

File No. 191297

Committee Item No. 19

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date January 8, 2020

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
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OTHER (Use back side if additional space is needed)

- III Program Guidelines
- Notice of Funding Availability
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Completed by: Linda Wong

Date January 3, 2020

Completed by: Linda Wong

Date _____

1 [Apply for Grant - Treasure Island Development Authority - Assumption of Liability -
2 Department of Housing and Community Development Infill Infrastructure Grant Program -
3 Treasure Island Major Subphase 1]

4 **Resolution authorizing the Treasure Island Development Authority (“Authority”), on**
5 **behalf of the City and County of San Francisco, to execute a grant application under**
6 **the Department of Housing and Community Development Infill Infrastructure Program**
7 **(“IIG Program”) as a sole applicant or joint applicant with the San Francisco County**
8 **Transportation Authority and/or the San Francisco Public Utilities Commission for**
9 **qualifying infrastructure projects within Treasure Island Major Subphase 1; and, if**
10 **successful, authorizing the City to assume any joint and several liability for completion**
11 **of the projects required under the terms of any grant awarded under the IIG Program.**

12
13 WHEREAS, Former Naval Station Treasure Island is a military base located on
14 Treasure Island and Yerba Buena Island (together, the “Base”); and

15 WHEREAS, The Base was selected for closure and disposition by the Base
16 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
17 subsequent amendments; and

18 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-
19 97, authorizing the Mayor’s Treasure Island Project Office to establish a nonprofit public
20 benefit corporation known as the Treasure Island Development Authority (the “Authority”) to
21 act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation,
22 reuse and conversion of the Base for the public interest, convenience, welfare and common
23 benefit of the inhabitants of the City and County of San Francisco, which is on file with the
24 Clerk of the Board of Supervisors and is incorporated herein by reference; and
25

1 WHEREAS, The Authority, acting by and through its Board of Directors (the "Authority
2 Board"), has the power, subject to applicable laws, to sell, lease, exchange, transfer, convey
3 or otherwise grant interests in or rights to use or occupy all or any portion of the Base; and

4 WHEREAS, In 2003, Treasure Island Community Development, LLC (the "Master
5 Developer") was selected as master developer for the Base following a competitive process;
6 and

7 WHEREAS, The Authority, the Authority Board, the Treasure Island Citizens Advisory
8 Board, the City, and the Master Developer worked for more than a decade to plan for the
9 reuse and development of Treasure Island, and as a result of this community-based planning
10 process, Authority and the Developer negotiated the Disposition and Development Agreement
11 ("DDA") to govern the disposition and subsequent development of the proposed development
12 project (the "Project"); and

13 WHEREAS, The Financing Plan, an exhibit to the DDA, calls for the Authority and
14 Master Developer to work together to seek appropriate grants for the Project; and

15 WHEREAS, The State of California Department of Housing and Community
16 Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated
17 October 30, 2019, under the Infill Infrastructure Program ("IIG Program") established under
18 Division 31, Part 12.5 of the Health and Safety Code commencing with Section 53559; and

19 WHEREAS, The Department is authorized to approve funding allocations for the IIG
20 Program, subject to the terms and conditions of the NOFA IIG Program Grant Guidelines
21 adopted by the Department on October 30, 2019 ("Program Guidelines"), an application
22 package released by the Department for the IIG Program ("Application Package"), and an IIG
23 standard agreement with the State of California ("Standard Agreement"), and to administer the
24 approved funding allocations of the IIG Program; and

25 WHEREAS, The IIG Program provides infrastructure grants for Capital Improvement

1 Projects in support of Qualifying Infill Projects or Qualifying Infill Areas to applicants identified
2 through a competitive process for the development of projects that, per the Program
3 Guidelines, support higher-density affordable and mixed-income housing and mixed-use infill
4 developments; and

5 WHEREAS, The IIG Program requires that joint applicants for a project will be held
6 jointly and severally liable for completion of such project; and

7 WHEREAS, The Authority is consulting with the San Francisco County Transportation
8 Authority ("SFCTA"), the San Francisco Public Utilities Commission ("SFPUC") and the
9 Master Developer to develop the scope of the proposed application which may include
10 roadway widening, bike and pedestrian improvements, open space improvements, and/or
11 water and wastewater infrastructure, pending further analysis to determine the cost and
12 eligibility of scope elements and ensure a competitive application that will benefit residents,
13 workers, and visitors to Treasure Island; and

14 WHEREAS, If it is determined necessary or desirable to deliver the final scope of
15 proposed improvements, the Authority may desire to include the SFCTA and/or the SFPUC as
16 a joint applicant; and

17 WHEREAS, The Program Guidelines require applications to be authorized by the
18 governing body having jurisdiction and the Board of Supervisors must approve resolutions
19 delegating authority, on behalf of the City; now, therefore, be it

20 RESOLVED, That the Board of Supervisors delegates to the Authority, on behalf of the
21 City, the authority to execute an Application Package for the IIG Program as detailed in the
22 NOFA dated October 30, 2019 ("Application"), in a total amount not to exceed \$30,000,000 of
23 which the entire amount will be provided as a grant for Capital Infrastructure Improvements
24 ("IIG Grant") as defined in the IIG Program Guidelines; and, be it

25 ///

1 FURTHER RESOLVED, That the Board of Supervisors specifically agrees that if the
2 Application is successful and the Board of Supervisors accepts the grant and approves the IIG
3 Standard Agreement, the City shall assume any joint and several liability for completion of the
4 project required by the terms of any grant awarded to the Authority, SFCTA and/or SFPUC if
5 joint applicants under the IIG Program; and, be it

6 FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the
7 Application is successful, the City, through the Authority, shall seek Board of Supervisors
8 approval of the IIG Standard Agreement, with terms and conditions that IIG Program funds
9 are to be used for allowable capital asset project expenditures to be identified in the Standard
10 Agreement, that the Application Package in full is incorporated as part of the Standard
11 Agreement, and that any and all activities funded, information provided, and timelines
12 represented in the application are enforceable through the Standard Agreement; and, be it

13 FURTHER RESOLVED, That the Board of Supervisors authorizes the Authority
14 Director (or his designee) to execute and deliver the Application Package and, if the SFCTA
15 and/or the SFPUC are joint applicants, any documents in the name of the City that are
16 necessary, appropriate or advisable to apply for the IIG Program funds from the Department,
17 and all amendments thereto; and, be it

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1 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
2 heretofore taken are ratified, approved and confirmed by this Board of Supervisors.

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4 RECOMMENDED:

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Robert Beck, Director
Treasure Island Development Authority

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Infill Infrastructure Grant Program of 2019

2019 Notice of Funding Availability

Qualifying Infill Area and Qualifying Infill Project Supplemental Application



**State of California
Governor Gavin Newsom**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Douglas R. McCauley, Acting Director
Department of Housing and Community Development**

**2020 West El Camino Avenue, Suite 150
Sacramento, CA 95833
Phone: (916) 263-2771
Email: infill@hcd.ca.gov**

NOFA: October 30, 2019

Rev. 12/23/19

Overview

12/23/19

When opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.

Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FAAST. [Click here for FAAST upload instructions and user manual.](#)

Are you applying for funds for a Capital Improvement Project (CIP) within a Qualifying Infill Area (QIA) or for a Qualified Infill Project (QIP)?

QIP Name: _____ County QIP is located: _____ Geographic Region: _____

Project or Area information for

QIA - Provide the description of the Project Area including the designated housing within the QIA.

QIA - include all info for all QIPs. *For all QIA attachments, clearly identify and label the required QIP documents* All required QIP docs identified?

	QIP Name	QIP Brief Description	QIP Address	QIP City	QIP Zip	Census Tract	APN
Required QIP #1							
QIP #2							
QIP #3							
QIP #4							
QIP #5							

	Name(s) of QIP(s) that CIP will support	Related CIP Description and Scope §304
CIP (identify all if more than one)		

Is the required QIP a scattered site project? If yes, complete the section below

Site Address _____ Homeownership or Rental _____

QIP - Total Land Area in Acres: _____
 QIP - Commercial Square Feet _____

Eligible Applicant §302(j)

(a) Applicants certify the proposed CIP(s) or portion thereof, has not previously received an award of Program funds under a previous NOFA.

Applicant #1

Entity Name _____ Applicant Type _____

Address _____ City _____ State _____ Zip _____

Auth Rep _____ Title _____ Authorized Rep. Email _____ Phone _____

Contact _____ Title _____ Contact Email _____ Contact Phone _____

Address _____ City _____ State _____ Zip _____

Applicant #2				
Entity Name		Applicant Type		
Address		City	State	Zip
Auth Rep		Title	Authorized Rep. Email	Phone
Contact		Title	Contact Email	Contact Phone
Address		City	State	Zip
Certifications & Legal Disclosure				
Certifications & Legal Disclosures are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit Certifications & Legal Disclosure with the application.				
A completed and signed Certification is required for each Applicant.		A copy of the required Certification & Legal Disclosure can be downloaded by clicking here.		
FAAST File:	App1 Cert & Legal	Certification & Legal Disclosure		File Uploaded?
FAAST File:	App2 Cert & Legal	Certification & Legal Disclosure		File Uploaded?
Resolution				
A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on IIG website.				
<i>The resolution template is intended to be a sample. Applicants may use their own format as long as it contains ALL of the authorizations contained in the template.</i>				
<ul style="list-style-type: none"> ▪ The person attesting to the signing of the resolution cannot be the same person authorized to execute the documents in the name of the applicant. ▪ If more than one authorized signatory is identified in the resolution, specifically state whether both signatories are required (i.e. x and y) or only one signatory (i.e. x or y) is required to submit and execute the IIG Program documents. ▪ If the application is being signed by a designee of the authorized signatory, the applicant must also submit a designee letter or other proof of signing authority. ▪ Wet signature originals must be submitted at application due date. 				
FAAST File:	App1 Reso	Resolution (wet signature required)	Copy submitted	File Uploaded?
FAAST File:	App2 Reso	Resolution (wet signature required)	Copy submitted	File Uploaded?
Organizational Documents				
Organization documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents with the application.				
Submit Organizational Documents supporting the Resolution.				
FAAST File:	App1 OrgChart	Organizational Chart		Files Uploaded?
FAAST File:	App2 OrgChart	Organizational Chart		Files Uploaded?
FAAST File:	App1 Org1, App1 Org2, etc.	Organizational Documents		Files Uploaded?
FAAST File:	App2 Org1, App2 Org2, etc.	Organizational Documents		Files Uploaded?
Signature Block				
All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in Department legal documents such as a Standard Agreement.				
FAAST File:	App1 Signature	Signature Block (Upload in Microsoft Word Document)		File Uploaded?
FAAST File:	App2 Signature	Signature Block (Upload in Microsoft Word Document)		File Uploaded?
Payee Data Record STD-204 or Taxpayer Identification Number (TIN)				
Any Applicant or party that receives HCD funding must submit a Payee Data Record or Taxpayer Identification Number (TIN) form. The TIN must be submitted by all governmental entities. All others must submit the STD-204 Payee Data Record. A wet signature original must be submitted to HCD. Forms available on IIG website.				
FAAST File:	App1 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)		File Uploaded?
FAAST File:	App2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)		File Uploaded?

Project Narrative

1. Summarize the scope of work for the CIP(s). Describe the distinct infrastructure improvements relating to utilities, surface improvements, landscape and amenities, environmental mitigation and remediation, replacement transit, residential parking and/or transit, etc.:

2. Describe all on-site supportive services that will be provided at the required QIP:

3. Explain any specific development issues (relocation, environmental, historical, topography, etc.) at the required QIP and/or CIP(s):

4. Explain any required demolition at the required QIP:

5. Identify the developer(s) for the required QIP. Describe developer(s) experience with affordable housing:

6. Have any of the QIPs previously received a Funding Award from the IIG program or any other HCD program? If yes, describe the funding sources. Indicate the HCD Contract Number, award date and award amount. Indicate whether other HCD funding applications will be submitted for the Project.

Max Grant Amount and Unit Mix

Maximum Grant Amount									
required QIP Units: Base Grant Limit	\$0	Total Base Grant Limit	\$0	Housing Units per Acre (Net Density)	0.0	Net Density Adjustment Factor	1	Maximum CIP Grant Amount	\$0
other QIP Units Base Grant Limit -excluding required QIP:	\$0								

required QIP Units													
# of Bedrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Manager Units	Special Needs Units	Supportive Housing Units	Senior Units
							0						
							0						
							0						
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							0						
			0	0	0	0	0	0	0	0	0	0	0

Grant Amount (generated by required QIP Units)

	Income Level	Points §310(b)	Number of Units					Basic Grant Limit x Units						
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total
Owner Occupied	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Moderate Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Lower Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Unit	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 60% AMI to >50% AMI		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 50% AMI to >40% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 40% AMI to >30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Total Rental	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Rental & Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	

QIP Units (excluding the required QIP Units above)

# of Bedrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Manager Units	Special Needs Units	Supportive Housing Units	Senior Units
							0						
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							0						
							0						
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							0						
			0	0	0	0	0	0	0	0	0	0	0

Grant Amount (generated by QIP Units excluding the required QIP Units above)															
	Income Level	Points \$310(b)	Number of Units					Basic Grant Limit x Units							
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	
Owner Occupied	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Moderate Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Lower Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Unit	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 60% AMI to >50% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 50% AMI to >40% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 40% AMI to >30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Rental	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Rental & Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

\$309(b)(1) QIP Affordability: Points will be awarded based on the "Lowest Income Point Table" below. 60 points max. **0.00**

Is this Project in a Rural Area as defined by H&S Code §50199.21. Applicant must use the TCAC Method for determining rural status. Reference document on the MHP webpage and include documentation of rural status.

If Project is in a Rural Area, which methodology is being used to demonstrate that the project area is rural?

Red cells at right Points available to Rural set-aside projects only	FAAST File:		Rural Status				TCAC Method for determining rural status.								File Uploaded?		Total Points			
	% AMI		55%		50%		45%		40%		35%		30%		25%			20% and below		
	% 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	Points Available	Points Awarded
	50%	5.00		12.50		18.75		17.50		18.75		25.00		25.00		25.00		25.00		0.00
	45%	5.00		11.25		16.90		17.50		18.75		25.00		25.00		25.00		25.00		0.00
	40%	5.00		10.00		15.00		17.50		18.75		25.00		25.00		25.00		25.00		0.00
	35%	4.40		8.75		13.15		17.50		18.75		25.00		25.00		25.00		25.00		0.00
	30%	3.75		7.50		11.25		15.00		18.75		22.50		25.00		25.00		25.00		0.00
	25%	3.15		6.25		9.40		12.50		15.65		18.75		21.90		25.00		25.00		0.00
	20%	2.50		5.00		7.50		10.00		12.50		15.00		17.50		20.00		25.00		0.00
	15%	1.90		3.75		5.65		7.50		9.40		11.25		13.10		15.00		25.00		0.00
	10%	1.25		2.50		3.75		5.00		6.25		7.50		8.75		10.00		25.00		0.00

Eligibility and Threshold

Eligible Projects §303

(a) Is the CIP an integral part of, or necessary for the development of a QIP or housing designated within a QIA?

FAAST File:	CIP Integral to QIP	Applicant narrative and documentation evidencing the locality requiring the CIP.	File Uploaded?
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(b) Does the proposed Project include a QIP that is a discrete development (all housing development components have been planned as one development and jointly considered for local land use approval; have common, affiliated or contractually-related ownership and financing structures)? (QIA must have a QIP)

(c)(1) Is located in an Urbanized Area?

FAAST File:	Urban Area	Provide documentation of location in an urban area.	File Uploaded?
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(c)(2) Is located in a locality that has an adopted housing element in substantial compliance with Art. 10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?

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

(c)(3) located in a locality that at time of application has submitted its housing element annual progress reports (required by Gov. Code §65400) for 2017 & 2018

(c)(4) Does include not less than 15% of total residential units as Affordable Units (AU) in

Required QIP Residential Units	Total QIP Rental AUs	0	Total QIP Ownership AUs	0	Total QIP AUs	0	Total QIP Units	0	No
other-QIP (QIA) Res. Units	Total non-QIP Rental AUs	0	Total non-QIP Ownership AUs	0	Total non-QIP AUs	0	Total non-QIP Units	0	

(c)(5) Average Residential Net Density (dwelling units per acre)

Are parcels to be developed within a Rural Area per H&S Code §50199.21? (Refer to the document entitled IIG Program, Rural Area Determination Procedures)

If yes (project is rural), parcels to be developed must have a net density of 10 units per acre. 0

If non-rural, enter minimum net density for parcels to be developed per locality (see Appendix 1, click here):

Housing Units per Acre (Net Density)	0.0	Is the density equal to or greater than required §303(c)(5)?	Yes
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Total Site Area in Square Feet	0	NOT qualified site deductions: utility easements, setbacks, private drives/walkways, landscaping, common areas and facilities, off street parking, drainage facilities exclusive to a development project & other related mitigation space required. If contains commercial answer V22-23 below: <i>Square ft. of largest residential unit:</i>	0 Bedroom Density Calculation:	0	Commercial Square Ft.	0
Less Qualified Site Deductions* in square feet			1 Bedroom Density Calculation:	0		
Public Streets			2 Bedroom Density Calculation:	0		
Public Sidewalks			3 Bedroom Density Calculation:	0		
Public Open Space			4 Bedroom Density Calculation:	0		
Public Drainage Facilities			Commercial Density Calculation:	0		
Net Site Area in Acres (43,560 square feet per acre)	0.00	# of bedrooms in largest unit:	adjusted net density as a percentage of required density §309(c)(2)	0.00%		

(c)(6) Is located in area designated for mixed-use or residential development pursuant to one of the following plans? If yes, select plan.

FAAST File:	Relevant Development Plan	Provide, label and attach a copy of the relevant plan showing area designation.	File Uploaded?
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(c)(7) Can the Applicant identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in §303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to §309(c) and §310(c), and determining the max grant amount pursuant to §305? This mechanism must be acceptable to HCD and in effect and legally enforceable prior to the disbursement of Program funds.

FAAST File:	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 landscape architect confirming the Net Density.	File Uploaded?
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(c)(8) Will the applicant designate the proposed residential units in the QIP, and/or within the QIA (non-QIP), that the Applicant intends to utilize for the purpose of establishing the max Program grant amount pursuant to §305, and for the purpose of rating applications pursuant to §309 or §310.

(c)(9) Does this application demonstrate that the percentage of Affordable Units (AUs), and units restricted to other income limits and rents as designated for the purpose of determining the max Program grant amount shall be maintained or exceeded through the completion of each proposed residential development?

(c)(10) Applicant certifies construction shall not have commenced on any units designated in the application prior to the application submittal deadline set forth in the NOFA, except for AUs identified in a disposition and development agreement or other project or area-specific agreement between the Developer and the local agency having jurisdiction over the AUs executed on or before July 31, 2019 (if exception applies, attach related agreement)?

FAAST File:	Construction exception	If applicable, label and attach agreement requiring AUs be built as a local approval condition.	File Uploaded?
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Eligible Costs §304

(a)(4) Total # of required replacement transit station parking spaces:

Are replacement transit parking spaces costs less than \$50,000 per space?	Spaces exceed one space per unit?	No	Are costs less than \$50,000 per space?
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(b) Impact fees for the CIP are required by local ordinance?

If yes, impact fees do not to exceed 5% of the total Program grant amount? Describe fee(s), the association to CIP and locality:

We certify the CIP funded costs do not include any of the following ineligible costs:

(b)(1) Parking spaces and structures except (a)(4) and (5) above.

(b)(2) Costs of site acquisition for housing and mixed use structural improvements.

(b)(3) Costs of housing or mixed use structures.

(b)(4) Soft costs related to ineligible costs.

(b)(5) In lieu fees for local inclusionary programs.

Application Threshold Requirements - §308

(a)(1) We certify that construction of the CIP has not commenced as of the application deadline set forth in the NOFA?

(a)(2) We certify the CIP is infeasible without CIP Program funds, and other available funds are not and will not be supplanted by CIP Program funds?

(a)(3) Does applicant or Developer have Site Control for the CIP Project? If yes, enter form of Site Control and the most recent execution date below (see Site Control definition §302(cc))

Form of Site Control §302(cc):	Most recent document execution date:
--------------------------------	--------------------------------------

(a)(4) We certify all proposed uses of Program funds must be eligible pursuant to §304?

(a)(5) We certify funds awarded pursuant to this section shall supplement, not supplant, other available funding?

(b) Is application including the Universal Application sufficiently complete to assess feasibility of application and its compliance with Program requirements?

Describe any special circumstances:

FAAST File:	CIP Site Control	Attach appropriate documentation to demonstrate the form of Site Control indicated above.	Files Uploaded?
-------------	------------------	---	-----------------

Does the required QIP trigger State Relocation Assistance Law (CA Gov Code §7260-7277)?

If Yes , provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No , provide			
FAAST File:	QIP Relocation Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	File Uploaded?
Market Study			
Does Market study demonstrate QIP is financially feasible? - <i>Must submit a market study that meets the requirements specified in TCAC Regs §10322(h)(10)</i>			
FAAST File:	Market Study	Applicants must provide a completed market study prepared within one year of the application due date.	File Uploaded?
Tax Credits (TC)			
Select appropriate entry for each item:			
Type (Select One):	Federal:	Proposed Equity Investor Contribution (\$):	Anticipated TC Factor:
	State:	Proposed Equity Investor Contribution (\$):	App. Rate:
Timeframe for Applying for 4% TC	Proposed Month:	Proposed Year:	
Timeframe for Applying for 9% TC	Proposed Round:	Proposed Year:	
If already awarded:	Date TCAC Reservation Award:		
FAAST File:	Tax Credit Reservation	If this project has already received a tax credit reservation, attach documentation.	File Uploaded?
What covenants or regulatory agreements are already on title?			
What covenants or regulatory agreements are anticipated?			
Note: Some of the following milestones may have already been achieved. For previously met milestones, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.			
Provide the actual or anticipated completion date for the following performance milestones for the CIP. If a milestone is not applicable, please enter "N/A".			
Required QIP Milestones			
	Milestone Date		
Executed binding agreement between Applicant and developer of the proposed QIP detailing the terms and conditions of the development.			
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.			
Commencement of construction.			
Construction complete and the filing of the Notice of Completion.			
Program funds fully disbursed.			
CIP Milestones			
	Milestone Date		
Executed binding agreement between Applicant and developer of the proposed CIP detailing the terms and conditions of the development.			
Obtaining all necessary and discretionary public land use approvals.			
Obtaining all enforceable funding commitments for all CIP construction period financing.			
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.			
Commencement of construction.			
Construction complete and the filing of the Notice of Completion.			
Program funds fully disbursed.			

