	Rental
HD #2	Sunnydale Block 7	4	Rental
HD #2	Sunnydale Block 7	2	Rental
HD #2	Sunnydale Block 7	3	Rental
HD #2	Sunnydale Block 7	4	Rental
HD #2	Sunnydale Block 7	2	Rental
HD #3	Sunnydale Block 9	1	Rental
HD #3	Sunnydale Block 9	2	Rental
HD #3	Sunnydale Block 9	3	Rental
HD #3	Sunnydale Block 9	4	Rental
HD #3	Sunnydale Block 9	1	Rental
HD #3	Sunnydale Block 9	2	Rental
HD #3	Sunnydale Block 9	3	Rental
HD #3	Sunnydale Block 9	4	Rental
HD #3	Sunnydale Block 9	1	Rental
HD #3	Sunnydale Block 9	2	Rental
HD #3	Sunnydale Block 9	3	Rental
HD #3	Sunnydale Block 9	4	Rental
HD #3	Sunnydale Block 9	1	Rental
HD #3	Sunnydale Block 9	2	Rental
HD #3	Sunnydale Block 9	3	Rental
HD #3	Sunnydale Block 9	4	Rental
HD #3	Sunnydale Block 9	1	Rental
HD #3	Sunnydale Block 9	2	Rental
HD #3	Sunnydale Block 9	3	Rental
HD #3	Sunnydale Block 9	4	Rental
HD #3	Sunnydale Block 9	3	Rental
HD #4	Potrero Block R - PBV	1	Rental
HD #4	Potrero Block R - PBV	2	Rental
HD #4	Potrero Block R - PBV	3	Rental
HD #4	Potrero Block R - PBV	4	Rental
HD #4	Potrero Block R - PBV	1	Rental
HD #4	Potrero Block R - PBV	2	Rental
HD #4	Potrero Block R - PBV	3	Rental
HD #4	Potrero Block R - PBV	4	Rental
HD #4	Potrero Block R - PBV	1	Rental
HD #4	Potrero Block R - PBV	2	Rental

HD #4	Potrero Block R - PBV	3	Rental
HD #4	Potrero Block R - PBV	4	Rental
HD #4	Potrero Block R - Tax Credit	1	Rental
HD #4	Potrero Block R - Tax Credit	2	Rental
HD #4	Potrero Block R - Tax Credit	3	Rental
HD #4	Potrero Block R - Tax Credit	4	Rental
HD #4	Potrero Block R - Tax Credit	1	Rental
HD #4	Potrero Block R - Tax Credit	2	Rental
HD #4	Potrero Block R - Tax Credit	3	Rental
HD #4	Potrero Block R - Tax Credit	4	Rental
HD #4	Potrero Block R - Tax Credit	1	Rental
HD #4	Potrero Block R - Tax Credit	2	Rental
HD #4	Potrero Block R - Tax Credit	3	Rental
HD #4	Potrero Block R - Tax Credit	4	Rental
HD #4	Potrero Block R - Tax Credit	2	Rental
HD #5	Potrero Block Q - PBV	1	Rental
HD #5	Potrero Block Q - PBV	2	Rental
HD #5	Potrero Block Q - PBV	3	Rental
HD #5	Potrero Block Q - PBV	4	Rental
HD #5	Potrero Block Q - PBV	1	Rental
HD #5	Potrero Block Q - PBV	2	Rental
HD #5	Potrero Block Q - PBV	3	Rental
HD #5	Potrero Block Q - PBV	4	Rental
HD #5	Potrero Block Q - PBV	1	Rental
HD #5	Potrero Block Q - PBV	2	Rental
HD #5	Potrero Block Q - PBV	3	Rental
HD #5	Potrero Block Q - PBV	4	Rental
HD #5	Potrero Block Q - Tax Credit	1	Rental
HD #5	Potrero Block Q - Tax Credit	2	Rental
HD #5	Potrero Block Q - Tax Credit	3	Rental
HD #5	Potrero Block Q - Tax Credit	4	Rental
HD #5	Potrero Block Q - Tax Credit	1	Rental
HD #5	Potrero Block Q - Tax Credit	2	Rental
HD #5	Potrero Block Q - Tax Credit	3	Rental
HD #5	Potrero Block Q - Tax Credit	4	Rental
HD #5	Potrero Block Q - Tax Credit	1	Rental
HD #5	Potrero Block Q - Tax Credit	2	Rental
HD #5	Potrero Block Q - Tax Credit	3	Rental
HD #5	Potrero Block Q - Tax Credit	4	Rental

HD #5	Potrero Block Q - Tax Credit	2	Rental

						IIGC Grant
		а	ssisted Un	its		Amount
Homeowner Units	0	100.00%			69%	
Rental Units	789	789	542	0	542	\$34,283,500
Restricted Income Level	Total Units	IIGC assisted Units	Affordable Rental Units	Affordable Ownership Units	Total Restricted Units	IIGC Grant Base Limit
30%	5	5	5		5	\$260,500
45%	5	5	5		5	\$239,500
50%	9	9	9		9	\$431,100
60%	11	11	11		11	\$541,200
30%	15	15	15		15	\$886,500
45%	9	9	9		9	\$494,100
50%	27	27	27		27	\$1,482,300
60%	22	22	22		22	\$1,082,400
30%	21	21	21		21	\$1,596,000
45%	3	3	3		3	\$198,000
50%	24	24	24		24	\$1,584,000
60%	6	6	6		6	\$345,600
Manager	1	1				\$8,500
Non-Restricted	45	45				\$193,500
Non-Restricted	66	66				\$561,000
Non-Restricted	101	101				\$1,282,700
Non-Restricted	22	22				\$371,800
30%	6	6	6		6	\$312,600
30%	16	16	16		16	\$945,600
30%	5	5	5		5	\$380,000
30%	1	1	1		1	\$80,200
50%	7	7	7		7	\$335,300
50%	19	19	19		19	\$1,043,100
50%	14	14	14		14	\$924,000
50%	4	4	4		4	\$281,600

4			1		A40.000
					\$40,800
					\$246,000
					\$172,800
3	3	3		3	\$190,200
2	2				\$25,400
1	1				\$16,900
1	1				\$21,200
1	1				\$12,700
2	2	2		2	\$81,600
5	5	5		5	\$246,000
5	5	5		5	\$288,000
0					
4	4	4		4	\$191,600
5	5	5		5	\$274,500
2	2	2		2	\$132,000
0					
2	2	2		2	\$95,800
16	16	16		16	\$878,400
9	9	9		9	\$594,000
11	11	11		11	\$774,400
2	2	2		2	\$104,200
25	25	25		25	\$1,477,500
2	2	2		2	\$152,000
0					
0					
0					
3	3				\$50,700
1	1				\$21,200
1	1				\$16,900
4	4	4		4	\$163,200
3	3	3		3	\$147,600
3	3	3		3	\$172,800
1	1	1		1	\$63,400
9	9	9		9	\$431,100
12	12	12		12	\$658,800
12	12	12		12	\$792,000
2	2	2		2	\$140,800
0					
9	9	9		9	\$531,900
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30%	8	8	8		8	\$608,000
30%	2	2	2		2	\$160,400
60%	2	2	2		2	\$81,600
60%	3	3	3		3	\$147,600
60%	3	3	3		3	\$172,800
60%	1	1	1		1	\$63,400
50%	1	1	1		1	\$47,900
50%	1	1	1		1	\$54,900
50%	2	2	2		2	\$132,000
50%	0					
30%	6	6	6		6	\$312,600
30%	1	1	1		1	\$59,100
30%	0					
30%	0					
Manager	1	1				\$12,700
60%	6	6	6		6	\$244,800
60%	6	6	6		6	\$295,200
60%	7	7	7		7	\$403,200
60%	2	2	2		2	\$126,800
50%	12	12	12		12	\$574,800
50%	15	15	15		15	\$823,500
50%	16	16	16		16	\$1,056,000
50%	2	2	2		2	\$140,800
30%	7	7	7		7	\$364,700
30%	12	12	12		12	\$709,200
30%	9	9	9		9	\$684,000
30%	2	2	2		2	\$160,400
60%	2	2	2		2	\$81,600
60%	2	2	2		2	\$98,400
60%	2	2	2		2	\$115,200
60%	1	1	1		1	\$63,400
50%	3	3	3		3	\$143,700
50%	5	5	5		5	\$274,500
50%	5	5	5		5	\$330,000
50%	1	1	1		1	\$70,400
30%	2	2	2		2	\$104,200
30%	3	3	3		3	\$177,300
30%	3	3	3		3	\$228,000
30%	1	1	1		1	\$80,200
23,0	'	<u> </u>	· .		· .	700,200

Manager	1	1		\$12,700

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COMPLETE THESE COLUMNS FOR ANCHOR HD #1 ONLY

If the most restrictive rent applicable to some Units are required by another program, such as HOME or USDA Rural Development, to enter these limits ---->

RENT(S) INFORMATION								
1	2	3	4	5	6	7		
\$65,250	\$74,600	\$83,900	\$93,200	\$100,700	\$108,150	\$115,600		
	\$23,611	\$18	,992	\$21,517	\$21,517	\$288,816		
Rent Limit Calculation Formula	Max Gross Rent	Less Utility Allowance Schedule 1	Less Utility Allowance Schedule 2	Maximum Net Rent	Proposed Net Rent	Monthly Income at Proposed Rents		
TCAC	\$1,048	\$133		\$915	\$915	\$4,575		
TCAC	\$1,573	\$133		\$1,440	\$1,440	\$7,200		
TCAC	\$1,748	\$133		\$1,615	\$1,615	\$14,535		
TCAC	\$2,517	\$171		\$2,346	\$2,346	\$25,806		
TCAC	\$1,258	\$171		\$1,087	\$1,087	\$16,305		
TCAC	\$1,887	\$171		\$1,716	\$1,716	\$15,444		
TCAC	\$2,097	\$171		\$1,926	\$1,926	\$52,002		
TCAC	\$2,517	\$171		\$2,346	\$2,346	\$51,612		
TCAC	\$1,454	\$210		\$1,244	\$1,244	\$26,124		
TCAC	\$2,181	\$210		\$1,971	\$1,971	\$5,913		
TCAC	\$2,423	\$210		\$2,213	\$2,213	\$53,112		
TCAC	\$2,908	\$210		\$2,698	\$2,698	\$16,188		
					\$0	\$0		
		\$95						
		\$133						
		\$171						
		\$210						
		\$133						
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Other Rent Limits

Enter below any rent limits that are both the most restrictive and that are required by sources ot credits, bonds, or MHP (e.g.. HOME or USDA Rural Development).

OtherRentLimi tTbl		Gross Rent Limits / Unit Size (Bdrms)							
County	AMI	0	1	2	3	4			
an Francisco1.2	1.20%								
an Francisco1.1	1.10%								
San Francisco1	100%								
ın Francisco0.95	95%								
an Francisco0.9	90%								
ın Francisco0.85	85%								
an Francisco0.8	80%								
ın Francisco0.75	75%								
an Francisco0.7	70%								
ın Francisco0.65	65%								
an Francisco0.6	60%								
ın Francisco0.55	55%								
an Francisco0.5	50%								
ın Francisco0.45	45%								
an Francisco0.4	40%								
ın Francisco0.35	35%								
an Francisco0.3	30%								
ın Francisco0.25	25%								
an Francisco0.2	20%								
ın Francisco0.15	15%								
Description of other rent			-	-					

limits							
	Ве	low, enter all "Other" Unrestricted Units					
	Bedrooms	Units	Proposed Net Rent	Monthly Income at Proposed			
Manager Unit			\$0				
Manager Unit				\$0			
Manager Unit				\$0			
	0 Bdrm.	45	\$2,900	\$130,500			
	1 Bdrm.	66	\$3,400	\$224,400			
2 Bdrm.		101	\$4,400	\$444,400			
3 Bdrm.		22	\$5,200	\$114,400			
				\$0			
				\$0			
				\$0			
				\$0			
				\$0			

	Is subsidy payments over net Rent based on restricted or proposed Rents?									
Click HERE		SUBSIDY INFORMATION								
8	Subsid	y Program Na	me1	Federal?	Subsidy Program Na					
\$123,050			_		Other Federal					
\$288,816				0	\$0					
Monthly Income at Maximum Rents	Net Monthly Contract Rent	Subsidy Payment Over Net Rent	VASH?	Units being subsidized	Total Monthly Extra Income	Net Monthly Contract Rent	Subsidy Payment Over Net Rent			
\$4,575										
\$7,200										
\$14,535										
\$25,806										
\$16,305										
\$15,444										
\$52,002										
\$51,612										
\$26,124										
\$5,913										
\$53,112										
\$16,188										

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	Rent/Operating S	Subsidy Progra
Subsidy Program Name:		
Subsidy Program Component:		
Subsidy Currently in Place?		
Date Application Submitted or to be Submitted:		
e Award Expected:		
ontract Term (Years)		
Expected 1st Year Amount, if not based on contract rents:		
Basis for Subsequent Amounts, if not based on contract rents:		

	Restricte	ed		
me2		Federal?		
	0	\$0		
Section 8?	Units being subsidized	Total Monthly Extra Income		

IIGC Basic Grant

Unit Type AMI	0-Bdrm
200%+ FMR or > CALHFA Sales Prices, or Non-Restricted	\$4,300
60% AMI Rental	\$36,600
50% AMI Rental	\$42,300
30% AMI Rental	\$49,200
Moderate Income Owner	\$32,500
Low Income Owner	\$36,600

