

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

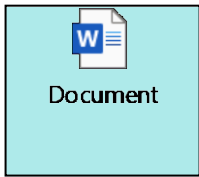
Email: infill@hcd.ca.gov

[Infill Infrastructure Grant Program \(IIG\) \(ca.gov\)](https://www.hcd.ca.gov/infill-infrastructure-grant-program)

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	are required attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Applicant.
"Red" cells	indicate the Applicant has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

Information provided in the Application will become a public record available for review by the public pursuant to the California Public Records Act (Gov. Code, Section 6250 et seq.). As such, any materials provided are subject to disclosure to any person making a records request under this Act. HCD cautions Applicants to use discretion in providing information not specifically requested, including, but not limited to, bank account numbers, social security numbers, personal phone numbers and home addresses. By providing this information to HCD, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

Article 1. General Overview

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

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

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

Yes

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

Surrounded with Urban Uses

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

Eligible Applicant #1		Entity Name	City and County of San Francisco			
Eligible Applicant Type		City and County				
File Name:	04a. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.			Uploaded to HCD?	Yes
File Name:	04b. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD?	N/A
File Name:	04c. App1 OrgChart	Applicant Organization Chart.			Uploaded to HCD?	N/A
File Name:	04d. App1 Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD?	Yes
File Name:	04e. App1 Cert of Good Standing	Certificate of Good Standing dated within 30 days of the application due date.			Uploaded to HCD?	N/A
File Name:	04f. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).			Uploaded to HCD?	N/A

Applicant # 2	Entity Name	
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Applicant #3	Entity Name	
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Catalytic Qualifying Infill Area - Information required for each Housing Development (HD)

How many Housing Developments are being propose within the CQIA? 5

CQIA - Total commercial Square Feet	45,200
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Anchor HD#1 Name		HD Address		HD City	HD Zip	Census Tract	APN	
India Basin		700 Innes Avenue		San Francisco	94124	6075023103	4631-007, 4621-103, 4606-104, 4631-008	
HD Brief Description	India Basin will be developed in three phases with Phase 1 establishing a gateway to the project, carrying the most significant amount of infrastructure, and the focus of this funding request. The entire project sits on approximately 29.2 acres of land located along San Francisco's eastern shoreline, and when complete, it will create new homes that are affordable across a spectrum of incomes totaling 1,575 units. The project will include 209,000 square feet of commercial space, including a neighborhood-serving grocery store, childcare center, and space for local businesses. Additionally, 14 acres of public open space will be incorporated into the development, including passive and active parks and continuation of the Bay Trail along India Basin's waterfront. The project will also include transit							
Project Development Type		New Construction		Type of Tax Credits		4%		
Timeframe for applying for 9% or 4% Tax Credits		Proposed month		January		Proposed year		2025
Federal	Yes	Proposed equity investor contribution (\$)		\$50,453,853		Anticipated tax credit factor		\$0.9200
State		Proposed equity investor contribution (\$)				Anticipated tax credit factor		
HD#1 Developer Name		BUILD, Inc.						
Developer Address		315 Linden St.		City	San Francisco		County	San Francisco
Principal Name		Scott Eschelman		Principal Email address		scott@bldsf.com		
File Name:	07. HD#1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		Yes	
File Name:	07. HD#1 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		Yes	
HD#1 Managing General Partner		Entity Name		To be formed				
File Name:	07. HD#1 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		N/A	
HD#1 Administrative General Partner #1		Entity Name		To be formed				
File Name:	07. HD#1. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		N/A	
HD#1 Administrative General Partner #2		Entity Name		N/A				
File Name:	07. HD#1 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		N/A	
HD#1 Manager of LLC		Entity Name		BUILD, Inc.				
File Name	07. HD#1 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		Yes	

HD#2 Name		HD Address		HD City	HD Zip	Census Tract	APN	
Sunnydale Block 7		1501 Sunnydale Avenue		San Francisco	94134	6075060502	6311-011	
HD Brief Description	Located in the Sunnydale HOPE SF Special Use District, Block 7 is bordered by Santos Street, Sunrise Way, Malosi Street, and the future public park located at Block 4. Block 7 will contain a building consisting of 4 stories. The building will contain 89 dwelling units for low and very low-income families along with residential common spaces, including building lobbies, Management and Support Services Offices, Shared Laundry Room, Resident Community Lounge and Deck, a secure landscaped podium level courtyard, and secure bicycle and vehicular parking.							
Project Development Type		New Construction		Type of Tax Credits		4%		
Timeframe for applying for 9%/4% Tax Credits		Proposed month		September		Proposed year		2024
Federal	Yes	Proposed equity investor contribution (\$)		\$41,946,465		Anticipated tax credit factor		\$0.9300
State		Proposed equity investor contribution (\$)				Anticipated tax credit factor		
HD#2 Developer		Developer/Entity Name		Mercy Housing California				
Developer Address		1256 Market Street		City	San Francisco		County	San Francisco
Principal Name		Elizabeth Kuwada		Principal Email address		elizabeth.kuwada@mercyhousing.org		
File Name:	08. HD#2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		Yes	
File Name:	08. HD#2 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.			Uploaded to HCD?		Yes	
HD#2 Managing General Partner		Entity Name		Sunnydale Block 7 LLC, a California limited liability company				

File Name:	08. HD#2 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
HD#2 Administrative General Partner #1		Entity Name	Related/Sunnydale Block 7 Development Co., LLC, a California limited liability company	
File Name:	08. HD#2. AGP1 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
HD#2 Administrative General Partner #2		Entity Name	N/A	
File Name:	08. HD#2 AGP2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/A
HD#2 Manager of LLC		Entity Name	Mercy Housing Calwest, a California nonprofit public benefit corporation	
File Name	08. HD#2 LLC Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes

HD#3 Name		HD Address		HD City	HD Zip	Census Tract	APN	
Sunnydale Block 9		1652 Sunnydale Ave (proposed permanent address)		San Francisco	94134	6075060502	6310-006	
HD Brief Description	Block 9 will be a 100% affordable housing development as part of the Sunnydale HOPE SF revitalization plan and will comprise 1-bedroom through 4-bedroom units over a podium parking garage, property management and resident services offices, and a residential lounge. The 95-unit project features a double height lobby as well as two courtyards, one facing north, and one facing south.							
Project Development Type		New Construction		Type of Tax Credits		4%		
Timeframe for applying for 9%/4% Tax Credits		Proposed month		May	Proposed year		2025	
Federal	Yes	Proposed equity investor contribution (\$)		\$53,038,187		Anticipated tax credit factor		\$0.9300
State	No	Proposed equity investor contribution (\$)		\$0		Anticipated tax credit factor		\$0.0000
HD#3 Developer		Developer/Entity Name		Sunnydale Block 9 Housing, L.P.				
Developer Address		44 Montgomery Street, Suite 1310		City	San Francisco	County	San Francisco	Zip Code 94104
Principal Name		Ann Silverberg, Vice President			Principal Email address		asilverberg@related.com	
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
HD#3 Managing General Partner		Entity Name		Sunnydale Block 9 LLC, a California limited liability company				
File Name:	09. HD#3 MGP Cert Legal Disclosure		Reference: Developer Certification Worksheet.				Uploaded to HCD?	Yes
HD#3 Administrative General Partner #1		Entity Name		Related/Sunnydale Block 9 Development Co., LLC, a California limited liability company				
File Name:	09. HD#3. AGP1 Cert Legal Disclosure		Reference: Developer Certification Worksheet.				Uploaded to HCD?	Yes
HD#3 Administrative General Partner #2		Entity Name		N/A				
File Name:	09. HD#3 AGP2 Cert Legal Disclosure		Reference: Developer Certification Worksheet.				Uploaded to HCD?	N/A
HD#3 Manager of LLC		Entity Name		Mercy Housing Calwest, a California nonprofit public benefit corporation				
File Name	09. HD#3 LLC Cert Legal Disclosure		Reference: Developer Certification Worksheet.				Uploaded to HCD?	Yes