QIP and all CIPs Sources of Funds

12/23/19

See §309(a)(3) for an explanation of funding commitments

QIP and all CIPs Construction Period Sources of Funds

Committed by Application Due Date?	Rental vs Owner	CIP or QIP #1	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
													Amount	Description
1	Yes		IIG CIP Grant	State-HCD	No				\$0					
2									\$0					
3									\$0					
4									\$0					
5									\$0					
6									\$0					
7									\$0					
8									\$0					
9									\$0					
10									\$0					
11									\$0					
12									\$0					
13									\$0					
14									\$0					
15									\$0					
16									\$0					
17									\$0					
18									\$0					
19									\$0					
20									\$0					
21	Yes		Equity Investor						\$0					
		\$0	<Total funds committed	0.00%	<% Funds committed				TOTALS	\$0	\$0	\$0		\$0
0	<Rental Units	\$0	<Total Rental funds committed	0.00%	<% Rental funds committed									
0	<Owner Units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed									
		\$0	<Total CIP funds committed	0.00%	<% Funds committed									

QIPs (excluding the required QIP above) Construction Period Sources of Funds

Committed by Application Due Date?	Rental vs Owner	QIP #2, 3, 4 or 5	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
													Amount	Description
1									\$0					
2									\$0					
3									\$0					
4									\$0					
5									\$0					
6									\$0					
7									\$0					
8									\$0					
9									\$0					
10									\$0					
11									\$0					
12									\$0					
13									\$0					
14									\$0					
15									\$0					
16									\$0					
17									\$0					
18									\$0					
19									\$0					
20									\$0					
21	Yes		Equity Investor						\$0					
		\$0	<Total funds committed	0.00%	<% Funds committed				TOTALS	\$0	\$0	\$0		\$0

QIP and all CIPs Permanent Sources of Funds

Committed by Application Due Date?	Rental vs Owner	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate		Repayment Terms		Amortization Period (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Balloon?
									Type	Rate	Type	Due in (yrs)				
1	Yes	IIG CIP Grant	State-HCD	No				\$0								N/A
2								\$0								
3								\$0								
4								\$0								
5								\$0								
6								\$0								
7								\$0								
8								\$0								
9								\$0								
10								\$0								
11								\$0								
12								\$0								
13								\$0								
14								\$0								
15								\$0								
16	Yes		Equity Investor					\$0								
								TOTALS	\$0	\$0	\$0		TOTALS	\$0	\$0	
0	<Rental Units	\$0	<Total Rental funds committed	0.00%	<% Rental funds committed											
0	<Owner units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed											

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

QIP Residential and all CIP Permanent Sources of Funds															Commercial Sources					
USES OF FUNDS	IIG CIP Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
Qualifying Infill Project (QIP)																				
LAND COST/ACQUISITION																				
Land Cost or Value																	\$0	\$0		
Demolition																	\$0	\$0		
Legal																	\$0	\$0		
Land Lease Rent Prepayment																	\$0	\$0		
Total Land Cost or Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value																	\$0	\$0		
Off-Site Improvements																	\$0	\$0		
Total Acquisition Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prerequisite Interest/Holding Cost																	\$0	\$0		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																	\$0	\$0		
Excess Purchase Price Over Appraisal																	\$0	\$0		
Total Relocation Expenses																	\$0	\$0		
NEW CONSTRUCTION																				
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		
Urban Greening																	\$0	\$0		
Other New Construction: (Specify)																	\$0	\$0		
Other New Construction: (Specify)																	\$0	\$0		
Other New Construction: (Specify)																	\$0	\$0		
Total New Construction Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARCHITECTURAL FEES																				
Design																	\$0	\$0		
Supervision																	\$0	\$0		
Total Architectural Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Survey & Engineering																	\$0	\$0		
CONSTRUCTION INTEREST & FEES																				
Construction Loan Interest																	\$0	\$0		
Origination Fee																	\$0	\$0		
Credit Enhancement/Application Fee																	\$0	\$0		
Bond Premium																	\$0	\$0		
Cost of Insurance																	\$0	\$0		
Title & Recording																	\$0	\$0		
Taxes																	\$0	\$0		
Insurance																	\$0	\$0		
Employment Reporting																	\$0	\$0		
Other Construction Int. & Fees: (Specify)																	\$0	\$0		
Other Construction Int. & Fees: (Specify)																	\$0	\$0		
Other Construction Int. & Fees: (Specify)																	\$0	\$0		
Other Construction Int. & Fees: (Specify)																	\$0	\$0		
Total Construction Interest & Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PERMANENT FINANCING																				
Loan Origination Fee																	\$0	\$0		
Credit Enhancement/Application Fee																	\$0	\$0		
Title & Recording																	\$0	\$0		
Taxes																	\$0	\$0		
Insurance																	\$0	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Total Permanent Financing Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal's Forward		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL FEES																				
Legal Paid by Applicant																	\$0	\$0		
Other Attorney Costs: (Specify)																	\$0	\$0		
Other Attorney Costs: (Specify)																	\$0	\$0		
Other Attorney Costs: (Specify)																	\$0	\$0		
Other Attorney Costs: (Specify)																	\$0	\$0		
Total Attorney Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

QIP Residential and all CIP Permanent Sources of Funds															Commercial Sources					
USES OF FUNDS	IIG CIP Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
RESERVES																				
Operating Reserve																	\$0	\$0		
Replacement Reserve																	\$0	\$0		
Transition Reserve																	\$0	\$0		
Rent Reserve																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Total Reserve Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY COSTS																				
Construction Hard Cost Contingency																	\$0	\$0		
Soft Cost Contingency																	\$0	\$0		
Total Contingency Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER PROJECT COSTS																				
TCAC App/Allocation/Monitoring Fees																	\$0	\$0		
Environmental Aids																	\$0	\$0		
Local Development Impact Fees																	\$0	\$0		
Permit Processing Fees																	\$0	\$0		
Capital Fees																	\$0	\$0		
Marketing																	\$0	\$0		
Furnishings																	\$0	\$0		
Market Study																	\$0	\$0		
Accounting/Reimbursable																	\$0	\$0		
Appraisal Costs																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Other Costs: (Specify)																	\$0	\$0		
Total Other Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEVELOPER COSTS																				
Developer Overhead/Profit																	\$0	\$0		
Consultant/Processing Agent																	\$0	\$0		
Project Administration																	\$0	\$0		
Broker Fees Paid to a Related Party																	\$0	\$0		
Construction Oversight by Developer																	\$0	\$0		
Other Developer Costs: (Specify)																	\$0	\$0		
Total Developer Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Improvement Project(s) (CIP)																				
Site acquisition of CIP including easements and right of way																	\$0	\$0		
Other:																	\$0	\$0		
Total Site Acquisition (not parking)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clearing and Grubbing																	\$0	\$0		
Demolition																	\$0	\$0		
Excavation																	\$0	\$0		
Grading																	\$0	\$0		
Soil Stabilization (Lime, etc.)																	\$0	\$0		
Erosion/Weed Control																	\$0	\$0		
Dewatering																	\$0	\$0		
Other:																	\$0	\$0		
Other:																	\$0	\$0		
Total Site Preparation Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer																	\$0	\$0		
Potable Water																	\$0	\$0		
Non-Potable Water																	\$0	\$0		
Storm Drain																	\$0	\$0		
Detention Basin/Culverts																	\$0	\$0		
Joint Trench																	\$0	\$0		
Other:																	\$0	\$0		
Total Site Utilities Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources				
USES OF FUNDS	IIG CIP Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:	
Aggregate Base																					
Asphalt Pavement																					
Curbs, Gutters, Sidewalk																					
Street Lights																					
Striping/Signage/Barricades																					
Traffic Mitigation																					
Other:																					
Total Surface Improvements Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Irrigation																					
Concrete Work																					
Landscaping																					
Urban Greening																					
Playground Facilities and Tot Lots																					
Walking/Bike Path																					
Drinking Fountains																					
Structures																					
Lighting																					
Open Space																					
Other:																					
Total Parks-Landscape and Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Wetland Mitigation																					
Endangered Species																					
Tree Mitigation																					
Environmental Remediation																					
Other:																					
Total Env. Mitigation/Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Replacement Parking																					
Grading																					
Foundation Work																					
Site Work																					
Other:																					
Total Replacement Parking Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Residential Parking Structures																					
Grading																					
Foundation Work																					
Site Work																					
Other:																					
Total Residential Parking Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Access Plazas																					
Pathways																					
Bus Shelters																					
Transit Shelters																					
Pedestrian Facilities																					
Bicycle Facilities																					
Other:																					
Total Transit Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Drainage																					
Parks & Recreation																					
Streets/Signals																					
Traffic Fees																					
Waste Water																					
Water Facility																					
Other:																					
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Engineering																					
Design																					
Other:																					
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other:																					
Total Other Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CIP TOTAL PROJECT COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
IIP TOTAL PROJECT COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL QIP & CIP PROJECT COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Verification of Environmental Review & Land Use Entitlements

12/23/19

FAAST File:	Auth to Use Grant Funds	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File Uploaded?
FAAST File:	Environmental	Provide a copy of all environmental clearances or Notice of Exemption.	File Uploaded?

TO THE APPLICANT: Submit this form to the Agency or Department of local government responsible for administration of the items listed. This form may be submitted to more than one Agency or Department, if necessary. QIP applicants need only submit one completed form per locality. If the NEPA Responsible Entity is not a local government, submit a copy of this form to the appropriate NEPA Responsible Entity. If an item is not required, include the reason why in the box provided.

Applicant

Entity Name	Applicant Type		
Address	City	State	Zip

	Project Name	Brief Description	Address	City	Zip	County	Census Tracts	APNs
Required QIP								

TO THE LOCAL JURISDICTION OR NEPA RESPONSIBLE ENTITY: The Applicant named above will submit an application to the State of California, Department of Housing and Community Development, requesting funding for the project named above under the Infill Infrastructure Grant Program (IIG). Projects will be evaluated based upon readiness. Please answer the following questions:

Environmental Review

Is this QIP approved "by right"?

This form must be completed in its entirety regardless of the answer to the preceding question.

All Environmental Clearances (CEQA/NEPA) necessary to begin construction are:	Not Required for this Project	Has a Negative Declaration been issued?	Final Date of Public Comment Period	Date(s) EIR Certified / Notice of Determination filed	Date Appeal Period Ends	Have any appeals been filed?
CEQA						
NEPA*						

In the box below, explain why any items are not required and include documentation, if applicable:

Signature Block for Environmental Review

I certify that the information on this form is true and correct to the best of my knowledge.

Date:	Signature of party completing form:		
Printed name of party completing form:	Agency and/or Dept. name:		
Agency/Dept. Address	City	State	Zip

Land Use Entitlements (indicate below the status of the following local approvals)

All necessary and discretionary public land use approvals except building permits and other ministerial approvals are:	Not Required for this Project	QIP is consistent with local planning documents & zoning ordinances	An Application has been submitted, accepted and deemed complete for processing.	Date Approved
General Plan Amendment:				
Site Plan Review:				
Zoning Approval:				
Conditional Use Permits:				
Density Bonus:				
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				

In the box below, explain why any items are not required and include documentation, if applicable:

Signature Block for Land Use Entitlements

I certify that the information on this form is true and correct to the best of my knowledge.

Date:	Signature of party completing form:		
Printed name of party completing form:	Agency and/or Dept. name:		
Agency/Dept. Address	City	State	Zip

HCD requires an original, fully completed form with "wet signatures". Faxes or electronically transmitted versions of this document will not be accepted.

Large Jurisdiction QIP Scoring																																					
250 Points Max (points in blue shaded cells)								Total QIP Self Score		0.																											
Project Readiness §309(a) - 100 Points Max																																					
FAAST File:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of locality at beginning of document.						File Uploaded?																													
(1) Environmental Review Status - 30 points max																																					
(A) For the QIP, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 30 points																																					
(B) For the QIP, we have issued of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment? - 15 points																																					
NEPA:	Is Federal funding proposed that will trigger NEPA? Describe any special circumstances:						If Yes, enter date of "Authority to Use Grant Funds":																														
CEQA:	Project approved "by-right"?	Is Project Categorically Exempt?	Negative Declaration Date:	Final EIR Date:	Describe special circumstances below:																																
(2) Land Use Entitlement Status - 30 points max																																					
(A) For the QIP, all necessary discretionary local land use approvals, excluding design review, have been granted as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 30 points. If no, answer (B) below:																																					
(B) The QIP is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process and has submitted all applications for such necessary approvals? <i>identify in table below</i> - 15 points																																					
(C) The QIP is consistent with all relevant local planning documents & zoning ordinances & applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, & deemed complete by the appropriate local agencies? <i>identify in table below</i> - 15 points																																					
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied to the appropriate local agencies, or consistent with local planning documents. <i>This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.</i>																																					
<table border="1"> <thead> <tr> <th>Agency / Issuer</th> <th>Land Use Approval Date</th> <th>Approval Type</th> <th>Type and Comments</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>Site Plan Review</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Conditional Use Permits</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Zoning Approval</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments				Site Plan Review				Conditional Use Permits				Zoning Approval												
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			Site Plan Review																																		
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			Zoning Approval																																		
(3) Funding Commitments - 20 points max																																					
<i>All funding sources on the Dev Sources worksheet must include Rental or Owner relating to the type of QIP. §309(a)(3)(B) and (C)</i>																																					
Rental:	Commitments as a % of TDC less def. costs:	Construction:	0.00%	Permanent:	0.00%	Points:	0																														
Owner:	Commitments as a % of TDC less def. costs:	Construction:	0.00%	Permanent:	0.00%	Points:	0	0.																													
FAAST File:	Const EFC #1, #2, etc	Commitment letter or other evidence documenting construction financing commitments					File Uploaded?																														
(4) Local Support - 12 points max																																					
<i>All funding sources on the Dev Sources worksheet must include Yes or No regarding whether it is Local Support. §309(a)(4)(B)</i>																																					
Total Local Public Agencies Funding Commitment Amt:		\$0	CIP Grant Amount:	\$0	Commitments as % of Grant:		0.00%																														
(5) Following Prohousing Policies - 8 points max																																					
(i)	Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points																																				
(ii)	Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points																																				
(iii)	Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle. - 4 points																																				
(iv)	Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points - Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; - Processing or impact fee waivers or reductions of 50% or more; - Ministerial approval in fewer than 45 days; - Reduction or modifications of development standards for side yard setbacks of five feet or less; - Reduction or modifications of development standards to two story heights; - Reduction or modifications of development standards to allow 60% or more lot coverage; - No minimum lot size requirement; - Provisions for affordability; or - Offering support programs such as a user-friendly website																																				
(v)	Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points																																				

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).

Affordability §309(b) - 60 Points Max

Points based on % of QIP units restricted to occupancy by various income groups. (see <i>Max Funds and Unit Mix worksheet</i>)	§309(b)(1) points=	0.00	§309(b)(2) points=	0.00	0.
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Density §309(c) - 40 Points Max

Points based on extent to which the average Net Density of QIP, adjusted by unit size, exceeds the required density §303(a)(4). (see <i>Eligibility and Threshold worksheet</i>)	Minimum Net Density =	0	% QIP meets or exceeds required net density:	0.00%
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Access to Transit §309(d) - 20 Points Max

Points for proximity of QIP to a Transit Station or Major Transit Stop. Distance must be evidenced by a scaled map; "walkable route" is a route which after completion of Project is free of negative environmental conditions that deter pedestrian circulation, such as barriers; stretches without sidewalks or walking paths; noisy vehicular tunnels; streets, arterials or highways without regulated crossings that facilitate pedestrian movement; or stretches without lighted streets.

Type	Transit Name	Contact	Phone	Planned Station Service Date

FAAST File: Transit Access Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes. File Uploaded?

- (1) Is QIP within **one-quarter mile** of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from nearest boundary of QIP? (If yes, skip to §309(e)) - 20 points
- (2) Is QIP within **one half mile** of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from the nearest boundary of QIP? (If yes, skip to §309(e)) - 10 points

Proximity to Amenities §309(e) - 20 Points Max

Points based on the proximity or accessibility of QIP to the following existing amenities or amenities that will be in service when the QIP is completed. Distance to amenities shall be evidenced by a certified date stamped map. Also include an aerial photo clearly showing distance from amenity to QIP. Distances are measured "as the crow flies".

Rural Area Project?	0
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(1) The QIP is within what distance from a public park (not including school grounds unless 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)? - 4 or 6 points

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service

FAAST File: Park Access Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes. File Uploaded?

(2) The QIP is within what distance from a locally recognized employment center with a minimum of 50 full-time employees? An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed QIP, such as a large hospital, industrial park, commercial district, or office area. - 4 or 7 points

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service

FAAST File: Employment Access Provide scaled map showing distance to employment center. File Uploaded?

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service

(3) The QIP is within what distance from a locally recognized retail center with a minimum of 50 full-time employees? A retail center is a downtown area or recognized neighborhood or regional shopping mall. - 4 or 7 points

FAAST File: Retail Access Provide scaled map certified showing distances to retail center. File Uploaded?

# of two+ bedrooms in QIP (see <i>Max Funds and Units worksheet</i>):	0	% of two+ bedrooms	0%	Below 50% skip to (5)
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The QIP is within what distance from a public school or community college that residents of the QIP may attend (only for QIPs with 50% of the units have two or more bedrooms)?

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service

FAAST File: Education Provide scaled map showing distances to school/college. File Uploaded?

(5) For a QIP that is a special needs or single room occupancy development, per TCAC, or a special needs or supportive housing project, as defined under MHP, the QIP is within what distance from a social service facility that operates to serve residents of QIP? - 4 or 7 points

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service

FAAST File: SPN or SH Provide scaled map showing distances to social service facility. File Uploaded?

(6) For a QIP that is reserved for qualified senior citizens under Civil Code §51.2, 51.3 and 51.4, the QIP is within what distance from a senior center or a facility regularly offering services specifically designed for seniors? 4 or 7 points									
Entity Name					Responsible Jurisdiction				
Site Address					City		State		Zip
Contact			Title		Phone		Date In Service		
FAAST File:	Qualified Seniors		Provide scaled map showing distances to senior center or facility regularly offering services.					File Uploaded?	
(7) Only for QIPs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms or larger with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map. - 20 points				# of two bedrooms in QIP (see <i>Max Funds and Units worksheet</i>):		0	% of two bedrooms	0%	skip to §309(f)
				# of three+ bedrooms in QIP (see <i>Max Funds and Units worksheet</i>):		0	% of three+ bedrooms	0%	skip to §309(f)
				Does QIP have restrictions or preference for Senior Units?		No	Does QIP have restrictions or preference for Special Needs Units?		
(a) QIP located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html									
If Yes, Select or Enter The Entire TCAC/HCD Opportunity Area Map Tract ID #:									
FAAST File:	Opportunity Area		Documentation of TCAC/HCD Opportunity Area status.					File Uploaded?	
Consistency with Regional Plans §309(f) - 10 Points Max									
Points awarded for each of the following									
(A)	Does QIP support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points								
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIP supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission. - 5 points								
(C)	Not less than 50% of the land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points								
FAAST File:	QIP Consistency		Submit letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.					File Uploaded?	
Tie Breaker §307(b)(3); NOFA									
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.								Application due date: 2/11	
(1) 10 bonus points to the QIP having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.								Ratio= 0.0	
(2) If tie still exists, 3 points to the QIP for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline.									
Development Name:					IIG prior NOFA Date		Cert. of Occup Date:		0
Development Name:					IIG prior NOFA Date		Cert. of Occup Date:		0
Development Name:					IIG prior NOFA Date		Cert. of Occup Date:		0
Development Name:					IIG prior NOFA Date		Cert. of Occup Date:		0

D
D
0/20
0%
D

Large Jurisdiction QIA Scoring						
<i>250 Points Max (points in blue shaded cells)</i>					Total QIP Self Score	0.00
Area Readiness §310(a) - 100 Points Max						
FAAST File:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of locality at beginning of document.			File Uploaded?	
(1) Multiple Qualifying Infill Projects - 10 points max						
(A) For the QIA, we have three or more QIPs that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process. - 10 points					0	
(B) For the QIA, we have two QIPs that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process. - 5 points						
(2) Environmental Review Status - 25 points max						
(A) For the QIA, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 25 points					0	
(B) For the QIA, we have a draft of a program, master or tiered environmental impact report that has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (C). - 15 points						
(C) For the QIA, we have a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (D). - 5 points						
(D) For the QIA, not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date. - 5 points						
(3) Land Use Entitlement Status - 25 points max						
(A) The QIA, meets the criteria in (C) below and can demonstrate that all necessary local land use approvals, excluding design review, for not less than 50% of the housing units proposed for development within the QIA have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 25 points					0	
(B) The QIA, meets the criteria in (C) below and can demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the QIA have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 20 points						
(C) The QIA, can demonstrate that it is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the QIA is located and the housing proposed in the application is consistent with such plan? <i>identify in table below</i> - 10 points						
(D) The QIA, can demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the CIP within the QIA have been granted? <i>identify in table below</i> - 5 points						
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. <i>This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.</i>						
Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments			
NEPA: Federal funding proposed that will trigger NEPA? Describe special circumstances below: _____ If Yes, enter date of "Authority to Use Grant Funds": _____						
CEQA: Project approved "by-right"? _____ Is Project Categorically Exempt? _____ Negative Declaration Date: _____ Final EIR Date: _____ Describe special circumstances below: _____						
(4) Funding Commitments - 20 points max						
(A) Points awarded based on percentage of total residential units to be developed in QIA that are in developments for which enforceable commitments have been obtained for all necessary construction period funding. All funding sources on the Dev Sources worksheet must identify whether funding is committed. §310(a)(4)(A) and (D).					0	
Total Construction funding commitments as a % of Total Development Costs less deferred costs - 10 points max					0.00%	0.0
FAAST File:	Const EFC #1, #2, etc	Commitment letter or other evidence documenting construction financing commitments			File Uploaded?	
(B) Points shall be awarded for obtaining enforceable commitments for all construction period funding for the CIP, excluding funding provided by another HCD funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment. (<i>must identify all CIP construction funding sources on Dev Sources worksheet</i>).						
Total CIP Construction funding commitments as a % of Total CIP Costs - 10 points					0.00%	0
FAAST File:	CIP EFC #1, #2, etc	Commitment letter or other evidence documenting CIP construction financing commitments			File Uploaded?	
(C) Points shall be awarded for obtaining/attaching documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the CIP. - 5 points					0	
FAAST File:	Letters of Intent	Letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the CIP			File Uploaded?	
(5) Local Support - 12 points max						
(A) & (B) All funding sources on the Dev Sources worksheet must include Yes or No regarding whether funding is from Local Support.					0	
Total Local Public Agencies Funding Commitment Amt: \$0 CIP Grant Amount \$0 Commitments as a % of Grant 0.00%					0	
(C) Points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application - 3 points					0	

(6) Following Prohousing Policies - 8 points max		0
(i)	Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points	0
(ii)	Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points	0
(iii)	Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle. - 4 points	0
(iv)	Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points - Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; - Processing or impact fee waivers or reductions of 50% or more; - Ministerial approval in fewer than 45 days; - Reduction or modifications of development standards for side yard setbacks of five feet or less; - Reduction or modifications of development standards to two story heights; - Reduction or modifications of development standards to allow 60% or more lot coverage; - No minimum lot size requirement; - Provisions for affordability; or offering support programs such as a user-friendly website	0
(v)	Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points	0

Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).