200%+ FMR 200%+ FMR (

> CALHFA Sales Price

Non-Restricted

60% AMI Rental

50% AMI Rental

30% AMI Rental

MI Owner Moderate Inc

LI Owner Low Income

ams	

Limit x Units

1-Bdrm	2-Bdrm	3-Bdrm	4+Bdrm
\$8,500	\$12,700	\$16,900	\$21,200
\$40,800	\$49,200	\$57,600	\$63,400
\$47,900	\$54,900	\$66,000	\$70,400
\$52,100	\$59,100	\$76,000	\$80,200
\$36,600	\$43,700	\$52,100	\$56,300
\$40,800	\$49,200	\$57,600	\$63,400

or > CALHFA Sales Prices, or Non-Restricted

come Owner

Owner

Developme	ent So	ources			Construction To	otals	\$942,348,304	\$0	\$942,348,304	Co	nstruction Ter	me			F	Permanent Terms	
-					Permanent To	otals	\$944,559,389	\$0	\$944,559,389	Co	instruction Ten	ns		Interest Rate		Repayment Terms	s
Construction	Committed ?	HD/CIP	Unit Type	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Туре	Amortizing Period (yrs.)	Туре	Due in (yrs.)
Construction	No		Rental														
Construction	No	Multiple HDs	Rental	Infill Infrastructure Grant Program (IIGC) - Grant	State-HCD	2	\$45,000,000		\$45,000,000								
Construction	No	HD #3	Rental	HD3 Construction Loan	Private	1	\$86,092,162		\$86,092,162	7.55%	Interest	34					
Construction	No	HD #3	Rental	HD3 Local Gap Loan (MOHCD)	Local	2	\$17,978,697		\$17,978,697	3.00%	Deferred	34					
Construction	No	HD #3	Rental	HD3 GP Equity	Private		\$500,000		\$500,000								
Construction	No	HD #3	Rental	HD3 Deferred Costs	Private		\$5,710,000		\$5,710,000								
Construction	No	HD #3	Rental	HD3 Tax Credit Equity	4% tax credits		\$7,955,728		\$7,955,728								
Construction	No	CIP	Rental	CIP 1 Construction Loan	Private	1	\$22,719,909		\$22,719,909	7.00%	Interest Only	48					
Construction	No	Anchor HD #1	Rental	HD 1 Construction Loan	Private	1	\$175,140,639		\$175,140,639	7.00%	Interest Only	48					
Construction	No	Anchor HD #1	Rental	HD 1 Local Gap Loan (MOHCD)	Local	2	\$39,500,000		\$39,500,000	3.00%	Deferred	48					
Construction	No	Anchor HD #1	Rental	HD 1 Project Enhancement Infra District	Private		\$3,697,990		\$3,697,990								
Construction	No	Anchor HD #1	Rental	HD 1 LP Equity	Private		\$17,293,394		\$17,293,394								
Construction	No	HD #4	Rental	HD4 Construction Loan	Private	1	\$76,564,590		\$76,564,590	7.20%	Interest	40					
Construction	No	HD #4	Rental	HD4 Local Gap Loan (MOHCD)	Local	2	\$13,000,000		\$13,000,000	3.00%	Deferred	40					
Construction	No	HD #4	Rental	HD4 Tax Credit Equity	4% tax credits		\$3,513,073		\$3,513,073								
Construction	No	HD #4	Rental	HD4 Tax Credit Equity - State	State-HCD		\$637,500		\$637,500								
Construction	No	HD #5	Rental	HD5 Construction Loan	Private	1	\$113,804,792		\$113,804,792	7.20%	Interest	40					
Construction	No	HD #5	Rental	HD5 Local Gap Loan (MOHCD)	Local	2	\$15,000,000		\$15,000,000	3.00%	Deferred	40					
Construction	No	HD #5	Rental	HD5 Tax Credit Equity	4% tax credits		\$4,629,430		\$4,629,430								
Construction	No	HD #5	Rental	HD5 Tax Credit Equity-State	State-HCD		\$945,000		\$945,000								
Construction	No	HD #5	Rental	HD5 Deferred Developer Fees	Private		\$7,287,487		\$7,287,487								
Construction	No	CIP	Rental	CIP3 Local Gap Loan (MOHCD)	Local	1	\$66,164,526		\$66,164,526	3.00%	Deferred	40					
Construction	No	HD #2	Rental	HD2 Construction Loan	Private	1	\$73,865,774		\$73,865,774		Interest Only	34					
Construction	No	HD #2	Rental	HD2 Tax Credit Equity	4% tax credits		\$6,291,970		\$6,291,970		,						
Construction	No	HD #2	Rental	HD2 Local Gap Loan (MOHCD)	Local	2	\$19,426,797		\$19,426,797		Other	34					
Construction	No	HD #2	Rental	HD2 Deferred Developer Fees	Private		\$1,847,914		\$1,847,914		-						
Construction	No	HD #2	Rental	HD2 GP Equity	Private		\$500,000		\$500,000								
Construction	No	CIP	Rental	CIP2 Local Gap Loan (MOHCD)	Local	1	\$23,013,063		\$23,013,063	3.00%	Other	60					
Construction	No	-	Rental				, -,,		, ,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		-						
Construction	No		Rental														
Construction			Rental														
Construction			Rental														
Construction	No		Rental														
Construction	No		Rental														
Construction	No		Rental														
Construction	No	Anchor HD #1	Rental	Deferred Developer Fees	Private		\$1,100,000		\$1,100,000								
Construction	No	Anchor HD #1	Rental	Other Deferred Costs	Tilvato		\$2,048,258		\$2,048,258								_
Construction		Anchor HD #1	Rental	Developer Fee Contribution	Private		Ψ2,070,230		Ψ2,070,200								_
Construction		Anchor HD #1	Rental	GP Equity	Private		\$84,226,316		\$84,226,316								_
		Anchor HD #1 seAnchor HD #1	Rental	Gross Tax Credit Equity	4% tax credits		\$6,897,295		\$6,893,295								$\overline{}$

Developme	nt S	ources			Construction To	tals	\$942,348,304	\$0	\$942,348,304	Construction Torms				Permanent Terms
Permanent														
Permanent	No		Rental											
Permanent	No	Multiple HDs	Rental	Infill Infrastructure Grant Program (IIGC) - Grant	State-HCD	2	\$45,000,000		\$45,000,000					
Permanent	No	HD #3	Rental	HD3 Permanent Loan	Private	1	\$26,069,703		\$26,069,703		6.51%	Fixed for Term	30	FAM
Permanent	No	HD #3	Rental	HD3 HCD AHSC	State-HCD	2	\$16,150,000		\$16,150,000		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #3	Rental	HD3 Local Gap Loan (MOHCD)	Local	2	\$17,978,697		\$17,978,697		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #3	Rental	HD3 GP Equity	Private		\$500,000		\$500,000					
Permanent	No	HD #3	Rental	HD3 Deferred Developer Fees	Private		\$4,500,000		\$4,500,000					
Permanent	No	HD #3	Rental	HD3 Tax Credit Equity	4% tax credits		\$53,038,187		\$53,038,187					
Permanent	No	CIP	Rental	CIP 1 HCD AHSC HRI	State-HCD		\$24,930,994		\$24,930,994					
Permanent	No	Anchor HD #1	Rental	HD1 Permanent Loan	Private	1	\$100,490,960		\$100,490,960		6.00%	Fixed for Term	30	Not Yet Known
Permanent	No	Anchor HD #1	Rental	HD1 Local Gap Loan (MOHCD)	Local	2	\$39,500,000		\$39,500,000		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	Anchor HD #1	Rental	HD1 HCD AHSC	State-HCD	2	\$24,930,995		\$24,930,995		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	Anchor HD #1	Rental	HD1 Project Enhancement Infra District	Other		\$13,004,374		\$13,004,374					
Permanent	No	Anchor HD #1	Rental	HD1 LP Equity	Private		\$17,293,394		\$17,293,394					
Permanent	No	HD #4	Rental	HD4 Local Gap Loan (MOHCD)	Local	2	\$9,584,771		\$9,584,771		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #4	Rental	HD4 FHLB AHP	Other		\$850,000		\$850,000					
Permanent	No	HD #4	Rental	HD4 HCD AHSC	State-HCD	2	\$24,286,218		\$24,286,218		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #4	Rental	HD4 Permanent Loan	Private	1	\$18,125,942		\$18,125,942		6.47%	Fixed for Term	40	FAM
Permanent	No	HD #4	Rental	HD4 Tax Credit Equity	4% tax credits		\$35,130,732		\$35,130,732					
Permanent	No	HD #4	Rental	HD4 Tax Credit Equity-State	State-HCD		\$5,737,500		\$5,737,500					
Permanent	No	HD #5	Rental	HD5 Local Gap Loan (MOHCD)	Local	2	\$18,132,228		\$18,132,228		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #5	Rental	HD5 Tax Credit Equity	4% tax credits		\$46,294,299		\$46,294,299					
Permanent	No	HD #5	Rental	HD5 HCD AHSC	State-HCD	2	\$30,000,000		\$30,000,000		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #5	Rental	HD5 Permanent Loan	Private	1	\$29,502,695		\$29,502,695		6.00%	Fixed for Term	40	FAM
Permanent	No	HD #5	Rental	HD5 FHLB AHP	Other		\$1,000,000		\$1,000,000					
Permanent	No	HD #5	Rental	HD5 Tax Credit Equity-State	State-HCD		\$9,450,000		\$9,450,000					
Permanent	No	HD #5	Rental	HD5 Deferred Developer Fees	Private		\$7,287,487		\$7,287,487					
Permanent	No	CIP	Rental	CIP3 Local Gap Loan (MOHCD)	Local	1	\$66,164,526		\$66,164,526		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #2	Rental	HD2 Permanent Loan	Private	1	\$22,147,904		\$22,147,904		5.60%	Fixed for Term	30	FAM
Permanent	No	HD #2	Rental	HD2 Tax Credit Equity	4% tax credits		\$41,946,465		\$41,946,465					
Permanent	No	HD #2	Rental	HD2 HCD AHSC	State-HCD	2	\$16,063,375		\$16,063,375		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #2	Rental	HD2 Local Gap Loan (MOHCD)	Local	2	\$19,426,797		\$19,426,797		3.00%	Fixed for Term	55	Residual Receipt
Permanent	No	HD #2	Rental	HD2 Deferred Developer Fees	Private		\$1,847,914		\$1,847,914					
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
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.

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Development Sources	Construction Totals	\$942,348,304	\$0 \$942,348,304	Construction Torms	Permanent Terms

				Details of Defarmed Coats
*40.070.070	*	* 400 004 005	*** • • • • • • • • • • • • • • • • • •	Details of Deferred Costs
\$12,979,270	\$0	\$429,004,885	\$2,048,258	
Required Residential	Required Commercial	Tax-Exempt Amount	Deferred Amount	Description
Debt Service	Debt Service			
			\$2,048,258	Perm financing expenses to be paid at perm conversion
		\$63,007,423		
		\$84.402.320		
		\$84,492,320		
		\$44,541,950		
		ψ44,041,900		
		\$68,789,454		
		ψ00,709, 4 04		
		\$56,062,850		
		Ψ00,002,000		
				61 of 139
				0101108

		Details of Deferred Costs
\$1,979,397	\$26,069,703	
\$67,830		
\$0		
\$7,292,033	\$16,264,644	
\$0		
\$104,710		
\$0		
*		
\$102,002		
\$1,269,253	\$18,125,942	
\$0		
#400 000		
\$126,000		
\$1,970,579	\$29,502,695	
\$0		
φυ	\$22,147,904	
	Ψ22, 141, 304	
\$67,466		
\$0		
ΨΟ		
\$0		
T •		