HD#4 Name		HD Address		HD City	HD Zip	Census Tract		APN	
Potrero Block R		3 Turner Terrace		San Francisco	94107	61402		4167-004	
HD Brief Description	The project will contain 86 residential units (75% of units to be used as Project Based Section 8 public housing replacement, 25% of units restricted to incomes at 30%, 50% and 60% Area Median Income (AMI), and one manager unit). Amenities provided at the project include: parking garage, community room, laundry rooms and offices for property management and resident services coordinator. ☐ ☐ ☐								
Project Development Type		New Construction		Type of Tax Credits		4%			
Timeframe for applying for 9%/4% Tax Credits			Proposed month		May		Proposed year		2026
Federal	Yes	Proposed equity investor contribution (\$)			\$35,130,732		Anticipated tax credit factor		\$0.9000
State	Yes	Proposed equity investor contribution (\$)			\$5,737,500		Anticipated tax credit factor		\$0.9000
HD#4 Developer		Developer/Entity Name		BRIDGE Housing Corporation					
Developer Address		600 California Street		City	San Francisco		County	San Francisco	
								Zip Code	94108
Principal Name		Delphine Sherman				Principal Email address		dsherman@bridgehousing.com	
File Name:	10. HD#4 Cert Legal Disclosure		Reference: Developer Certification Worksheet.					Uploaded to HCD?	Yes
File Name:	10. HD#4 Principal Cert Legal Disclosure		Reference: Developer Certification Worksheet.					Uploaded to HCD?	Yes
HD#4 Managing General Partner		Entity Name		Potrero Housing Associates IIIR LLC (To be formed)					
File Name:	10. HD#4 MGP Cert Legal Disclosure		Reference: Developer Certification Worksheet.					Uploaded to HCD?	N/A
HD#4 Administrative General Partner #1		Entity Name		N/A					
File Name:	10. HD#4. AGP1 Cert Legal Disclosure		Reference: Developer Certification Worksheet.					Uploaded to HCD?	N/A
HD#4 Administrative General Partner #2		Entity Name		N/A					
File Name:	10. HD#4 AGP2 Cert Legal Disclosure		Reference: Developer Certification Worksheet.					Uploaded to HCD?	N/A
HD#4 Manager of LLC		Entity Name		BRIDGE Housing Corporation					
File Name	10. HD#4 LLC Cert Legal Disclosure		Reference: Developer Certification Worksheet.					Uploaded to HCD?	Yes

HD#5 Name	HD Address	HD City	HD Zip	Census Tract	APN	Project Overview
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Potrero Block Q		751 Missouri Street		San Francisco		94107		61402		4167 - 004			
HD Brief Description		The project will contain 127 residential units (75% of units to be used as project-Based Section 8 public housing replacement, 25% of units restricted to incomes at 30%, 50% and 60% Area Median Income (AMI), and one manager unit). Amenities provide at the project include: parking garage, community room, laundry rooms and offices for property management and resident services coordinator.											
Project Development Type		New Construction			Type of Tax Credits		4%						
Timeframe for applying for 9%/4% Tax Credits			Proposed month		May		Proposed year		2026				
Federal		Yes		Proposed equity investor contribution (\$)			\$46,294,299		Anticipated tax credit factor		\$0.9000		
State		Yes		Proposed equity investor contribution (\$)			\$9,450,000		Anticipated tax credit factor		\$0.9000		
HD#5 Developer			Developer/Entity Name		BRIDGE Housing Corporation								
Developer Address		600 California Street			City	San Francisco		County	San Francisco		Zip Code	94107	
Principal Name		Delphine Sherman					Principal Email address		ds Sherman@bridgehousing.com				
File Name:		11. HD#5 Cert Legal Disclosure			Reference: Developer Certification Worksheet.					Uploaded to HCD?		Yes	
File Name:		11. HD#5 Principal Cert Legal Disclosure			Reference: Developer Certification Worksheet.					Uploaded to HCD?		Yes	
HD#5 Managing General Partner			Entity Name		Potrero Housing Associates IIIQ LLC (To be formed)								
File Name:		11. HD#5 MGP Cert Legal Disclosure			Reference: Developer Certification Worksheet.					Uploaded to HCD?		N/A	
HD#5 Administrative General Partner #1			Entity Name		N/A								
File Name:		11. HD#5. AGP1 Cert Legal Disclosure			Reference: Developer Certification Worksheet.					Uploaded to HCD?		N/A	
HD#5 Administrative General Partner #2			Entity Name		N/A								
File Name:		11. HD#5 AGP2 Cert Legal Disclosure			Reference: Developer Certification Worksheet.					Uploaded to HCD?		N/A	
HD#5 Manager of LLC			Entity Name		BRIDGE Housing Corporation								
File Name		11. HD#5 LLC Cert Legal Disclosure			Reference: Developer Certification Worksheet.					Uploaded to HCD?		Yes	

Project Information

Large Jurisdiction															
CQIA Project Name		San Francisco CQIA (CCSF CQIA)													
Project County		San Francisco		Project City		San Francisco		Project Zip		Multiple		Geographic Location		Northern	
				Project City				Project Zip							
Has the Applicant applied, plan to apply, or been awarded other HCD program funds (outside this Solicitation/NOFA) for this Project?													Yes		
If applicable, provide other Project name(s) for which this Project has applied for HCD funds in the past.															
Anchor HD#1 submitted a Round 7 AHSC application on Tues, April 4. Applicant number: AHSC0001100.															
Negative points may be assed if Applicant fails to disclose all past awards, simultaneous applications, and known future applications.															
HCD program(s) name(s):				Plan to apply?	Loan amount		Grant amount		Awarded?		Award date or expected Award date?		HCD Contract Number		
HCD AHSC (HD2, HD3)				Yes	\$32,213,375				No		12/31/2024				
HCD AHSC (HD4, HD5)				Yes	\$54,286,218				No		12/31/2025				
HCD HRI (CIP1, HD1)				Yes			\$40,289,133		No		8/1/2023		AHSC0001100		
AHSC TRA															
AHSC STI				Yes			\$9,572,856		No		8/1/2023		AHSC0001100		
AHSC PGM															
NPLH COSR only															
HHC COSR only															

Total Units		LIHTC Units	CQIA total Site Area		Units per Acre		Commercial Space?	Relocation Required?				
789		547	32.38 Acres		24 Per Acre		Yes	Temporary Only				
§102 "Rural Area" Is Project located in a Rural Area as defined by HSC §50199.21? Applicant must use the TCAC Method for determining rural status.										Documentation of rural status		No

Site and Unit Information (Anchor HD#1)

Current Use			Proposed Zoning (code and name)	Is Site Improved?	Year Improvements Built?
Vacant land			PDR-2	No	N/A
Rent Control?	Access Road Maintenance	Applicant Notes	Anchor HD#1 includes 158 affordable rental units, 234 market rate rental units, and 45,200 SQFT of retail.		
No	Public				

Site conditions and adjoining land uses

No	Poor drainage	No	Erosion problems	No	Unstable soil	No	Underground storage tanks
No	Possible 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	Airport within 2 miles	No	Possible high noise level	No	Abandoned well(s)	No	Railroad tracks within 100 yards
No	Unusual ingress/egress	No	High water table	No	Retaining wall	No	Ground water contamination

Describe Anchor HD#1 adjoining land uses

West	Length in Feet	286	Adjacent land use to the west is affordable housing.
East	Length in Feet	179.46	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 Features			

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

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Amenities (Anchor HD#1)

Yes	Air Conditioning	Yes	Refrigerator	Yes	Range	No	Microwave	No	Disposal
Yes	Dishwasher	No	Walk-In Closet	No	Fenced Rear Yard	No	Ceiling Fans	No	Curtains/Blinds
No	Fireplace	No	Emergency Call	No	Free Cable TV	No	Storage Area	No	Lofts
No	Balcony	No	Patio		(Other)		(Other)		(Other)

Project Amenities

Elevator(s)	Yes	4	Laundry Rms.	Yes	3	Washers	Yes	18	Dryers	Yes	18
Yes	Community Room	No	Community Kitchen	No	Computer Room	No	High Speed Internet				
Yes	Fitness Room	No	Picnic/BBQ Area(s)	Yes	Tot Lot/Playground	No	Sports Court				
No	Tennis Court	No	Swimming Pool	No	Jacuzzi/Sauna	Yes	Bike Parking				
	(Other)		(Other)		(Other)		(Other)				

Security & Other

No	Gated Entry	Yes	Bldg. Card Key	No	Security Patrol	Yes	Security Cameras
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Describe any mandatory charges to tenants beyond allowable Rents.