Affordability §310(b) - 60 Points Max

Points based on % of QIA units restricted to occupancy by various income groups. (see Max Funds and Unit Mix worksheet - all QIPs) 0.00

Density §310(c) - 40 Points Max

Points based on extent to which the average Net Density of QIA, adjusted by unit size, exceeds the Minimum Net Density = 0 % QIA meets or exceeds required net density: 0.00% 0

Access to Transit §310(d) - 20 Points Max

Points based on the percentage of residential units in the QIA which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in §309(d) relative to the total number of housing units in the QIA. §309(d) Proximity is within one half mile of QIPs within the QIA to a Transit Station or Major Transit Stop. The distance to a Transit Station or Major Transit Stop shall be evidenced by a date stamped map certified by a California State-licensed professional such as an engineer, surveyor or landscape architect. Provide a walkable route map, current transit maps and route schedules, highlighting the appropriate routes.

of residential units in QIA which are in developments meeting the criteria for proximity to a Transit Station or Major Transit Stop? 0.00% 0

FAAST File: Transit Access Provide scaled map showing all Transit Stations or Major Transit Stops and walkable routes. File Uploaded?

Proximity to Amenities §310(e) - 20 Points Max

Points based on the amenities in the QIA or within one-half mile of its boundary, including amenities that will be in service when construction of the QIP for the QIA is completed. The one-half mile radius will be measured from the established boundaries of the QIA, as defined in local planning documents. Distances are measured "as the crow flies". Amenities serving QIAs consisting of fewer than 200 residential units will yield 4 points each. Amenities serving QIAs consisting of 200 or more residential units will yield 2 points each. QIA Residential Units 0 0

(A) QIA will include how many park(s) not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities? (must identify park(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each). 0

Park Type: Responsible Jurisdiction:

Site Address: City: State: Zip:

Contact: Title: Phone: Date In Service:

Provide link to local planning documents: Specify page numbers info can be found:

Park Type: Responsible Jurisdiction:

Site Address: City: State: Zip:

Contact: Title: Phone: Date In Service:

Provide link to local planning documents: Specify page numbers info can be found:

(B) QIA will include how many locally recognized employment centers with a minimum of fifty full-time employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area? (must identify employment center(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each). 0

Type of Employment Center: Date In Service:

Employment Center Name: Responsible Jurisdiction:

Site Address: City: State: Zip:

Provide link to local planning documents: Specify page numbers info can be found:

Type of Employment Center: Date In Service:

Employment Center Name:		Responsible Jurisdiction	
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
(C) QIA will include how many locally recognized retail centers with a minimum of 50 full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall? (must identify retail center type(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).			0
Type of Retail Center:	Responsible Jurisdiction		Date In Service
Retail Center Name:	Responsible Jurisdiction		Date In Service
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
Type of Retail Center:	Responsible Jurisdiction		Date In Service
Retail Center Name:	Responsible Jurisdiction		Date In Service
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
(D) Only for QIAs where 50% of units have 2 or more bedrooms:	# of two+ bedrooms in QIA (see Max Funds and Units worksheet):	0	% of two+ bedrooms: 0% Below 50% skip to (E) 0
The QIA will include how many public schools/community colleges that residents of the QIA may attend (must identify type of school below)? - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).			
Type of school:	Responsible Jurisdiction		Date In Service
Entity Name	Responsible Jurisdiction		Date In Service
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
Type of school:	Responsible Jurisdiction		Date In Service
Entity Name	Responsible Jurisdiction		Date In Service
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
(E) The QIA has designated units in the application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the QIA? - 4 points			
Entity Name	Responsible Jurisdiction		Date In Service
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
Provide link to local planning documents:		Specify page numbers info can be found:	
(F) The QIA will have designated units reserved for qualified senior citizens under §51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the QIA? - 4 points			
Entity Name	Responsible Jurisdiction		Date In Service
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
Provide link to local planning documents:		Specify page numbers info can be found:	
(G) Only for QIAs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms or larger with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map. - 20 points	# of two bedrooms in QIA (see Max Funds and Units worksheet):	0	% of two bedrooms: 0% skip to §310(f)
	# of three+ bedrooms in QIA (see Max Funds and Units worksheet):	0	% of three+ bedrooms: 0% skip to §310(f)
	Does QIA have restrictions or preference for Senior Units?	No	Does QIA have restrictions or preference for Special Needs Units? No
(a) QIA located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html			
If Yes, enter the entire TCAC/HCD Opportunity Area Map Tract ID #:			
FAAST File:	Opportunity Area	Documentation of TCAC/HCD Opportunity Area status.	File Uploaded?
Consistency with Regional Plans §310(f) - 10 Points Max			
Points awarded for each of the following			
(A)	Does QIA support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points		
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIA supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission. - 5 points		
(C)	Not less than 50% of land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points		
FAAST File:	QIA Consistency	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File Uploaded?
Tie Breaker §307(b)(3); NOFA			
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.			Application due date: 2/18/20
(1) 10 bonus points to the QIA having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.			Ratio= 0.00%
(2) If tie still exists, 3 points to the QIA for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline.			
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0

IIG Round 6 Document Checklist

IIG Round 6 Document Checklist		
Overview TAB	Submitted	Comments
FAAST File:		
Applicant Documents (if more than two applicants continue attachments as App3, App4, and App5)		
App1 Certs & Legal (wet signature required)		
App2 Certs & Legal (wet signature required)		
App1 Reso (wet signature required)		
App2 Reso (wet signature required)		
Resolutions***		
1. Entity Name and Entity Type (corporation, non-profit, for-profit, LLC, etc.).		
2. Name & Title of Signatory(ies)**** NOTE: Name and title of authorized signatory(ies) is preferred. In instances pertaining to municipalities/jurisdictions/transit agencies (when title is acceptable), supporting documentation evidencing the individual who currently holds the position must be provided.		
3. NOFA Date.		
4. Language authorizing Signatory(ies) to sign Standard Agreement.		
5. Amendment Provision included.		
6. Aggregate dollar amount (should be equal to or greater than the requested/award amount).		
7. Person attesting validity of resolution (must be someone other than person authorized to sign Standard Agreement).		
8. The meeting date authorizing resolution.		
9. All votes taken at meeting authorizing resolution (ayes, no's, absent, vacant).		
10. Project name as it appears on IIG application.		
** Organizational documents for the manager of the LLC if an entity other than an individual.		
*** These are minimum requirements for a resolution. Updates can be requested once a review is completed.		
**** Ensure when identifying the Signatory(ies), if more than one is listed, that "and" or "or" is defined for individuals required to sign.		
App1 OrgChart		
App2 OrgChart		
App1 Signature		
App2 Signature		
App1 Payee Data or TIN		
App2 Payee Data or TIN		
Applicant Organizational Documents (submit documentation for each as App1, App2, etc.)		
Entity Type: (Overview Tab Continued under Organizational Documents)		Submitted
Corporations	FAAST File:	
Articles of Incorporation, with all amendments	App1 OrgDoc1	
By-Laws, with all amendments	App1 OrgDoc2	
Certificate of Status from Secretary of State	App1 OrgDoc3	
Evidence of tax-exempt status from FTB	App1 OrgDoc4	
Evidence of tax-exempt status from IRS	App1 OrgDoc5	
Limited Liability Company (LLC)**	FAAST File:	Submitted
Articles of Organization LLC-1, with all amendments	App1 OrgDoc1	
Operating Agreement, with all amendments	App1 OrgDoc2	
Certificate of Status from Secretary of State	App1 OrgDoc3	
Max Funds and Unit Mix TAB		
FAAST File:	Submitted	Comments
Rural Status		
Eligibility and Threshold TAB		
FAAST File:	Submitted	Comments

IIG Round 6 Document Checklist

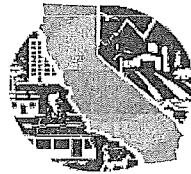
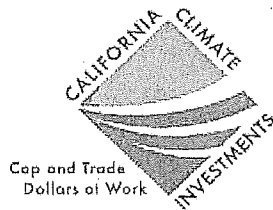
CIP Integral to QIP		
Urban Area		
Relevant Development Plan		
Net Density Verification		
Construction exception		
CIP Site Control		
QIP Relocation Plan		
Market Study		
Tax Credit Reservation		
Env & Land Use Verification TAB		
FAAST File:	Submitted	Comments
Auth to Use Grant Funds		
Environmental		
Large Jurisdiction QIP Scoring TAB, if applicable		
FAAST File:	Submitted	Comments
E&L Use		
Const EFC #1, #2, etc		
Transit Access		
Park Access		
Employment Access		
Retail Access		
Education		
SPN or SH		
Qualified Seniors		
Opportunity Area		
QIP Consistency		
Large Jurisdiction QIA Scoring TAB, if applicable		
FAAST File:	Submitted	Comments
E&L Use		
Const EFC #1, #2, etc		
CIP EFC #1, #2, etc		
Letter of Intent		
Transit Access		
Opportunity Area		
QIA Consistency		

AHSC Application

NOFA Round 5

FY 2019-20

**Affordable Housing and Sustainable
Communities Program (AHSC)**



**CALIFORNIA STRATEGIC
GROWTH COUNCIL**



**State of California
Governor Gavin Newsom**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Doug McCauley, Acting Director
Department of Housing and Community Development (HCD)**

2020 West El Camino Avenue, Suite 650, Sacramento, CA 95833

email: ahsc@hcd.ca.gov

<http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>

November 1, 2019 NOFA

Rev: 12/23/19

Overview

When opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.

Affordable Housing & Sustainable Communities Program (AHSC) Project Information FAAST PIN: _____

Project Name: _____	Project Area Type: _____	Housing Type: _____
----------------------------	---------------------------------	----------------------------

For ICP or RIPA Area Types - Must include within the Project Area: a Sustainable Transportation Infrastructure Project and an Affordable Housing Development and/or Housing Related Infrastructure Project - §102(d)(3) & (e) (check all boxes that apply):	<input checked="" type="checkbox"/> Affordable Housing Development (AHD) - §103(a)(1) <input checked="" type="checkbox"/> Housing Related Infrastructure (HRI) - §103(a)(2) <input checked="" type="checkbox"/> Sustainable Transportation Infrastructure (STI) - §103(a)(3) <input checked="" type="checkbox"/> Transportation-Related Amenities (TRA) - §103(a)(4) <input checked="" type="checkbox"/> Program Costs (PGM) - §103(b)
Was Project awarded funds in prior AHSC rounds?	
If yes, which round of AHSC was it awarded?	
Is Project a phase of a previously awarded project?	
Select Metropolitan Planning Org. or "non-MPO area" below	

Total Dev. Costs & AHSC Funding - limits: §103(a)(1)(D), §103(a)(2)(B), §103(a)(3)(B), §103(a)(4)(C), §103(b)(2), and §104(a)

Capital Project/Program:	Total Development Costs (TDC)	AHSC Funds Request (min \$1M, max \$30M; STI+TRA max \$10M)	AHSC / Total AHSC	Non-AHSC Funding Commitments	Legislative Data
Housing (AHD)	\$0	\$0	0.00%	\$0	State Assembly District: _____
Housing (HRI)	\$0	\$0	0.00%	\$0	Senate District: _____
Housing (AHD & HRI)	\$0	\$0	0.00%	\$0	
Transportation (STI)	\$0	\$0	0.00%	\$0	Congressional District: _____
Transportation (TRA)	\$0	\$0	0.00%	\$0	
Programs (PGM)	\$0	\$0	0.00%	\$0	
Totals:	\$0	\$0	0.00%	\$0	

Employment Benefits & Outcomes Reporting §103(a)(1)(C)(iii), (2)(A)(iii), (3)(A)(iii), and (4)(A)(iii) Total amount of eligible Employment Benefits and Outcomes Reporting costs not to exceed 2% of the total AHSC Program award (not included within the soft costs cap or Active Delivery Cost cap).	AHD	HRI	STI	TRA	Total Budgeted	2% Cost Cap	Overage	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	OK

Project Description - describe major Project components (do not exceed 700 characters)

of description characters:

AB-1550 Priority Populations §101

Project 10 digit census tract: _____	Disadvantaged Community: _____	Low-Income Community: _____	Low-Income Households: _____
--------------------------------------	--------------------------------	-----------------------------	------------------------------

Project Area Definition §102(a)

Description of geographical boundaries (defined by vicinity map, service area, etc.): _____

FAAST File:	Project Area Map	NOTE: Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning §107(m)(2) must also be identified on the PAM. Please refer to the Project Area Mapping Guidance for instructions.	Files Uploaded?
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Required Project Area Components §102(a):

- (1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area
- (2) Include at least one Transit Station/Stop consistent with the requirements set forth in the TOD, ICP and RIPA; and
- (3) Be of a defined size consistent with one of the following:
 - (A) For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile buffer around the identified Transit Station/Stop merged with a 1/2 mile buffer around all STI improvements. Select one
 - (B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line. Select one
 - (C) For Project Areas which include a Transit Corridor, bicycle network or both, Project Area must be identified in a plan (i.e. General, Bicycle Master or Transit Corridor Implementation). Select one

Plan name (if applicable): §102(a)(3)(C) _____

§106(a)(15) Applicant acknowledges that Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement.

FAAST File:	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Transit Service Map. Refer to the Project Area Mapping Guidance document for instructions.	Files Uploaded?
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FAAST File:	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Files Uploaded?
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Application Threshold Requirements §106(a)

- (1) We certify the Project will achieve a reduction in GHG emissions through fewer vehicle miles traveled (VMT) pursuant to the CARB Quantification Methodology.
- (2) We certify that this proposal supports implementation of the applicable Sustainable Community Strategy (SCS) or similar sustainable planning document in non-Metropolitan Planning Organization (MPO) regions and is consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.

FAAST File:	MPO Support Doc	Executed document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-Metropolitan Planning Organization regions, per Section 106 (a).	Files Uploaded?
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FAAST File:	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.	File Uploaded?
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(3) We certify the Project is consistent with the State planning priorities established pursuant to §65041.1 of the Government Code.

Overview

(6)(A) We certify the Project will incorporate at least two Urban Greening feature as defined in Guidelines Appendix A, with dedicated maintenance for at least two years and include adequate lighting in accordance with local, state or federal design standards and requirements for all publicly accessible components of the Project including active transportation route and transit stations or stops. *(select two features below and include costs in budget(s))*

(6)(B) We certify the Project will include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the Project including active transportation routes and transit stations or stops.

(7) Must demonstrate a level of committed funding at time of application that is ≥ 0.90 §106(a)(7) calculation results= 0.00 If No, Project has insufficient funding Commitments No
(must complete applicable project/program worksheets)

(10) Is application (including the UA) sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements?

(16) Does any Capital Project trigger State Reloc. Assistance Law (CA Gov Code §7260-7277)? AHD HRI STI TRA

If **Yes**, provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If **No**, provide documentation supporting relocation is not required.

FAAST File: Reloc Plan Applicants must provide a Relocation Plan or documentation supporting no relocation. File Uploaded?

(17) Will the Housing Element for the jurisdiction in which Project is located be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from HCD which sets forth findings that the housing element adopted within the time frames required by Gov Code §65588 includes that substance essential to every requirement of Article 10.6, commencing with Gov. Code §65580, Ch. 3 of Div. 1 of Title VII? Projects located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.

FAAST File: Hsng Element Letter A jurisdiction's current housing element compliance status is obtainable thru HCD's website File Uploaded?

(18) Climate adaptation measures are integrated into Project through the "Community Climate Resiliency" scoring in §107(o) - *Narrative-Based Policy worksheet*

(23) All Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.

(25) Project will meet the accessibility requirements specified in the TCAC regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations, must be approved in writing by HCD prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with TCAC regulations. The applicant or Developer of the Project must ensure that any other applicable federal, state, and local accessibility requirements are met.

Applicant Information §105

FAAST File: Indian Tribe If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support requirements as described in Appendix B Copy Attached? File Uploaded?

Will a Public Agency have a real property interest in the proposed Project §105(a)(3)? (if yes, your application must include one of the following below) Yes No

1. Application will include the Public Agency as a joint applicant 2. Application includes a commitment to enter into a contractual agreement to develop the Project, if it is awarded.

FAAST File: STI TRA Agrmnt If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought. Copy Attached? File Uploaded?

Applicant #1

Entity Name Eligible Applicant Organization Type

Address City State Zip

Auth Rep Title Authorized Rep. Email Phone

Contact Title Contact Email Contact Phone

Address City State Zip

FAAST File: App1 Cert & Legal Certs & Legal Disclosure (See Certifications & Legal Disclosure below) Copy Attached? File Uploaded?

FAAST File: App1 Reso Resolutions (see Resolution section below) Copy Attached? File Uploaded?

FAAST File: App1 OrgDoc1, App1 OrgDoc2, etc. Organizational Documents (see Organizational Documents section below) Files Uploaded?

FAAST File: App1 OrgChart Organizational Chart (see Organizational Documents section below) Files Uploaded?

FAAST File: App1 Signature Block Signature Block (Upload in Microsoft Word Document) File Uploaded?

FAAST File: App1 Payee Data or TIN Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below) Copy Attached? File Uploaded?

Applicant #2

Entity Name Eligible Applicant Organization Type

Address City State Zip

Auth Rep Title Authorized Rep. Email Phone

Contact Title Contact Email Contact Phone

Address City State Zip

FAAST File: App2 Cert & Legal Certs & Legal Disclosure (See Certifications & Legal Disclosure below) Copy Attached? File Uploaded?

FAAST File: App2 Reso Resolutions (see Resolution section below) Copy Attached? File Uploaded?

FAAST File: App2 OrgDoc1, App2 OrgDoc2, etc. Organizational Documents (see Organizational Documents section below) Files Uploaded?

FAAST File: App2 OrgChart Organizational Chart (see Organizational Documents section below) Files Uploaded?

FAAST File: App2 Signature Block Signature Block (Upload in Microsoft Word Document) File Uploaded?

FAAST File: App2 Payee Data or TIN Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below) Copy Attached? File Uploaded?

Applicant #3 (if applicable)

Entity Name Eligible Applicant Organization Type

Address City State Zip

Auth Rep Title Authorized Rep. Email Phone

Contact Title Contact Email Contact Phone

Address City State Zip

FAAST File: App3 Cert & Legal Certs & Legal Disclosure (See Certifications & Legal Disclosure below) Copy Attached? File Uploaded?

FAAST File: App3 Reso Resolutions (see Resolution section below) Copy Attached? File Uploaded?

FAAST File: App3 OrgDoc1, App3 OrgDoc2, etc. Organizational Documents (see Organizational Documents section below) Files Uploaded?

FAAST File: App3 OrgChart Organizational Chart (see Organizational Documents section below) Files Uploaded?