CQIA applications only			Elia	jible Basis	Permanen	t Sources of Fu	nds															
	\$944,559,389	\$0	\$0	\$0	\$0	\$45,000,000	7	\$16,150,000	\$17,978,697	\$500,000	\$4,500,000	\$53,038,187	\$24,930,994	\$100,490,960	\$39,500,000	\$24,930,995	\$13,004,374	\$17,293,394	\$9,584,771	\$850,000	\$24,286,218	\$18,125,942
		Total Dusine	- 1 200/ DVC f			Infill																
USES OF FUNDS	Total Project Cost/Sources	Total Project Commercia	al New	30% PVC I		Infrastructure Grant Progran		HD3 HCD AHSC	HD3 Local Gap	HD3 GP Equity	HD3 Deferred	HD3 Tax Credit Equity	CIP 1 HCD AHSC HRI		HD1 Local Gap Loan (MOHCD)		HD1 Project Enhancement	HD1 LP Equity	HD4 Local Gap Loan (MOHCD)	HD4 FHLB AHP	HD4 HCD AHSC	HD4 Permanent Loan
	Cosysources	Cost/Source	es Const/Reha	ab Acquisition	11	(IIGC) - Grant	Loan	Aliso	Loan (MONCD)		Developer rees	Equity	AHSCHIN	Loan	Loan (MONCD)	Alise	Infra District		Loan (MONCD)	AHF	Aliso	Loan
Land Cost or Value	\$9,343,692	2	\$0															\$9,343,692	2			
Demolition Legal	\$0 \$97,138) 	\$0 \$0				\$10,000)										\$77,138	3			
Land Lease Rent Prepayment	\$0)	\$0				ψ10,000	<u> </u>										ψ11,100	<u> </u>			
Existing Improvements Cost or Value	\$0)	\$0																			
Off-Site Improvements	\$0)	\$0																			
Predevelopment Interest/Holding Cost	\$8,416,377	7	\$0															\$7,872,564	\$342,003			
Assumed, Accrued Interest on Existing Debt	\$0		\$0																			
(Rehab/Acq)	, ,																					
Excess Purchase Price Over Appraisal	\$0		\$0																			
	\$17,857,207	7	\$0	\$0	\$0	\$0 \$	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,293,394	\$342,003	\$0	\$0	\$0
Site Work	\$0 \$0		\$0																			
Structures General Requirements	\$0 \$0)	\$0																			
Contractor Overhead	\$0)	\$0																			
Contractor Profit	\$0	1	\$0																			
Prevailing Wages General Liability Insurance	\$0 \$0	ή	\$0 \$0																			
Other: (Specify)	\$0)	\$0																			
Other: (Specify)	\$0)	\$0																			
Other: (Specify) Other: (Specify)	\$0 \$n)	\$0 \$0																			
Total Relocation Expenses	\$0		\$0																			
	\$0	•	-	\$0	\$0	\$0 \$	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
Site Work Structures	\$6,131,393 \$463,460,154		\$0 \$0				\$9,031,678	3				\$53,038,187		\$100,490,960	\$38,647,491	\$24,930,995	\$12,585,203		\$1,745,659 \$1,378,957		\$6,143,560	
General Requirements	\$4,490,313		\$0				\$2,803,712					ψου,υου, 10 <i>1</i>		ψ100, 1 30,300	Ψυυ,υ+1,491	Ψ <u></u> ,υυυ,υυ	Ψ12,000,203		ψ1,570,957		ψο, 140,000	
Contractor Overhead	\$11,097,988		\$0				\$2,643,002	2											\$753,000		\$1,069,110	
Contractor Profit	\$7,442,783	3	\$0																\$575,000			\$1,058,036
Prevailing Wages General Liability Insurance	\$3,887,414) 	\$0				\$1,150,392	2													\$1,276,232	
Urban Greening	\$2,094,990		\$0																			
Other: (Specify)	\$10,817,742		\$0				\$1,001,092	\$4,596,651														\$500,000
Other: (Specify) Other: (Specify)	\$13,144,920 \$7,761,066		\$0 \$0						\$12,594,920													\$200,000 \$3,378,695
	\$530,328,763			\$0	\$0	\$0 \$	0 \$16,629,875	\$4,596,651	\$12,594,920	\$0	\$0	\$53,038,187	\$0	\$100,490,960	\$38,647,491	\$24,930,995	\$12,585,203	\$0	\$4,452,616	\$0	\$8,488,902	
Design	\$23,624,539		\$0				\$3,255,021												\$2,085,189		\$1,595,894	
Supervision Total Survey & Engineering	\$1,365,319 \$1,665,690		\$0 \$0																\$25,000		\$80,000 \$60,000	
Other: (Specify)	\$1,125,000		\$0																\$300,000		\$150,000	
Other: (Specify)	\$174,000 \$27,954,548		\$0 \$0	\$0	\$0	\$0 \$	0 \$3,255,021	\$0	\$0	\$0	\$0	\$0	90	\$0	\$0	\$0	0.2	\$0	\$87,000 \$2,497,189		\$1,885,894	\$170,000
Construction Loan Interest	\$56,006,319		\$0	40	Ψ0	Ψ0 Ψ	ψ3,233,021	\$5,945,331		_	40	Ψ0	*	, 40	Ψ0	40	Ψ0	,	Ψ2,437,103	ΨΟ	ψ1,003,034	\$9,116,519
Origination Fee	\$4,533,778		\$0					\$805,923	\$53,126										\$601,437			
Credit Enhancement/Application Fee Bond Premium	\$330,000 \$1,142,808		\$0						\$459,176										\$90,000			
Cost of Issuance	\$322,828		\$0						\$185,000													
Title & Recording	\$120,000		\$0																			
Taxes	\$3,279,361		\$0						\$3,200													\$14,000 \$2,344,150
Insurance Employment Reporting	\$13,389,279 \$0		\$0 \$0						\$265,045													\$2,344,150
Other: (Specify)	\$15,000		\$0																			
Other: (Specify)	\$0)	\$0 \$0																			
Other: (Specify) Other: (Specify)	\$0 \$0)	\$0 \$0																			
	\$79,139,373	3	\$0	\$0	\$0	\$0 \$	0 \$0	\$6,751,254			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691,437	\$0	\$0	\$11,474,669
Loan Origination Fee	\$2,300,402	+	\$0						\$190,349													
Credit Enhancement/Application Fee Title & Recording	\$477,552 \$335,000		\$0																			\$15,000
Taxes	\$0)	\$0																			, , , , , ,
Insurance	\$0)	\$0																			A=0 0 = -
Legal for Perm Loan Other: (Specify)	\$190,000 \$511,374		\$0 \$0					\$393,874														\$70,000 \$10,000
Other: (Specify)	\$19,623		\$0					+ 350,017	\$19,623													Ţ.0,000
Land Battle A. " .	\$3,833,951			\$0	\$0	\$0 \$	0 \$0	\$393,874			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Legal Paid by Applicant Lender Legal	\$1,077,040 \$205,000		\$0 \$0						\$257,040 \$50,000												\$70,000 \$20,000	
Other: (Specify)	\$203,000		\$0						Ψ00,000												Ψ20,000	
Other: (Specify)	\$0		\$0																			
Other: (Specify) Other: (Specify)	\$0 \$0	-	\$0 \$0																			
Other: (Specify)	\$0		\$0																			
	\$1,282,040		\$0	\$0	\$0	\$0 \$	0 \$0	\$0				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1	
Operating Reserve	\$5,600,412		\$0						\$317,303	\$500,000											\$805,508	
Replacement Reserve Transition Reserve	\$0 \$1,849,193	-	\$0 \$0																		\$417,857	
Rent Reserve	\$0		\$0																		Ţ, 00 7	
Other: (Specify)	\$0)	\$0																			
Other: (Specify) Other: (Specify) Other: (Specify)	\$0 \$0)	\$0 \$0							64 of 139												Dev Budge
Culor. (Openiy)	I ⊅U	<u>′1 </u>	ΨΟ																			

USES OF FUNDS	Total Project Cost/Sources	Total Project 30% PVC for Commercial Cost/Sources Const/Rehab	30% PVC for Acquisition		Infill Infrastructure Grant Program (IIGC) - Grant	HD3 Permanent Loan	HD3 HCD AHSC	HD3 Local Gap Loan (MOHCD)	HD3 GP Equity	HD3 Deferred Developer Fees	HD3 Tax Credit Equity	CIP 1 HCD AHSC HRI	HD1 Permanen Loan	t HD1 Local Gap Loan (MOHCD)	HD1 HCD AHSC	HD1 Project Enhancement Infra District	HD1 LP Equity	HD4 Local Gap Loan (MOHCD)	HD4 FHLB AHP	HD4 HCD AHSC	HD4 Permanent Loan
	\$7,449,605	\$0 \$0	\$	0 \$0	\$0	\$0	\$0	\$317,303	\$500,000	0 \$0	\$0	\$0	\$(0 \$0	\$0	\$0	\$0	\$0	\$0	\$1,223,365	\$0
Construction Hard Cost Contingency	\$33,294,036	\$0				\$1,304,806														\$3,221,083	
Soft Cost Contingency	\$5,895,770	\$0						\$1,648,784												\$476,871	
Other: (Specify)	\$4,408,222	\$0					\$4,408,222	2													
Other: (Specify)	\$0	\$0																			
Other: (Specify)	\$0	\$0																			
	\$43,598,028	,	0 \$(0 \$(\$0	\$1,304,806	\$4,408,222		\$0	0 \$0	\$0	\$0	\$(0 \$0	\$0	\$0	\$0		\$0	\$3,697,954	\$0
TCAC App/Allocation/Monitoring Fees	\$916,008							\$39,540										\$357,040			
Environmental Audit	\$25,000																				
Local Development Impact Fees	\$9,454,387	\$0																		\$2,500,000	
Permit Processing Fees	\$7,541,124					\$2,100,000														\$696,442	
Capital Fees	\$132,000																				
Marketing	\$1,305,974	\$0						\$375,518													
Furnishings	\$1,484,750							\$200,000												\$192,000	
Market Study	\$44,000	\$0				\$15,000														\$12,500	
Accounting/Reimbursable	\$200,000							\$70,000												\$50,000	
Appraisal Costs	\$45,000	\$0				\$15,000														\$15,000	
Construction Management	\$900,000																	\$125,000		\$125,000	
Prevailing Wage Monitoring	\$90,000																				
Other: (Specify)	\$1,415,000					\$100,000														\$320,000	
Other: (Specify)	\$3,175,328					\$200,000													\$850,000	\$58,390	\$285,000
Other: (Specify)	\$247,500					\$240,000															
Other: (Specify)	\$37,500							\$30,000										\$7,500			
Other: (Specify)	\$0	\$0																			
Other: (Specify)	\$0	\$0																			
	\$27,013,571		D \$	0 \$(\$0			\$715,058	\$0			\$0	\$(\$0	· ·				\$3,969,332	
Developer Overhead/Profit	\$46,518,720					\$2,200,000				\$4,500,000				\$677,509		\$419,171		\$1,111,986		\$4,930,771	\$949,542
Consultant/Processing Agent	\$175,000													\$75,000							
Project Administration	\$300,000													\$100,000							
Broker Fees Paid to a Related Party	\$0	\$0																			
Construction Oversight by Developer	\$0	\$0																			
Other: (Specify)	\$0	\$0																			

\$0 \$4,500,000

\$0

\$0

\$852,509

\$0 \$419,171

\$0 \$1,111,986

\$0 \$4,930,771 \$949,542

\$0 \$2,200,000

al Improvement Project(s) (CIP)

\$46,993,720

\$35,130,732	\$5,737,500	\$18,132,228	\$46,294,299	\$30,000,000	\$29,502,695	\$1,000,000	\$9,450,000	\$7,287,487	\$66,164,526	\$22,147,904	\$41,946,465	\$16,063,375	\$19,426,797	\$1,847,914	\$500,000	\$23,013,063	\$0	\$0	\$0	\$84,226,316	\$50,453,853	\$0	\$0
D4 Tax Credit	HD4 Tax Credit	HD5 Local Gap Loan (MOHCD)	HD5 Tax Credit	HD5 HCD AHSC	HD5 Permanent	HD5 FHLB AHP	HD5 Tax Credit	HD5 Deferred	CIP3 Local Gap	HD2 Permanent Loan	HD2 Tax Credit	HD2 HCD AHSC	HD2 Local Gap	HD2 Deferred	HD2 GP Equity	CIP2 Local Gap Loan (MOHCD)		Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Source Name	Source Nan
Equity	Equity-State	Loan (MOHCD)	Equity	AHSC	Loan	АПР	Equity-State	Developer Fees	Loan (MOHCD)	Loan	Equity	AHSC	Loan (MOHCD)	Developer Fees		Loan (MOHCD)		Developer Fees	Contribution		Credit Equity		
															\$10,000								
		\$201,810																					
\$0	\$0	\$201,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
A -		4 -					1		. -	* -			A			* -		4 -			4.0	. -	
\$0	\$0	\$2,385,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$34,051,195		\$1,750,000	\$46,183,493	\$12,720,283			\$9,450,000			\$20,147,904	\$22,639,763	\$16,063,375								\$32,666,443	\$21,540,667		
		\$1,118,780			\$1,747,010								\$1,686,601 \$3,767,086										
		\$787,000			\$2,864,975								\$2,157,772										
				\$1,460,790																			
				ψ1,400,700																\$2,094,990			
					\$200,000 \$350,000															\$4,520,000			
					\$4,382,371																		
\$34,051,195	\$0	\$6,041,514 \$2,746,397	\$46,183,493	\$14,181,073 \$1,212,618	\$9,544,356	\$0	\$9,450,000	\$0	\$0	\$22,147,904	\$22,639,763 \$2,285,070	\$16,063,375	\$7,611,459	\$0	\$0	\$0	\$0	\$0	\$0	\$39,281,433 \$3,606,210			
		\$2,740,397		\$1,212,010							\$2,205,070									\$1,090,319	\$6,838,140		
		\$189,000 \$282,732	\$42,268	\$77,000 \$350,000							\$200,000										\$1,139,690		
		\$87,000		φοσο,σσσ																			
\$0	\$0	\$3,305,129	\$42,268	\$1,639,618	\$0 \$15,047,612		\$0	\$0	\$0	\$0	\$2,485,070 \$910,901	\$0	\$5,533,370	\$0	\$0	\$0	\$0	\$0	\$0	\$4,696,529 \$12,178,050			
		\$783,730			ψ10,017,012						ψο το,σο τ		\$376,586							\$1,912,977	ψ0,00 1,10 <u>2</u>		
		\$90,000											\$683,632							\$150,000			
													\$137,828										
		\$90,000	\$14,000										\$30,000 \$208							\$3,247,953			
\$1,058,537		\$4,445,045									\$200,000		\$616,483							\$3,247,953	\$2,279,380		
													#45.000										
													\$15,000										
\$1,058,537	\$0	\$5,408,775	\$14,000	\$0	\$15,047,612	\$(\$0	\$0	\$0	\$0	\$1,110,901	\$0	\$7,393,107	\$0	\$0	\$0	\$0	\$0	\$0	\$19,669,619	\$8,333,842	\$0	
															\$240,511					\$1,461,991	\$407,552		
					\$15,000										\$20,000 \$25,000					\$50,000 \$150,000	\$407,552 \$130,000		
					\$70,000															\$50,000			
			\$10,000		\$97,500																		
\$0	\$0	\$0	\$10,000	\$0	\$182,500	\$(\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,511	\$0	\$0	\$0	\$0	\$1,711,991	\$945,103	\$0	
			\$15,000	\$70,000											\$100,000					\$300,000	\$250,000		
				\$20,000											\$65,000					\$50,000			
\$0	\$0	\$0	\$15,000	\$90,000 \$1,208,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$729,744		\$165,000	\$0	\$0	\$0	\$0	\$350,000 \$1,050,000			
																				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, : 30,000		
				\$417,857									\$1,013,479										

HD4 Tax Credit Equity	HD4 Tax Credit Equity-State	HD5 Local Gap Loan (MOHCD)	HD5 Tax Credit Equity	HD5 HCD AHSC	HD5 Permanent Loan	HD5 FHLB AHP	HD5 Tax Credit Equity-State	HD5 Deferred Developer Fees	CIP3 Local Gap Loan (MOHCD)	HD2 Permanent Loan	HD2 Tax Credit Equity	HD2 HCD AHSC	HD2 Local Gap Loan (MOHCD)	HD2 Deferred Developer Fees	HD2 GP Eq	CIP2 Loca Loan (MOI	l Gap HCD)	Deferred Developer Fe	Developer es Contributi		Gross Tax Credit Equity	Source Name	Source Name
\$0	\$0	\$0	\$0	\$1,626,178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 \$1,743,223	\$0	0	\$0	\$0	\$0	\$0	\$0 \$1,050,00	989,536	\$0	\$0
				\$4,270,022	2						\$11,202,306									\$6,761,64	\$6,534,175	5	
\$21,000				\$595,573	1									\$1,847,914	4					\$1,305,62	28		
\$21,000	\$0	\$0	\$0	\$4,865,595		\$0	\$0	\$0	\$0	\$0	\$11,202,306	\$			4	\$0	\$0	\$0	\$0	\$0 \$8,067,2	2 \$6,534,175	5 \$0	\$0
					\$435,876								\$83,552										
		44 - 22 2 - 2		A									\$25,000							40.00			
		\$1,500,000		\$1,500,000									\$1,650,000							\$2,304,38			
		\$300,000											# 400.000							\$2,165,30	\$2,279,380)	
													\$132,000							#050.0	00 000	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
				¢274.000									\$330,456							\$350,00			
				\$274,000 \$16,500									\$138,000							\$430,75	\$250,000	,	
				\$10,500									\$30,000										
				φ30,000	'								\$15,000										
		\$125,000			\$125,000								\$200,000							\$200,00	10		
		ψ123,000			\$40,000								Ψ200,000							\$50,00			
				\$920,000									\$75,000							φοσ,σ	,,,		
				\$781,938		\$1,000,000							\$7.0,000										
			\$7,500	* * • * * * * * * * * * * * * * * * * *		V 1,000,000																	
			41,000																				
\$0	\$0	\$1,925,000	\$7,500	\$3,542,438	\$600,876	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$	0 \$2,679,008	\$(0	\$0	\$0	\$0	\$0	\$0 \$5,500,4	9 \$2,779,380	\$0	\$0
	\$5,737,500	\$1,250,000	\$22,038	\$4,055,098	\$4,127,351			\$7,287,487	,		\$4,508,425				\$39,	489				\$3,599,03	\$1,103,320)	
																				\$100,00	00		
																				\$200,00	00		
\$0	\$5,737,500	\$1,250,000	\$22,038	\$4,055,098	\$4,127,351	\$0	\$0	\$7,287,487	\$0	\$0	\$4,508,425	\$	0 \$0	\$0	0 \$39,	489	\$0	\$0	\$0	\$0 \$3,899,0	\$1,103,320	\$0	\$0