N/A
Other onsite Services?
N/A

Miscellaneous Information (Anchor HD#1)

Residential Space

Residential Units	311,840	Common Areas	68,920	Community Room	5,000	Leasing Office	1,200	Additional Storage Space	0
Subtotal Residential SF		386,960							

Maintenance Shop	8,500	Childcare Center	0	Service Area	2,840	Service Office	0
(Other)		(Other)		(Other)		(Other)	

Total Residential SF398,300

Residential Parking

Free Residential Parking Spaces

Uncovered Tenant Parking		Covered Tenant Parking		Enclosed Tenant Parking		Tenant Guest Spaces	
Subtotal Parking Spaces		0					

Extra Spaces Tenants may Rent

Uncovered Parking		Covered Parking		Enclosed Parking	206	Total Handicap Parking Spaces	
Grand Total Parking Spaces		206					

Commercial Space

Commercial Square Footage

Commercial Area	45,200	Offices		Childcare Center		Storage Space		(Other)	
Total Commercial SF		45,200							

Parking Spaces for Commercial Tenants

Uncovered Parking		Covered Parking		Total Spaces	0
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Describe other available parking for commercial patrons

45 covered parking spaces for commercial and general public use

Income from sources other than residential Rents and subsidies (Anchor HD#1)

Laundry

No. of Units Using Central Laundry	392
Weekly Assumed Income Per Unit	\$6.00
Annual Total Laundry Income	\$122,304

Residential Parking

Tenant Rental Spaces	206
Monthly Income Per Space	\$300
Annual Residential Parking Income	\$741,600

Commercial Parking

Number of Rental Spaces	0
Monthly Income Per Space	
Annual Commercial Parking Income	\$0

Other Leased Spaces

Residential	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross
				\$0
				\$0
				\$0
				\$0

Commercial

Retail Tenant 1	NNN	15,200	\$4.00	\$729,600
Retail Tenant 2	NNN	15,000	\$4.00	\$720,000
Retail Tenant 3	NNN	10,000	\$4.00	\$480,000
Retail Tenant 4	NNN	5,000	\$4.00	\$240,000

Total Income from Other Leased Spaces\$2,169,600

Monthly utility allowance (Anchor HD#1)

Utilities	Type of Utility	Does the owner or tenant pay utilities?	Enter Allowances for Tenant Paid Utilities by Bdrm. Size					
	(Gas, Electric, etc.)		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								
Total Tenant Utility Allowance			\$95	\$133	\$171	\$210	\$268	\$0

Source for utility allowances (Anchor HD#1)

Local PHA?	Yes	Name:	San Francisco Housing Authority						Effective date:	1/1/2023
HUD?	No	Utility Company (Actual Survey)?	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, Chapter 16, commencing at §7260, and Title 25 CCR, Subchapter 1, Chapter 6, commencing at §6000) and additional requirements set forth in section §500(d)?

Relocation triggered for which CIP or HCD?

CIP or HD#2

CIP or HD#3

CIP or HD#4

CIP or HD#5

Are costs sufficient, pursuant to the relocation plan and included in the Project's Development Budget?

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
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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.

Yes

IIG funds are subject to California prevailing wage law, as set forth in Labor Code Section 1720 et seq. and require the payment of prevailing wages unless the 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	Ryan VanZuylen	Senior Project Manager	ryan.vanzuylen@sfgov.org
CA	94102					Lauren Harvey	Development Manager	lauren@bldsf.com
CA	94104					Thu Nguyen	Assistant Vice President	tnguyen@related.com
CA	94108					April Talley	Director	atalley@bridgehousing.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				

Maximum Grant

Project Name: **San Francisco CQIA (CCSF CQIA)**

County: San Francisco

Project Type(s) : Capital Improvement Projects

Rural Status:	Urban/Rural Area:
FALSE	Urban

Total HCD funding sources on the same Units utilized in the calculation of the Capital 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)	Total past awards (this project)		
	Loans		Grants
\$45,000,000	\$0		\$0

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

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

	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

Amount

ement 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
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ocument

Unit Mix & Grant Amount

Units			
		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	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

[illegible]

						IIGC Grant Amount
		assisted Units				
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

60%	1	1	1		1	\$40,800
60%	5	5	5		5	\$246,000
60%	3	3	3		3	\$172,800
60%	3	3	3		3	\$190,200
Non-Restricted	2	2				\$25,400
Non-Restricted	1	1				\$16,900
Non-Restricted	1	1				\$21,200
Manager	1	1				\$12,700
60%	2	2	2		2	\$81,600
60%	5	5	5		5	\$246,000
60%	5	5	5		5	\$288,000
60%	0					
50%	4	4	4		4	\$191,600
50%	5	5	5		5	\$274,500
50%	2	2	2		2	\$132,000
50%	0					
50%	2	2	2		2	\$95,800
50%	16	16	16		16	\$878,400
50%	9	9	9		9	\$594,000
50%	11	11	11		11	\$774,400
30%	2	2	2		2	\$104,200
30%	25	25	25		25	\$1,477,500
30%	2	2	2		2	\$152,000
30%	0					
Non-Restricted	0					
Non-Restricted	0					
Non-Restricted	3	3				\$50,700
Non-Restricted	1	1				\$21,200
Manager	1	1				\$16,900
60%	4	4	4		4	\$163,200
60%	3	3	3		3	\$147,600
60%	3	3	3		3	\$172,800
60%	1	1	1		1	\$63,400
50%	9	9	9		9	\$431,100
50%	12	12	12		12	\$658,800
50%	12	12	12		12	\$792,000
50%	2	2	2		2	\$140,800
30%	0					
30%	9	9	9		9	\$531,900

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

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				
		\$171				
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		\$210				
		\$268				

Other Rent Limits

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

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

limits					
Below, 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		

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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

Development Sources

Development Sources					Construction Totals		\$942,348,304	\$0	\$942,348,304	Construction Terms			Permanent Terms				
					Permanent Totals		\$944,559,389	\$0	\$944,559,389				Interest Rate		Repayment Terms		
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	Type	Amortizing Period (yrs.)	Type	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	7.50%	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	3.00%	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	No		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			\$2,048,258		\$2,048,258								
Construction	No	Anchor HD #1	Rental	Developer Fee Contribution	Private												
Construction	No	Anchor HD #1	Rental	GP Equity	Private		\$84,226,316		\$84,226,316								
Construction	No	Anchor HD #1	Rental	Gross Tax Credit Equity	4% tax credits		\$6,893,295		\$6,893,295								

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

Development Sources

Construction Totals	\$942,348,304	\$0	\$942,348,304	Construction Terms	Permanent Terms

End of Document

			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				
\$126,000				
\$1,970,579		\$29,502,695		
\$0				
		\$22,147,904		
\$67,466				
\$0				
\$0				

		Details of Deferred Costs
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CQIA applications only			Eligible Basis		Permanent Sources of Funds																	
Grant Totals	\$944,559,389	\$0	\$0	\$0	\$0	\$45,000,000	\$26,069,703	\$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
USES OF FUNDS	Total Project Cost/Sources	Total Project Commercial Cost/Sources	30% PVC for New 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 Permanent Loan	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
Land Cost or Value	\$9,343,692		\$0															\$9,343,692				
Demolition	\$0		\$0																			
Legal	\$97,138		\$0				\$10,000											\$77,138				
Land Lease Rent Prepayment	\$0		\$0																			
Existing Improvements Cost or Value	\$0		\$0																			
Off-Site Improvements	\$0		\$0																			
Predevelopment Interest/Holding Cost	\$8,416,377		\$0															\$7,872,564	\$342,003			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0		\$0																			
Excess Purchase Price Over Appraisal	\$0		\$0																			
\$17,857,207			\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,293,394	\$342,003	\$0	\$0
Site Work	\$0		\$0																			
Structures	\$0		\$0																			
General Requirements	\$0		\$0																			
Contractor Overhead	\$0		\$0																			
Contractor Profit	\$0		\$0																			
Prevailing Wages	\$0		\$0																			
General Liability Insurance	\$0		\$0																			
Other: (Specify)	\$0		\$0																			
Other: (Specify)	\$0		\$0																			
Other: (Specify)	\$0		\$0																			
Other: (Specify)	\$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	\$0
Site Work	\$6,131,393		\$0																\$1,745,659			
Structures	\$463,460,154		\$0				\$9,031,678					\$53,038,187		\$100,490,960	\$38,647,491	\$24,930,995	\$12,585,203		\$1,378,957		\$6,143,560	
General Requirements	\$4,490,313		\$0				\$2,803,712															
Contractor Overhead	\$11,097,988		\$0				\$2,643,002												\$753,000		\$1,069,110	
Contractor Profit	\$7,442,783		\$0																\$575,000			\$1,058,036
Prevailing Wages	\$0		\$0																			
General Liability Insurance	\$3,887,414		\$0				\$1,150,392														\$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)	\$13,144,920		\$0						\$12,594,920													\$200,000
Other: (Specify)	\$7,761,066		\$0																			\$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	\$5,136,731
Design	\$23,624,539		\$0				\$3,255,021												\$2,085,189		\$1,595,894	
Supervision	\$1,365,319		\$0																\$25,000		\$80,000	\$170,000
Total Survey & Engineering	\$1,665,690		\$0																		\$60,000	
Other: (Specify)	\$1,125,000		\$0																\$300,000		\$150,000	
Other: (Specify)	\$174,000		\$0																\$87,000			
\$27,954,548			\$0	\$0	\$0	\$0	\$3,255,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,497,189	\$0	\$1,885,894	\$170,000
Construction Loan Interest	\$56,006,319		\$0					\$5,945,331	\$1,220,074													\$9,116,519
Origination Fee	\$4,533,778		\$0					\$805,923	\$53,126										\$601,437			
Credit Enhancement/Application Fee	\$330,000		\$0																\$90,000			
Bond Premium	\$1,142,808		\$0						\$459,176													
Cost of Issuance	\$322,828		\$0						\$185,000													
Title & Recording	\$120,000		\$0																			
Taxes	\$3,279,361		\$0						\$3,200													\$14,000
Insurance	\$13,389,279		\$0						\$265,045													\$2,344,150
Employment Reporting	\$0		\$0																			
Other: (Specify)	\$15,000		\$0																			
Other: (Specify)	\$0		\$0																			
Other: (Specify)	\$0		\$0																			
Other: (Specify)	\$0		\$0																			
\$79,139,373			\$0	\$0	\$0	\$0	\$0	\$6,751,254	\$2,185,621	\$0	\$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	\$477,552		\$0																			
Title & Recording	\$335,000		\$0																			\$15,000
Taxes	\$0		\$0																			
Insurance	\$0		\$0																			
Legal for Perm Loan	\$190,000		\$0																			\$70,000
Other: (Specify)	\$511,374		\$0					\$393,874														\$10,000
Other: (Specify)	\$19,623		\$0						\$19,623													
\$3,833,951			\$0	\$0	\$0	\$0	\$0	\$393,874	\$209,972	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,000
Legal Paid by Applicant	\$1,077,040		\$0						\$257,040													\$70,000
Lender Legal	\$205,000		\$0						\$50,000													