Overview				
FAAST File:	App3 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	
FAAST File:	App3 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?	File Uploaded?
Applicant #4 (if applicable)				
Entity Name	Eligible Applicant		Organization Type	
Address	City	State	Zip	
Auth Rep	Title	Authorized Rep. Email	Phone	
Contact	Title	Contact Email	Contact Phone	
Address	City	State	Zip	
FAAST File:	App4 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	File Uploaded?
FAAST File:	App4 Reso	Resolutions (see Resolution section below)	Copy Attached?	File Uploaded?
FAAST File:	App4 OrgDoc1, App4 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?	
FAAST File:	App4 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?	
FAAST File:	App4 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	
FAAST File:	App4 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?	File Uploaded?
Applicant #5 (if applicable)				
Entity Name	Eligible Applicant		Organization Type	
Address	City	State	Zip	
Auth Rep	Title	Authorized Rep. Email	Phone	
Contact	Title	Contact Email	Contact Phone	
Address	City	State	Zip	
FAAST File:	App5 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	File Uploaded?
FAAST File:	App5 Reso	Resolutions (see Resolution section below)	Copy Attached?	File Uploaded?
FAAST File:	App5 OrgDoc1, App5 OrgDoc2, etc.	Organizational Documents (see Organizational Documents section below)	Files Uploaded?	
FAAST File:	App5 OrgChart	Organizational Chart (see Organizational Documents section below)	Files Uploaded?	
FAAST File:	App5 Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	
FAAST File:	App5 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section below)	Copy Attached?	File Uploaded?
Certifications & Legal Disclosure				
A completed and signed Certification is required for each Joint Applicant. Each Joint Applicant must sign an individual Certification form. A completed and signed Legal Disclosure is also required for each Joint Applicant. In addition, a wet signature original of each signed Certification & Legal Disclosure must be submitted to HCD. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NOFA.				
A copy of the required Certification & Legal Disclosure can be downloaded by clicking here.				
Resolution				
A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on AHSC website.				
The resolution template is intended to be a sample. Applicants may use their own format as long as it contains ALL of the authorizations contained in the template.				
Organizational Documents				
Org Docs are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents. Submit Organizational Documents supporting the Resolution submitted with the application.				
Organizational Chart: The Organizational Chart must depict the Organizational Structure of the entities in relation to the applicant.				
Signature Block				
All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in Department legal documents such as a Standard Agreement.				
Payee Data Record STD-204 or Taxpayer Identification Number (TIN)				
Any Applicant or party that receives HCD funding must submit a Payee Data Record or Taxpayer Identification Number (TIN) form. The TIN must be submitted by all governmental entities. All others must submit the STD-204 Payee Data Record. A wet signature original must be submitted to HCD. Forms available on AHSC website.				
Development Team Contacts				
Owner/Borrower Entity				
Legal Name			Organization Type	
Address	City	State	Zip	
Auth Rep	Title	Authorized Rep. Email	Phone	
Contact	Title	Contact Email	Contact Phone	
Address	City	State	Zip	
File Name:	Owner Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	File Uploaded?
File Name:	Owner Reso	Resolutions (see Resolution section above)	Copy Attached?	File Uploaded?
File Name:	Owner OrgDoc	Organizational Documents (see Organizational Documents section above)	Files Uploaded?	
File Name:	Owner OrgChart	Organizational Chart (see Organizational Documents section above)	Files Uploaded?	
File Name:	Owner Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	
File Name:	Owner Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)	Copy Attached?	File Uploaded?
Managing General Partner				
Legal Name			Organization Type	
Address	City	State	Zip	
Auth Rep	Title	Authorized Rep. Email	Phone	
Contact	Title	Contact Email	Phone	
Address	City	State	Zip	
File Name:	MGP Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)	Copy Attached?	File Uploaded?
File Name:	MGP Reso	Resolutions (see Resolution section above)	Copy Attached?	File Uploaded?
File Name:	MGP OrgDoc	Organizational Documents (see Organizational Documents section above)	Files Uploaded?	
File Name:	MGP OrgChart	Organizational Chart (see Organizational Documents section above)	Files Uploaded?	
File Name:	MGP Signature Block	Signature Block (Upload in Microsoft Word Document)	File Uploaded?	
File Name:	MGP Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)	Copy Attached?	File Uploaded?

Overview

Administrative General Partner #1									
Legal Name			Organization Type						
Address		City		State		Zip			
Auth Rep		Title		Authorized Rep. Email			Phone		
Contact		Title		Contact Email			Phone		
Address		City		State		Zip			
File Name:	AGP Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)				Copy Attached?	File Uploaded?		
File Name:	AGP Reso	Resolutions (see Resolution section above)				Copy Attached?	File Uploaded?		
File Name:	AGP OrgDoc	Organizational Documents (see Organizational Documents section above)				Files Uploaded?			
File Name:	AGP OrgChart	Organizational Chart (see Organizational Documents section above)				Files Uploaded?			
File Name:	AGP Signature Block	Signature Block (Upload in Microsoft Word Document)				File Uploaded?			
File Name:	AGP Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)			Copy Attached?	File Uploaded?			
Administrative General Partner #2									
Legal Name			Organization Type						
Address		City		State		Zip			
Auth Rep		Title		Authorized Rep. Email			Phone		
Contact		Title		Contact Email			Phone		
Address		City		State		Zip			
File Name:	AGP2 Cert & Legal	Certs & Legal Disclosure (See Certifications & Legal Disclosure below)				Copy Attached?	File Uploaded?		
File Name:	AGP2 Reso	Resolutions (see Resolution section above)				Copy Attached?	File Uploaded?		
File Name:	AGP2 OrgDoc	Organizational Documents (see Organizational Documents section above)				Files Uploaded?			
File Name:	AGP2 OrgChart	Organizational Chart (see Organizational Documents section above)				Files Uploaded?			
File Name:	AGP2 Signature Block	Signature Block (Upload in Microsoft Word Document)				File Uploaded?			
File Name:	AGP2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN) (see section above)			Copy Attached?	File Uploaded?			
Property Management Agent									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Financial Consultant									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Primary Service Provider									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Borrower Legal Counsel									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
General Contractor									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Architect									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Development Funding Source									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Development Funding Source									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Development Funding Source									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Development Funding So									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Development Funding Source									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Rent/Operating Subsidy Source									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	
Rent/Operating Subsidy Source									
Legal Name			Contact			Contact Email			
Phone		Address		City		State		Zip	

AHD and HRI Overview PIN											
Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary											
	Project Name	Brief Description			Address	City	Zip	County	Lat. Log.	Census Tracts	APNs
AHD											
HRI											
AHD Information:		Area	Unit Count:	Building Count:	Elevator Count:	Project Design:	Density Project Type				
Land Area	acres	Units/Acre	0	# of Bldgs	# of Elevators		Residential Only Project				
Residential Rental	sq. ft.	# of Units	0	# of Bldgs	# of Elevators						
Homeownership	sq. ft.	# of Units	0	# of Bldgs	# of Elevators						
Commercial	sq. ft.	# of Units/Spaces		# of Bldgs	# of Elevators						
Resident Non-Rental	sq. ft.	# of Units/Spaces		# of Bldgs	# of Elevators						
Other (Mixed Use)	sq. ft.	# of Units/Spaces		# of Bldgs	# of Elevators						
# of car share parking spaces:		# of electric vehicle charging parking spaces:			# of uncovered guest parking spaces:						
# of car parking spaces:		Parking Ratio: car spaces/total units:			Total # of bicycle parking spaces:		Parking Ratio: bicycle spaces/total units:				
Is the AHD a scattered site project? §103(a)(1)(B)(ii)											
AHD Capital Projects §103(a)(1)											
(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project:										No	
(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d).								AHD distance from Transit Station/Stop:	Miles	No	
(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "AHD Units & Max Funds" worksheet).										No	
(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "AHD Units & Max Funds" worksheet).										Yes	
Total Extremely Low Income (ELI) 15-30% AMI rental units 0 Total Very Low Income (VLI) 31-50% AMI rental units 0 (iii) % of Affordable units 0% (iii) Avg. Affordability 0%											
(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD.										No	
Total Sites Area in Square Feet		0	Total Buildings Floor Area in Sq. Feet		0	(iv) Calculated Floor Area: N/A					
(Less Qualified* Square Feet Deductions):			(Less Excluded Areas in Square Feet):			(iv) Calculated Net Density: No 0					
Dedicated streets			Mechanical Space			*NOTE: The following are NOT qualified as site deductions: Utility Easements, Off-street parking, setbacks, private drives and walkways, Landscaping, Common Areas and Facilities, Drainage Facilities (exclusive to a development) and Other mitigation space required for development.					
Sidewalks			Cellar space								
Parks			Floor space in open balconies								
Open Space			Enclosed parking								
Other			Elevator or stair bulkheads								
Net Site Area-acres	0.00	Net Site Square Feet	0	Net Building Square Feet		0					
FAAST File:	Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density				File Uploaded?					
(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects					N/A	If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements?				N/A	
Prior to Rehab - existing # of units:		AHD Project Units:	0	Prior to Rehab - percentage of total affordable:		AHD percentage of total affordability: 0%					
(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.))								# of Secure Overnight Bicycle Parking spots at AHD:		No	
(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits? If Yes, this constitutes two separate and independent Projects, each of which must submit an entirely separate HCD application and qualify independently of the other.											
AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)											
§103(a)(1)(C)(ii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.						Budgeted	Cost Cap	Overage			
§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs:						\$0	\$0	\$0	OK		
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;											
(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);											
(3) In lieu fees for local inclusionary housing programs;											
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and											
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).											
HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)											
(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district? If Yes, are improvements a condition to the approval of the AHD?											
FAAST File:	Cap Improvements Req	Documentation from a Locality, transit agency, or special district that capital improvements are required				File Uploaded?					
(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.						Budgeted	Cost Cap	Overage			
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.						\$0	\$0	\$0	OK		
(v) Total amount of eligible real property acquisition of the HRI project site and associated fees cannot exceed 10% of the total AHSC Program award.						\$0	\$0	\$0	OK		
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.						\$0	\$0	\$0	OK		
§103(c) We certify the AHSC HRI funded cost do not include any of the following ineligible costs:											
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;											
(2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);											
(3) In lieu fees for local inclusionary housing programs;											
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and											
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).											
HRI Grant Terms §104(c)											

AHD and HRI Overview PIN

- (1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.
- (2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.
- (3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.
- (4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI.

AHD Threshold §106(a)

(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost.

Number of passes or cards that will be provided: Is there at least one pass per restricted unit? Type of transit passes provided:

(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing.

FAAST File: SFH Lease Addendum §106(a)(5) Smoke Free Housing Lease Addendum - must be submitted prior to construction close File Uploaded?

(8) For the AHD, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?

NEPA: Is Federal funding proposed that will trigger NEPA requirements? If Yes, enter date of "Authority to Use Grant Funds"

CEQA: Project approved "by-right"? Is Project Categorically Exempt? Negative Declaration Date: Final EIR Date:

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

FAAST File: AHD Environmental Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. File Uploaded?

FAAST File: AHD Auth to Use Grant Funds For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. File Uploaded?

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the AHD Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

(10) Does the Market study demonstrate the AHD Project is financially feasible? *A study that meets requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.*

FAAST File: AHD Market Study Provide a completed market study prepared within one year of the application due date. File Uploaded?

(11) Does applicant or Developer of Project have Site Control for AHD Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)

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

If leasehold estate: Rent based on restricted land value? Is acquisition cost \$0 in AHD Dev. Prepaid lease loan used? If so answer (a-c)

(a) Funding amount based on the Present Value of lease payments? (b) Lender requesting Res. Receipts (not permissible) (c) Has loan amount been entered as a finance cost?

Describe any special site-control circumstances.

FAAST File: AHD Site Control Appropriate documentation to demonstrate the form of site control indicated above Files Uploaded?

FAAST File: AHD Preliminary Title Report PTR, that is no more than 6 months old for the AHD Project. Files Uploaded?

(12) Applicants must demonstrate prior experience by providing evidence of two prior AHD projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

	AHD Past Project #1	AHD Past Project #2
Project Name		
Development Entity		
Completion Date		
Project Tenure		
# of units		
Units per Acre		
Commercial (sq. ft.)		
Brief Description (e.g. number of units, population served, etc.)		

FAAST File: Past Exp AHD1, Past Exp AHD2 Certificates of Occupancy for two recently completed affordable housing developments. File Uploaded?

(13) We certify as of the application date, the applicants or the AHD real property is not party to or the subject of any claim or action in the state or federal courts.

(14) We certify that construction of the AHD Project has not commenced as of the application deadline set forth in the NOFA.

(19) The AHD Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

If "Yes", provide documentation the AHD Project site is not within land designated as agricultural land per the FMMP tool.

FAAST File: AHD No Ag Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool. File Uploaded?

If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

FAAST File: AHD Ag Infill Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A) File Uploaded?

(20)(A) We certify the AHD meets the underwriting standards in Uniform Multifamily Regulations §8300 - §8316 and Multifamily Housing Program Guidelines §7312.

(20)(B) We certify the AHD is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

(20)(C) If the AHD Project involves involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.

(20)(D) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).

AHD and HRI Overview PIN

HRI Threshold §106(a) (if applying for AHSC HRI funding)

(8) For the HRI, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?

NEPA: Is Federal funding proposed that will trigger NEPA requirements? If Yes, enter date of "Authority to Use Grant Funds"

CEQA: Project approved "by-right"? Is Project Categorically Exempt? Negative Declaration Date: Final EIR Date:

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

FAAST File: **HRI Environmental** Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). File Uploaded?

FAAST File: **HRI Auth to Use Grant Funds** For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. File Uploaded?

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the HRI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

(10) Does the Market study demonstrate Project is financially feasible (HRI requires a market study only if not using AHSC funds for AHD)? A market study that meets the requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.

FAAST File: **HRI Market Study** Completed market study prepared within one year of the application due date. File Uploaded?

(11) Does applicant or Developer of Project have Site Control for HRI Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)

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

If leasehold estate: Rent based on restricted land value? Is acquisition cost \$0 in Dev. Budget? Prepaid lease loan used? If so answer (a-c)

(a) Funding amount based on the Present Value of lease payments? (b) Lender requesting Res. Receipts (not permissible) (c) Has loan amount been entered as a finance cost?

Describe any special site control circumstances.

FAAST File: **HRI Site Control** Appropriate documentation to demonstrate the form of site control indicated above. Files Uploaded?

(12) Applicants must demonstrate prior experience by providing evidence of two prior HRI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

	HRI Past Project #1	HRI Past Project #2
Project Name		
Development Entity		
Completion Date		
Project Tenure		
# of units		
Units per Acre		
Commercial (sq. ft.)		
Brief Description (e.g. number of units, population served, etc.)		

FAAST File: **Past Exp HRI1, Past Exp HRI2** Certificates of Occupancy for two recently completed affordable housing developments. File Uploaded?

(13) We certify as of the application date, the applicants or the HRI real property is not party to or the subject of any claim or action in the state or federal courts.

(14) We certify that construction of the HRI Project has not commenced as of the application deadline set forth in the NOFA.

(19) The HRI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

If "Yes", provide documentation the HRI Project site is not within land designated as agricultural land per the FMMP tool.

FAAST File: **HRI No Ag** Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool. File Uploaded?

If "No", demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A):

FAAST File: **HRI Ag Infill** Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A). File Uploaded?

(20)(B) We certify the HRI is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

(20)(C) If the AHD Project involves involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.

(20)(D) We certify the proposed AHD is consistent with State & Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).

(20)(E) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the HRI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.

FAAST File: **HRI Local Approvals** Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Files Uploaded?

Article XXXIV Authority

Article XXXIV opinion letters submitted to HCD must demonstrate that the applicant has considered both the legal requirements of Article XXXIV and the relevant facts of the project. (e.g., the state public body lenders, the number of low income restricted units, and the general content of any regulatory restrictions). Any conclusion that a project is exempt from Article XXXIV must be supported by specific facts and a specific legal theory for exemption that itself is supported by the Constitution, statute, and/or case law. Prior to the execution of the HCD Standard Agreement, Applicant must deliver to HCD satisfactory evidence that the requirements of Article XXXIV of the California Constitution have been satisfied or are inapplicable.

FAAST File: **Article XXXIV Attorney Opinion** Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered. File Uploaded?

AHD and HRI Overview PIN

Does the locality have sufficient Article XXXIV Authority to accommodate the project? (If Project doesn't have Article XXXIV authority, AHSC may be limited to restricting no more than 49% of the total units.)

If yes, document Article XXXIV authority for Project. May be done by providing info from appropriate local government official that voters passed a specific project referendum or a blanket referendum has been passed and the locality has allocated sufficient Article XXXIV authority to Project.

FAAST File:	Article XXXIV Authority	Copy of document providing Authority	File Uploaded?
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AHD and HRI Overview PIN

Tax Credits

Select appropriate entry for each item:

Project Tax Credit Type:	Federal:	Proposed Equity Investor Contribution (\$):	Anticipated Tax Credit Factor:	App Rate:
	State:	Proposed Equity Investor Contribution (\$):	Anticipated Tax Credit Factor:	App Rate:

Timeframe for Applying for 4% Tax Credits	Proposed Month:	Proposed Year:
Timeframe for Applying for 9% Tax Credits	Proposed Round:	Proposed Year:
If already awarded, date of the Tax Credit Reservation:		

FAAST File:	Tax Credit Reservation	If this project has already received a tax credit reservation, upload documentation to FAAST	File Uploaded?
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Does or will the senior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?
 Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?

Are there any cost sharing agreements?	If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development cost?	If no, on what?
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What covenants or regulatory agreements are already on title?

What covenants or regulatory agreements are anticipated?

AHD Milestones

Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Capital Project Milestone Schedule	Date
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project development.	
Site Control of Affordable Housing Development site(s) by proposed housing developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project.	
Obtaining all enforceable funding commitments for all construction period financing.	
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project.	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	
Commencement of construction.	
Construction complete and the filing of the Notice of Completion.	
Program funds fully disbursed.	

Have all milestone dates been entered above?

HRI Milestones

Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Capital Project Milestone Schedule	Date
Executed binding agreement between the Recipient and developer of the proposed Housing Development detailing the terms and conditions of the Project development.	
Site Control of Housing Development site(s) by proposed housing developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the HRI.	
Obtaining all enforceable funding commitments for all construction period financing for the HRI.	
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and tax credit syndication documents for remaining phases of Project.	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	
Commencement of construction of the HRI.	
Completion of HRI construction.	
Program funds fully disbursed.	

Have all milestone dates been entered above?

HRI and AHD Sources of Development Funds PIN

Construction Period Sources of Funds

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

#	Committed by Application Due Date?	AHD vs HRI Source	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Residential Amount	Commercial Amount	*Details of Deferred Costs	
												Amount	Description
1	Yes	HRI	AHSC HRI Grant	State-HCD									
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13		AHD	*Deferred Costs (enter details at right)			\$0							
14	Yes	AHD	Equity Investor								\$0		
TOTALS						\$0					\$0	\$0	\$0

Permanent Sources of Funds

#	Committed by Application Due Date?	AHD vs HRI Source	Source Name See cell comments for Deferred Dev. Fee; list in lien priority order	Source Type	Lien No.	Amount	Interest Rate		Amortization Period (yrs.)	Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service	Residential Amount	Commercial Amount	Balloon?	
							Rate	Type		Type	Due in (yrs)						
1	Yes	HRI	AHSC HRI Grant	State-HCD													
2	Yes	AHD	AHSC AHD Loan	State-HCD			3.00%	Fixed for Term	55	MHP-Partial Interest Only	55						
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	
16	Yes	AHD	Equity Investor												\$0		
Total Permanent Funding Sources Amount						\$0										\$0	\$0
Total Committed Non-AHSC AHD & HRI Funds						\$0										\$0	\$0

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

FAAST File: EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc. Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments. Files Uploaded?

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

AHD Units and Maximum AHD-HRI Funds PIN

AHD Unit Mix														
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)
# of Bdrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Unrestricted Units	Total Restricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Mgr. Units	Support. Housing Units	AHSC Assisted Units	Veterans Units	Senior Units

FAAST File: _____ Utility Allowance _____ Documentation from the local housing authority substantiating the amount of the Utility Allowance used _____ File Uploaded? _____

§104(b)(4) NOTE: Use of multiple HCD funding sources on the same Assisted Units (subsidy stacking) is prohibited. "HCD funding sources" shall mean loan or grant funds awarded for permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs: Supportive Housing Multifamily Housing, MHP, Veterans Housing and Homeless Prevention, No Place Like Home, Affordable Housing Sustainable Communities, Transit Oriented Development, Joe Serra, Junior Farmworker Housing Grant, SB 2 Farmworker Housing, and Housing for a Healthy California.