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		

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 Sq	uare Footage	627	

\$627,000

Total Employee(s) Expenses

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	
06 CQIA REPOSE Tion Pha	se II Total Administrative Expenses	\$7 4 6,69 8 9	\$98,817	Operating Budget

	Utilities Expenses	Residential	Commercial	Comments
6450	Electricity	\$30,537	\$4,563	
6451	Water	\$30,537	\$4,563	
6452	Gas	\$30,537	\$4,563	
6453	Sewer	\$30,537	\$4,563	
	Other Utilities: (Specify)	\$0	\$0	
6400T	Total Utilities Expenses	\$122,148	\$18,252	

	Operating and Maintenance Expenses	Residential	Commercial	Comments
6510	Payroll from above	\$80,000	\$0	
6515	Supplies	\$26,970	\$4,030	
6520	Contracts	\$18,600	\$9,300	
6521	Operating & Maintenance Free Rent Unit from above	\$0	\$0	
6525	Garbage and Trash Removal	\$130,500	\$19,500	
6530	Security Contract	\$104,400	\$15,600	
6531	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	
00001	Total Operating and Maintenance Expenses	Ψ110,010	ψου,σου	
	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	
	Funded Reserves	Residential	Commercial	Comments
7210	Funded Reserves Required Replacement Reserve Deposits	Residential \$35,100	Commercial \$0	Comments
7210 7220		I	-	Comments
	Required Replacement Reserve Deposits	\$35,100	\$0	Comments
7220	Required Replacement Reserve Deposits Other Reserves: (Specify)	\$35,100 \$0	\$0 \$0	Comments
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify)	\$35,100 \$0 \$0	\$0 \$0 \$0	Comments
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify)	\$35,100 \$0 \$0 \$0	\$0 \$0 \$0 \$0	Comments
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify)	\$35,100 \$0 \$0 \$0	\$0 \$0 \$0 \$0	Comments
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves	\$35,100 \$0 \$0 \$0 \$0 \$35,100	\$0 \$0 \$0 \$0 \$0	
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves Ground Lease	\$35,100 \$0 \$0 \$0 \$35,100 Residential	\$0 \$0 \$0 \$0 \$0 Commercial	
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease	\$35,100 \$0 \$0 \$0 \$35,100 Residential	\$0 \$0 \$0 \$0 \$0 Commercial	
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228	\$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$509,615	
7220 7230 7240	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0	
7220 7230	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228	\$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$509,615	Comments
7220 7230 7240	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) Other Reserves: (Specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Operating Income	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential	\$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$509,615	Comments
7220 7230 7240	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856	\$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$509,615 Commercial \$0	Comments
7220 7230 7240 6820 6830	Required Replacement Reserve Deposits Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177	\$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0	Comments
7220 7230 7240 6820 6830 6830	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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)	\$35,100 \$0 \$0 \$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 \$509,615 Commercial \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6830 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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)	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6830 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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)	\$35,100 \$0 \$0 \$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 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) 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)	\$35,100 \$0 \$0 \$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 \$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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)	\$35,100 \$0 \$0 \$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 \$0 \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$0 \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$0 \$35,100 Residential \$0 \$0 \$10,193,228 Residential \$6,121,856 \$1,170,177 \$0 \$0 \$0 \$0 \$0 \$10 \$10 \$10 \$10	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890 6890	Required Replacement Reserve Deposits Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$0 \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments
7220 7230 7240 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 6800T	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments Comments
7220 7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 6890 7190 Total Operating Exp	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$10,193,228	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$Per Month	Comments
7220 7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 6890 Total Operating Exp	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$10,193,228	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments Comments
7220 7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6890 6800T 7190 Total Operating Exp Without any Adjust With the Value of	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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 Penses Per Unit Stments Rent-Free Units Included	\$35,100 \$0 \$0 \$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 \$10,193,228	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$Per Month	Comments Comments
7220 7230 7240 6820 6830 6830 6890 6890 6890 6890 6890 6800T 7190 Total Operating Exp Without any Adjust With the Value of Without RE Taxe	Required Replacement Reserve Deposits Other Reserves: (Specify) Other Reserves: (Specify) 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	\$35,100 \$0 \$0 \$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 \$10,193,228	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$509,615 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Comments Comments

Anchor HD #1 ONLY

Project Name: India Basin County: San Francisco Project's Proposed Tax Credits: 4% HCD Phase: Origination

Unit Size	2023 TCAC Threshold Basis Limits (TBL)		Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$370,183,123
SRO/Studio	\$689,665	45	\$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 LUCII COST TEST DESUIT FOR India Basin	00/
3 Bedrooms	\$1,227,776	76	\$93,310,976	HCD HIGH COST TEST RESULT FOR: India Basin	0%
4+ Bedrooms	\$1,367,819	0	\$0	Total Eligible Basis	\$0

Manager Units in Project:	1	Anchor HD TOTAL UNITS:	392

ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

Υ	es	/N	O
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7100	USTMENTS Cal (Oodo C	71 1 (c)	(()(/()/					r es/NO			
(4)	prevailing wage	es or fir	-	∕ a labor-	affiliated organization re	to a legal requirement for the quiring the employment of cor	•		Yes	\$74,036,625		
(A)	Code, or (2) the	ey will u	use a skilled and	trained v	, .	ent within the meaning of §25 §25536.7 of the Health and Son trades (5%).	` ' ' '		No	\$0		
(B)	For New constru of an on-site pa	ough construction	Yes	\$37,018,312								
(C)	For Projects wh	nere a	day care center is	s part of	the development (2%).				No	\$0		
(D)									No	\$0		
(E)									No	\$0		
	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the								No	\$0		
(F)	Project architec	t/ engi	neer (lesser of co	osts or 1	5% basis adjustment).							
	If Yes, select type	pe of v	vork:			Enter Certified Co	sts of Work:					
(G)			pact fees require			entities. Certification from loc	al entities ass	essing fees also	No			
(H)	Projects where	at leas	st 95% of the Proj	ject's up	per floor units are servic	ed by an elevator (10%).			Yes	\$37,018,312		
(I)	Projects wherein at least 95% of the building(s) is constructed as Type Las defined in the California Building Code, in which case, the							in which case, the	No	\$0		
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).							Code, or (2) a	Yes	\$37,018,312		
	Projects within a	a coun	ity with an unadju	usted 9%	threshold basis limit for	a 2-bedroom unit equal or les	s than \$400,0	00 and within a	No	\$0		
	census tract des	signate	ed on the TCAC/l	HCD Op	portunity Map as Highes	t or High Resource (10%).						
(K)	County Eligibility:	No	TCAC/HCD Opportunity Are Map Tract ID #:		6075023103	Opportunity Map Resource Level:	High Segre	gation & Poverty				

End of Document

Cash Flow Analysis

Cash Flow Analysis																
Is Income from Restricted Units base	d on Rest	ricted or Prop	osed Rents?	F	Proposed Rent	ts 0										
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 1
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	4,897,07
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	15,492,4
Tenant Assistance Payments		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
	2.5%	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
Other: (Specify)	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS POTENTIAL INCOME - H		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	20,389,4
GROOT OTENTIAL INCOME - 11	0001110	14,400,102	14,730,347	10,100,720	10,000,700	10,020,202	10,020,400	10,704,000	17,102,304	17,001,700	10,021,002	10,471,000	10,333,002	13,407,004	13,032,173	20,000,
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 1
	2.50/															
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	172,81
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	1,047,8
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	3,065,5
GROSS POTENTIAL INCOME - 01		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	4,286,2
GROSS POTENTIAL INCOM	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	24,675,7
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 1
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	244,85
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	774,62
Tenant Assistance Payments	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: (Specify)	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laundry/Vending/Other Income	5.0%	43,195	44,275	45,382	46,517	47,679	48,871	50,093	51,346	52,629	53,945	55,294	56,676	58,093	59,545	61,034
Commercial Income	50.0%	1,084,800	1,111,920	1,139,718	1,168,211	1,197,416	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	1,532,79
TOTAL VACANO	Y LOSS	1,849,505	1,895,742	1,943,136	1,991,714	2,041,507	2,092,545	2,144,859	2,198,480	2,253,442	2,309,778	2,367,523	2,426,711	2,487,378	2,549,563	2,613,3
EFFECTIVE GROSS	INCOME	15,614,191	16,004,546	16,404,660	16,814,776	17,235,146	17,666,024	18,107,675	18,560,367	19,024,376	19,499,985	19,987,485	20,487,172	20,999,351	21,524,335	22,062,4
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 1
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	2,563,42
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	3,453,6
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	141,29
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
Other Reserves	0.0%	0	0	0	0	0	0	00,100	00,100	00,100	00,100	00,100	00,100	00,100	00,100	00,100
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	2.0%	0		•	·	ŭ	ŭ	707.050	724 700	757.400	702.040	044.050	000.750	· ·	000.505	004.04
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	931,04
TOTAL EXPENSES & RES		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	7,124,5
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	14,937,9
	1															
DEBT SERVICE TSI Mortgage Debt Service: Mark	(el Kale)	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 1
Per	m I oan	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	6,121,8
Bridge Loan (repaid from Investo		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Znd Mortgage Debt Service: Aπ	rm I nan	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	1,170,1
3rd Mortgage Debt Service (Specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (Specify)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (Specify)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (,	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Iss		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
								7,292,033	7 000 000	-	7 000 000	7,292,033	7,292,033	7,292,033	7,292,033	7,292,0
TOTAL REQUIRED DEBT S	SERVICE	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	/ /9/ 1133	7,292,033	7,292,033	7,292,033	/ /9/ 033	/ /9/ 033	/ 797 0.55	/ /9/ ሀነት	/ /9/ 11

CASH FLOW after all 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 1
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	7,645,90
	-														_
DEBT SERVICE COVERAGE RATIO	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

CASHFLOW AFTER DEBT SERVIC	E	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 1
Asset Mgmt./Simila	r Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee prior to Distrib & Residual Receipt Payments	outions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Available for Residual Receipts and Sponsor Distrib		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	7,645,90
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	3,822,95
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	3,822,95
Other Residual Payments	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
Other Residual Payments	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
Max Asset Mgmt/Similar Fees	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Paid Deferred Dev	v. Fee	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

5	Year 16	Year 17	Year 18	Year 19	Year 20
73	5,019,500	5,144,988	5,273,612	5,405,453	5,540,589
10	15,879,720	16,276,713	16,683,631	17,100,722	17,528,240
10	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
84	20,899,221	21,421,701	21,957,244	22,506,175	23,068,829
=	20,000,221	21,421,701	21,007,244	22,000,170	20,000,020
5	Year 16	Year 17	Year 18	Year 19	Year 20
2	177,133	181,561	186,100	190,752	195,521
31	1,074,058	1,100,909	1,128,432	1,156,643	1,185,559
38	3,142,228	3,220,783	3,301,303	3,383,836	3,468,431
32	4,393,418	4,503,254	4,615,835	4,731,231	4,849,512
45	25,292,639	25,924,955	26,573,079	27,237,406	27,918,341
5	Year 16	Year 17	Year 18	Year 19	Year 20
4	250,975	257,249	263,681	270,273	277,029
1	793,986	813,836	834,182	855,036	876,412
	0	0	0	0	0
	0	0	0	0	0
ŀ	62,560	64,124	65,727	67,370	69,054
94	1,571,114	1,610,392	1,650,651	1,691,918	1,734,216
)2	2,678,634	2,745,600	2,814,240	2,884,596	2,956,711
43	22,614,004	23,179,355	23,758,838	24,352,809	24,961,630
5	Year 16	Year 17	Year 18	Year 19	Year 20
28	2,653,148	2,746,008	2,842,118	2,941,592	3,044,548
36	3,522,709	3,593,163	3,665,026	3,738,327	3,813,093
7	144,830	148,451	152,162	155,966	159,865
)	35,100	35,100	35,100	35,100	35,100
	0	0	0	0	0
	0	0	0	0	0
9	963,636	997,363	1,032,271	1,068,401	1,105,795
11	7,319,423	7,520,085	7,726,678	7,939,386	8,158,401
33	15,294,582	15,659,270	16,032,161	16,413,424	16,803,228
5	Year 16	Year 17	Year 18	Year 19	Year 20
56	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856
	0	0	0	0	0
77	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0

7,292,033

7,292,033

7,292,033

7,292,033

7,292,033

5	Year 16	Year 17	Year 18	Year 19	Year 20
)0	8,002,549	8,367,236	8,740,128	9,121,391	9,511,195
	2.10	2.15	2.20	2.25	2.30

5	Year 16	Year 17	Year 18	Year 19	Year 20
	0	0	0	0	0
	0	0	0	0	0
00	8,002,549	8,367,236	8,740,128	9,121,391	9,511,195
50	4,001,274	4,183,618	4,370,064	4,560,695	4,755,598
50	4,001,274	4,183,618	4,370,064	4,560,695	4,755,598
	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

IIGC §200 General Threshold Eligibility

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

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

§201. Eligible Applicant

- (a) Eligible Applicant means a city, county, city and county, or public housing authority the planning organization may participate as a co-Applicant.
- (b) For the purpose of this Section 201, "public housing authority" shall be interpreted to
- (c) Only Applicants invited to submit a Phase II application are eligible to apply. Applicant(s) acknowledge the above requirements for Applicant eligibility?