USES OF FUNDS	Total Project Cost/Sources	Total Project Commercial Cost/Sources	30% PVC for New 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 Permanent Loan	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	\$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														
Other: (Specify)	\$0	\$0																				
Other: (Specify)	\$0	\$0																				
	\$43,598,028	\$0	\$0	\$0	\$0	\$0	\$1,304,806	\$4,408,222	\$1,648,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,697,954	\$0
TCAC App/Allocation/Monitoring Fees	\$916,008	\$0							\$39,540										\$357,040			
Environmental Audit	\$25,000	\$0																				
Local Development Impact Fees	\$9,454,387	\$0																			\$2,500,000	
Permit Processing Fees	\$7,541,124	\$0					\$2,100,000														\$696,442	
Capital Fees	\$132,000	\$0																				
Marketing	\$1,305,974	\$0							\$375,518													
Furnishings	\$1,484,750	\$0							\$200,000												\$192,000	
Market Study	\$44,000	\$0					\$15,000														\$12,500	
Accounting/Reimbursable	\$200,000	\$0							\$70,000												\$50,000	
Appraisal Costs	\$45,000	\$0					\$15,000														\$15,000	
Construction Management	\$900,000	\$0																	\$125,000		\$125,000	
Prevailing Wage Monitoring	\$90,000	\$0																				
Other: (Specify)	\$1,415,000	\$0					\$100,000														\$320,000	
Other: (Specify)	\$3,175,328	\$0					\$200,000													\$850,000	\$58,390	\$285,000
Other: (Specify)	\$247,500	\$0					\$240,000															
Other: (Specify)	\$37,500	\$0							\$30,000										\$7,500			
Other: (Specify)	\$0	\$0																				
Other: (Specify)	\$0	\$0																				
	\$27,013,571	\$0	\$0	\$0	\$0	\$0	\$2,670,000	\$0	\$715,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,540	\$850,000	\$3,969,332	\$285,000
Developer Overhead/Profit	\$46,518,720	\$0					\$2,200,000				\$4,500,000				\$677,509		\$419,171		\$1,111,986		\$4,930,771	\$949,542
Consultant/Processing Agent	\$175,000	\$0													\$75,000							
Project Administration	\$300,000	\$0													\$100,000							
Broker Fees Paid to a Related Party	\$0	\$0																				
Construction Oversight by Developer	\$0	\$0																				
Other: (Specify)	\$0	\$0																				
	\$46,993,720	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$0	\$0	\$0	\$4,500,000	\$0	\$0	\$0	\$852,509	\$0	\$419,171	\$0	\$1,111,986	\$0	\$4,930,771	\$949,542

al Improvement Project(s) (CIP)

																					Commercial Sources			
\$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	
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 Equity	CIP2 Local Gap Loan (MOHCD)		Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Source Name	Source Name	
															\$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	\$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	
		\$2,385,734								\$2,000,000														
\$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			
													\$1,686,601											
		\$1,118,780			\$1,747,010								\$3,767,086											
		\$787,000			\$2,864,975								\$2,157,772											
				\$1,460,790																				
																				\$2,094,990				
					\$200,000															\$4,520,000				
					\$350,000																			
					\$4,382,371																			
\$34,051,195	\$0	\$6,041,514	\$46,183,493	\$14,181,073	\$9,544,356	\$0	\$9,450,000	\$0	\$0	\$22,147,904	\$22,639,763	\$16,063,375	\$7,611,459	\$0	\$0	\$0	\$0	\$0	\$0	\$39,281,433	\$21,540,667	\$0	\$0	
		\$2,746,397		\$1,212,618							\$2,285,070										\$3,606,210	\$6,838,140		
																				\$1,090,319				
		\$189,000		\$77,000							\$200,000										\$1,139,690			
		\$282,732	\$42,268	\$350,000																				
		\$87,000																						
\$0	\$0	\$3,305,129	\$42,268	\$1,639,618	\$0	\$0	\$0	\$0	\$0	\$0	\$2,485,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,696,529	\$7,977,830	\$0	\$0	
					\$15,047,612							\$910,901		\$5,533,370						\$12,178,050	\$6,054,462			
		\$783,730											\$376,586								\$1,912,977			
		\$90,000																		\$150,000				
														\$683,632										
														\$137,828										
		\$90,000												\$30,000										
			\$14,000											\$208						\$3,247,953				
\$1,058,537		\$4,445,045								\$200,000			\$616,483							\$2,180,639	\$2,279,380			
														\$15,000										
\$1,058,537	\$0	\$5,408,775	\$14,000	\$0	\$15,047,612	\$0	\$0	\$0	\$0	\$0	\$1,110,901	\$0	\$7,393,107	\$0	\$0	\$0	\$0	\$0	\$0	\$19,669,619	\$8,333,842	\$0	\$0	
															\$240,511					\$1,461,991	\$407,552			
															\$20,000					\$50,000	\$407,552			
					\$15,000										\$25,000					\$150,000	\$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	\$0	\$0	\$285,511	\$0	\$0	\$0	\$0	\$1,711,991	\$945,103	\$0	\$0
			\$15,000	\$70,000											\$100,000					\$300,000	\$250,000			
				\$20,000											\$65,000					\$50,000				
\$0	\$0	\$0	\$15,000	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$0	\$0	\$0	\$0	\$350,000	\$250,000	\$0	\$0	
				\$1,208,321									\$729,744							\$1,050,000	\$989,536			
				\$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 Equity	CIP2 Local Gap Loan (MOHCD)		Deferred Developer Fees	Developer Fee Contribution	GP Equity	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	\$1,050,000	\$989,536	\$0	\$0
				\$4,270,022							\$11,202,306									\$6,761,644	\$6,534,175		
\$21,000				\$595,573										\$1,847,914						\$1,305,628			
\$21,000	\$0	\$0	\$0	\$4,865,595	\$0	\$0	\$0	\$0	\$0	\$0	\$11,202,306	\$0	\$0	\$1,847,914	\$0	\$0	\$0	\$0	\$0	\$8,067,272	\$6,534,175	\$0	\$0
					\$435,876								\$83,552										
													\$25,000										
		\$1,500,000		\$1,500,000									\$1,650,000							\$2,304,387			
		\$300,000																		\$2,165,302	\$2,279,380		
													\$132,000										
													\$330,456										
				\$274,000									\$138,000							\$350,000	\$250,000		
				\$16,500																\$430,750	\$250,000		
				\$50,000																			
													\$30,000										
													\$15,000										
		\$125,000			\$125,000								\$200,000								\$200,000		
					\$40,000															\$50,000			
				\$920,000									\$75,000										
				\$781,938		\$1,000,000																	
			\$7,500																				
\$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	\$5,500,439	\$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					\$3,599,033	\$1,103,320		
																				\$100,000			
																				\$200,000			
\$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	\$39,489	\$0	\$0	\$0	\$0	\$3,899,033	\$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	
Acct. No.		Total Salaries and Value of Free Rent Units	\$402,000	\$0	
6711		Payroll Taxes	\$75,000		
6722		Workers Compensation	\$70,000		
6723		Employee Benefits	\$80,000		
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$225,000		
Total Employee(s) Expenses			\$627,000		

EMPLOYEE UNITS

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

ANNUAL OPERATING BUDGET

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$2,169,600	
	Restricted Unit Rents	\$3,465,792		
	Unrestricted Unit Rents	\$10,964,400		
5121	Tenant Assistance Payments			
		\$0		
		\$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	
5220/5240	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	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	
6363T	Total Administrative Expenses	\$746,698	\$98,817	

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	

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 Benefits--from 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	Required Replacement Reserve Deposits	\$35,100	\$0	
7220	Other Reserves: (Specify)	\$0	\$0	
7230	Other Reserves: (Specify)	\$0	\$0	
7240	Other Reserves: (Specify)	\$0	\$0	
Total Reserves		\$35,100	\$0	

Ground Lease		Residential	Commercial	Comments
	Ground Lease	\$0	\$0	
Total Ground Lease		\$0	\$0	
Net Operating Income		\$10,193,228	\$509,615	