Maximum HRI Grant Amount

0 unrestricted units @ \$35,000 PU =	\$0	0 restricted units @ \$50,000 PU =	\$0	HRI Requested:	\$0	Max HRI Grant:	\$0
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Maximum AHD Loan Amount

<i>Max AHSC AHD Loan Amounts. Click here for 2019 AHSC loan limits - (beginning on page 211)</i>						Max AHD Loan:	\$0
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Is Project applying for 9% Tax Credits?	No								Unrestricted Manager Loan Amount:						AHD Requested:					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P					
0 Bedroom Units				1 Bedroom Units			2 Bedroom Units			3 Bedroom Units			4+ Bedroom Units							
AMI Level	Per Unit Amount	Number of Restricted units	Loan Amount (B x C)	Per Unit Amount	Number of Restricted units	Loan Amount (E x F)	Per Unit Amount	Number of Restricted units	Loan Amount (H x I)	Per Unit Amount	Number of Restricted units	Loan Amount (K x L)	Per Unit Amount	Number of Restricted units	Loan Amount (N x O)					
60%	0		0	0		0	0		0	0		0	0		0					
55%	0		0	0		0	0		0	0		0	0		0					
50%	0		0	0		0	0		0	0		0	0		0					
45%	0		0	0		0	0		0	0		0	0		0					
40%	0		0	0		0	0		0	0		0	0		0					
35%	0		0	0		0	0		0	0		0	0		0					
30%	0		0	0		0	0		0	0		0	0		0					
25%	0		0	0		0	0		0	0		0	0		0					
20%	0		0	0		0	0		0	0		0	0		0					
15%	0		0	0		0	0		0	0		0	0		0					
Totals	0 Bdrm	0	0	1 Bdrm	0	0	2 Bdrm	0	0	3 Bdrm	0	0	4+ Bdrm	0	0					

Commercial Space

Type of Business (if Known)	# of Total Units	Sq. Footage of Each Space	Expected Gross Rent per S.F.	Expected Gross Rent	Other Revenue (Specify)	Other Revenue (Amount)	Garage and Parking Space Revenue	Miscellaneous Rent Revenue
TOTAL:	0	0	\$0	\$0	\$0	\$0	\$0	\$0
AVERAGE:	0	0	\$0	\$0	\$0	\$0	\$0	\$0

Describe the Proposed Commercial Use and Identify any Special Issues:

AHD DEVELOPMENT BUDGET

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$0					
Demolition	\$0					
Legal	\$0					
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$0	\$0	\$0			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$0					
Total Acquisition Cost	\$0	\$0	\$0		\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0			
Predevelopment Interest/Holding Cost	\$0					
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other New Construction: (Specify)	\$0					
Other New Construction: (Specify)	\$0					
Other New Construction: (Specify)	\$0					
Total New Construction Costs	\$0	\$0	\$0	\$0	\$0	
ARCHITECTURAL FEES						
Design	\$0					
Supervision	\$0					
Total Architectural Costs	\$0	\$0	\$0	\$0	\$0	
Total Survey & Engineering	\$0					
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$0					
Origination Fee	\$0					
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0					
Cost of Issuance	\$0					
Title & Recording	\$0					
Taxes	\$0					
Insurance	\$0					
Employment Reporting	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Total Construction Interest & Fees	\$0	\$0	\$0	\$0	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$0					
Credit Enhancement/Application Fee	\$0					
Title & Recording	\$0					
Taxes	\$0					

AHD DEVELOPMENT BUDGET

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Insurance	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Total Permanent Financing Costs	\$0	\$0	\$0			
<i>Subtotals Forward</i>	\$0	\$0	\$0	\$0	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$0					
Other Attorney Costs: (Specify)	\$0					
Other Attorney Costs: (Specify)	\$0					
Other Attorney Costs: (Specify)	\$0					
Total Attorney Costs	\$0	\$0	\$0	\$0	\$0	
RESERVES						
Operating Reserve	\$0					
Replacement Reserve	\$0					
Transition Reserve	\$0					
Rent Reserve	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Total Reserve Costs	\$0	\$0	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$0					
Soft Cost Contingency	\$0					
Total Contingency Costs	\$0	\$0	\$0	\$0	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$0					
Environmental Audit	\$0					
Local Development Impact Fees	\$0					
Permit Processing Fees	\$0					
Capital Fees	\$0					
Marketing	\$0					
Furnishings	\$0					
Market Study	\$0					
Accounting/Reimbursable	\$0					
Appraisal Costs	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Total Other Costs	\$0	\$0	\$0	\$0	\$0	
SUBTOTAL PROJECT COST	\$0	\$0	\$0	\$0	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$0					
Consultant/Processing Agent	\$0					
Project Administration	\$0					
Broker Fees Paid to a Related Party	\$0					
Construction Oversight by Developer	\$0					
Other Developer Costs: (Specify)	\$0					
Total Developer Costs	\$0	\$0	\$0	\$0	\$0	
TOTAL PROJECT COST	\$0	\$0	\$0	\$0	\$0	
				Eligible Basis:	\$0	\$0
				Total Eligible Basis:	\$0	\$0

	DF 2019
Total Developer Fee (equals Total Developer Costs above):	\$0
Total Developer Fee paid from development funding sources:	\$0
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$0
Deferred Developer Fee payable from allowable 50% Distribution:	\$0
Developer Fee Contributed as Capital:	\$0

AHD and HRI Permanent Sources and Uses PIN

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources					
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	0	0	0	0	0	0	0	0	0	0	0	0	Equity Investor	Total Residential Sources	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference Dev Budget vs. Sources
Soft cost In Fed (Total AHSC AHD below)																		Total	Total			
\$0																						
LAND COST/ACQUISITION																						
Land Cost or Value	\$0																	\$0	\$0	\$0		\$0
Demolition	\$0																	\$0	\$0	\$0		\$0
Legal	\$0																	\$0	\$0	\$0		\$0
Land Leases/ Rent Provisions	\$0																	\$0	\$0	\$0		\$0
Total Land Cost or Value	\$0																	\$0	\$0	\$0		\$0
Existing Improvements Cost or Value	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-Site Improvements	\$0																	\$0	\$0	\$0		\$0
Total Acquisition Cost	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Predevelopment Interest/Marketing Cost	\$0																	\$0	\$0	\$0		\$0
Arrested, Accrued Interest on Existing Debt (RHS-SP-AC)	\$0																	\$0	\$0	\$0		\$0
Excess Purchase Price Over Appraisal	\$0																	\$0	\$0	\$0		\$0
REHABILITATION																						
Site Work	\$0																	\$0	\$0	\$0		\$0
Structures	\$0																	\$0	\$0	\$0		\$0
General Requirements	\$0																	\$0	\$0	\$0		\$0
Contractor Overhead	\$0																	\$0	\$0	\$0		\$0
Contractor Profit	\$0																	\$0	\$0	\$0		\$0
Prevailing Wages	\$0																	\$0	\$0	\$0		\$0
General Liability Insurance	\$0																	\$0	\$0	\$0		\$0
Urban Greening	\$0																	\$0	\$0	\$0		\$0
Other Rehabilitation (Specify)	\$0																	\$0	\$0	\$0		\$0
Other Rehabilitation (Specify)	\$0																	\$0	\$0	\$0		\$0
Other Rehabilitation (Specify)	\$0																	\$0	\$0	\$0		\$0
Total Rehabilitation Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																	\$0	\$0	\$0		\$0
NEW CONSTRUCTION																						
Site Work	\$0																	\$0	\$0	\$0		\$0
Structures	\$0																	\$0	\$0	\$0		\$0
General Requirements	\$0																	\$0	\$0	\$0		\$0
Contractor Overhead	\$0																	\$0	\$0	\$0		\$0
Contractor Profit	\$0																	\$0	\$0	\$0		\$0
Prevailing Wages	\$0																	\$0	\$0	\$0		\$0
General Liability Insurance	\$0																	\$0	\$0	\$0		\$0
Urban Greening	\$0																	\$0	\$0	\$0		\$0
Other New Construction (Specify)	\$0																	\$0	\$0	\$0		\$0
Other New Construction (Specify)	\$0																	\$0	\$0	\$0		\$0
Other New Construction (Specify)	\$0																	\$0	\$0	\$0		\$0
Total New Construction Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARCHITECTURAL FEES																						
Design	\$0																	\$0	\$0	\$0		\$0
Station/Plans	\$0																	\$0	\$0	\$0		\$0
Total Architectural Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Survey & Engineering	\$0																	\$0	\$0	\$0		\$0
CONSTRUCTION INTEREST & FEES																						
Construction Loan Interest	\$0																	\$0	\$0	\$0		\$0
Origination Fee	\$0																	\$0	\$0	\$0		\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0		\$0
Bond Premium	\$0																	\$0	\$0	\$0		\$0
Cost of Issuance	\$0																	\$0	\$0	\$0		\$0
Title & Recording	\$0																	\$0	\$0	\$0		\$0
Taxes	\$0																	\$0	\$0	\$0		\$0
Insurance	\$0																	\$0	\$0	\$0		\$0
Employment Reporting	\$0																	\$0	\$0	\$0		\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0		\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0		\$0
Other Construction Int. & Fees (Specify)	\$0																	\$0	\$0	\$0		\$0
Total Construction Interest & Fees	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PERMANENT FINANCING																						
Loan Origination Fee	\$0																	\$0	\$0	\$0		\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0		\$0
Title & Recording	\$0																	\$0	\$0	\$0		\$0
Taxes	\$0																	\$0	\$0	\$0		\$0
Insurance	\$0																	\$0	\$0	\$0		\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0		\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0		\$0

AHD and HRI Permanent Sources and Uses PIN

AFFORDABLE HOUSING DEVELOPMENT (AHD)	AHD Residential and HRI Permanent Sources of Funds																	Commercial Sources						
USES OF FUNDS Soft cost in red (Total AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	Equity Investor	Total Residential Sources	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference Dev Budget vs. Sources	
																								Total
\$0																								
Total Permanent Financing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Subtotals Forward</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL FEES																								
Legal Paid by Applicant	\$0																		\$0	\$0	\$0			\$0
Other Attorney Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Attorney Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Attorney Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Attorney Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESERVES																								
Operating Reserve	\$0																		\$0	\$0	\$0			\$0
Replacement Reserve	\$0																		\$0	\$0	\$0			\$0
Transition Reserve	\$0																		\$0	\$0	\$0			\$0
Rent Reserve	\$0																		\$0	\$0	\$0			\$0
Other Reserve Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Reserve Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Reserve Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Reserve Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY COSTS																								
Construction Hard Cost Contingency	\$0																		\$0	\$0	\$0			\$0
Soft Cost Contingency	\$0																		\$0	\$0	\$0			\$0
Total Contingency Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER PROJECT COSTS																								
TCAC Application/Monitoring Fees	\$0																		\$0	\$0	\$0			\$0
Site Construction Audit	\$0																		\$0	\$0	\$0			\$0
Local Development Impact Fees	\$0																		\$0	\$0	\$0			\$0
Permit Processing Fees	\$0																		\$0	\$0	\$0			\$0
Capital Fund	\$0																		\$0	\$0	\$0			\$0
Marketing	\$0																		\$0	\$0	\$0			\$0
Public Art	\$0																		\$0	\$0	\$0			\$0
Market Study	\$0																		\$0	\$0	\$0			\$0
Resource Assessment	\$0																		\$0	\$0	\$0			\$0
Appraisal Costs	\$0																		\$0	\$0	\$0			\$0
Other Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Other Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEVELOPER COSTS																								
Developer Overhead/Profit	\$0																		\$0	\$0	\$0			\$0
Consultant/Processing Agent	\$0																		\$0	\$0	\$0			\$0
Project Administration	\$0																		\$0	\$0	\$0			\$0
Broker Fees Paid to a Related Party	\$0																		\$0	\$0	\$0			\$0
Construction Oversight by Developer	\$0																		\$0	\$0	\$0			\$0
Other Developer Costs: (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Developer Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOUSING RELATED INFRASTRUCTURE (HRI)																								
Site acquisition of HRI including permits and type of work																								\$0
Other Site Acquisition (Specify):																								\$0
TOTAL SITE ACQUISITION (NOT PARKING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clearing and Grubbing	\$0																		\$0	\$0	\$0			\$0
Demolition	\$0																		\$0	\$0	\$0			\$0
Excavation	\$0																		\$0	\$0	\$0			\$0
Grading (not grading for housing & mixed use structural improvements)	\$0																		\$0	\$0	\$0			\$0
Soil Stabilization (Lime, etc.)	\$0																		\$0	\$0	\$0			\$0
Erosion/Weed Control	\$0																		\$0	\$0	\$0			\$0
Dewatering	\$0																		\$0	\$0	\$0			\$0
Other Site Preparation (Specify):	\$0																		\$0	\$0	\$0			\$0
Other Site Preparation (Specify):	\$0																		\$0	\$0	\$0			\$0
TOTAL SITE PREPARATION COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0																		\$0	\$0	\$0			\$0
Potable Water	\$0																		\$0	\$0	\$0			\$0
Non-Potable Water	\$0																		\$0	\$0	\$0			\$0

AHD and HRI Permanent Sources and Uses PIN

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources		Residential Cost Difference Dev Budget vs. Sources				
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	Equity Investor:	Total Residential Sources		Residential Costs	Commercial Costs	Source Name:	Source Name:
Soft cost In red (Total AHSC AHD below)	\$0																						
Storm Drain																							
Deterioration Basin/Culverts																							
Joint Trench																							
Other Site Utilities (Specify):																							
TOTAL SITE UTILITIES COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Aggregate Base																							
Asphalt Pavement																							
Curb, Gutter, Sidewalk																							
Street Lights																							
Striping/Signage/Barricades																							
Traffic Mitigation																							
Other Surface Improvements (Specify):																							
TOTAL SURFACE IMPROVEMENTS COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Urban Greening (Specify):																							
Urban Greening (Specify):																							
Urban Greening (Specify):																							
Urban Greening (Specify):																							
TOTAL URBAN GREENING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Irigation																							
Concrete Work																							
Landscaping																							
Playground Facilities and Tot Lots																							
Walking/Bike Path																							
Drinking Fountains																							
Structures																							
Lighting																							
Open Space																							
Other Landscapa and Amenities (Specify):																							
TOTAL LANDSCAPE AND AMENITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Wetland Mitigation																							
Endangered Species																							
Tree Mitigation																							
Environmental Remediation																							
Other Env. Mitigation/Remediation (Specify):																							
TOTAL ENV. MITIGATION/REMEDIATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Residential Parking Structures																							
Grading																							
Foundation Work																							
Site Work																							
Other Replacement Parking Costs (Specify):																							
Other Replacement Parking Costs (Specify):																							
TOTAL REPLACEMENT PARKING COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Residential Parking Structures																							
Grading																							
Foundation Work																							
Site Work																							
Other Residential Parking Costs (Specify):																							
Other Residential Parking Costs (Specify):																							
TOTAL RESIDENTIAL PARKING COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Access Plaza																							
Pathways																							
Bus Shelters																							
Transit Shelters																							
Pedestrian Facilities																							
Bicycle Facilities																							
Other Transit Costs (Specify):																							
TOTAL TRANSIT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Drainage																							
Parks & Recreation																							
Streets/Signals																							
Traffic Fees																							
Waste Water																							
Water Facility																							
Other Impact Fees (Specify):																							
Other Impact Fees (non-AHSC eligible)																							
TOTAL IMPACT FEES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Engineering																							

AHD and HRI Permanent Sources and Uses PIN

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources		Residential Cost Difference Dev Budget vs. Sources			
USES OF FUNDS Soft costs in red (total AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	Equity Investor	Total Residential Sources		Residential Costs	Commercial Costs	Source Name:
\$0																			Total	Total		
Design																						
Contractor Fee																						
Other Soft Costs (Specify):																						
TOTAL SOFT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment Reporting																						
Other Costs (Specify):																						
Other Costs (Specify):																						
TOTAL OTHER ASSET COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HRI TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHD TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AHD & HRI PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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

**TCAC Threshold Basis Limit for HCD Developer Fee 2017 UMR §8312(c) & (b) and
High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b)**
Complete all yellow shaded cells; see cell comments for tips

Project Name:		County:		Project's Proposed Tax Credits:	
				HCD Phase:	
				Origination	
Unit Size	TCAC Threshold Basis Limits (TBL)	Number of Units		Basis x Number of Units	
SRO/Studio		0		\$0	
1 Bedroom		0		\$0	
2 Bedrooms		0		\$0	
3 Bedrooms		0		\$0	
4+ Bedrooms		0		\$0	
Number of Manager Units in Project:		TOTAL UNITS:		0	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):				\$0	
TBL ADJUSTMENTS §10327(c)(5)(A-F): (a) - (e) below cannot exceed 39% of Unadjusted TBL					Yes/No
(a) Project 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%)					\$0
Project 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%)					\$0
(b) New construction Project 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. (7%)					\$0
(c) Project where a day care center is part of the development. (2%)					\$0
(d) Project where 100 percent of the units are for Special Needs populations. (2%)					\$0
(e) Project where at least 95% of the Project's upper floor units are serviced by an elevator. (10%)					\$0
(f) Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up to 10%)					\$0
Proposed energy efficiency/resource conservation/indoor air quality items	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%)				
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%)				
	(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). (4%)				
	(4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC approved software. (4%)				
	(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%)				
	(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%)				
	(7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (1%)				
	(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. (2%)				
	(9) Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. (2%)				
(g) 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)					\$0
If Yes, select type of work:		Enter Certified type Costs of Work:		\$0	
(h) 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.					\$0
(i) 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:	Opportunity Area Map Tract ID #:	Opportunity Map Resource level:			
TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:				\$0	
Adj. Threshold Basis Limit multiplied by 160%:				\$0	
HCD HIGH COST TEST RESULT:				0%	
(j) Total Eligible Basis (AHD Dev Budget F119)				\$0	

HCD 2019 Developer Fee Calculator - revised 8/7/19 (complete YELLOW shaded cells)			
Project Phase:	Origination	Proposed Project Type:	
Project Name:			
Project's Developer Fee Summary (SEE INSTRUCTIONS ABOVE)		HCD Limit	Project Amt.
Max Total Developer Fee - 2d		\$0	\$0
Max Developer Fee payable from development funding sources - lesser of 1h & 2d		\$0	\$0
Deferred Developer Fee payable on a priority basis from available Cash Flow		\$0	\$0
Deferred Developer Fee payable exclusively from Sponsor Distributions - 2h		\$0	\$0
Total Budgeted or Actual Developer Fee		\$0	
Developer Fee Contributed as Capital			Deferred Developer Fee
Section 1. UMR §8312(c)(1) - for all 4% Projects (project costs per TCAC 9% rules)			
a. Project's type of construction:		Number of Affordable Tax Credit Units	0
			\$2,000,000
b. Project's Eligible Basis (exclude Developer Fee)			\$0
			x 15% = \$0
c. Basis for Non-Residential Costs (Commercial - exclude Developer Fee)			\$0
			x 15% = \$0
d. Max developer fee that could be included in project costs under 9% rules - lesser of 1a or (1b + 1c):			\$0
High Cost Test Adjustment - New Construction only §10327(c)(2)(A)			\$0
e. Total Adjusted Threshold Basis Limit - §10327(c)(5)			\$0
f1. Total Eligible Basis - §10327(c)(2)(A)	\$0	4% Eligible Basis reduced to reflect exclusion of DF in excess of TCAC cash out threshold §10317(i)(6)	f1 - f2 + f3 \$0
f2. Developer Fee in Eligible Basis	\$0	f3. Amount of DF in EB inc. in high cost test using 4% rules based on \$2.5M + \$10,000 per affordable unit above 100	\$0
g1. High Cost Test Factor	0.000% 200.000%	g2. (200.0% + 100%) / 2	150.000%
i. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1)			\$0
Section 2. UMR §8312(c)(2) - Maximum Developer Fee allowed in Eligible Basis under TCAC 4% rules			
Max Developer Fee allowed in Eligible Basis under TCAC 4% rules			
a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$0		x 15% = \$0
b. Not Applicable	\$0		x 15% = \$0
c1. Not Applicable			
c2. Not Applicable			
c3. Not Applicable			
c4. Not Applicable	\$0		X 5% = \$0
d. Maximum Developer Fee in Eligible Basis under 4% rules §8312(c)			\$0
Max Developer Fee per §8312(c)			
e. Total Developer Fee Limit including deferred fee - Eligible Basis under 4% rules total UMR §8312(c) (2d)			\$0
h. Total Budgeted or Actual Developer Fee			\$0
i. Budgeted Developer Fee paid from Development Sources		Sum of Deferred and Contributed Developer Fee	\$0
j. Deferred Developer Fee payable on a priority basis from available Cash Flow - UMR §8312(c)(2)			\$0
Section 3. UMR §8312(a) Instructions: Complete the yellow, shaded cells - choose only one in the 'A', 'B' or 'C' sections.			
a. New construction and substantial rehab projects UMR §8312(a)(1)			
a1. Number of units (include manager's unit)			0
a2. First 30 units at:	\$27,000 each		\$ -
a3. Units in excess of 30 at:	\$10,500 each		\$ -
a4. Total (a2 + a3)			\$ -
b. Acquisition and rehab projects UMR §8312(a)(2)			
with construction cost for rehab work (excluding contractor profit and overhead) between \$10,500 - \$37,000 per unit			
b1. Number of units (include manager's unit)			0
b2. First 30 units at:	\$12,000 each		\$ -
b3. Units in excess of 30 at:	\$5,500 each		\$ -
b4. Total (b2 + b3)			\$ -
c. All other projects UMR §8312(a)(3)			
c1. Number of units (include manager's unit)			0
c2. Total at:	\$2,000 per unit		\$ -
d. Sponsor capital contribution of funds or real property UMR §8312(d)			\$0
e. Maximum allowable Developer Fee (a4, b4 or c2; plus d)			\$ -

Sustainable Transportation Infrastructure (STI) PIN

STI Project Summary

	Project Name	Brief Description	Address	City	Zip	County	Lat.	Log	Census Tracts	APNs
STI #1										
STI #2										
STI #3										

Bike Facility (BF) 1 Linear Miles: _____ BF1 Type: _____ Bike Facility 2 Linear Miles: _____ BF2 Type: _____ Bike Facility 3 Linear Miles: _____ BF3 Type: _____

Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk: _____ # of Transit Routes Improved: _____ Added or Improved Transit Service: _____

Enter # and Amount for each	Crosswalks	AHSC Funds	Overcrossings	AHSC Funds	Undercrossings	AHSC Funds				
	Rail Cars	AHSC Funds	Street Cars	AHSC Funds	Buses	AHSC Funds				
	Shuttles	AHSC Funds	Vans	AHSC Funds	Total New Vehicles	0	Total AHSC New Vehicle Funding	\$0		

STI Eligible Costs §103(a)(3)(A) and Ineligible Costs §103(c)

(i) Applicant certifies capital improvements in the STI budget result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined Project Area meeting the §102(c) or (d) transit requirements.

	Budgeted	Cost Cap	Overage	
(ii) Total amount of eligible STI soft costs cannot exceed 30% of the total AHSC Program award.	\$0	\$0	\$0	OK
(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.	\$0	\$0	\$0	OK

(vi) Capital Project costs in budget that are required as a condition of local approval for the STI? If Yes, upload documentation below

FAAST File: _____ STI Cap Project Costs _____ Documentation showing Capital Project costs are required as a condition of local approval for the STI _____ File Uploaded?