	-	=	= =	
Applicant Comments:				

(b) The Phase II Application includes a Catalytic Qualifying Infill Area that meets the requiren §202. Eligible Catalytic Qualifying Infill Area

A Catalytic Qualifying Infill Area is an area or areas which constitute a large catalytic (a) affordable or mixed-income housing and may include a contiguous area or multiple r following requirements:

For Large Jurisdictions as identified in Appendix A, a contiguous area or combir (1) developed, or where at least 75 percent of the perimeter of the area or each par previously developed with Urban Uses.

Applicant certifies that the proposed project in the Large Jurisdiction is a contiguous been previously developed, or where at least 75 percent of the perimeter of the or have been previously developed with Urban Uses?

Proposed project in the Large Jurisdiction is

a combination of identified noncontigu

- (b) All Phase II Applications (in reference to both 75 percent and 50 percent perimeters establish the perimeters) and a complete description of the Catalytic Qualifying Infill A
 - (1) Perimeters bordering navigable bodies of water and improved Parks shall not be

Applicant(s) certifies not to include perimeters bordering navigable bodies of wa

File Name:	19. Site Plan(s)	Provide dimensioned maps (with all measure and a complete description of the Catalytic Q land uses certified by a California State-licens surveyor, or landscape architect. The project a site that has been previously developed, or Small Jurisdictions) percent of the perimeter with Urban Uses.
------------	------------------	--

No parcel within or adjoining the area is classified as agricultural or natural and Farmland Mapping and Monitoring Program (FMMP) Tool.

Applicant(s) certifies that the projects will not result in the loss or conversion of a according to the Dept. of Conservation's Farmland Mapping and Monitoring Pro-

File Name:	20. HD No Ag	Demonstrate the project(s) site(s) are not with FMMP tool.
------------	--------------	--

(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 c an adopted housing element that has been found by the Department, pursuant t the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 jurisdictions that are undergoing Department review of their housing element at

technical assistance to bring their housing element into compliance at the time c compliance by the Department. All Awards premised on presumptive substantia Agreements requiring that prior to funds disbursement, the subject jurisdiction n Department.

Is the CQIA located in a city, county, or city and county in which the general plan that has been found by the Department, pursuant to Section 65585 of the GC, a 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of th

A jurisdiction's current housing element compliance status is obtainable thru HC

Please provide date of HCD compliance determination

2/1/2023

- (2) Be located in an area currently designated or planned for mixed-use or resident
 - (A) A general plan adopted pursuant to Section 65300 of the Government.
 - (B) A sustainable communities strategy adopted pursuant to Section 65080 of
 - (C) A specific plan adopted pursuant to Section 65450 of the Government Code

	(C) A specific plan adopted pursuant to Section 65450 of the Government Cod							
	(D) A Workforce Housing Opportunity Zone established pursuant to Section 65							
	(E) A Housing Sustainability District established pursuant to Section 66201 of							
	File Name:	22. Mixed-use or residential dev	Submit relevant pages to demonstrate the CC use or residential development pursuant to or					
•								

(3) Applicants shall provide a demonstration of the Catalytic Qualifying Infill Area logalternative planning strategy pursuant to Section 65080 of the GC.

File Name: I	. Sustainable communities ategy	Submit relevant pages to demonstrate the Ca consistency with an adopted sustainable com strategy pursuant to Section 65080 of the GC
Applicant Comme	ents:	

- (c) The Phase II Application proposes an eligible Capital Improvement Project pursuant to §2
- (d) All proposed uses of Program funds are eligible pursuant to §203;

§203. Eligible Capital Improvement Project(s)

- (a) Applicant(s) acknowledges that Capital Improvement Project(s) adheres to the defini
- (b) Applicant(s) certifies that Capital Improvement Project sites are free from severe advise economically infeasible to remove or cannot be mitigated.

If environmental mitigation is required, are costs sufficient, pursuant to the environmental repo

File Name:	24. CIP Env. Report 1	Phase I (prepared or updated no eadue date).
File Name:	25. CIP Env. Report 2	Phase II (prepared or updated no eadue date).
File Name:	26. Other Env. Report	Other Environmental Report.

Applicant Notes:

Attached is the Phase II for the entire India Basin project (CIP #1) and the draft Phase I for F providing a copy of the remaining Phase I and Phase II reports. Given the timeframe betwee complete these reports. In lieu, the team is also attaching Phase I and Phase II reports of act 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 confollowing:
 - (1) The Applicant(s) shall demonstrate site control for the purposes of completing the Application and throughout the term of the Award.
 - (2) The following shall apply to offsite work proposed for Capital Improvement Proje
 - The Recipient/Developer shall have a right of way or easement, which is eit (A) which allows the Recipient and/or Developer to access, improve, occupy, u easement; and

(B) The Recipient/Developer shall have an executed encroachment permit for α 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 t

	Type of site control:	Date	Expire
CIP #1	Fee Title	12/30/2013	N/A
CIP #2	Disposition and Development Agreement	3/3/2017	3/31/20
CIP #3	Disposition and Development Agreement	3/3/2017	3/31/20

	Current owner	Current owner street
CIP #1	India Basin Investment, LLC	315 Linden Street
CIP #2	San Francisco Housing Authority	1815 Egbert Avenue
CIP #3	San Francisco Housing Authority	1815 Egbert Avenue
-	rovide details for unusual site control special circumstances, a , phased projects, or other complex land transactions, includi	
Planned	and completed property transfer(s).	

	Lessor		
CIP #1	N/A		
CIP #2	San Francisco Housing Authority		
CIP #3	San Francisco Housing Authority		

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

The Project Sponsor/Developer of CIP #1 comprising HD #1 owns the site out-right. CIP #2 (Sunnydale Block 7) and HD #3 (Sunnydale Block 9) under a to-be-executed infrastructure g CIP #2 developer currently has site control through an executed Master Development Agree 3) will be developed by an affiliate of HD #4 (Block R) and HD #5 (Block Q) under a to-be-exthrough city acceptance. The CIP #3 developer currently has site control through an execute

File Name:	27. CIP1 Site Control, CIP2 Site Control, etc.	Documentation of CIPs site control
File Name:	28. CIP1 Preliminary Title Report, CIP2 Preliminary Title Report, etc.	Provide a preliminary title report dat projects developed in Indian Countr and current title status is acceptable
File Name:	29. CIP1 Appraisal, CIP2 Appraisal, etc.	If land cost or value is included in the prepared by an independent third-parameter Appraisal Institute-qualified appraisal

- (3) Applicant(s) acknowledge that for Capital Improvement Projects developed in In
 - (A) Where site control is a ground lease, the lease agreement between the Trik less than 50 years; and
 - (B) An attorney's opinion regarding chain of title and current title status is acce
- (d) Applicant(s) certifies that at the time of the Phase II Application due date, construction
- (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 Ca
 - (2) Capital Improvement Project costs must be reasonable and necessary compare the Capital Improvement Projects.

- (3) The eligible Applicant must demonstrate that no other source of compatible function Projects development budget.
- (4) Funds shall only be used for physical improvements of a Capital Asset.
- (5) Funds shall only be used for eligible costs, including the construction, Rehabilita 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
 - (C) Streets, roads, or bridges.
 - (D) Transit linkages or facilities, including, but not limited to, related access pla
 - (E) Facilities that support pedestrian or bicycle transit, including bike lanes, cro
 - (F) Traffic mitigation, including roundabouts, turn lanes, or raised islands.
 - (G) Sidewalk or streetscape improvements, including, but not limited to, the rec 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
 - (J) Structured Parking, including:

Applicant(s) certifies and acknowledges that Structured Parking spaces tha replacement required by a transit agency), or public Structured Parking req one-half mile of a Major Transit Stop or Transit Station, not to exceed \$50,000.

Residential Structured Parking and mechanical parking lifts. Applicant(s) ce spaces in Structured Parking, as required by local land-use entitlement apprexceed \$50,000 per permitted space.

Required environmental remediation (as directed by the regulatory agency (K) regulatory oversight necessary for the development of the Capital Improver remediation and associated costs for regulatory oversight of environmental

Oversight of environmental investigations and cleanups by a regulatory age is directed to that funding activity. Regulatory oversight ensures environme regulations and provides a higher level of certainty that a property is safe for required if environmental remediation costs are being requested under this Department of Toxic Substances Control (DTSC) Site Mitigation and Resto (Regional Boards), and several Local Agencies. A list of self-certified Local http://dtsc.ca.gov/local-agency-resources/

Site acquisition or control for the Capital Improvement Project including, bu
(L) reasonable and demonstrated by documentation that may include appraisa Department.

Soft costs such as those incidentally but directly related to construction or c engineering, construction management, architectural, and other design wor appraisals, legal expenses, and necessary easements. Soft costs shall not Capital Improvement Project.

(N) Other Capital Asset costs approved by the Department for the Capital Impr

	(P) Factory-Built Housing (as defined in §	§102).			
(6)	Applicant(s) acknowledges that the following (A) Development fees or profit.	ng costs are not eligible for Program f			
	(B) Costs of site acquisition for housing and mixed-use structural improvement				
	(C) Costs of new housing or mixed-use structure construction and Rehabilitatio in 203.				
	(D) Soft costs related to ineligible costs.				
	(E) In-lieu fees for local inclusionary prog	rams.			
(f) Appl	licant(s) certifies that the Capital Improvem	nent Project complies with accessibility			
Applicant Con	nments:				
	se II Application proposes at least one eligi	ible Housing Development(s) pursuant			
204. Eligible	e Housing Development				
	se II Application must propose Housing De	velopment Units sufficient to meet the			
all the fol		FALSE Small Jurisdiction = FAL			
Large	lurisdiction = TRUE Rural Area =	FALSE Small Jurisdiction = FAL			
(a) Inclu	ude a total of not less than 15 percent of Al	ffordable Units, as follows:			
(1)	For projects that contain both rental and o and maximum grant calculation.	wnership units, units of either or both			
(2)	To the extent included in a Phase II Applic master development in which the develop				
(3)	Where applicable, an Applicant may include a replacement housing plan to ensume (3) Income are not removed from the Low and Moderate income housing market. Rule affordability threshold required for eligibility for funding under this section.				
	Do any of the Capital Improvements Proje	ects in the CQIA include a replacement			
	Does the housing plan(s) include dwelling	units housing persons and families of			
File Name:	30. Housing Plan	Include a replacement housing plan and families of Low or Moderate Inc Moderate income housing market.			

(O) Impact fees required by local ordinance are eligible for Program funding on fees may not exceed 5 percent of the Program Award.

Number of units to be replace for persons and families of Low or Moderate Inco			
Affordable Rental Units	542	Affordable Ownership Units	0

- Include Net Densities on the parcels to be developed that are equal to or greater tha county, nonmetropolitan county, suburban jurisdiction, etc.) are set forth in the Depa Default Density Standard Option – 2020 Census Update memorandum
 - For an incorporated city within a nonmetropolitan county and for a nonmetropoli (1) acre.
 - (2) For an unincorporated area in a nonmetropolitan county not included in clause (
 - (3) For a suburban jurisdiction: sites allowing at least 20 units per acre.
 - (4) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per ac
 - (5) A Capital Improvement Project located in a Rural Area shall include average Ne

Notwithstanding paragraph (b) above a city with a population greater than 100,0 2,000,000 may petition the Department for, and the Department may grant, an ϵ believes it is unable to meet the density requirements described herein. The city reasons why the city believes the exception is warranted. The city shall provide

limited to, any limitations that the city may encounter in meeting the density requ inoperative on January 1, 2026.

Will the Applicant(s) petition an exception to the density requirements set forth i

Developed at average residential Net Densities on the parcels to be developed that are equal							
	Select from dropdown list	(4) For a jurisdiction in a metropolitan county: sites allo					
Net D	Density: housing Units p	er ac	re	10	1.6		
Tota	l site area in square f	eet	1,410),525	5		If Project contains commo
Less q	ualified site deduction	ns in	square fe	eet			Cells X193-X1
Publi	c streets		363	,365			Square ft. of largest resider
Publi	c sidewalks		248	,153			# of bedrooms in large
Publi	c Open Space		343	,242			
Publi	c drainage facilities		17,	033			Commercial square feet
	Net site area in acres (43,560 square feet per acre)			.07			Net Density Adjustment I
File Name:	32. Net Density Verifi	catio	n		sta	ampe	e a minimum density ordinanded map, and letter certified by engineer, surveyor or archited

Applicant(s) certifies that all Housing Development sites are free from severe advers economically infeasible to remove or cannot be mitigated;

Oversight of environmental investigations and cleanups by a regulatory agency is rec directed to that funding activity. Regulatory oversight ensures environmental investig provides a higher level of certainty that a property is safe for the use or proposed reu remediation costs are being requested under this grant. Environmental regulators in (DTSC) Site Mitigation and Restoration Program, the California Regional Water Qua of self-certified Local Agencies is available on website at

http://dtsc.ca.gov/local-agency-resources/

If environmental mitigation is required, are costs sufficient, pursuant to the environmental

File Name:	33. HD Env. Report 1	Phase I (prepared or updated no ea due date).
File Name:	34. HD Env. Report 2	Phase II (prepared or updated no eadue date).
File Name:	35. Other HD Env. Report	Other Environmental Report.

Applicant Notes:

Each HD is wholly in a CIP project area. Please see the CIP Environment Report and Applic

- (d) Where Housing Development sites are proposed, those sites must comply with site a
 - Applicant(s) shall ensure the Housing Development has site control prior to the Development, evidence specifying the proposed site control details (i.e., a mem representative specifying the proposed site use and site control entity) should be site control already exists, documentation should be provided at the time of Pha
 - (2) For Housing Developments developed in Indian Country, the following exception
 - (A) Where site control is a ground lease, the lease agreement between the Tril
 - (B) An attorney's opinion regarding chain of title and current title status is accel
 - Where site control is in the name of another entity, the Applicant shall provide d Department (e.g., a purchase and sale agreement, an option, a leasehold intere negotiate with a public agency for the acquisition of the site), which clearly demo lease the project property (e.g., the entity's organizational documents, a purchas
 - Applicant(s) acknowledges that where site control will be satisfied by a long-tern (4) of the Department's form lease rider, which shall be entered into by and among applicable parties. In all cases, the lease rider shall be recorded against the fee

Does the Applicant(s) certify that they will ensure that Housing Development sites will have sit

	Type of site control:	Date	Expire
HD #1	Fee Title	12/30/2013	N/A
HD #2	Disposition and Development Agreement	3/3/2017	3/31/20
HD #3	Disposition and Development Agreement	3/3/2017	3/31/20
HD #4	Disposition and Development Agreement	3/3/2017	3/31/20
HD #5	Disposition and Development Agreement	3/3/2017	3/31/20

	Current owner	Current owner street
HD #1	India Basin Investment, LLC	315 Linden Street
HD #2	San Francisco Housing Authority	1815 Egbert Avenue
HD #3	San Francisco Housing Authority	1815 Egbert Avenue
HD #4	San Francisco Housing Authority	1815 Egbert Avenue
HD #5	San Francisco Housing Authority	1815 Egbert Avenue

Below, provide details for unusual site control special circumstances, and for applications with parceling, phased projects, or other complex land transactions, including unique value calculates.