Financial Expenses		Residential	Commercial	Comments
6820	1st Mortgage Debt Service: Market Rate Perm Loan	\$6,121,856	\$0	
6830	2nd Mortgage Debt Service: Affordable Perm Loan	\$1,170,177	\$0	
6830	3rd Mortgage Debt Service (Specify)	\$0	\$0	
6890	Other HCD .42% (Specify)	\$0	\$0	
6890	Bond Issuer Fee	\$0	\$0	
6890	Miscellaneous Financial Expenses (Specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses (Specify)	\$0	\$0	
6800T	Total Financial Expenses	\$7,292,033	\$0	
Cash Flow		\$2,901,194	\$509,615	

7190	Asset Management/Similar Fees	\$0	\$0	
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Total Operating Expenses Per Unit		Per Year	Per Month	Comments
Without any Adjustments		\$5,451	\$454	
With the Value of Rent-Free Units Included		\$5,451	\$454	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$2,007	\$167	

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)	# of Units	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	HCD HIGH COST TEST RESULT FOR: India Basin	0%
3 Bedrooms	\$1,227,776	76	\$93,310,976		
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)					Yes/No	
(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).				Yes	\$74,036,625
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).				No	\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).				Yes	\$37,018,312
(C)	For Projects where a day care center is part of the development (2%).				No	\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).				No	\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).				No	\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).				No	\$0
	If Yes, select type of work:		Enter Certified Costs of Work:			
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.				No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).				Yes	\$37,018,312
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).				No	\$0
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).				Yes	\$37,018,312
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).				No	\$0
	County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	6075023103	Opportunity Map Resource Level:	High Segregation & Poverty

End of Document

Cash Flow Analysis

Is Income from Restricted Units based on Restricted or Proposed Rents?			Proposed Rents														
INCOME FROM RENTAL UNITS		Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
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	4,897,071
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	15,492,400
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 - HOUSING			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	20,389,400
OTHER INCOME			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
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	172,811
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	1,047,860
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	3,065,580
GROSS POTENTIAL INCOME - OTHER			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	4,286,261
GROSS POTENTIAL INCOME - 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	24,675,700
VACANCY ASSUMPTIONS			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
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	244,850
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	774,620
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	1,532,790
TOTAL VACANCY 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	2,613,300
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	22,062,400
OPERATING EXP & RESERVES			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
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	2,563,420
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	3,453,600
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	141,290
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	0	0	0	0	0	0	0	0	0
Ground Lease		2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	931,041
TOTAL EXPENSES & RESERVES			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	7,124,500
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	14,937,900
DEBT SERVICE			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
1st Mortgage Debt Service: Market Rate Perm Loan			6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856	6,121,856
Bridge Loan (repaid from Investor equity)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Mortgage Debt Service: Affordable Perm Loan			1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177	1,170,177
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% (Specify)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Issuer Fee			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (Specify)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (Specify)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REQUIRED DEBT SERVICE			7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033	7,292,033

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 15
	3,410,809	3,670,757	3,936,709	4,208,795	4,487,146	4,771,896	5,063,181	5,361,139	5,665,913	5,977,645	6,296,482	6,622,573	6,956,070	7,297,126	7,645,900

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
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CASHFLOW AFTER DEBT SERVICE		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Asset Mgmt./Similar Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee prior to Distributions & Residual Receipt Payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Available for Residual Receipts Loans and Sponsor Distributions		3,410,809	3,670,757	3,936,709	4,208,795	4,487,146	4,771,896	5,063,181	5,361,139	5,665,913	5,977,645	6,296,482	6,622,573	6,956,070	7,297,126	7,645,900
Sponsor Distributions	50%	1,705,405	1,835,378	1,968,354	2,104,397	2,243,573	2,385,948	2,531,590	2,680,570	2,832,956	2,988,823	3,148,241	3,311,287	3,478,035	3,648,563	3,822,950
HCD Residual Payment	50%	1,705,405	1,835,378	1,968,354	2,104,397	2,243,573	2,385,948	2,531,590	2,680,570	2,832,956	2,988,823	3,148,241	3,311,287	3,478,035	3,648,563	3,822,950
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. 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	
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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
	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

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
1	62,560	64,124	65,727	67,370	69,054
34	1,571,114	1,610,392	1,650,651	1,691,918	1,734,216
32	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
3)	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
33	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
00	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
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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 th
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 contigu
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 .
- (1) Perimeters bordering navigable bodies of water and improved Parks shall not be

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

File Name:	19. Site Plan(s)	Provide dimensioned maps (with all measurements and a complete description of the Catalytic Qualifying land uses certified by a California State-licensed surveyor, or landscape architect. The project is a site that has been previously developed, or Small Jurisdictions) percent of the perimeter with Urban Uses.
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- (2) 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 land according to the Dept. of Conservation's Farmland Mapping and Monitoring Program.

File Name:	20. HD No Ag	Demonstrate the project(s) site(s) are not within the FMMP tool.
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- (c) In addition, a Catalytic Qualifying Infill Area shall meet all the following conditions:

- The Catalytic Qualifying Infill Area shall be located in a city, county, or city and county with an adopted housing element that has been found by the Department, pursuant to the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of the Government Code of jurisdictions that are undergoing Department review of their housing element at the time of technical assistance to bring their housing element into compliance at the time of approval by the Department. All Awards premised on presumptive Substantia Agreements requiring that prior to funds disbursement, the subject jurisdiction must be in compliance with the Department.

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

[A jurisdiction's current housing element compliance status is obtainable thru HCD](#)

Please provide date of HCD compliance determination

2/1/2023

File Name:	21. HE Determination letter	Provide HCD's determination letter.
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- (2) Be located in an area currently designated or planned for mixed-use or residential development pursuant to one of the following:
- (A) A general plan adopted pursuant to Section 65300 of the Government Code.
 - (B) A sustainable communities strategy adopted pursuant to Section 65080 of the Government Code.
 - (C) A specific plan adopted pursuant to Section 65450 of the Government Code.
 - (D) A Workforce Housing Opportunity Zone established pursuant to Section 65580 of the Government Code.
 - (E) A Housing Sustainability District established pursuant to Section 66201 of the Government Code.

File Name:	22. Mixed-use or residential development	Submit relevant pages to demonstrate the Catalytic Qualifying land use or residential development pursuant to one of the following:
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- (3) Applicants shall provide a demonstration of the Catalytic Qualifying Infill Area for an alternative planning strategy pursuant to Section 65080 of the GC.

File Name:	23. Sustainable communities strategy	Submit relevant pages to demonstrate the consistency with an adopted sustainable community strategy pursuant to Section 65080 of the GC.
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Applicant Comments:

(c) The Phase II Application proposes an eligible Capital Improvement Project pursuant to §203;

(d) All proposed uses of Program funds are eligible pursuant to §203;

§203. Eligible Capital Improvement Project(s)

- (a) Applicant(s) acknowledges that Capital Improvement Project(s) adheres to the definition of Capital Improvement Project(s) in the GC.
- (b) Applicant(s) certifies that Capital Improvement Project sites are free from severe adverse environmental conditions that are economically infeasible to remove or cannot be mitigated.

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

File Name:	24. CIP Env. Report 1	Phase I (prepared or updated no earlier than the due date).
File Name:	25. CIP Env. Report 2	Phase II (prepared or updated no earlier than the due 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 the remaining Phase I and Phase II reports. Given the timeframe between the completion of these reports. In lieu, the team is also attaching Phase I and Phase II reports of adjacent project areas. the target CIP and HD project areas are free from severe adverse environmental conditions.

- (c) Applicant(s) certifies that the Capital Improvement Projects must comply with site control requirements as follows:
- (1) The Applicant(s) shall demonstrate site control for the purposes of completing the Phase II Application and throughout the term of the Award.
- (2) The following shall apply to offsite work proposed for Capital Improvement Projects:

- The Recipient/Developer shall have a right of way or easement, which is either:
- (A) which allows the Recipient and/or Developer to access, improve, occupy, use, or maintain the easement; and

- (B) The Recipient/Developer shall have an executed encroachment permit for c 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

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

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-ex through 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 th prepared by an independent third-p; Appraisal Institute-qualified appraise

- (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 Trib 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, constructi
- (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 funds 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, Rehabilitation 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 the 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 app exceed \$50,000 per permitted space.