(B) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M? OK

§103(c) We certify the AHSC STI funded cost do not include any of the following ineligible costs:

- (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
- (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
- (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

STI Grant Terms §104(c)

- (1) We certify the STI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.
- (2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement.
- (3) We acknowledge if the STI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.

STI Threshold §106(a)

(7) STI Enforceable Funding Commitments (EFC): see Appendix A (i) - for an explanation of Enforceable Funding Commitments (EFC).

#	U	L	I	W	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon ?
											Rate	Type			
1					Yes		AHSC STI Grant	State-HCD							
2															
3															
4															
5															
6															
7															
8															
9															
10															
\$0 <Total Committed Non-AHSC STI Funds TOTAL (must equal STI Budget Amount) \$0															

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

FAAST File: _____ EFC STI1; EFC STI2; EFC STI3; etc. Supporting documentation for the 0 non-AHSC STI funding commitments. _____ Files Uploaded?

(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.

NEPA: Is Federal funding proposed that will trigger NEPA requirements? If Yes, enter date of "Authority to Use Grant Funds" _____

CEQA: Project approved "by-right"? Is Project Categorically Exempt? Negative Declaration Date: _____ Final EIR Date: _____

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

FAAST File: _____ STI Environmental _____ Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. _____ File Uploaded?

FAAST File: _____ STI Auth to Use Grant Funds _____ For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. _____ File Uploaded?

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each STI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

Sustainable Transportation Infrastructure (STI) PIN			
(11) Does applicant or Developer of Project have Site Control for each STI Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A)			
Form of site control (See Site Control in Appendix A):		Most recent document execution date:	
If leasehold estate:	Rent based on restricted land value?	Is acquisition cost \$0 in Dev. Budget?	Prepaid lease loan used? If so answer (a-c)
(a) Funding amount based on the Present Value of lease payments?	(b) Lender requesting Res. Receipts (not permissible)	(c) Has loan amount been entered as a finance cost?	
Describe any special circumstances, e.g. if there are multiple STI projects provide site control information for each.			
FAAST File:	STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above	Files Uploaded?
(12) Applicants must demonstrate prior experience by providing evidence of two prior STI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the STI components of the AHSC Project for which funding is sought.			
	STI Past Project #1		STI Past Project #2
Project Name			
Development Entity			
Completion Date			
Brief Description			
FAAST File:	Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Files Uploaded?
(13) We certify as of the application date, the applicants or the STI real property is not party to or the subject of any claim or action in the state or federal courts.			
(14) We certify that construction of the project has not commenced as of the application deadline set forth in the NOFA.			
(19) The STI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?			
If "Yes", provide documentation the STI Project site is not within land designated as agricultural land per the FMMP tool.			
FAAST File:	STI No Ag	Demonstrate the STI site is not within land designated as agricultural land per FMMP tool.	File Uploaded?
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):			
FAAST File:	STI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A)	File Uploaded?
(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the STI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.			
FAAST File:	STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Files Uploaded?
(21)(B) If STI Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where an STI Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application. Explain below how this requirement is satisfied in the replacement affordable housing development. If Project does not involve demolition or rehabilitation of existing affordable units, please indicate "N/A".			
STI Milestones			
Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"			
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.			
Capital Project Milestone Schedule			Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development			
Site Control of site(s) by proposed developer.			
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.			
Obtaining all necessary and discretionary public land use approvals.			
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.			
Commencement of construction.			
Construction completion and closeout.			
Program funds fully disbursed.			
<i>Have all milestone dates been entered above?</i>			

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments	
	AHSC STI Grant	0	0	0	0	0	0	0	0	0	0			
STI BUDGET #1 -														
Environmental review/studies												\$0		
Plan Specification and Estimates												\$0		
Right of way support costs												\$0		
Site or right of way acquisition for Cap. Improvement Project												\$0		
Other Soft Costs (Specify):												\$0		
Other Soft Costs (Specify):												\$0		
Other Soft Costs (Specify):												\$0		
Other Soft Costs (Specify):												\$0		
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Clearing and Grubbing												\$0		
Demolition:												\$0		
Grading												\$0		
Soil Stabilization (Lime, etc.)												\$0		
Erosion/Weed Control												\$0		
Dewatering												\$0		
Other Site Preparation (Specify):												\$0		
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sanitary Sewer												\$0		
Irrigation												\$0		
Storm Drain												\$0		
Detention Basin/Culverts												\$0		
Other Site Utilities (Specify):												\$0		
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Aggregate Base												\$0		
Asphalt Pavement												\$0		
Sidewalk, Curb and Gutter												\$0		
Street Lights												\$0		
Striping/Barricades (Bicycle Facilities)												\$0		
Signage												\$0		
Crossing and Traffic Signals												\$0		
Roundabouts, median islands or curb extensions												\$0		
Other traffic calming surface improvements												\$0		
Other Complete Street Improvements (Specify):												\$0		
Other Complete Street Improvements (Specify):												\$0		
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Striping/Barricades (for dedicated bus lanes)												\$0		
Sidewalk, Curb and Gutter												\$0		
Street Lights												\$0		
Signage												\$0		
Signaling Prioritization Technology												\$0		
Boarding Infrastructure												\$0		
Seating/Benches												\$0		
Bus/Transit Shelters												\$0		
Vehicles												\$0		
Other ITS Technology												\$0		
Other Transit and Station Areas (Specify):												\$0		
Other Transit and Station Areas (Specify):												\$0		
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Urban Greening (Specify):												\$0		
Urban Greening (Specify):												\$0		
Urban Greening (Specify):												\$0		
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Provide Name of Impact Fee												\$0		
Provide Name of Impact Fee												\$0		
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Other Activity Costs (Specify):												\$0		
Other Activity Costs (Specify):												\$0		
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC STI Grant	0	0	0	0	0	0	0	0	0	0		
Transit Operations for service expansion §103(a)(3)(A)(v)												\$0	
Employee Reporting												\$0	
Other Capital Asset Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

STI BUDGET #2 -

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

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC STI Grant	0	0	0	0	0	0	0	0	0	0		
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)												\$0	
Employee Reporting												\$0	
Other Capital Asset Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

STI BUDGET #3 -

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

Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC STI Grant	0	0	0	0	0	0	0	0	0	0		
Boarding Infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Vehicles												\$0	
Other ITS Technology												\$0	
Other Transit and Station Areas (Specify):												\$0	
Other Transit and Station Areas (Specify):												\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(V)												\$0	
Employee Reporting												\$0	
Other Capital Asset Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<i>Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected project costs; provide a justification as to why these costs are reasonable.</i>													
TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET													
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total STI Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Transportation Related Amenities (TRA) PIN

TRA Project Summary

	Project Name	Brief Description	Address	City	Zip	County	Lat.	Log	Census Tracts	APNs
TRA #1										
TRA #2										
TRA #3										

Enter # & Amt. of new: Bus Shelters | AHSC Funds | Bicycle Parking At Transit | AHSC Funds | Bus Stop Benches | AHSC Funds

Safe and Accessible Walkways - length (in feet) of sidewalk directly improved (ex. provided shade to, illuminated) | Pedestrian Paths (linear feet) | Type

of Transit Routes Improved | Station Area or Transit Access Improvements | Other (describe)

ID all intended outcomes of proposed active transportation component: Improved compliance with traffic laws | Other barriers that may have existed on route (describe below)

Improved sight distance/visibility | Elimination of potential conflict points | Reduced vehicular speed/volume

TRA Eligible Costs §103(a)(4) and Ineligible Costs §103(c)

(B)(i) We certify the capital improvements in the TRA budget are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the §102(c) or (d) transit requirements.

	Budgeted	Cost Cap	Overage	
(B)(ii) Total amount of eligible TRA-soft costs cannot exceed 10% of the total AHSC Program award.	\$0	\$0	\$0	Ok
(B)(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.	\$0	\$0	\$0	Ok

(D)(v) Capital Project costs in budget that are required as a condition of local approval for the TRA? | If Yes, upload documentation below

FAAST File: | TRA Cap Project Costs | Documentation showing Capital Project costs are required as a condition of local approval for the TRA | File Uploaded?

(C) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M? | Ok

§103(c) We certify the AHSC TRA funded cost do not include any of the following ineligible costs:

- Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
- Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
- In lieu fees for local inclusionary housing programs;
- Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
- All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

TRA Grant Terms §104(c)

- We certify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.
- We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.
- We acknowledge if the TRA Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.

TRA Threshold §106(a)

(7) TRA Enforceable Funding Commitments (EFC): see Appendix A (f) - for an explanation of Enforceable Funding Commitments (EFC).

# EFC	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC TRA Grant	State-HCD							
2											
3											
4											
5											
6											
7											
8											
9											
10											

\$0 | <Total Committed Non-AHSC TRA Funds | TOTAL (must equal TRA Budget Amt) | \$0

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

FAAST File: | EFC TRA1; EFC TRA2; EFC TRA3; | Supporting documentation for the 0 non-AHSC TRA funding commitments. | Files Uploaded?

(8)(A) Applicant acknowledges completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.

NEPA: | Is Federal funding proposed that will trigger NEPA requirements? | If Yes, enter date of "Authority to Use Grant Funds"

CEQA: | Project approved "by-right"? | Is Project Categorically Exempt? | Negative Declaration Date: | Final EIR Date:

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

FAAST File: | TRA Environmental | Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | File Uploaded?

FAAST File: | TRA Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. | File Uploaded?

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each TRA Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

Transportation Related Amenities (TRA) PIN			
(11) Does applicant or Developer of Project have Site Control for each TRA Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A)			
Form of site control (See Site Control in Appendix A):		Most recent document execution date:	
If leasehold estate:	Rent based on restricted land value?	Is acquisition cost \$0 in Dev. Budget?	Prepaid lease loan used? If so answer (a-c)
(a) Funding amount based on the Present Value of lease payments?	(b) Lender requesting Res. Receipts (not permissible)	(c) Has loan amount been entered as a finance cost?	
Describe any special circumstances, e.g. if there are multiple TRA projects provide site control information for each.			
FAAST File:	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above	Files Uploaded?
(12)(A) Applicants must demonstrate prior experience by providing evidence of two prior TRA projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the TRA components of the AHSC Project for which funding is sought.			
	TRA Past Project #1	TRA Past Project #2	
Project Name			
Development Entity			
Completion Date			
Brief Description			
FAAST File:	Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Files Uploaded?
(13) We certify as of the application date, the applicants or the TRA real property is not party to or the subject of any claim or action in the state or federal courts.			
(14) We certify that construction of the project has not commenced as of the application deadline set forth in the NOFA.			
(19) The TRA Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?			
If "Yes", provide documentation the TRA Project site is not within land designated as agricultural land per the FMMP tool.			
FAAST File:	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool	File Uploaded?
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):			
FAAST File:	TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A)	File Uploaded?
(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the TRA improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.			
FAAST File:	TRA Local Approvals	Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Files Uploaded?
(21)(B) If the TRA Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where a TRA Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application.			
TRA Milestones			
Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"			
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.			
Capital Project Milestone Schedule			Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.			
Site Control of site(s) by proposed developer.			
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.			
Obtaining all necessary and discretionary public land use approvals.			
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.			
Commencement of construction.			
Construction completion and closeout.			
Program funds fully disbursed.			
<i>Have all milestone dates been entered above?</i>			

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments	
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0			
TRA BUDGET #1 -														
Environmental review/studies													\$0	
Plan Specification and Estimates													\$0	
Right of way support costs													\$0	
Site or right of way acquisition for Cap. Improvement Project													\$0	
Other Soft Costs (Specify):													\$0	
Other Soft Costs (Specify):													\$0	
Other Soft Costs (Specify):													\$0	
Other Soft Costs (Specify):													\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing													\$0	
Demolition													\$0	
Grading													\$0	
Soil Stabilization (Lime, etc.)													\$0	
Erosion/Weed Control													\$0	
Dewatering													\$0	
Other Site Preparation (Specify):													\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer													\$0	
Irrigation													\$0	
Storm Drain													\$0	
Detention Basin/Culverts													\$0	
Other Site Utilities (Specify):													\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base													\$0	
Asphalt Pavement													\$0	
Sidewalk, Curb and Gutter													\$0	
Street Lights													\$0	
Striping/Barricades (Bicycle Facilities)													\$0	
Signage													\$0	
Crossing and Traffic Signals													\$0	
Roundabouts, median islands or curb extensions													\$0	
Other traffic calming surface improvements													\$0	
Other Street Improvements (Specify):													\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)													\$0	
Sidewalk, Curb, and Gutter													\$0	
Street Lights													\$0	
Signage													\$0	
Signaling Prioritization Technology													\$0	
Boarding infrastructure													\$0	
Seating/Benches													\$0	
Bus/Transit Shelters													\$0	
Other ITS Technology													\$0	
Other Transit Station or Stop (Specify):													\$0	
Other Transit Station or Stop (Specify):													\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees													\$0	
Bioswales													\$0	
Landscaping													\$0	
Other Urban Greening (Specify):													\$0	
Other Urban Greening (Specify):													\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture													\$0	
Bicycle Repair Kiosks													\$0	
Bicycle Storage or Parking													\$0	
Drinking Fountains													\$0	
Other Amenities (Specify):													\$0	
Other Amenities (Specify):													\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee													\$0	
Provide Name of Impact Fee													\$0	

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0		
Landscaping												\$0	
Other Urban Greening (Specify):												\$0	
Other Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture												\$0	
Bicycle Repair Kiosks												\$0	
Bicycle Storage or Parking												\$0	
Drinking Fountains												\$0	
Other Amenities (Specify):												\$0	
Other Amenities (Specify):												\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting												\$0	
Vehicles												\$0	
Other Capital Costs (Specify):												\$0	
Other Capital Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

TRA BUDGET #3 -

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

Transportation Related Amenities (TRA) Sources and Uses Budget PIN

If proposing multiple distinct TRA Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total TRA funds requested and cost cap.													
Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0		
Sidewalk, Curb, and Gutter												\$0	
Street Lights												\$0	
Signage												\$0	
Signaling Prioritization Technology												\$0	
Boarding Infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Other ITS Technology												\$0	
Other Transit Station or Stop (Specify):												\$0	
Other Transit Station or Stop (Specify):												\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees												\$0	
Bioswales												\$0	
Landscaping												\$0	
Other Urban Greening (Specify):												\$0	
Other Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture												\$0	
Bicycle Repair Kiosks												\$0	
Bicycle Storage or Parking												\$0	
Drinking Fountains												\$0	
Other Amenities (Specify):												\$0	
Other Amenities (Specify):												\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting												\$0	
Vehicles												\$0	
Other Capital Costs (Specify):												\$0	
Other Capital Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<i>Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected project costs; provide a justification as to why these costs are reasonable.</i>													
TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET													
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Programs (PGM) PIN

PGM Project Summary §103(b)(1)

Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.

Answer all 3 areas for each program, see cell comments		Program Description	Address	City	Zip	County	Lat.	Log.
PGM #1								
PGM #2								
PGM #3								

PGM Eligible Costs §103(b) and Ineligible Costs §103(c) - eligible costs may include operational costs for programs for the term of the grant (3 years)

(1) Program Costs in Project include:

Please briefly describe how the Program Operator will sustain the Program beyond the term of the AHSC standard agreement and funds.

(2) Total grant amount for Program Costs within a Project Area cannot exceed 30% of the funding request for the overall Project up to \$500,000.	Budgeted	Cost Cap	Overage	
	\$0	\$0	\$0	OK

§103(c) We certify the AHSC PGM funded costs do not include any of the following ineligible costs:

- (1) Costs are not eligible if there is another feasible, available source of committed funding for STI portion thereof to be funded by AHSC or if cost is incurred prior to AHSC award;
- (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet not including AHSC funded transit service expansion;
- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
- (5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

PGM Threshold §106(a)

(7) PGM Enforceable Funding Commitments (EFC) See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).

#	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term (# of mos.)	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC PGM Grant	State-HCD			Transit Passes will not contribute to \$500k AHSC PGM cap.				
2											
3											
4											
5											
6											
7											
8											
9											
10											
\$0.	<Total Committed Non-AHSC PGM Funds		TOTAL (must equal PGM Budget			\$0					

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

FAAST File: EFC PGM1, EFC PGM2, EFC PGM3 Supporting documentation for the 0 non-AHSC PGM funding commitments. Files Uploaded?

(12) Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant

	PGM Past Project #1	PGM Past Project #2
Project Name		
Operating Entity		
Brief Description		
Describe the prior experience of the Program Operator with operating similar successful programs.		

(22) We certify the PGM is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

Program Need and Readiness

Please briefly describe the proposed Program(s) Activity

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

Programs (PGM) PIN

What is the issue or need that the Program(s) is attempting to address, and how will it successfully address this issue or need?

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

PGM Milestones

Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A"

Program Milestone Schedule	Date
Program designed.	
Program operator identified.	
Obtaining all enforceable funding commitments.	
Program operations start.	
Identification and commitment of program operator and partners.	
Completion of a business or a work plan.	
Identification of ongoing support for operation costs beyond grant period.	
Program funds fully disbursed	
<i>Have all milestone dates been entered above?</i>	

Programs (PGM) Sources and Uses Budget PIN

If proposing multiple distinct Programs, provide detail for each Program in the PGM worksheet and in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.

Cost Category	ALL FUNDING SOURCES							Sources Total	Comments
	AHSC PGM Grant	0	0	0	0	0	0		
PGM BUDGET #1 -									
Direct Staff Cost 1 (Specify)								\$0	
Direct Staff Cost 2 (Specify)								\$0	
Direct Staff Cost 3 (Specify)								\$0	
Direct Staff Cost 4 (Specify)								\$0	
Direct Staff Cost 5 (Specify)								\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel								\$0	
Equipment								\$0	
Transit Passes (see cell comment)								\$0	
Supplies (Specify)								\$0	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #1 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
PGM BUDGET #2 -									
Direct Staff Cost 1 (Specify)								\$0	
Direct Staff Cost 2 (Specify)								\$0	
Direct Staff Cost 3 (Specify)								\$0	
Direct Staff Cost 4 (Specify)								\$0	
Direct Staff Cost 5 (Specify)								\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel								\$0	
Equipment								\$0	
Transit Passes (see cell comment)								\$0	
Supplies (Specify)								\$0	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
PGM BUDGET #3 -									
Direct Staff Cost 1 (Specify)								\$0	
Direct Staff Cost 2 (Specify)								\$0	
Direct Staff Cost 3 (Specify)								\$0	
Direct Staff Cost 4 (Specify)								\$0	
Direct Staff Cost 5 (Specify)								\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel								\$0	
Equipment								\$0	
Transit Passes (see cell comment)								\$0	
Supplies (Specify)								\$0	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL PROGRAM (PGM) BUDGET									
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Quantitative Policy Scoring §107 PIN										
55 Points Max (points in blue shaded cells)								Total Quantitative Self Score	0.0	
Active Transportation Improvements §107(b) - 10 Points Max										
(1) Length of Context Sensitive Bikeways (PAM) - 2 points max										
Total length (in linear miles) of AHSC Funded Context Sensitive Bikeways (from STI Worksheet):								0.00	0	
(2) Will Project link the AHD or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified in an official public planning document? The existing or planned bicycle network must be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of either the AHD or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways. - 1 point										
FAAST File:	Bicycle Network Connectivity	Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.						File Uploaded?	0	
(3) Barriers to safe access of bicycle routes - 2 points max (one point for each)										
Select how Project will address safe access of routes:										
FAAST File:	Safe Bicycle Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.						File Uploaded?	0	
(4) Length of Safe and Accessible Walkways (PAM) - 2 points max										
Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved (from STI & TRA Worksheets):								0	0	
(5) Pedestrian Crossing point that directly links two pedestrian networks - 1 point										
Pedestrian crossing point within the Project Area that directly links two pedestrian networks that are unlinked for one quarter mile:										
FAAST File:	Pedestrian Network Connectivity	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.						File Uploaded?	0	
(6) Barriers to safe access of pedestrian routes - 2 points max (one point for each)										
Select how Project will address safe access of routes:										
FAAST File:	Safe Pedestrian Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.						File Uploaded?	0	
Green Buildings and Renewable Energy §107(c) - 8 Points Max										
(1) Green Building Status - 3 points max										
Green building status beyond mandatory green building requirements as verified by a HERS rater:								0		
FAAST File:	Green Building Status	Provide signed letter from a HERS rater stating the green building status.						File Uploaded?	0	
(2) Energy Grid Use Reductions as verified by a HERS rater - 5 points max										
Energy grid use reduction level, measured as total onsite energy consumption and as verified by a certified design professional:										
FAAST File:	Energy Grid Reductions	Provide signed letter from a HERS rater stating the energy grid reductions.						File Uploaded?	0	
Housing and Transportation Collaboration §107(d) - 9 Points Max										
(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points max										
AHD & HRI Requested:	\$0	STI Requested:	\$0	Total AHSC Funds Requested:	\$0	STI Funds Requested as % of Total AHSC Requested:	0%	0		
(2) TRA Funds Requested (at or not at Transit Station or Stop) as percentage of Total AHSC Requested - 2 points max										
TRA Req:	\$0	TRA (Transit Station or Stop) Requested:	\$0	Total AHSC Funds Requested:	\$0	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	0%	TRA Funds Requested as % of Total AHSC Requested:	0%	0
(3a) Funding from other Greenhouse Gas Reduction Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below										
GGRF Program Project has received funding from:								Funding Amount:	0	
FAAST File:	GGRF Fund Evidence	Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project.						File Uploaded?	0	
(3b) Within environmentally cleared High Speed Rail Station Planning Area - 1 point max										
Is Project within environmentally cleared High Speed Rail Station Planning Area?										
FAAST File:	High Speed Rail Area	Document Project's location within environmentally cleared High Speed Rail Station Planning Area.						File Uploaded?	0	
Location Efficiency and Access to Destinations §107(e) - 6 Points Max										
(1) Location Efficiency - Walkability - 3 points max										
Enter Project address (or Project's center most point if no specific address exists) on US EPA Walkability Index to determine Walkability.								Walkability Index:	0	
(2) Location Efficiency to Key Destinations (PAM) - .333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within the Project Area)										
Grocery store-meets CalFresh requirements:		Licensed child care facility:		Public library:		Bank or Post Office:		0.0		
Medical clinic-accepts Medi-Cal payments:		Pharmacy:		Office park:		Place of Worship:				
Public elementary, middle or high school:		Park-accessible to general public:		University or junior college:						
Funds Leveraged §107(f) - 4 Points Max										
Non-AHSC Enforceable Funding Commitments (EFC):	\$0	AHSC Funds Requested:	\$0	Non-AHSC EFCs as a % of AHSC Requested:	0%					
Anti-Displacement Strategies §107(g) - 5 Points Max										
(1) Projects that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the Project - 1 point per strategy - 3 points max										
Strategies Voluntarily Implemented by Applicant (select "Yes" for each strategy implemented)								# of Strategies Implemented	0	
Replacement requirements or demonstration of no net loss of units on site according to affordability										
First right of return policies that include moving expenses										
Strategies in coordination with local governments or other pertinent organization to address indirect or direct displacement in neighborhoods near the proposed project (e.g., donation to community land trust, multi-lingual tenant legal counseling)										
Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-income Community										
Strategies Implemented by Local Jurisdiction (select "Yes" for each strategy implemented)										
Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Gov. Code §65583.2(g)(3)										
Rent stabilization programs beyond what is required by California Civil Code 1946.2										
Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2										
Ongoing funding programs of at least \$1,000,000 in cumulative allocations, affirmative marketing strategies and policies dedicated to the conservation and improvement of housing for lower and moderate income households (e.g., acquisition/rehabilitation, community land trusts, land banking, mobilehome park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees). Different strategies captured within this bullet point are each eligible for points.										
Density bonus ordinances that expand on state replacement requirements										
Funding programs of at least \$1M in cumulative allocations (enter program name and type of program)										
Affirmative marketing strategies and policies dedicated to the conservation and										