All three CIP areas total approximately 32.4 acres. Of that, 22.31 acres are public streets, sidevelopered. The five HD projects comprise 5.7 acres. CIP#3 (Potrero HOPE SF) includes a but that is excluded from this application.

Planned and completed property transfer(s).

	Lessor			
HD #1				
HD #2	San Francisco Housing Authority			
HD #3	San Francisco Housing Authority			
HD #4	San Francisco Housing Authority			

LID #E Con Francisco Housing Authority				
HD #5	San Francisco Housing Authority			
Below, de	scri	be property transfers occurring in connection	on with development of the Project.	
At const	ruct	ion commencement of each HD project, Le	essor will ground lease the HD parce	
55.160		2. project, 2.	great and the pares	
			Documentation of HDs site contro	
			For a proposed Housing Developr	
		2C LID CID4 Cita Cantral LID CID2	control details (i.e., a memorandul	
File Nam	ie:	36. HD CIP1 Site Control, HD CIP2 Site Control, etc.	authorized representative specifyi	
		One Control, Cto.	should be provided to the Departn	
			site control already exists, docume	
			II Application.	
		37. HD CIP1 Preliminary Title Report,	Provide a preliminary title report d	
File Nam	e:	HD CIP2 Preliminary Title Report, etc.	projects developed in Indian Coun	
		The Girls Treminially The Property etc.	and current title status is acceptab	
		00 110 0104 4	If land cost or value is included in	
File Nam	ie:	38. HD CIP1 Appraisal, HD CIP2	prepared by an independent third-	
		Appraisal, etc.	Appraisal Institute-qualified apprai	
(e) Each planned Housing Development has a realistic plan to assure financial feasibilit				
Applicant(s) hereby acknowledges and certifies to meet those important and perforn				
Applicant(s) hereby acknowledges and certilles to meet those important and perform				

File Name:	39. HD1 Feasibility Plan, HD2 Feasibility Plan, etc.	Provide a realistic plan for each Hou feasibility in time to meet required p please add all (if any) funding comn
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Applicant certifies that the Rental Housing Developments will maintain Fiscal Integrity require underwriting consistent with UMR Section 8310, both Rental Housing Developments.

- (f) as evidenced by documentation consistent with standard industry practice for evalua proformas, and other forms of documentation satisfactory to the Department. Nothing 8310 where incorporated or referenced elsewhere in this Solicitation.
- (g) Applicant(s) certifies to demonstrate that the Applicant/Developer(s) have a viable please for the timely development of the Housing Development(s).

Note: Please add to subsection (e) upload above and include/add to the plan for sec Development(s).

- (h) Applicant(s) certifies to demonstrate that the Developer of the Housing Development construction as set forth in §600.
- Applicant(s) certifies to demonstrate that the Developer of the Housing Development allow commencement of construction as set forth in §600.

For Housing Developments located in the unincorporated area of the county, the a submission of all necessary entitlements and permits and a certification that the

(1) intent from a willing affordable housing Developer that has previously completed willing to submit an application to the county for approval by the county of a Hou pursuant to this subdivision is awarded.

File Name:

40. Necessary entitlements

Provide a plan, letter of intent (for u necessary entitlements from the loc construction as set forth in §600.

- Applicant(s) certifies that the Housing Development(s) meet or will meet accessibility (j) the Capital Improvement Project must also provide a preference for Accessible Hous of those units in accordance with CCR, Title 4, Section 10337(b)(2).
- (k) Applicant(s) certifies that the Housing Developments must be physically capable of a per second for downloading and 3 megabits per second for uploading (25/3). Interne
- (I) Applicant(s) certifies that the Housing Developments comply with the restrictions on UMR §8302 Any of the proposed New Construction housing development project(s) Number of bedrooms in demolished structures?

 Number of bedrooms
- (m) Eligible Tribal Entity Applicants applying for a Capital Improvement Project grant, wh the State of California in Indian Country or on Tribal Trust or Restricted Land, must ε Is Project being proposed by a Tribal Entity?
- (n) Applicant(s) certifies that construction shall not have commenced on <u>any Units desig</u> Application submittal set in §402.

Applicant Comments:	
---------------------	--

(f) Applicant(s) certifies that the Phase II Application is complete pursua	nt to Article 4 and a
(g) The Phase II Application must achieve a minimum point score for Score Does the application achieve a minimum point score of 70 points?	·
However, depending on the type and quality of Phase II Applications	received, the Depar
(h) Applicant(a) certifies that the Phase II Application demonstrates that other available funding?	funds requested und
In addition to the Threshold Requirements above, Applicant/Recipie IIGC Solicitation/NOFA.	ent acknowledge, ι
§205. Conditional Commitments	Yes
Article 4. Application Process and Timeline	Yes
Article 5. Other State and Federal Requirements	Yes
Article 6. Performance Requirements	Yes
Article 7. Operations	Yes
Applicant Comments:	

Eligibility	
equirements:	
nat has jurisdiction over a Catalytic Qualifying Infill Area. A metropolitan	
include a Tribally Designated Housing Entity.	
	Yes
nents of §202;	
investment in land that will accommodate a mix of uses, including ioncontiguous parcels located within an Urbanized Area that meets the	
nation of identified noncontiguous parcels which have been previously cel, if noncontiguous, adjoins parcels that are developed or have been	
lous area or combination of identified noncontiguous parcels which have area or each parcel, if noncontiguous, adjoins parcels that are developed	Yes
lous parcels have been previously developed.	
	•

) shall include dimensioned maps (with all measurements necessary to Area boundaries and adjacent land uses.

e included in the perimeter calculation.

ter and improved Parks in the perimeter calculation?		
ments necessary to establish the perimeters) ualifying Infill Area boundaries and adjacent sed professional such as an engineer, must be located within an Urbanized Area on on a vacant site where at least 75 (50 for of the site adjoins parcels that are developed	Uploaded to HCD Portal?	Yes

working lands according to the California Department of Conservation's

agricultural or other working lands, or natural resource lands for other uses gram (FMMP) website?			
hin land designated as agricultural land per	Uploaded to HCD?	Yes	

county in which the general plan of the city, county, or city and county has to Section 65585 of the GC, at time of Application to be in compliance with of Division 1 of Title 7 of the GC. For the purpose of this section alone, the time of Award, and jurisdictions that are receiving Department of Award, shall both be deemed to be in a presumptive state of substantial I compliance shall include conditions in their respective Standard nust have received a final housing element certification letter from the

n of the city, county, or city and county has an adopted housing element it time of Application to be in compliance with the requirements of Article e GC?

Yes

D's website.

Uploaded to HCD? Yes

ial development pursuant to one of the following:

the GC.

e.

620 of the GC.

he GC.

QIA currently designated or planned for mixedne of the above.	Uploaded to HCD?	Yes
ne of the above.	-	

cation's consistency with an adopted sustainable communities strategy or

atalytic Qualifying Infill Area location's imunities strategy or alternative planning .	Uploaded to HCD?	Yes

203;

tion provided in §102.		
verse environmental conditions, such as the presence of toxic waste, that		
orts and included in the Project's Development Budget?		
rlier than 12 months prior to the application Uploaded to HCD Portal?		Yes
arlier than 12 months prior to the application	Uploaded to HCD Portal?	Yes
	Uploaded to HCD Portal?	N/A

Potrero Phase 3 (CIP #3). If awarded, Applicant and Project Sponsors commit to an NOFA and application deadline, the Project Sponsor's consultants were unable to liacent developments completed by the Project Sponsors as a strong indication that

ntrol requirements as set forth at UMR §8303 and §8316 with, and the

Yes

ne proposed Capital Improvement Project at the time of the Phase II

ects and shall be evidenced prior to the disbursement of Program funds:

ther perpetual, or of sufficient duration to meet Program requirements, and se, maintain, repair, and alter the property underlying the right of way or

erm of th	ne award?			Yes
:S	Extensions Available	Purchase Price	CIP Land A	\rea
	n/a	\$15,500,000	15.11	acres
42	Yes	\$0	8.41	acres
42	Yes	\$0	8.86	acres
				acres
		Total CIPs	32.38	acres
			•	-
address	City	S	tate 7	in code

address	City	State	Zip code
	San Francisco	CA	94102
	San Francisco	CA	94124
	San Francisco	CA	94124
10.1			

multiple or non-contiguous parcels, scattered sites, lot line adjustments, air rights tions and explanations as applicable:

Ground Lease planned?	Yes
	'

Term	Annual Payment
N/A	N/A
5 years	\$1
5 years	\$1

(Sunnydale Infrastructure Phase 3) will be developed by an affiliate of HD #2 pround lease for the duration of the construction period through city acceptance. The ment and Development Agreement. Similarly, CIP #3 (Potrero Infrastructure Phase cecuted infrastructure ground lease for the duration of the construction period and Master Development Agreement and Development Agreement.

in accordance with UMR §8303.	Uploaded to HCD Portal?	Yes
ed within 30 days of application due date. For y, an attorney's opinion regarding chain of title in lieu of a title report.	Uploaded to HCD Portal?	Yes
e development budget, an appraisal report arty appraisal prepared by a Member er.	Uploaded to HCD Portal?	Yes

dian Country, the following exceptions apply:

N/A

pal Entity and the Capital Improvement Project owner is for a period not

ptable in lieu of a title report.

on of the Capital Improvement Project(s) has not commenced.

Yes

Yes

pital Improvement Projects as set forth in this section.

ed to similar infrastructure projects of modest design in the general area of

ding is reasonably available as evidenced in the Capital Improvement

ition, demolition, relocation, preservation, acquisition, or other physical

relocation of such improvements.

zas or pathways, and bus or transit shelters. sswalk improvements, and pedestrian scaled lighting.

construction or resurfacing of sidewalks and streets or the installation of

r planned Housing Development.

It are required replacement of Transit Station parking spaces (including uired as a condition of approval for the Housing Development(s) within J00 per space.

<u>ertifies and acknowledges</u> that the minimum residential per unit parking proval, not to exceed one parking space per residential unit, and not to

directing the environmental remediation) and associated costs for nent Projects or Catalytic Qualifying Infill Area, where the total cost of the investigations does not exceed 50 percent of the Program grant amount.

ency is required for any Program funding regardless whether funding use ntal investigations and cleanups comply with federal, state, and local or the use or proposed reuse for human and/or ecological receptors and is grant. Environmental regulators in California include the California ration Program, the California Regional Water Quality Control Boards Agencies is available on website at

t not limited to, easements and rights of way. Such costs must be deemed ls, purchase contracts, or any other documentation as determined by the

other pre-development components including, but not limited to, planning, k, required mitigation expenses such as mitigation design or testing, exceed 20 percent of costs associated with the funding request for the

ovement Projects.

Yes

Yes

ly if used for the identified Capital Improvemen	t Projects. Funded impact	
ⁱ unding:		Yes
s. n not including Adaptive Reuse and Factory-B	uilt Housing costs describe	d
v and fair housing requirements in §500?		Yes
t to §204;		
minimum IIGC grant request amount set forth	in §103, and demonstrate	
_SE Project meets minimum grant requ	est amount? TRUE	
product types may be included in the calculation	on of the affordability criteri	a
ne percentage of Affordable Units, the Departm	ent may consider the entir	e
ure that dwelling units housing persons and far lesidential units to be replaced shall not be cou		
t housing plan?		Yes
Low or Moderate Income?	Ι	Yes
to ensure that dwelling units housing persons come are not removed from the Low and	Uploaded to HCD Portal	? Yes

Project(s) meet affordability criteria?

TRUE

n the densities described below (Note: Regional definitions (metropolitan rtment's March 21, 2022,

tan county that has a micropolitan area: sites allowing at least 15 units per

1): sites allowing at least 10 units per acre.

re.

t Densities on the parcels to be developed of at least 10 units per acre

100 in a standard metropolitan statistical area or a population of less than exception to the density requirements set forth in this subsection, if the city shall submit the petition with its Phase II Application and shall include the information supporting the need for the exception, including, but not airements specified in paragraph (b) above. Any exception shall become

n this subsection? No

to or greater than the densities described below.						
ving at least 30 units per acre.		30				
		ls N	let Density equal to	or greater than required	d?	Yes
ercial spa	ce, answer		0 bedroo	om Net Density calculation	on	31.5
94 below.			1 bedroo	om Net Density calculation	on	147.6
าtial unit	1,600		2 bedroo	om Net Density calculation	on	423.6
est unit	4		3 bedroom Net Density calculation		305.6	
'		4+ bedroom Net Density calculation		64.8		
45,200		1.8	Commerc	ial Net Density calculation	on	50.4
-actor	1.48		Adjusted Net Density as a percentage of required density		88.73%	
ce, recorded binding covenant or date / a California State-licensed professional such at confirming the Net Density. Uploaded to HDC?			Yes			

e environmental conditions, such as the presence of toxic waste, that is

Yes

quired for any Program funding regardless of whether funding use is ations and cleanups comply with federal, state, and local regulations and use for human and/or ecological receptors and is required if environmental California include the California Department of Toxic Substances Control lity Control Boards (Regional Boards), and several Local Agencies. A list

ental reports and included in the Project's Development Budget?		Yes
rlier than 12 months prior to the application	Uploaded to HCD Portal?	N/A
arlier than 12 months prior to the application	Uploaded to HCD Portal?	N/A
	Uploaded to HCD Portal?	N/A
ant Notes above.		

control requirements set forth at UMR §8303 and §8316, and the following:

commencement of housing construction. For a proposed Housing orandum of understanding or a letter signed by an authorized e provided to the Department at the time of Phase II Application. Where se II Application.

is apply:

pal Entity and the project owner is for a period not less than 50 years; and,

ptable in lieu of a title report.

ocumentation, in form and substance reasonably satisfactory to the st/option, a disposition and development agreement, an exclusive right to onstrates that the Applicant/Developer has some form of right to acquire or se and sale agreement, and option, an assignment).

n ground lease, the Department will require the execution and recordation the ground lessor, the ground lessee, the Department, and any other interest in the project property.