- (K) Required environmental remediation (as directed by the regulatory agency 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 fo 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/>

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

- (M) 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

- (O) Impact fees required by local ordinance are eligible for Program funding on fees may not exceed 5 percent of the Program Award.
- (P) Factory-Built Housing (as defined in §102).
- (6) Applicant(s) acknowledges that the following costs are not eligible for Program f
 - (A) Development fees or profit.
 - (B) Costs of site acquisition for housing and mixed-use structural improvement
 - (C) Costs of new housing or mixed-use structure construction and Rehabilitation in 203.
 - (D) Soft costs related to ineligible costs.
 - (E) In-lieu fees for local inclusionary programs.
- (f) Applicant(s) certifies that the Capital Improvement Project complies with accessibility

Applicant Comments:

(e) The Phase II Application proposes at least one eligible Housing Development(s) pursuant to §204. **Eligible Housing Development**

The Phase II Application must propose Housing Development Units sufficient to meet the all the following:

Large Jurisdiction = Rural Area = Small Jurisdiction =

- (a) Include a total of not less than 15 percent of Affordable Units, as follows:
 - (1) For projects that contain both rental and ownership units, units of either or both and maximum grant calculation.
 - (2) To the extent included in a Phase II Application, for the purpose of calculating the master development in which the development seeking grant funding is included. Where applicable, an Applicant may include a replacement housing plan to ensure that the units are not removed from the Low and Moderate income housing market. R
 - (3) Income are not removed from the Low and Moderate income housing market. R affordability threshold required for eligibility for funding under this section.

Do any of the Capital Improvements Projects in the CQIA include a replacement housing plan? Does the housing plan(s) include dwelling units housing persons and families of Low or Moderate income?

File Name:	30. Housing Plan	Include a replacement housing plan and families of Low or Moderate Income in the Moderate income housing market.
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Number of units to be replace for persons and families of Low or Moderate Income
 Affordable Rental Units Affordable Ownership Units

(b) Include Net Densities on the parcels to be developed that are equal to or greater than the county, nonmetropolitan county, suburban jurisdiction, etc.) are set forth in the Department's [Default Density Standard Option – 2020 Census Update memorandum](#)

- (1) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county: sites allowing at least 20 units per acre.
- (2) For an unincorporated area in a nonmetropolitan county not included in clause (1): sites allowing at least 20 units per acre.
- (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 acre.
- (5) A Capital Improvement Project located in a Rural Area shall include average Net Density of 10 units per acre.

Notwithstanding paragraph (b) above a city with a population greater than 100,000 and a county with a population greater than 2,000,000 may petition the Department for, and the Department may grant, an exception to the density requirements described herein. The city or county shall provide a written statement of the reasons why the city or county believes the exception is warranted. The city or county shall provide a written statement of the limitations that the city or county may encounter in meeting the density requirements. This exception shall be inoperative on January 1, 2026.

Will the Applicant(s) petition an exception to the density requirements set forth in the Department's [Default Density Standard Option – 2020 Census Update memorandum](#)?

Developed at average residential Net Densities on the parcels to be developed that are equal to or greater than the county, nonmetropolitan county, suburban jurisdiction, etc.) are set forth in the Department's Default Density Standard Option – 2020 Census Update memorandum			
Select from dropdown list		(4) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.	
Net Density: housing Units per acre		101.6	
Total site area in square feet		1,410,525	If Project contains commercial units, provide the following: Cells X193-X194 Square ft. of largest residential unit # of bedrooms in largest residential unit Commercial square feet
Less qualified site deductions in square feet			
Public streets	363,365		
Public sidewalks	248,153		
Public Open Space	343,242		
Public drainage facilities	17,033		
Net site area in acres (43,560 square feet per acre)		10.07	Net Density Adjustment Factor
File Name:	32. Net Density Verification		Provide a minimum density ordinance, a stamped map, and letter certified by the applicant as an engineer, surveyor or architect.

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

Oversight of environmental investigations and cleanups by a regulatory agency is redirected to that funding activity. Regulatory oversight ensures environmental investigation provides a higher level of certainty that a property is safe for the use or proposed remediation costs are being requested under this grant. Environmental regulators in (DTSC) Site Mitigation and Restoration Program, the California Regional Water Quality 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 earlier than due date).
File Name:	34. HD Env. Report 2	Phase II (prepared or updated no earlier than due 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 Application		

(d) Where Housing Development sites are proposed, those sites must comply with site control

Applicant(s) shall ensure the Housing Development has site control prior to the start of Development, evidence specifying the proposed site control details (i.e., a memorandum of understanding representative specifying the proposed site use and site control entity) should be provided if site control already exists, documentation should be provided at the time of Phase I

(2) For Housing Developments developed in Indian Country, the following exceptions apply:

(A) Where site control is a ground lease, the lease agreement between the Tribes and the Applicant

(B) An attorney's opinion regarding chain of title and current title status is acceptable

Where site control is in the name of another entity, the Applicant shall provide documentation to the Department (e.g., a purchase and sale agreement, an option, a leasehold interest, a deed, or a negotiated with a public agency for the acquisition of the site), which clearly demonstrates the project property (e.g., the entity's organizational documents, a purchase agreement, a lease, or a deed)

Applicant(s) acknowledges that where site control will be satisfied by a long-term lease, the Applicant shall provide 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 calcula

All three CIP areas total approximately 32.4 acres. Of that, 22.31 acres are public streets, si
developered. 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	N/A	
HD #2	San Francisco Housing Authority	
HD #3	San Francisco Housing Authority	
HD #4	San Francisco Housing Authority	

HD #5	San Francisco Housing Authority	

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

At construction commencement of each HD project, Lessor will ground lease the HD parcel to

File Name:	36. HD CIP1 Site Control, HD CIP2 Site Control, etc.	Documentation of HDs site control information. For a proposed Housing Development, site control details (i.e., a memorandum of understanding with an authorized representative specifying the terms of the site control should be provided to the Department. If site control already exists, document it in the II Application.
File Name:	37. HD CIP1 Preliminary Title Report, HD CIP2 Preliminary Title Report, etc.	Provide a preliminary title report that shows the title status of projects developed in Indian Country and current title status is acceptable.
File Name:	38. HD CIP1 Appraisal, HD CIP2 Appraisal, etc.	If land cost or value is included in the project budget, provide an appraisal prepared by an independent third-party Appraisal Institute-qualified appraiser.

- (e) Each planned Housing Development has a realistic plan to assure financial feasibility. Applicant(s) hereby acknowledges and certifies to meet those important and perform

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 project completion dates. Please add all (if any) funding commitments.
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Applicant certifies that the Rental Housing Developments will maintain Fiscal Integrity and require underwriting consistent with **UMR Section 8310**, both Rental Housing Development

- (f) as evidenced by documentation consistent with standard industry practice for evaluating proformas, and other forms of documentation satisfactory to the Department. Nothing in **8310** where incorporated or referenced elsewhere in this Solicitation.

- (g) Applicant(s) certifies to demonstrate that the Applicant/Developer(s) have a viable plan for the timely development of the Housing Development(s).

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

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

(i) 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 th

(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 Housing 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.
------------	----------------------------	--

(j) Applicant(s) certifies that the Housing Development(s) meet or will meet accessibility the Capital Improvement Project must also provide a preference for Accessible Housing 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). Internet

(l) 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, within the State of California in Indian Country or on Tribal Trust or Restricted Land, must a Is Project being proposed by a Tribal Entity?

(n) Applicant(s) certifies that construction shall not have commenced on any Units design Application submittal set in §402.

Applicant Comments: _____

- (f) Applicant(s) certifies that the Phase II Application is complete pursuant to Article 4 and ac
- (g) The Phase II Application must achieve a minimum point score for Scoring Criteria as set 1
Does the application achieve a minimum point score of 70 points?
However, depending on the type and quality of Phase II Applications received, the Depart
- (h) Applicant(a) certifies that the Phase II Application demonstrates that funds requested unc
other available funding?

In addition to the Threshold Requirements above, Applicant/Recipient acknowledge, u
IIGC Solicitation/NOFA.

- §205. Conditional Commitments
- Article 4. Application Process and Timeline
- Article 5. Other State and Federal Requirements
- Article 6. Performance Requirements
- Article 7. Operations

Yes
Yes
Yes
Yes
Yes

Applicant Comments:

Eligibility

requirements:

that 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
noncontiguous parcels located within an Urbanized Area that meets the

ation of identified noncontiguous parcels which have been previously
cel, if noncontiguous , adjoins parcels that are developed or have been

ious area or combination of identified noncontiguous parcels which have
area or each parcel, if noncontiguous , adjoins parcels that are developed

Yes

ious parcels have been previously developed.

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

è included in the perimeter calculation.

ter and improved Parks in the perimeter calculation?		Yes
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?		Yes
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
l compliance shall include conditions in their respective Standard
must 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?