Quantitative Policy Scoring §107 PIN

Improvement of housing for lower and moderate income households - e.g., acquisition/rehabilitation, community land trusts, land banking, mobile home park overlay zones, single room occupancy preservation ordinances, affordable housing or commercial linkage fees. (enter general description of strategy/policy)			

FAAST File:	Anti-Displacement Resident	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	File Uploaded?
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(2) Projects demonstrating policies, strategies or programs that either currently exist or will be implemented through this Project to prevent the displacement of locally-owned businesses from the area surrounding the Project. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this Project. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this Project, or both newly implemented through this Project. - 1 point per strategy - 2 points max	<i>Number of Existing Strategies:</i>	0	<i>Number of Newly Implemented Strategies:</i>	0	0
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Implementation of an overlay zone to protect and assist small businesses	Establishment of a small business advocate office and single point of contact for every small business owner
Creation and maintenance of a small business alliance	Increased visibility of the jurisdiction's small business assistance programs
Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses	Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting

FAAST File:	Anti-Displacement Business	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	File Uploaded?
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Prohousing Local Policies §107(h) - 2 Points Max

Applicant certifies that the Project is located in jurisdictions that meet the following Prohousing criteria (must complete the Strategy form below for each Strategy) - 1 point per strategy - 2 points max	<i># of Strategies</i>	0
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- a. Implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
- b. Adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established workforce housing opportunity zones, as defined in Gov. Code §65620, or housing sustainability districts, as defined in Gov. Code §66200.
- c. Zoning more sites for residential development or zoning sites at higher densities than is required to accommodate 150% of the minimum regional housing needs allocation for the low income allocation in the current housing element cycle.
- d. Adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows:
 - Parking reductions to 0.75 or less spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2;
 - Impact fee waivers or reductions of 50% or more;
 - Ministerial approval in less than 60 days;
 - Reduction or modifications of development standards for side yard setbacks to five feet or less;
 - Reduction or modifications of development standards to two story heights;
 - Reduction or modifications of development standards to 60% lot coverage;
 - No minimum lot size requirement;
 - Provisions for affordability; or
 - Offering support programs such as a user-friendly website
- e. Only use objective design standards for multifamily residential development or adopt fee transparency measures, including publicly available fee calculators.

Select Strategy Type (from above)	Strategy Description	Enter link to source document and description of where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).

Local Workforce Development & Hiring Practices §107(i) - 2 Points

(1) Projects that implement at least one workforce development strategy - 2 points, Projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.	<i># of Strategies</i>	0
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Establishing a partnership with a community-based workforce development and job training entities that have a track record of success serving disadvantaged populations and/or have demonstrated a high job placement rate among trainees from disadvantaged communities

Quantitative Policy Scoring §107 PIN										
Partnerships with pre-apprenticeship programs, state certified community conservation corps programs, "earn-while-you-learn" programs, YouthBuild programs, and/or registered apprenticeship programs that lead to industry recognized credentials, certifications and/or references for long term employment and that have a track record of success in serving low income residents										
Partnerships with local Workforce Investment Board programs serving disadvantaged populations or individuals with barriers to employment										
Projects that have developed project labor, community workforce, or high-road agreements with targeted local hire specifications OR that are located in jurisdictions with local hire ordinances that directly apply to the proposed project										
FAAST File:	Workforce Development	Document which Applicant is responsible for the workforce development or hiring practice and include the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken.						File Uploaded?		
Housing Affordability §107(j) - 5 Points Max										
Total AHD Units Restricted to Extremely Low Income (ELI) Households:		0	Total AHD Units:		0	ELI Restricted AHD Units as a % of Total AHD Units:		0%	0	
Programs §107(k) - 2 Points Max										
(1) AHSC Funded Eligible Program - 1 point										
Proposed Eligible Program:									0	
(2) Applicant Provided Program Documentation - 1 point (if Yes attach FAAST documentation)										
Program Operator will sustain the program beyond the term of the AHSC Program grant (three years)?										
									0	
FAAST File:	Program Continuation	Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).						File Uploaded?		
Urban Greening §107(l) - 2 Points Max										
Urban Greening costs:	AHD:	\$0	HRI:	\$0	STI:	\$0	TRA:	\$0	Total Urban Green Costs:	\$0

Narrative-Based Scoring §107(m)(n)(o)(p) - 15 Points Max PIN			
For this section, applicants must include a PDF attachment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please include the bolded headers listed below for each section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation, 11 point font minimum. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.			
FAAST File:	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	File Uploaded?
Collaboration & Planning - §107(m) - 4 Points			
(1) Local Planning Efforts *Narrative			
Identify what local planning efforts the project implements, and if applicable, describe what particular components of the project are derived from a local plan. Explain how local government agencies were involved in the process of creating the project. Refer to Section 107(m)(1) of the Guidelines for further guidance.			
FAAST File:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	File Uploaded?
(2) Housing and Transportation Collaboration *Narrative			
Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC project. Explain the process involved in coming together to create a larger version for the Project Area (PAM). Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive Project.			
FAAST File:	Site Plan & Project Map	Provide a site plan and project area map (or context plan) detailing housing and transportation collaboration.	File Uploaded?
Community Benefits & Engagement - §107(n) - 6 Points			
(1) Community Engagement and Leadership *Narrative			
Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.			
FAAST File:	Community Tracker	Provide a completed AHSC Round 5 Community Engagement Tracker	File Uploaded?
(2) Addressing Community Needs *Narrative			
Demonstrate how the proposed AHSC project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a Disadvantaged Community or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address.			
FAAST File:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the project.	File Uploaded?
Community Climate Resiliency - §107(o) - 3 Points			
(1) Climate Adaptation Assessment Matrix			
Fill out the Climate Adaptation Assessment Matrix (link below) with climate projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the project is considering climate projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g. time horizon).			
FAAST File:	Climate Matrix	AHSC Round 5 Climate Adaptation Assessment Matrix	File Uploaded?
(2) Climate Adaptation *Narrative			
Describe how the risk posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lifetime of Project elements, risks posed by changing climate conditions, and consequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the Project conforms to the implementation of that plan (Government Code section 65302(g)(4)), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Separate responses according to climate impacts.			
Community Air Pollution Exposure Mitigation §107(p) - 2 Points Max			
(1) Air Pollution Exposure Mitigation Strategies *Narrative			
Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the Project, how they were selected, and how they address pollution sources.			

AHSC Round 5 Document Checklist

AHSC - Supplemental Application Workbook

Overview TAB	Submitted	Comments
FAAST File:		
AB 1550		
Project Area Map		
Transit Service Map		
Transit Service Schedule		
MPO Support Doc		
SCS or Equiv Regional Plan		
Reloc Plan		
Hsng Element Letter		
Indian Tribe		
STI TRA Agrmnt		
Applicant Documents (if more than two applicants continue attachments as App3, App4, and App5)		
App1 Cert & Legal		
App2 Cert & Legal		
App1 Reso		
App2 Reso		
Resolutions***		
1. Entity Name (identity of the contracting party or borrower) and Entity Type (corporation, non-profit, for-profit, LLC, etc.).		
2. Name & Title of Signatory(ies)****		
NOTE: Name and title of authorized signatory(ies) is preferred. In instances pertaining to municipalities/jurisdictions/transit agencies (when title is acceptable), supporting documentation evidencing the individual who currently holds the position must be provided.		
3. NOFA Date.		
4. Language authorizing Signatory(ies) to sign Standard Agreement.		
5. Amendment Provision included.		
6. Aggregate dollar amount (should be equal to or greater than the requested/award amount), Loan Amount, and Grant amount, each to be listed ind		
7. Person attesting validity of resolution (must be someone other than person authorized to sign Standard Agreement).		
8. The meeting date authorizing resolution.		
9. All votes taken at meeting authorizing resolution (ayes, no's, absent, vacant).		
10. Project name as it appears on AHSC application.		
* The General Partner and Limited Partner who are members of the Limited Partnership will also need to submit applicable organizational documents based on the type of entity they are.		
** Organizational documents for the manager of the LLC if an entity other than an individual.		
*** These are minimum requirements for a resolution. Updates can be requested once a review is completed.		
**** Ensure when identifying the Signatory(ies), if more than one is listed, that "and" or "or" is defined for individuals required to sign.		
App1 OrgDoc1		
App2 OrgDoc1		
Applicant Organizational Documents (submit documentation for each as App1, App2, etc..)		
Entity Type		
Limited Partnership (L.P.)*	FAAST File:	Submitted
Certificate of Limited Partnership (LP-1)	App1 OrgDoc1	
LP-2 (IF Applicable)	App1 OrgDoc2	
Loan Authorization	App1 OrgDoc3	
Certificate of Limited Partnership	App1 OrgDoc4	

AHSC Round 5 Document Checklist			
Certificate of Standing from Secretary of State	App1 OrgDoc5		
Limited Partnership Agreement	App1 OrgDoc6		
All Amendments to Limited Partnership Agreement	App1 OrgDoc7		
Corporations	FAAST File:	Submitted	Comments
Articles of Incorporation, with all amendments	App1 OrgDoc1		
By-Laws, with all amendments	App1 OrgDoc2		
Certificate of Status from Secretary of State	App1 OrgDoc3		
Evidence of tax-exempt status from FTB	App1 OrgDoc4		
Evidence of tax-exempt status from IRS	App1 OrgDoc5		
Limited Liability Company (LLC)**	FAAST File:	Submitted	Comments
LLC-1	App1 OrgDoc1		
Articles of Organization, with all amendments	App1 OrgDoc2		
Operating Agreement, with all amendments	App1 OrgDoc3		
Certificate of Status from Secretary of State	App1 OrgDoc4		
FAAST File:			
App1 OrgChart			
App2 OrgChart			
App1 Signature Block			
App2 Signature Block			
App1 Payee Data or TIN			
App2 Payee Data or TIN			
Development Team Documents			
Owner/Borrower Entity**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	Owner Cert & Legal		
Resolutions	Owner Reso		
Organizational Documents (see above)	Owner OrgDoc		
Organizational Chart	Owner OrgChart		
Signature Block	Owner Signature Block		
Payee Data Record (STD 204) (wet signature required)	Owner Payee Data		
Managing General Partner**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	MGP Cert & Legal		
Resolutions	MGP Reso		
Organizational Documents (see above)	MGP OrgDoc		
Organizational Chart	MGP OrgChart		
Signature Block	MGP Signature Block		

AHSC Round 5 Document Checklist

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Payee Data Record (STD 204) (wet signature required)	MGP Payee Data or TIN		
Administrative General Partner #1**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP Cert & Legal		
Resolutions	AGP Reso		
Organizational Documents (see above)	AGP OrgDoc		
Organizational Chart	AGP OrgChart		
Signature Block	AGP Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP Payee Data or TIN		
Administrative General Partner #2**	FAAST File:	Submitted	Comments
Certification & Legal Disclosure (wet signature required)	AGP2 Cert & Legal		
Resolutions	AGP2 Reso		
Organizational Documents (see above)	AGP2 OrgDoc		
Organizational Chart	AGP2 OrgChart		
Signature Block	AGP2 Signature Block		
Payee Data Record (STD 204) (wet signature required)	AGP2 Payee Data or TIN		
AHD-HRI TAB			
	FAAST File:	Submitted	Comments
Net Density Verification			
Cap Improvements Req			
SFH Lease Addendum			
AHD Environmental			
AHD Auth to Use Grant Funds			
AHD Market Study			
AHD Site Control			
AHD Preliminary Title Report			
Past Exp AHD1 (submit documentation for each as AHD1, AHD2, etc..)			
AHD No Ag			
AHD Ag Infill			
HRI Environmental			
HRI Auth to Use Grant Funds			
HRI Market Study			
HRI Site Control			
Past Exp HRI1 (submit documentation for each as HRI1, HRI2, etc..)			
HRI No Ag			

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HRI Ag Infill		
HRI Local Approvals		
Article XXXIV Attorney Opinion		
Article XXXIV Authority		
Tax Credit Reservation		
AHD-HRI Dev Sources TAB		
FAAST File:	Submitted	Comments
EFC AHD HRI1 (submit documentation for each as HRI1, HRI2, etc..)		
AHD Units & Max Funds TAB		
FAAST File:	Submitted	Comments
Utility Allowance (substantiate amount used per local housing authority)		
STI TAB		
FAAST File:	Submitted	Comments
STI Cap Project Cost		
EFC STI1 (submit documentation for each as STI1, STI2, etc..)		
STI Environmental		
STI Auth to Use Grant Funds		
STI Site Control		
Past Exp STI1 (submit documentation for each as STI1, STI2, etc..)		
STI No Ag		
STI Ag Infill		
STI Local Approvals		
TRA TAB		
FAAST File:	Submitted	Comments
TRA Cap Project Cost		
EFC TRA1 (submit documentation for each as TRA1, TRA2, etc..)		
TRA Environmental		
TRA Auth to Use Grant Funds		
TRA Site Control		
Past Exp TRA1 (submit documentation for each as TRA1, TRA2, etc..)		
TRA No Ag		
TRA Ag Infill		
TRA Local Approvals		
PGM TAB		
FAAST File:	Submitted	Comments
EFC PGM1 (submit documentation for each as PGM1, PGM2, etc..)		
Quantitative Policy TAB		
FAAST File:	Submitted	Comments

AHSC Round 5 Document Checklist

Bicycle Network Connectivity		
Safe Bicycle Routes		
Pedestrian Network Connectivity		
Safe Pedestrian Routes		
Green Building Status		
Energy Grid reductions		
GGRF Fund Evidence		
High Speed Rail Area		
Anti-Displacement Resident		
Anti-Displacement Business		
Workforce Development		
Program Continuation		
Narrative-Based Policy TAB		
FAAST File:	Submitted	Comments
Narrative		
Local Planning Efforts		
Site Plan & Project Map		
Community Tracker		
Community Needs		
Climate Matrix		
GHG & Co-Benefits Quantification		
Description	FAAST File:	Submitted
Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. Click here for instructional video.	GHG Benefits Calculator Tool	
Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	GHG Affordable Housing	
Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/iobceintermap.htm	GHG Distance to CBD	
Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	GHG Mixed-Used Development	
Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost and on-street parking price increase	GHG Parking	

AHSC Round 5 Document Checklist

Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	GHG Transit Subsidy		
Project area map documenting the following: - Type and location of traffic calming measures; - Type, location, and length of bicycle and pedestrian facilities; and - Key destinations in ¼ and ½ mile buffers around each bicycle and pedestrian facility	GHG Project Area Map		
Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	GHG Average Daily Traffic		
Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: - Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	GHG Bike Share		
Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership & vehicle miles traveled or fuel consumption of transit vehicle	GHG Transit Component <i>(Submit documentation for each new or expanded service or capital improvement and number according to order on Transit Inputs tab)</i>		
Map documenting new or expanded transit routes or capital improvements	GHG Transit Map		
PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	GHG PVWatts Results		
Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel; and - Size of any solar PV system required for the project by code	GHG Solar PV System		

Infill Infrastructure Grant Program of 2019

Guidelines



**Governor Gavin Newsom
State of California**

**Alexis Podesta, Secretary
Business, Consumer Services, and Housing Agency**

**Douglas R. McCauley, Acting Director
California Department of Housing and Community Development**

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October 30, 2019

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ARTICLE 1. GENERAL

Section 300. Purpose and Scope

The purpose of these Infill Infrastructure Grant Program of 2019 Guidelines (Guidelines) is to implement and interpret Assembly Bill 101 (Chapter 159, Statutes of 2019) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code, which establishes the Infill Infrastructure Grant Program of 2019, hereinafter referred to as the Infill Infrastructure Grant Program (IIG or Program).

Section 301. Program Overview

The Program's primary objective is to promote infill housing development. The Program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development.

Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Eligible improvements include development or reconstruction of Parks or Open Space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks, and streetscape improvements.

Section 302. Definitions

The following definitions apply to the capitalized terms used in these Guidelines:

- (a) "Affordable Unit" means a unit that is made available at an affordable rent, as defined in Health and Safety Code section 50053, to a household earning no more than 60 percent of the Area Median Income or at an affordable housing cost, as defined in Health and Safety Code section 50052.5, to a household earning no more than 120 percent of the Area Median Income. Rental units shall be subject to a recorded covenant ensuring affordability for a duration of at least 55 years. Ownership units shall initially be sold to and occupied by a qualified household, and shall be subject to a recorded covenant that includes either a resale restriction for at least 30 years or equity sharing upon resale.
- (b) "Area Median Income" means the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC).
- (c) "Bus Hub" means an intersection of three or more bus routes, where one route or a combination of routes has a minimum scheduled headway of 10 minutes or at least six buses per hour during peak hours. Peak hours means the time between 7 a.m. to 10 a.m., inclusive, and 3 p.m. to 7 p.m., inclusive, Monday through Friday or the alternative peak hours designated for the transportation corridor by the transit

agency.

- (d) "Bus Transfer Station" means an arrival, departure, or transfer point for the area's intercity, intraregional, or interregional bus service having a permanent investment in multiple bus docking facilities, ticketing services, and passenger shelters.
- (e) "Capital Asset" means a tangible physical property with an expected useful life of 15 years or more. "Capital Asset" also means a tangible physical property with an expected useful life of 10 to 15 years for costs not to exceed 10 percent of the Program grant. "Capital Asset" includes major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the Capital Asset. "Capital Asset" also includes equipment with an expected useful life of two years or more. Costs allowable under this definition include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.
- (f) "Capital Improvement Project" or "Project" means the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset that is an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or Qualifying Infill Area. Capital Improvement Projects that may be funded under the Program include, but are not limited to, those described in Section 304 (a).
- (g) "CCR" means the California Code of Regulations.
- (h) "Department" means the California Department of Housing and Community Development.
- (i) "Developer" means an Eligible Applicant that the Department may rely upon for Site Control of either the Qualifying Infill Project or the Qualifying Infill Area.
- (j) "Eligible Applicant" means one of the following:
 - (1) A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area, or
 - (2) A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
- (k) "Large Jurisdiction" means a county that is not a Small Jurisdiction, or any city within that county.

- (l) "Local Support" means support of local public agencies.
- (m) "Locality" means a California city, county, or city and county.
- (n) "Lower Income" has the meaning set forth in Health and Safety Code section 50079.5.
- (o) "Major Transit Stop" means an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (as defined in Public Resources Code section 21064.3).
- (p) "Master Development" means the proposed residential units within the Qualifying Infill Area identified in the Program application.
- (q) "Moderate-Income" has the meaning set forth in Health and Safety Code section 50093.
- (r) "MHP" shall mean the Multifamily Housing Program authorized and governed by Health and Safety Code sections 50675 through 50675.14 and the Multifamily Housing Program Guidelines.
- (s) "Net Density" means the total number of dwelling units per acre of land to be developed for residential or mixed use, excluding allowed deductible areas. Allowed deductible areas are public dedications of land which are for public streets, public sidewalks, public Open Space, and public drainage facilities. Non-allowed deductible areas include utility easements, setbacks, private drives and walkways, general landscaping, common areas and facilities, off street parking, and traditional drainage facilities exclusive to a development project. Mitigations required for development will not be included in the allowed deductible areas.
- (t) "NOFA" means a Notice of Funding Availability for the Program issued by the Department.
- (u) "Nondiscretionary Local Approval Process" means a process for development approval involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely ensures that the proposed development meets all the "objective zoning standards," "objective subdivision standards," and "objective design review standards" in effect at the time that the application is submitted to the local government, but uses no special discretion or judgment in reaching a decision.
- (v) "Open Space" means a parcel or area of land or water that is essentially unimproved and dedicated to one or more of the following purposes: (1) the preservation of

natural resources; (2) the managed production of resources; (3) public and/or residential outdoor recreation; or (4) public health and safety.