Yes

e control prior to the commencement of housing construction?			Yes	
S	Extensions Available	Purchase Price CIP Land Ar		rea
	N/A	\$15,500,000	2.03	acres
42	Yes	\$0	1.02	acres
42	Yes	\$0	1.20	acres
42	Yes	\$0	0.59	acres
42	Yes	\$0	0.82	acres
				acres
		Total HD CIPs	5.66	acres

address	City	State	Zip code
	San Francisco	CA	94102
	San Francisco	CA	94124
	San Francisco	CA	94124
	San Francisco	CA	94124
	San Francisco	CA	94124

multiple or non-contiguous parcels, scattered sites, lot line adjustments, air rights tions and explanations as applicable:

dewalks, open space, or drainage facilities totalling 10.1 acres of land that can be an additional 4.4 acres that is contemplated to be market-rate housing in the future

Ground Lease planned?		Yes
Term	Annual Payment	
N/A	N/A	
75 Years + 24 Year Extension	\$15,000	
75 Years + 24 Year Extension	\$15,000	
75 Years + 24 Year Extension	\$15,000	

75 Years + 24 Year Extension	\$15,00	00
for noted term and annual payment.		
n accordance with UMR §8303 and §8316.		
ent, evidence specifying the proposed site		
of understanding or a letter signed by an		
the proposed site use and site control entity)	Uploaded to HCD Portal?	Yes
ent at the time of Phase II Application. Where		
itation should be provided at the time of Phase		
ed within 30 days of application due date. For y, an attorney's opinion regarding chain of title	Uploaded to HCD Portal?	Yes
in lieu of a title report.	oploaded to 1100 1 ortal:	163
·		
e development budget, an appraisal report arty appraisal prepared by a Member	Uploaded to HCD Portal?	Yes
er.	oploaded to 1100 1 ortal:	163
/ in time to meet required program milestones i	n 8600	
nance deadlines as listed in §600 of the IIGC So		Yes
	Dicitation/NOTA:	163
using Development to assure financial rogram milestones in §600. For each HD,	Unloaded to UCD Portal?	Yes
nitments.	Uploaded to HCD Portal?	165
y consistent with planned Rents in the Assisted		
pments and ownership Housing Developments ting feasibility, such as documentation of source	•	Yes
g in this provision shall abrogate or modify the		100
•		
an to secure sufficient funding, derived from so	urces other than this part	
	and and point	Yes

:(s) can timely complete environmental reviews to allow c	ommencement of	Yes
: has or can secure necessary entitlements from the loca	l jurisdiction to	Yes
e Department shall allow the Applicant to meet the require Capital Improvement Project is shovel-ready by submit at least one comparable housing project, certifying that using Developments within the area in the event that the	tting a letter of the Developer is	
nincorporated area of the county), or al jurisdiction to allow commencement of Uploade	d to HCD Portal?	Yes
	F	
and fair housing requirements pursuant to §500. Housing Unit(s) to persons with disabilities requiring the access	~	Yes
accommodating broadband service with at least a speed of service and its ongoing fee are not required.	of 25 megabits	Yes
1	Г	
demolition as set forth in UMR §8302.	-	Yes
require the demolition of existing residential Units? ms in demolished structures? 436	L	Yes
ere the eligible Capital Improvement Project and housing also comply with the following:	are sited within	
	ſ	No
	L	
nated in the Phase II Application prior to the deadline for	the Phase II	Yes

uring sufficient funding for the timely development of the Housing

knowledges and understand the Application Process and Timeline?	Yes
forth in §402(f).;	
tment may adjust the minimum point score requirement as needed.	FALSE
ler this Phase II Application Solicitation shall supplement, not supplant,	Yes
nderstand, and/or agree to comply with the following sections of the	2023

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

the Catalytic Qualifying Infill Area

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</u>, if the number of housing Units evidenced at close of construction financing is less than the number identified in the Phase II Application, the <u>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**

20.00

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

(1) procedures 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

Points Available to Rural Area projects only.

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

3.77

2.50

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

1 0111	it values t	illat ale oi	iliy avallal	ole to proj	CCIS III I I	urai Arcas	ale silac	ieu	pulpie								
% AMI	55	5%	50)%	45	5%	40)%	35	%	30	1%	25	5%	20% and	d below	
% of Units	Points Available	Points Awarded	Total Points														
50%	3.33		8.33		11.27		11.67		12.50		20.00		20.00		20.00		0.00
45%	3.33		7.50		11.27		11.67		12.50		20.00		20.00		20.00		0.00
40%	3.33		6.67	6.67	10.00		11.67		12.50		18.33		20.00		20.00		6.67
35%	2.93		5.83		8.77		11.67		12.50		16.67		18.33		20.00		0.00
30%	2.50		5.00		7.50		10.00		12.50		15.00	15.00	16.67		20.00		15.00
25%	2.10		4.17		6.27		8.33		10.43		12.50		14.60		16.67		0.00
20%	1.67		3.33		5.00		6.67		8.33		10.00		11.67		13.33		0.00

purple

6.27

4.17

7.50

5.00

(c) Net Density – 10 points maximum

1.27

0.83

15%

10%

10.00

0.00

0.00

10.00

6.67

8.73

5.83

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.

5.00

3.33

(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:

2.50

1.67

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

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. A Phase II Application proposing a project located on multiple noncontiguous parcels shall be scored proportionately in the transit amenities based upon each site's score. Proportional scoring means, for a project to score the maximum 10 points, each site must independently score 10 points for transit. Are the proposed Housing Developments located on multiple noncontiguous parcels? Yes In how many noncontiguous parcels will the housing developments be located? 5 For each noncontiguous parcel, applicant will need to provide scale maps for each pacel as described below 1-2 and provide scoring for each parcel below. Applicant may reuse the below 1-2 to add the score for each parcel. Parcel #1 Score 10 Parcel #2 Score Parcel #3 Score 10 Parcel #4 Score 10 Parcel #5 Score 10 Parcel #10 Score Parcel #6 Score Parcel #7 Score Parcel #8 Score Parcel #9 Score A Housing Development within one-half mile of an existing Transit Station, a Major Transit Stop, or other transportation amenities yielding significant (1) reductions in VMT, measured along a pedestrian access route from the nearest boundary of the Housing Development to the outer boundary of the site of the Transit Station, Major Transit Stop, or other transportation amenities yielding significant reductions in VMT shall receive 10 points. A Housing Development within one-half mile of a planned Transit Station, a Major Transit Stop, or other areas yielding significant reductions in VMT, (2) measured along a pedestrian access route from the nearest boundary of the Housing Development to the outer boundary of the site of the Transit Station, Major Transit Stop, or other areas yielding significant reductions in VMT shall receive 7 points. Is the Housing Development(s) within **one-half mile** of an **existing** or **planned** Transit Station, a Major Transit Stop, or other N/A transportation amenities yielding significant reductions in 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 File Name: 45. Transit Scaled map Uploaded to HCD? Yes Development to the outer boundary of the site of the Transit Station or Major Transit Stop. (e) Proximity to Amenities – 10 points maximum 9.20 Points will be awarded to proposals based on the proximity or accessibility of every Housing Development in the Phase II Application to the following existing or planned amenities that will be in the service when the construction of the Housing Development is completed. The distance to amenities shall be evidenced by a scaled map. If points are allocated to any planned amenity, Applicant(s) certifies that the planned amenity(ies) will be in the service when the construction of the Housing N/A Development is completed. A Phase II Application proposing a project located on multiple noncontiguous parcels shall be scored proportionately in the amenities based upon each site's score. Proportional scoring means, for a project to score the maximum 10 points, each site must independently score 10 points for amenities. Are the proposed Housing Developments located on multiple noncontiguous parcels? Yes 5 In how many noncontiguous parcels will the housing developments be located? For each noncontiguous parcel, applicant will need to provide scale maps for each pacel as described below 1-5 and provide scoring for each parcel below. Applicant may reuse the below 1-5 to add the score for each parcel. Parcel #4 Score Parcel #5 Score Parcel #1 Score Parcel #2 Score Parcel #3 Score 10 Parcel #6 Score Parcel #7 Score Parcel #8 Score Parcel #9 Score Parcel #10 Score **FALSE** Is Project located in a Rural Area as defined by HSC §50199.21? A Housing Development located within one-quarter mile (one-half mile for Rural Area projects) of a Park (not including school grounds unless there is a (1) bona fide, formal joint use 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), shall receive 2 points, or if within one-half mile (one mile for Rural Area projects) 1 point. Existing or Planned amenity? N/A Is there is a bona fide, formal joint use agreement between the jurisdiction responsible for the Parks/recreational facilities and the school district providing No availability to the general public of the school grounds and/or facilities? Housing Development(s) located within N/A File Name: 46. Park-School Scaled map Provide a scaled map with the distance to amenity. Uploaded to HCD? Yes A Housing Development located within one mile of a locally recognized Employment Center with a minimum of 50 full-time employees (two miles for Rural Area projects), shall receive 2 points, or if within two miles (four miles for Rural Area projects) 1 point. N/A Existing or Planned amenity? Housing Development(s) located within N/A Provide a scaled map with the distance to amenity and evidence that the File Name: 48. Employment Center Scaled map Uploaded to HCD? Yes Employment Center has, or will have (if planned), 50 full-time employees. A Housing Development located within one mile of a locally recognized Retail Center with a minimum of 50 full-time employees (two miles for Rural Area projects), shall receive 2 points, or if within two miles (four miles for Rural Area projects), 1 point. N/A Existing or Planned amenity? Housing Development(s) located within N/A Provide a scaled map with the distance to amenity and evidence that the Retail File Name: Uploaded to HCD? 49. Retail Center Scaled map Yes Center has, or will have (if planned), 50 full-time employees.

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

	Existing or Planned amenity? Housing Development(s) located	N.		N/A	1		
	50. Social or community center				with the distance to amenity is within one-half or one mile		
File Name:	map	Scaled		e Housing De	•	Uploaded to HCD?	Yes
(5)	•	of the H	ousing De), 1 point.	•	lic elementary, middle, high school, adult education campus o ay attend (one-half mile for Rural Area projects), shall receive	· ·	
	Housing Development(s) located	within		N/A			
File Name:	51. Education facility Scaled m	ар	Provide	a scaled map	with the distance to amenity.	Uploaded to HCD?	Yes
Up to	ling provisions that facilitate Adap	y) will be otive Reu	awarded t se, includi	ng the followi	Application located in an area with existing or planned ordinaring ordinances that: ture intended for reuse as housing does not occupy the entire	•	10
(1)	•	ovement	Project wi		d to add to the existing building or structure provided that the	, , , ,	Yes
\ /	Promote Adaptive Reuse of exist	•		•			Yes
()	•		•		rage activation of nearby shopping, jobs, schools, recreationa	•	Yes
1711	Eliminate or allow nonconforman standards related to parking and				ulations that would make Adaptive Reuse of eligible buildings ea ratio, and open space;	infeasible, including	Yes
					ow construction of new structures where existing buildings do rexisting or planned zoning of the parcel;	not utilize the entire project	
(6)	Prioritize ministerial review of Ad	aptive Re	use Capit	tal Improveme	ent Project;		Yes
	Allow alternative building and fire methods of protecting public hea				aptive Reuse Capital Improvement Project able to demonstrat	e alternative means or	Yes
(8)	Allow alternative compliance with	n public w	orks stan	dards, where	alternative compliance will protect public health, safety, and w	elfare;	Yes
(9)	Include adoption of a zoning ove	rlay outlin	ing specif	fic provisions	to incentivize Adaptive Reuse;		
,	Identify areas of the jurisdiction v		•				Yes
(11)	Other strategies that promote Ad	laptive Re					
File Name:	52. Adaptive Reuse Ordinance	s	building		h existing or planned ordinances and other zoning and at facilitate Adaptive Reuse. Please highlight and number bove.	Uploaded to HCD?	Yes
(g) Publ	licly Owned Lands – 7 points ma	ximum					
A Ph	nase II Application will be awarde	d 7 points	if a Cata	lytic Qualifyin	g Infill Area is located on either excess state-owned property o	or surplus land:	
(1)					ea must be located on a site selected under EO-N-06-19 to er	nter into a ground lease	
	with the state to create Affordabl						No
	Is the Catalytic Qualifying Infill A	rea locale	a on exce	ess state-own	ed property?		No
(2)	For surplus land owned by a loca	al agency	including	transit agend	ies:		
	Is the Catalytic Qualifying Infill A	rea locate	d on surp	lus land owne	ed by a local agency, including transit agencies?		No
				•	nsfer agreement and demonstrated written conformance with t	he Surplus Land Act.	
	(B) Land donations made as a l	ow-cost,	ong-term	lease must be	e supported by written conformance with Surplus Land Act.		
(h) CEG	QA Streamlining – 7 points maxi r	num					7
	o 7 points will be awarded for stre Public Resources Code):	eamlining	provision	s related to C	alifornia Environmental Quality Act (CEQA) (Division 13 (comr	mencing with §21000) of	
(1)	•		• •		monstrate acceleration of housing production through the esta community plans, specific plans with accompanying Environme	· ·	
					tion through the establishment of streamlined, program-level C n accompanying Environmental Impact Reports (EIR), and rela		Yes
(2)	such as by enabling a by-right ap	oproval pr 55.4, 211	ocess or l 59.24, 21	by utilizing sta 159.25; Gov.	monstrate documented practice of streamlining housing develotations and categorical exemptions as authorized by applicable Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303	law, such as Pub.	
	process or by utilizing statutory a	ind categ	orical exe	mptions as aເ	lining housing development at the project level, such as by en thorized by applicable law, such as Pub. Resources Code, §2 , tit. 14, Sections 15303, 15332; Pub. Resources Code, Section	1155.1, 21155.4,	
					ich as ministerial approval processes pursuant to Public Resond Climate Protection Act (SB 375).	urce Code §21080 or the	
	Will the Applicant(s) utilize statut exemptions pursuant to the Sust	-	-		ial approval processes pursuant to Public Resource Code §21 e Protection Act (SB 375)?	080 or the statutory	

File Name:	58. CEQA Streamlining	Quality Act (CEQA) (Division 13 (commencing with Section 21000) of the Public Resources Code):	Uploaded to HCD?	Yes
			1	i

(i) Community Outreach and Engagement – 3 points maximum

(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:

- Collaboration with community-based organizations to develop the community engagement plan, publicize community engagement activities, and/or execute community engagement activities;
- Number of community engagement activities;
- Types of community engagement activities, with an emphasis on types of activities most likely to reach Disadvantaged Communities and Low-Income residents (e.g., canvassing, participating in events held by community-based organizations, holding in-person events (as opposed to online events));
- 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 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

(2) 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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(j) 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 organizations for the policies and programs adopted or proposed in the Housing Needs and Displacement Vulnerability Assessment and Anti-Displacement Plan.