[D's website.](#)

Yes

	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 mixed- ne of the above.	Uploaded to HCD?	Yes
--	------------------	-----

cation’s consistency with an adopted sustainable communities strategy or

atalytic Qualifying Infill Area location’s munities strategy or alternative planning .	Uploaded to HCD?	Yes
--	------------------	-----

--

203;

tion provided in §102.		Yes
verse environmental conditions, such as the presence of toxic waste, that		Yes
orts and included in the Project's Development Budget?		N/A
earlier than 12 months prior to the application	Uploaded to HCD Portal?	Yes
earlier 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 en NOFA and application deadline, the Project Sponsor's consultants were unable to adjacent 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

re 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

construction of improvements or facilities within the public right of way or

Term of the award?				Yes
Is	Extensions Available	Purchase Price	CIP Land Area	
	n/a	\$15,500,000	15.11	acres
42	Yes	\$0	8.41	acres
42	Yes	\$0	8.86	acres
				acres
				acres
				acres
				acres
				acres
				acres
				acres
		Total CIPs	32.38	acres

Address	City	State	Zip code
	San Francisco	CA	94102
	San Francisco	CA	94124
	San Francisco	CA	94124
multiple or non-contiguous parcels, scattered sites, lot line adjustments, air rights conditions 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 ground lease for the duration of the construction period through city acceptance. The ment and Development Agreement. Similarly, CIP #3 (Potrero Infrastructure Phase ecuted infrastructure ground lease for the duration of the construction period ed 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 e in lieu of a title report.	Uploaded to HCD Portal?	Yes
ie development budget, an appraisal report arty appraisal prepared by a Member er.	Uploaded to HCD Portal?	Yes

idian Country, the following exceptions apply:

N/A

oal 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

ation, 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.

onstruction or resurfacing of sidewalks and streets or the installation of

r planned Housing Development.

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

ertifies and acknowledges that the minimum residential per unit parking
roval, not to exceed one parking space per residential unit, and not to

Yes
Yes

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.

ly if used for the identified Capital Improvement Projects. Funded impact

funding:

Yes

s.

on not including Adaptive Reuse and Factory-Built Housing costs described

r 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 request amount?

TRUE

product types may be included in the calculation of the affordability criteria

re percentage of Affordable Units, the Department may consider the entire
d.

ure that dwelling units housing persons and families of Low or Moderate
residential units to be replaced shall not be counted toward meeting the

t housing plan?		Yes
f Low or Moderate Income?		Yes
to ensure that dwelling units housing persons ome are not removed from the Low and	Uploaded to HCD Portal?	Yes

me

309

Total Units

789

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
requirements 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

Is Net Density equal to or greater than required?

Yes

ercial space, answer
94 below.

0 bedroom Net Density calculation

31.5

1 bedroom Net Density calculation

147.6

rtial unit

1,600

2 bedroom Net Density calculation

423.6

est unit

4

3 bedroom Net Density calculation

305.6

4+ bedroom Net Density calculation

64.8

45,200

1.8

Commercial Net Density calculation

50.4

Factor

1.48

Adjusted Net Density as a percentage
of required density

338.73%

ce, recorded binding covenant or date
/ a California State-licensed professional such
t 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
arlier 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.

ns apply:

oal 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
Units	Extensions Available	Purchase Price	CIP Land Area	
	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
				acres
				acres
				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 transactions and explanations as applicable:

sidewalks, 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	\$15,000

for noted term and annual payment.

in accordance with UMR §8303 and §8316. ent, evidence specifying the proposed site of understanding or a letter signed by an g the proposed site use and site control entity) ent at the time of Phase II Application. Where titation should be provided at the time of Phase	Uploaded to HCD Portal?	Yes
ed within 30 days of application due date. For y, an attorney’s opinion regarding chain of title e in lieu of a title report.	Uploaded to HCD Portal?	Yes
ie development budget, an appraisal report arty appraisal prepared by a Member er.	Uploaded to HCD Portal?	Yes

/ in time to meet required program milestones in §600.		
ance deadlines as listed in §600 of the IIGC Solicitation/NOFA?		Yes
Using Development to assure financial rogram milestones in §600. For each HD, nitments.	Uploaded to HCD Portal?	Yes

y consistent with planned Rents in the Assisted Units. While IIGC will not pments and ownership Housing Developments will be financially feasible ting feasibility, such as documentation of sources and uses, multi-year g in this provision shall abrogate or modify the application of UMR Section	Yes
---	-----

an to secure sufficient funding, derived from sources other than this part	Yes
--	-----

uring sufficient funding for the timely development of the Housing

(s) can timely complete environmental reviews to allow commencement of

Yes

has or can secure necessary entitlements from the local jurisdiction to

Yes

Department shall allow the Applicant to meet the requirement requesting
the Capital Improvement Project is shovel-ready by submitting a letter of
at least one comparable housing project, certifying that the Developer is
using Developments within the area in the event that the funding requested

incorporated area of the county), or al jurisdiction to allow commencement of	Uploaded to HCD Portal?	Yes
--	-------------------------	-----

and fair housing requirements pursuant to §500. Housing associated with
sing Unit(s) to persons with disabilities requiring the accessibility features

Yes

accommodating broadband service with at least a speed of 25 megabits
t service and its ongoing fee are not required.

Yes

demolition as set forth in UMR §8302.

require the demolition of existing residential Units?

ms in demolished structures? 436

Yes

Yes

ere the eligible Capital Improvement Project and housing are sited within
also comply with the following:

No

nated in the Phase II Application prior to the deadline for the Phase II

Yes

acknowledges and understand the Application Process and Timeline?

Yes

forth in §402(f).;

FALSE

tment may adjust the minimum point score requirement as needed.

der 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

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. Furthermore, if the number of housing Units evidenced at close of construction financing is less than the number identified in the Phase II Application, the Department may reduce the Award accordingly.

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 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

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

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

Points Available to Rural Area projects only.	% AMI	55%		50%		45%		40%		35%		30%		25%		20% and below		Total Points
	% of Units	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	
	50%	3.33		8.33		11.27		11.67		12.50		20.00		20.00		20.00		
	45%	3.33		7.50		11.27		11.67		12.50		20.00		20.00		20.00		
	40%	3.33		6.67	6.67	10.00		11.67		12.50		18.33		20.00		20.00		
	35%	2.93		5.83		8.77		11.67		12.50		16.67		18.33		20.00		
	30%	2.50		5.00		7.50		10.00		12.50		15.00	15.00	16.67		20.00		
	25%	2.10		4.17		6.27		8.33		10.43		12.50		14.60		16.67		
	20%	1.67		3.33		5.00		6.67		8.33		10.00		11.67		13.33		
	15%	1.27		2.50		3.77		5.00		6.27		7.50		8.73		10.00		
	10%	0.83		1.67		2.50		3.33		4.17		5.00		5.83		6.67		

(c) Net Density – 10 points maximum 10.00

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

- (1) Density Adjustment
Please see solicitation/NOFA §301(c)(1) for details on density adjustment.
- (2) Point schedule
Points will be awarded in accordance with the following schedule:

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

(d) Proximity to Transit – 10 points maximum 10.00

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

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 parcel 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	10	Parcel #3 Score	10	Parcel #4 Score	10	Parcel #5 Score	10
Parcel #6 Score		Parcel #7 Score		Parcel #8 Score		Parcel #9 Score		Parcel #10 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 transportation amenities yielding significant reductions in VMT? N/A

File Name:	45. Transit Scaled map	The distance to a Transit Station, Major Transit Stop, or other areas shall be measured by a pedestrian access route from the nearest boundary of the Housing Development to the outer boundary of the site of the Transit Station or Major Transit Stop.	Uploaded to HCD?	Yes
------------	------------------------	---	------------------	-----

(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 Development is completed. N/A

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

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 parcel 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 #1 Score	8	Parcel #2 Score	9	Parcel #3 Score	9	Parcel #4 Score	10	Parcel #5 Score	10
Parcel #6 Score		Parcel #7 Score		Parcel #8 Score		Parcel #9 Score		Parcel #10 Score	

Is Project located in a Rural Area as defined by **HSC §50199.21**? FALSE

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 availability to the general public of the school grounds and/or facilities? No

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
------------	----------------------------	--	------------------	-----

(2) 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.

Existing or Planned amenity? N/A

Housing Development(s) located within 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
------------	----------------------------------	---	------------------	-----

(3) 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.

Existing or Planned amenity? N/A

Housing Development(s) located within N/A

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
------------	------------------------------	---	------------------	-----

(4) A Housing Development located within one-half mile of a Social Service or community center facility that operates to serve residents of the Housing Development, shall receive 2 points, or if within one mile, 1 point.

Existing or Planned amenity?	N/A			
Housing Development(s) located within	N/A			
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

- (5) A Housing Development located within one- quarter mile of a public elementary, middle, high school, adult education campus of a school district, or community college that residents of the Housing Development may attend (one-half mile for Rural Area projects), shall receive 2 points, or if within one-half mile (one mile for Rural Area projects), 1 point.