HCD to review narrative and assign score accordingly.

- (A) 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 Vulnerability Assessment and Anti-Displacement Plan.

is and datain, in the same in	File Name:	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 to HCD?	Yes
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2

1

No

Yes

§302. Tiebreaker Score

longer a tie:

In the event of tied point scores, the Department shall rank tied Phase II Applications based on four factors pursuant to the following tie-breaker criteria, until there is no

One tie-breaker point will be awarded to the Phase II Applications on the extent the Applicant can demonstrate commitment for at least 75 percent of the total (A) development costs (less deferred development costs) derived from sources other than the Program for the timely development of the Housing Development(s) and Capital Improvement Projects(s) in the Catalytic Qualifying Infill Area.

Total Development Cost \$944,559,389		Total committed funding \$0 Percentage of com				0%	
File Name:	64. Const EFC #1, #2	2, etc.	Provide all commitment letters financing commitments.	Uploaded t	to FAAST?	N/A	
File Name:	64. Perm EFC #1, #2	Provide all commitment letters permanent financing commitme		documenting deferred payment	Uploaded t	to FAAST?	N/A

(B) An additional tie-breaker point will be awarded for obtaining all land use approvals or entitlements necessary prior to issuance of a building permit, including any required discretionary approvals.

Catalytic Qualifying Infill Areas for which the planning department confirms eligibility for streamlined ministerial approval (including but not limited to the Senate Bill 35 (2017) Streamlined Ministerial Approval Processing) are eligible for this point.

Does the planning department confirm eligibility for streamlined ministerial approval (including but not limited to the Senate Bill 35 (2017) Streamlined Ministerial Approval Processing)

Applicant(s) certifies to obtaining all land use approvals or entitlements necessary prior to issuance of a building permit, including any required discretionary approvals.

An additional tie-breaker point will be awarded to Applicants that demonstrate site control for the Housing Development component of the Phase II Application at the time of the Phase II Application.

Do t	he Applicant(s) hold site control for all of th	ne proposed housing development components at time of the Phase II application?		Yes	İ
File Name:	61. HD Site Control - TB	Demonstrate site control for the Housing Development components of the Application at the time of Application.	Uploaded to 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							
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 Appl Cort & Logal Disalogura	Peterones: Applicant Cortification Workshoot	Unloaded to UCD2	Yes				
File Name:	04a. App1 Cert & Legal Disclosure 04b. App1 OrgDoc1, OrgDoc2, etc.	Reference: Applicant Certification Worksheet. Reference: Entity Org Docs Worksheet.	Uploaded to HCD? 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 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	N/A				
File Name:	05b. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A				
File Name:	05c. App2 OrgChart	Applicant Organization Chart.	Uploaded to HCD?	N/A				
File Name:	05d. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	N/A				
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	ppt Status Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).						
F" N				1 1/4				
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 date.	Uploaded to HCD?	N/A				
File Name:	06f. App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A				
File Name:	07. HD#1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes				
	07. HD#1 Principal Cert Legal		<u>. </u>					
File Name:	Disclosure 07. HD#1 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet. Reference: Developer Certification Worksheet.	Uploaded to HCD? Uploaded to HCD?	Yes N/A				
The Name.	07.11D#1 WGF Cert Legal Disclosure	Neierence. Developer Certification Worksheet.	Opioaded to FIGD !	IN/A				
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:	09 HD#2 Cort Logal Dipologura	Peterones: Davelener Certification Workshoot	Unloaded to UCD2	Yes				
File Ivame.	08. HD#2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	res				
File Name:	08. HD#2 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes				
File Name:	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				
F	00 UD//0 0 //		11.1 1.1 1.1 1.1					
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: Reference: Developer Certification Worksheet. 09. HD#3. AGP1 Cert Legal Disclosure Uploaded to HCD? Yes File Name: 09. HD#3 AGP2 Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A File Name Reference: Developer Certification Worksheet. 09. HD#3 LLC Cert Legal Disclosure Uploaded to HCD? Yes File Name: 10. HD#4 Cert Legal Disclosure Reference: Developer Certification Worksheet Uploaded to HCD? Yes 10. HD#4 Principal Cert Legal File Name: Reference: Developer Certification Worksheet. Uploaded to HCD? Yes Disclosure Reference: Developer Certification Worksheet File Name: 10. HD#4 MGP Cert Legal Disclosure Uploaded to HCD? N/A Reference: Developer Certification Worksheet. File Name: 10. HD#4. AGP1 Cert Legal Disclosure Uploaded to HCD? N/A Reference: Developer Certification Worksheet. File Name: 10. HD#4 AGP2 Cert Legal Disclosure Uploaded to HCD? N/A File Name Reference: Developer Certification Worksheet. Uploaded to HCD? 10. HD#4 LLC Cert Legal Disclosure Yes File Name: 11. HD#5 Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? Yes 11. HD#5 Principal Cert Legal File Name: Reference: Developer Certification Worksheet. Uploaded to HCD? Yes Disclosure File Name: 11. HD#5 MGP Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A Reference: Developer Certification Worksheet. Uploaded to HCD? File Name: HD#5. AGP1 Cert Legal Disclosure N/A Reference: Developer Certification Worksheet. Uploaded to HCD? File Name: 11. HD#5 AGP2 Cert Legal Disclosure 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 12. HD#6 Principal Cert Legal Reference: Developer Certification Worksheet. File Name: Uploaded to HCD? N/A Disclosure File Name: Reference: Developer Certification Worksheet. N/A 12. HD#6 MGP Cert Legal Disclosure Uploaded to HCD? 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 12. HD#6 LLC Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A File Name File Name: 13. HD#7 Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A 13. HD#7 Principal Cert Legal File Name: Reference: Developer Certification Worksheet. Uploaded to HCD? N/A Disclosure File Name: 13. HD#7 MGP Cert Legal Disclosure Uploaded to HCD? N/A Reference: Developer Certification Worksheet. File Name: 13. HD#7. AGP1 Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A Reference: Developer Certification Worksheet. File Name: 13. HD#7 AGP2 Cert Legal Disclosure Uploaded to HCD? N/A File Name Reference: Developer Certification Worksheet. N/A 13. HD#7 LLC Cert Legal Disclosure Uploaded to HCD? File Name: 14. HD#8 Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A 14. HD#8 Principal Cert Legal File Name: Reference: Developer Certification Worksheet. Uploaded to HCD? N/A Disclosure 14. HD#8 MGP Cert Legal Disclosure Uploaded to HCD? File Name: Reference: Developer Certification Worksheet. N/A Reference: Developer Certification Worksheet. File Name: 14. HD#8. AGP1 Cert Legal Disclosure 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 15. HD#9 Cert Legal Disclosure Uploaded to HCD? File Name: N/A Reference: Developer Certification Worksheet. 15. HD#9 Principal Cert Legal File Name: Reference: Developer Certification Worksheet. Uploaded to HCD? N/A Disclosure 15. HD#9 MGP Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A File Name: Reference: Developer Certification Worksheet. File Name: 15. HD#9. AGP1 Cert Legal Disclosure Uploaded to HCD? N/A File Name: 15. HD#9 AGP2 Cert Legal Disclosure Reference: Developer Certification Worksheet. Uploaded to HCD? N/A

Reference: Developer Certifications Worksheet.

Uploaded to HCD? Checklist-Full L

06 CEIR Name 15 15 HD#9 LLC Cert Legal Disclosure

Application Document Chacklist

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
File Name:	16. HD#10 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
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:	25 Other UD Env. Benert	Other Environmental Depart	Unloaded to HCD Dortal?	NI/A

Uploaded to HCD Portal?

N/A

Other Environmental Report.

File Name:

35. Other HD Env. Report

		Application Document Checklist		
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
File Name:	40. Necessary entitlements	Provide a plan, letter of intent (for unincorporated area of the county), or necessary entitlements from the local jurisdiction to allow commencement of construction as set forth in §600.	Uploaded to HCD Portal?	Yes
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 "Scor	ing" 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

Application Document Checklist

·	-	Application Document Chacklist		
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

Application Document Chacklist

Required additional reports							
File Name:	In/A "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.

Eligible Applicant:							
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 2022 funding are subject to a competitive rating process. Proj	2 Notice of Funding Availability Small Jւ	irisdiction Se	et Aside and Q	ualifying I	nfill Areas	s. Projects sub	mitted 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 un	necessary:	CEQA					
Specify in the box below, items not required and explain	why (include documentation, if applicat	ole):					
		Rec	quired for this			Verified as	Completed and date
			Project?	Under F	Review?		completed
All necessary, discretionary, and non-discretionary publi and other ministerial approvals are:	ic land use approvals except building pe	ermits					
Specify in the box below, items not required and explain	why (include documentation, if applicat	ole):					
Dated:							
Statement Completed by (please print):							
Signature:							
Title:							
Agency or Department:							
Agency or Department: Agency or Department Address:							

06 CQIA Application Phase II Local Enviro Verification

Certification & Legal Status

On behalf of the entity id	entified in th	e sign	ature block l	below, I certif	fy that:								
Housing Development		Dev	eloper Name	;					sed Housing pment Name				
1) The information, statem						•	•		e and correct.				
2) I possess the legal auth3) The following is a comp	•		• •		•				ovide goods (or services	s to the Proie	ct eithe	er (a) in
one or more capacity or (b California Code of Regulat) that qualify	as a "R	Related Party"		-		-	-	-		-		
4) As of the date of Applicated Federal appellate level.	ation, the Pro	ject, or	the real prop	erty on which	the Project	is proposed	(Property) is	s not part to or	the subject of	f any claim	or action at	the Sta	ate or
5) I have disclosed and de		•				•	-	•	-				
In addition, I acknowledge	that all inforn	nation i	n this Applica	ation and attac	chments is p	oublic, and n	ay be disclo	osed by the Sta	te.				
Printed Nam	e		٦	Title of Signate	ory		J <u>L</u>		Signature				Date
					Lega	l Disclosur	9						
For purposes of the following subsidiary of the Sponsor/	•		•		elow, the ter	m "Sponsor	Applicant/Re	•				` ,	and any
In addition to each of these			•		•						•	`	,
ownership interests in the the entity if the entity is a princlude the individual who	partnership, a	nd the	members or i	managers of t	he entity if t			,	•			•	
The following questions mabove.	ust be respon	nded to	for each enti	ty and person	qualifying a	ıs an "Spons	or/Applicant/	t/Recipient," or	"joint Sponso	or/Applican	nt/Recipient"	as defiı	ned
Explain all positive response	onses on a s	eparat	e sheet and	include with	this questic	onnaire in tl	e Application	ion.					
Exceptions: Public entity Sponsor/Appl	icant/Recipie	nts with	nout an owne	rship interest	in the propo	sed Project,	including bu	ut not limited to	cities, count	ies, and joi	int powers aเ	uthoritie	es with
100 or more members, are	not required	to resp	oond to this q	uestionnaire.									
Members of the boards of Directors, Chief Executive		-	•	•				•				•	
Civil Matters 1) Has the Sponsor/Applic	ant/Recipient	filed a	bankruptcy o	or receivershir	case or ha	d a bankrup	cv or receive	ership action c	ommenced a	gainst it de	efaulted on a	a loan	
or been foreclosed agains	t in past ten y	ears?		·				•					
2) Is the Sponsor/Applican the financial condition of the	•	,			•	•	, ,	•	•	rially and a	adversely affe	ect (a)	
3) Have there been any acadversely affected (a) the				•	•	•		•	•	•		ally and	d
4) Is the Sponsor/Applican investigation by a local, stagency?	-	•	•		•				•	•			i
5) In the past ten years, ha federal licensing or accred	litation agenc		-	•	•		•	•		•			
settlement, decision, or jud Criminal Matters	igment?												
6) Is the Sponsor/Applican proceeding, charge, comp	•	,		•	-		•	. ,	•		•	-	
7) Is the Sponsor/Applican proceeding, charge, comples Sponsor/Applicant/Recipie	laint, examina	ation or	investigation	n, of any kind,	involving, o	r that could	esult in, miso	sdemeanor cha	•	•	inal litigation	ι,	
8) Is the Sponsor/Applican proceeding, charge, complethe Sponsor/Applicant/Rec	nt/Recipient cu laint, examina	urrently ation or	a party to, o	or the subject on, of any kind,	of, or been n	otified that i	may become	ne a party to or		-			
9) Is the Sponsor/Applican proceeding, charge, comp	nt/Recipient cu	urrently	a party to, o	r the subject o			-		-	-	-		
business? 10) Within the past ten year	ars has the S	Spansar	/Applicant/Pa	ecinient heen	convicted o	f any felony							
11) Within the past ten year		-		-				ed to the condu	uct of the Spo	nsor/Appli	cant/Recipie	nt's	
business? 12) Within the past ten yea	ars, has the S	Sponsor	/Applicant/Re	ecipient been	convicted o	f any misder	neanor for ar	ny financial or	fraud related	crime?			
Please provide a letter of	f explanation	ı if you	responded	"Yes" to any	of the que	stions abov	e.	•			oucing Daw	lone" f	or.
Include along with this cer information included in this			_xpianalion(s	y ioi Certificat	uon & Legal	res answ	as cia	amicalion deen	ieu necessar	y by the HC	Jusing Devel	oper 10	J
] [
											1		

06 CQIA Application Phase II 137 of 139 Developer Certification

Signature

Date

Title of Signatory

Printed Name

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 Nan	me:			Date Requested:		Application Vers	sion Date:		
Organiz			Email:				Contact Phone:		
Justificati	ion:								
Issue #	Tab / Sheet Name Section		Cell(s) #	L	Update / Comment		Urgency	ADT Status	Tester
1									
2									
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4									
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6									
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9									
10									