Existing or Planned amenity?	N/A			
Housing Development(s) located within	N/A			
File Name:	51. Education facility Scaled map	Provide a scaled map with the distance to amenity.	Uploaded to HCD?	Yes

(f) Adaptive Reuse Ordinances – 10 points maximum

10

Up to 10 points (two points per activity) will be awarded for a Phase II Application located in an area with existing or planned ordinances and other zoning and building provisions that facilitate Adaptive Reuse, including the following ordinances that:

- (1) Demonstrate that, if the existing commercial, office, or retail structure intended for reuse as housing does not occupy the entirety of the underlying parcel, the Adaptive Reuse Capital Improvement Project will be permitted to add to the existing building or structure provided that the addition is consistent with the existing or planned zoning of the parcel.
- (2) Promote Adaptive Reuse of existing non-residential buildings and underutilized
- (3) Incentivize building and site reuse at a community scale to encourage activation of nearby shopping, jobs, schools, recreational spaces, and transit;
- (4) Eliminate or allow nonconformance with certain development regulations that would make Adaptive Reuse of eligible buildings infeasible, including standards related to parking and loading, height, density, floor-area ratio, and open space;
- (5) Encourage Adaptive Reuse Capital Improvement Project that allow construction of new structures where existing buildings do not utilize the entire project site provided the additions or new structures are consistent with existing or planned zoning of the parcel;
- (6) Prioritize ministerial review of Adaptive Reuse Capital Improvement Project;
- (7) Allow alternative building and fire code compliance for eligible Adaptive Reuse Capital Improvement Project able to demonstrate alternative means or methods of protecting public health, safety, and welfare;
- (8) Allow alternative compliance with public works standards, where alternative compliance will protect public health, safety, and welfare;
- (9) Include adoption of a zoning overlay outlining specific provisions to incentivize Adaptive Reuse;
- (10) Identify areas of the jurisdiction where Adaptive Reuse incentives could be applied.
- (11) Other strategies that promote Adaptive Reuse and intensification of land uses.

Yes
Yes
Yes
Yes
Yes
Yes
Yes
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
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(g) Publicly Owned Lands – 7 points maximum

A Phase II Application will be awarded 7 points if a Catalytic Qualifying Infill Area is located on either excess state-owned property or surplus land:

- (1) For excess state-owned property, the Catalytic Qualifying Infill Area must be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create Affordable Housing on excess state-owned property.

Is the Catalytic Qualifying Infill Area located on excess state-owned property?

- (2) For surplus land owned by a local agency, including transit agencies:

Is the Catalytic Qualifying Infill Area located on surplus land owned by a local agency, including transit agencies?

(A) Land donations made in fee title must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act.

(B) Land donations made as a low-cost, long-term lease must be supported by written conformance with Surplus Land Act.

(h) CEQA Streamlining – 7 points maximum

7

Up to 7 points will be awarded for streamlining provisions related to California Environmental Quality Act (CEQA) (Division 13 (commencing with §21000) of the Public Resources Code):

- (1) Seven points will be awarded to the Phase II Applications that demonstrate acceleration of housing production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.

Will the Applicant(s) demonstrate acceleration of housing production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.

- (2) Seven points will be awarded to the Phase II Applications that demonstrate documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, §21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28.

Will the Applicant(s) demonstrate documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, §21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28?

- (3) Seven points will be awarded for utilizing statutory exemptions such as ministerial approval processes pursuant to Public Resource Code §21080 or the statutory exemptions pursuant to the Sustainable Communities and Climate Protection Act (SB 375).

Will the Applicant(s) utilize statutory exemptions such as ministerial approval processes pursuant to Public Resource Code §21080 or the statutory exemptions pursuant to the Sustainable Communities and Climate Protection Act (SB 375)?

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
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(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
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(2) Outcomes of Community Outreach and Engagement

(A) 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.

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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§302. Tiebreaker Score

2

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 longer a tie:

- (A) **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 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 committed funds		0%	
File Name:	64. Const EFC #1, #2, etc.		Provide all commitment letters or other evidence documenting construction financing commitments.				Uploaded to FFAST?	N/A	
File Name:	64. Perm EFC #1, #2, etc.		Provide all commitment letters or other evidence documenting deferred payment permanent financing commitments.				Uploaded to FFAST?	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.

- (C) **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 the Applicant(s) hold site control for all of the proposed housing development components at time of the Phase II application?

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
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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 "Project 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. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	04b. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
File Name:	04c. App1 OrgChart	Applicant Organization Chart.	Uploaded to HCD?	N/A
File Name:	04d. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	04e. App1 Cert of Good Standing	Certificate of Good Standing dated within 30 days of the application due date.	Uploaded to HCD?	N/A
File Name:	04f. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	05a. App2 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	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	06a. App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	N/A
File Name:	06b. App3 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
File Name:	06c. App3 OrgChart	Applicant Organization Chart.	Uploaded to HCD?	N/A
File Name:	06d. App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	N/A
File Name:	06e. App3 Cert of Good Standing	Certificate of Good Standing must be dated 30 days or less from the application due 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
File Name:	07. HD#1 Principal Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
File Name:	07. HD#1 MGP Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	N/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:	08. HD#2 Cert Legal Disclosure	Reference: Developer Certification Worksheet.	Uploaded to HCD?	Yes
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
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

Application Document Checklist

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:	35. Other HD Env. Report	Other Environmental Report.	Uploaded to HCD Portal?	N/A

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 "Scoring" 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

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 Checklist

Required additional reports			
File Name:	64. "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 above has submitted an application to the California Dept. of Housing and Community Development (HCD) requesting funding for the Project named above, under the IIG 2022 Notice of Funding Availability Small Jurisdiction Set Aside and Qualifying Infill Areas. Projects submitted for program funding are subject to a competitive rating process. Project readiness is a component of that process. Verification of items listed below will be used in evaluating this application.

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 unnecessary:	CEQA			

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

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

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

Dated:

Statement Completed by (please print):

Signature:

Title:

Agency or Department:

Agency or Department Address:

Agency or Department Phone:

Certification & Legal Status

On behalf of the entity identified in the signature block below, I certify that:

Housing Development

Developer Name

Proposed Housing Development Name

- 1) The information, statements and attachments included in this Application are, to the best of my knowledge and belief, true and correct.
- 2) I possess the legal authority to submit this Application on behalf of the entity identified in the signature block.
- 3) The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the Project. "Related Party" is defined in §10302 of the California Code of Regulations (CTCAC Regulations):

- 4) As of the date of Application, the Project, or the real property on which the Project is proposed (Property) is not part to or the subject of any claim or action at the State or Federal appellate level.
- 5) I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.
- In addition, I acknowledge that all information in this Application and attachments is public, and may be disclosed by the State.

Printed Name

Title of Signatory

Signature

Date

Legal Disclosure

For purposes of the following questions, and with the exceptions noted below, the term “Sponsor/Applicant/Recipient” shall include the Sponsor/Applicant/Recipient(s), and any subsidiary of the Sponsor/Applicant/Recipient(s) if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the Application or the Project.

In addition to each of these entities themselves, the term “Sponsor/Applicant/Recipient” shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For Projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be responded to for each entity and person qualifying as an "Sponsor/Applicant/Recipient," or "joint Sponsor/Applicant/Recipient" as defined above.

Explain all positive responses on a separate sheet and include with this questionnaire in the Application.

Exceptions:

Public entity Sponsor/Applicant/Recipients without an ownership interest in the proposed Project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.

Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

Civil Matters

1) Has the Sponsor/Applicant/Recipient filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in past ten years?

2) Is the Sponsor/Applicant/Recipient currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the Sponsor/Applicant/Recipient's business, or (b) the Project that is the subject of the Application?

3) Have there been any administrative or civil settlements, decisions, or judgments against the Sponsor/Applicant/Recipient within the past ten years that materially and adversely affected (a) the financial condition of the Sponsor/Applicant/Recipient's business, or (b) the Project that is the subject of the Application?

4) Is the Sponsor/Applicant/Recipient currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?

5) In the past ten years, has the Sponsor/Applicant/Recipient been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?

Criminal Matters

6) Is the Sponsor/Applicant/Recipient currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the Sponsor/Applicant/Recipient?

7) Is the Sponsor/Applicant/Recipient currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the Sponsor/Applicant/Recipient for matters relating to the conduct of the Sponsor/Applicant/Recipient's business?

8) Is the Sponsor/Applicant/Recipient currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the Sponsor/Applicant/Recipient for any financial or fraud related crime?

9) Is the Sponsor/Applicant/Recipient currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the Sponsor/Applicant/Recipient's business?

10) Within the past ten years, has the Sponsor/Applicant/Recipient been convicted of any felony?

11) Within the past ten years, has the Sponsor/Applicant/Recipient been convicted of any misdemeanor related to the conduct of the Sponsor/Applicant/Recipient's business?

12) Within the past ten years, has the Sponsor/Applicant/Recipient been convicted of any misdemeanor for any financial or fraud related crime?

Please provide a letter of explanation if you responded "Yes" to any of the questions above.

Printed Name

Title of Signatory

Signature

Date

Entity Organizational Documents

Organizational Documents

The following is intended as a brief summary of legal documents commonly required to verify the legal authority of the private entity or entities applying to HCD for an Award of funds and does not apply to public 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 Name:		Date Requested:		Application Version Date:			
Organization:		Email:		Contact Phone:			
Justification:							
Issue #	Tab / Sheet Name	Section	Cell(s) #	Update / Comment	Urgency	ADT Status	Tester
1							
2							
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