- (w) "Park" means a facility that provides benefits to the community and includes, but is not limited to, places for organized team sports, outdoor recreation, and informal turf play; non-motorized recreational trails; permanent play structures; landscaping; community gardens; places for passive recreation; multipurpose structures designed to meet the special recreational, educational, vocational, and social needs of youth, senior citizens, and other population groups; recreation areas created by the redesign and retrofit of urban freeways; community swim centers; regional recreational trails; and infrastructure and other improvements that support these facilities.
- (x) "Program" means the Infill Infrastructure Grant Program of 2019 as implemented by these Guidelines.
- (y) "Qualifying Infill Area" means an area designated in the Program application that meets the criteria for a Qualifying Infill Area set forth in Section 303.
- (z) "Qualifying Infill Project" means a residential or mixed-use residential development project designated in the Program application that meets the criteria for a Qualifying Infill Project set forth in Section 303.
- (aa) "Recipient" means the city, county, city and county, public housing authority and/or Developer receiving a commitment of Program funds for an approved Capital Improvement Project.
- (bb) "Rural Area" has the meaning set forth in Health and Safety Code section 50199.21.
- (cc) "Site Control" means the Eligible Applicant and/or Developer has sufficient control of the property through one or more of the following:
 - (1) fee title;
 - (2) a leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements;
 - (3) an enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability;
 - (4) an executed disposition and development agreement, or irrevocable offer of dedication to a public agency;

- (5) a right of way or easement, which is either perpetual, or of sufficient duration to meet Program requirements, and which allows the Eligible Applicant and/or Developer to access, improve, occupy, use, maintain, repair, and alter the property underlying the right of way or easement;
 - (6) an executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
 - (7) an executed agreement with a public agency that gives the Eligible Applicant exclusive rights to negotiate with the agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by all parties;
 - (8) a land sales contract or other enforceable agreement for the acquisition of the property; or
 - (9) other forms of Site Control that give the Department equivalent assurance that the Eligible Applicant or and/Developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program.
- (dd) "Small Jurisdiction" means a county with a population of less than 250,000 as of January 1, 2019, or any city within that county.
- (ee) "TCAC" means the California Tax Credit Allocation Committee.
- (ff) "Transit Priority Area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a transportation improvement program adopted pursuant to Title 23 of the Code of Federal Regulations section 450.216 or 450.322.
- (gg) "Transit Station" means a rail or light-rail station, ferry terminal, Bus Hub, or Bus Transfer Station. Included in this definition are planned Transit Stations otherwise meeting this definition whose construction is programmed into a regional or state transportation improvement program to be completed no more than five years from the deadline for submittal of applications set forth in the NOFA.
- (hh) "Urbanized Area" means an incorporated city or an Urbanized Area or urban cluster as defined by the United States Census Bureau. For unincorporated areas outside of an urban area or urban cluster, the area must be within a designated urban service area that is designated in the local general plan for urban development and is served by the public sewer and water.
- (ii) "Urban Uses" means any residential, commercial, industrial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

- (jj) "Very-low Income" has the meaning set forth in Health and Safety Code section 50105.

ARTICLE 2. PROGRAM REQUIREMENTS

Section 303. Eligible Projects

- (a) To be eligible for funding, a Capital Improvement Project must be an integral part of, or necessary for the development of either a Qualifying Infill Project or housing designated within a Qualifying Infill Area.
- (b) To be eligible for funding, all applications must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area.
 - (1) Each Qualifying Infill Project must be a discrete development and all housing development components must have been planned as one development and jointly considered for local land use approval, with common, affiliated or contractually related ownership and financing structures.
- (c) For both Large Jurisdictions and Small Jurisdictions, the Qualifying Infill Project or Qualifying Infill Area must:
 - (1) Be located in an Urbanized Area.
 - (2) Be located in a Locality with an adopted housing element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, pursuant to Government Code section 65585 at time of application
 - (3) Be located in a Locality that, at the time of application, has submitted its housing element annual progress reports as required by Government Code section 65400 to the State of California for 2017 through the most recently required annual progress report.
 - (4) Include not less than 15 percent of the total residential units to be developed in the Qualifying Infill Project or Qualifying Infill Area as Affordable Units.
 - (A) For developments that contain both rental and ownership units, units of either or both product types may be included in the calculation of the percentage of Affordable Units.
 - (B) To the extent included in a Capital Improvement Project grant application, for the purpose of calculating the percentage of Affordable Units, the Department may consider the entire Master Development in which the development seeking grant funding is included.

- (C) Where applicable, an Eligible Applicant may 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. Residential units to be replaced shall not be counted toward meeting the affordability threshold required for eligibility for funding under this section.
 - (D) A Qualifying Infill Project or Qualifying Infill Area for which a recorded disposition and development agreement or other recorded project or area-specific agreement between the Developer and the local agency having jurisdiction over the project has been executed on or before July 31, 2019, shall be deemed to meet the affordability requirement of this paragraph if the agreement includes affordability restrictions that subject the Qualifying Infill Project, Qualifying Infill Area to the production of affordable units for Very Low, Lower- or Moderate-Income households.
 - (E) New housing units that replace demolished units that have been occupied by low or Moderate-Income households within the last five years from the deadline for submittal of applications shall not count toward meeting the requirements of this paragraph.
- (5) Include average residential Net Densities on the parcels to be developed that are equal to or greater than the densities described in subparagraph (B) of paragraph (3) of subdivision (c) of section 65583.2 of the Government Code, except that in a Rural Area the average residential Net Densities on the parcels to be developed shall be at least 10 units per acre. Minimum densities for Localities that are not Rural Areas may be found in Appendix 1 of the housing element law memorandum issued by the Department's Division of Housing Policy Development dated June 20, 2012.
- (A) A city with a population greater than 100,000 in a standard metropolitan statistical area or a population of less than 2,000,000 may petition the Department for, and the Department may grant, an exception to the density requirements set forth in this subsection, if the city believes it is unable to meet the density requirements described herein. The city shall submit the petition with its application and shall include the reasons why the city believes the exception is warranted. The city shall provide information supporting the need for the exception, including, but not limited to, any limitations that the city may encounter in meeting the density requirements specified in subsection (5). Any exception shall be for the purposes of this section only. This subdivision shall become inoperative on January 1, 2023.
- (6) Be located in an area designated for mixed-use or residential development pursuant to one of the following:

- (A) A general plan, or general plan amendment, adopted pursuant to Government Code section 65300.
 - (B) A sustainable communities strategy adopted pursuant to Government Code section 65080.
 - (C) A specific plan adopted pursuant to Government Code section 65450
 - (D) A workforce housing opportunity zone established pursuant to Government Code section 65620.
 - (E) A housing sustainability district established pursuant to Government Code section 66201.
- (7) The Eligible Applicant must identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, acceptable to the Department to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in Section 303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to Section 309 (c) and section 310 (c), and determining the maximum grant amount pursuant to Section 305. This mechanism must be in effect and legally enforceable prior to the disbursement of Program funds.
- (8) Eligible Applicants shall designate the proposed residential units in the Qualifying Infill Project, or within the Qualifying Infill Area, that the Eligible Applicant intends to utilize for the purpose of establishing the maximum Program grant amount pursuant to Section 305, and for the purpose of rating applications pursuant to Sections 309 or 310. Any such designated units must be utilized for both purposes in applications from Large Jurisdictions.
- (9) The application must demonstrate that the percentage of Affordable Units, and units restricted to other income limits and rents as designated for the purpose of determining the maximum Program grant amount in Section 305 and for rating purposes pursuant to Sections 309 or 310, shall be maintained or exceeded through the completion of each residential development proposed in the application. The Department may modify the requirement set forth in the previous sentence to conform to a similar local public agency requirement, provided that it determines that the local requirement will reliably result in completion of the required Affordable Units within a reasonable period of time.
- (10) Construction shall not have commenced on any units designated in the application prior to the deadline for applications submittal set forth in the NOFA, except for Affordable Units identified in a disposition and development agreement or other project- or area-specific agreement between the

Developer and the local agency having jurisdiction over the Affordable Units executed on or before July 31, 2019 that requires the Affordable Units to be built as a condition of local approval for the other units designated in the application, where the Developer of the other units contributed funds or land to cover costs of developing the Affordable Units, in an amount not less than 25 percent of the total development cost of the Affordable Units.

(d) For purposes of evaluating applications from Large Jurisdictions:

- (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area (i) that has been previously developed, or where at least 75 percent of the perimeter of the area adjoins parcels that are developed with Urban Uses, and (ii) in which at least one development application has been approved or is pending approval for a residential or mixed-use residential project that meets the definition and criteria in this section for a Qualifying Infill Project.
- (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

(e) For purposes of evaluating applications from Small Jurisdictions:

- (1) "Qualifying Infill Area" means a contiguous area located within an Urbanized Area that meets either of the following criteria:
 - (A) The area contains sites included on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a) of section 65583 of the Government Code, and at least 50 percent of the perimeter of the area shall adjoin parcels that are developed with urban uses.
 - (B) The Capital Improvement Project for which funding is requested is necessary, as documented by an environmental review or some other adopted planning document, to make the area suitable and available for residential development, or to allow the area to accommodate housing for additional income levels, and the area otherwise meets the requirements for inclusion on the inventory of land suitable and available for residential development in the housing element of the applicable city or county general plan pursuant to paragraph (3) of subdivision (a)

of section 65583 of the Government Code. At least 50 percent of the perimeter of the area shall adjoin parcels that are developed with Urban Uses.

- (2) "Qualifying Infill Project" means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 50 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
- (3) Applications from Small Jurisdictions must include a complete description of the Capital Improvement Project and requested grant funding for the Project. The application must describe how the project is necessary to support the development of housing, and how it meets the criteria of this section, including:
 - (A) A financial document that shows the gap financing needed for the project.
 - (i) For a Qualifying Infill Project located in the unincorporated area of the county, the Department shall allow an Eligible Applicant to satisfy the requirement in this paragraph by submitting copies of an application or applications for other sources of state or federal funding for a Qualifying Infill Project.
 - (B) Documentation of all necessary entitlement and permits, and a certification from the Eligible Applicant that the project is shovel-ready.
 - (i) For a Qualifying Infill Project located in the unincorporated area of the county, the department shall allow the Eligible Applicant to meet the requirement described in this paragraph by submitting a letter of intent from a willing affordable housing Developer that has previously completed at least one comparable housing project, certifying that the Developer is willing to submit an application to the county for approval by the county of a Qualifying Infill Project within the area in the event that the funding requested pursuant to this subdivision is awarded.

Section 304. Eligible Costs

- (a) Program grant funds must be used for reasonable and necessary costs of a Capital Improvement Project. Costs must be reasonable compared to similar infrastructure projects of modest design in the general area of the Capital Improvement Project. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvements of the following:

- (1) The creation, development, or rehabilitation of Parks or Open Space.
- (2) Water, sewer, or other utility service improvements and relocation.
- (3) Street, road, and bridge construction and improvement.
- (4) Required replacement of Transit Station parking spaces, not to exceed \$50,000 per space.
- (5) Residential parking and mechanical parking lifts. The minimum residential per unit parking spaces in parking structures, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space.
- (6) Transit linkages and facilities, including, but not limited to, related access plazas or pathways, or bus and transit shelters.
- (7) Facilities that support pedestrian or bicycle transit.
- (8) Traffic mitigation devices, such as street signals.
- (9) Site clearance, grading, preparation and demolition.
- (10) Sidewalk or streetscape improvements, including, but not limited to, the reconstruction or resurfacing of sidewalks and streets or the installation of lighting, signage, or other related amenities, including shade structures, seating, landscaping, streetscaping, public safety improvements, and public art. Program funding for public art may not exceed 5 percent of the total Program award.
- (11) Storm drains, stormwater detention basins, culverts, and similar drainage features.
- (12) Required environmental remediation necessary for the development of the Capital Improvement Project, where the cost of the remediation does not exceed 50 percent of the Program grant amount.
- (13) Site acquisition or control for the Capital Improvement Project including, but not limited to, easements and rights of way. Such costs must be deemed reasonable and demonstrated by documentation that may include appraisals, purchase contracts, or any other documentation as determined by the Department.
- (14) Other capital asset costs approved by the Department and required as a condition of local approval for the Capital Improvement Project.

(15) Impact fees required by local ordinance are eligible for Program funding only if used for the identified Capital Improvement Project. Funded impact fees may not to exceed 5 percent of the Program award.

(b) The following costs are not eligible:

- (1) Parking spaces and structures, except as provided in Section 304 (a)(4) and (5).
- (2) Costs of site acquisition for housing and mixed-use structural improvements.
- (3) Costs of housing or mixed-use structures.
- (4) Soft costs related to ineligible costs.
- (5) In-lieu fees for local inclusionary programs.

Section 305. Grant Terms and Limits

(a) The total maximum grant amount shall be limited based on the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. Replacement housing units may be included in the calculation of the total maximum grant amount. The Department shall publish a table listing per unit grant limits for each NOFA based on these factors. The total actual grant amount shall be based upon the lesser of the amount necessary to fund the Capital Improvement Project or the maximum amount calculated from the table published by the Department.

(b) The Program establishes the following minimum and maximum award amounts:

- (1) For Qualifying Infill Projects, the Program grant amount shall not be less than \$1 million, or \$500,000 for Rural Areas, and shall not exceed \$7.5 million for each NOFA.
- (2) For Qualifying Infill Areas, the Program grant amount shall not be less than \$2 million, or \$1 million for Rural Areas, and shall not exceed \$30 million for each NOFA.
- (3) Over the life of the Program, the total of all Program awards, including previous and future awards made under the Infill Infrastructure Grant Program of 2007, shall not exceed \$60 million for any single Qualifying Infill Project or Qualifying Infill Area.
- (4) The Department will fund only one application for each Capital Improvement Project or portion thereof.

- (5) In each NOFA, the Department will fund only one application for each Qualifying Infill Project and Qualifying Infill Area.
- (c) The Eligible Applicant must demonstrate that the grant does not result in the Developer(s) benefiting from the Qualifying Infill Project, Qualifying Infill Area or the Capital Improvement Project by realizing a profit that is within the limits set forth in California Code of Regulations, Title 4, section 10327.
- (d) The Eligible Applicant must demonstrate that Program funds are reasonably necessary for Project feasibility and no other source of funding is reasonably available
- (e) The Eligible Applicant must demonstrate that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible as evidenced by documentation such as, but not limited to, a market study, Project proforma, sources and uses statement, or other feasibility documentation that is standard industry practice for the type of proposed housing development (except as described in Section 303 (e)(3).
- (f) Where the Qualifying Infill Project is receiving low-income housing tax credits, the Recipient may provide Program funds to the Developer of the Qualifying Infill Project in the form of a zero (0) percent, deferred payment loan, with a term of at least 55 years. The loan may be secured by a deed of trust, which may be recorded with the local county recorder's office, provided, however, the beneficiary of the loan shall not under any circumstances exercise any remedy, including, without limitation, foreclosure, under the deed of trust without the prior written consent of the Department, in its sole and absolute discretion. The loan may not be sold, assigned, assumed, conveyed or transferred to any third party without prior written Department approval in its sole and absolute discretion. For Projects assisted by other Department funding programs, repayment of the loan between the Recipient and the Developer shall be limited to (1) no repayments to the Recipient until the maturity date or (2) repayment only from "distributions" from the Project within the meaning of Title 25, California Code of Regulations section 8301(i). The Recipient shall be responsible for all aspects of establishing and servicing the loan. The provisions governing the loan shall be entirely consistent with these Guidelines and all documents required by the Department with respect to the use and disbursement of Program funds. All documents governing the loan between the Recipient and the Developer borrower shall contain all the terms and conditions set forth in this subdivision and shall be subject to the review and approval of the Department prior to making the loan. This subdivision shall apply to any Qualifying Infill Project receiving low-income housing tax credits regardless of the date of the Program award.

- (g) Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Qualifying Infill Project supported by the Capital Improvement Project.
- (h) Funds will be disbursed as progress payments for approved eligible costs incurred subject to the requirements of these Guidelines.
- (i) Where approval by a local public works department, or an entity with equivalent jurisdiction, is required for the Capital Improvement Project, the Recipient must submit, prior to the disbursement of grant funds, a statement or other documentation acceptable to the Department, indicating that the Capital Improvement Project is consistent with all applicable policies and plans enforced or implemented by that department or entity.
- (j) The Uniform Multifamily Regulations (UMRs) in title 25, division 1, chapter 7, subchapter 19 (commencing with section 8300) of the California Code of Regulations is hereby incorporated by reference into these Guidelines. In the event of a conflict between the UMRs and these Guidelines, the provisions of these Guidelines shall prevail.

Section 306. Performance Requirements

- (a) Recipients shall, within the time set forth in the Standard Agreement, but not more than two (2) years from the date of the Program award, begin construction of the housing units which were used as the basis for calculating the Program award.
- (b) Recipients shall, within the time set forth in the Standard Agreement, but not more than five (5) years from the date of the Program award, complete construction of the housing units which were used as the basis for calculating the Program award. Completion of construction must be evidenced by a certificate of occupancy or equivalent documentation.
- (c) The Standard Agreement and disbursement agreement must be executed in accordance with the following subsections. Failure to meet the requirements of Section 306 (c)(1) and 306 (c)(2) will result in the Department's recapture of the grants awarded.
 - (1) The Standard Agreement must be executed within two (2) years from the date of award.
 - (2) The disbursement agreement must be executed within two (2) years from the date of award.
- (d) Program funds must be disbursed in accordance with the deadlines specified in the Standard Agreement, and in no event later than the following disbursement deadlines.

- (1) Program funds must be disbursed within four (4) years from the date of award.
- (2) The maximum disbursement extension deadline is seven (7) years from the date of award.
 - (A) The Department may approve a disbursement extension deadline request up to the applicable maximum disbursement extension deadline if the Recipient demonstrates, to the satisfaction of the Department, that it has complied with performance milestones identified in the Standard Agreement.
- (e) Recipients will be required to repay disbursed Program grant funds where construction of residential units used as the basis for calculating the grant amount pursuant to Section 305(a) has not received building permits within two years from the date of the Program grant award. The amount to be repaid shall be the same proportion to the total grant amount as the number of residential units where construction has not timely commenced to the total number of designated residential units.
- (f) Where a Locality is participating in the Program pursuant to Section 307, that Locality shall not be held liable for the construction and continued operation of the Qualifying Infill Project or the housing designated in the Qualifying Infill Area.
- (g) Recipients of Qualifying Infill Area awards must have closed construction period financing on a Qualifying Infill Project before a subsequent Program application is submitted within the same project area or adjoining project areas.

ARTICLE 3. APPLICATION PROCEDURES

Section 307. Application Process

- (a) The Department shall offer Program funds through Notices of Funding Availability. Applications shall be made on forms made available by the Department, except as indicated in Section 303 (e)(3). Applications selected for funding shall be approved subject to conditions specified by the Department.
- (b) The Large Jurisdiction Notice of Funding Availability will specify the amount of funds available, application requirements, minimum eligibility point scores, the deadline for submittal of applications, the schedule for rating and ranking applications and awarding funds, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
 - (1) The Department shall accept applications for Projects in Large Jurisdictions and evaluate them on a competitive basis. The NOFA for Large Jurisdictions may specify a minimum number of ranking points for a Project to be eligible for funding.
 - (2) The Department may elect to not evaluate compliance with some or all threshold requirements for applications from Large Jurisdictions that are not within a fundable range, as indicated by a preliminary point scoring.
 - (3) In the event of two or more applications having the same rating and ranking scores, the Department will apply a tie- breaking criterion outlined in the NOFA.
 - (4) The Department shall evaluate applications from Large Jurisdictions for compliance with the threshold requirements listed in Section 308, and score them based on the application selection criteria listed in Sections 309 or 310. The highest scoring Large Jurisdiction applications that meet all threshold requirements shall be selected for funding as specified in the NOFA, except that the Department may make adjustments in this procedure to meet approximately the following geographic distribution objectives of each NOFA:
 - (A) Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura counties);

- (B) Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
 - (C) Target 45 percent of total funds to projects located in Northern California Large Jurisdiction counties (those not located in the Large Jurisdiction counties specified in previous paragraphs).
- (c) The NOFA for Small Jurisdictions will specify the amount of funds available, application requirements, the date the Department will begin accepting applications, a list of counties eligible to apply under this NOFA, and the general terms and conditions of funding commitments.
 - (1) The Department shall accept applications for Projects in Small Jurisdictions on an over the counter basis and evaluate them for compliance with the eligibility requirements listed in Section 303 and threshold requirements listed in Section 308. Small Jurisdiction applications that meet all threshold and eligible Project requirements shall be selected for funding as specified in these Guidelines and the NOFA for Small Jurisdictions.
- (d) All applications shall include a Locality or a public housing authority as an applicant.
 - (1) A Locality or public housing authority identified as an applicant of either a Qualifying Infill Area or Qualifying Infill Project shall only be a party to the Standard Agreement when that Locality or public housing authority has an on-going ownership interest in the Capital Improvement Project identified in the application.
 - (2) Where a Locality or public housing authority is participating in the Program pursuant to Section 307(d)(2), and has no on-going ownership interest in the Capital Improvement Project, that Locality's responsibility shall be limited to providing an official written certification of support for the Capital Improvement Project, and that Locality shall not be required to be party to the Standard Agreement.

Section 308. Application Threshold Requirements

- (a) The Capital Improvement Project set forth in the application must be eligible pursuant to Section 303, and the Eligible Applicant must be eligible pursuant to Section 307. Additionally, the following requirements apply to all applications:
 - (1) Construction of the Capital Improvement Project has not commenced as of the deadline for submittal of applications set forth in the NOFA

- (2) The Capital Improvement Project is infeasible without Program funds, and other available funds are not being supplanted by Program funds.
 - (3) The Eligible Applicant of the Capital Improvement Project must have Site Control sufficient to ensure the timely commencement of the Capital Improvement Project as determined by the Department.
 - (4) All proposed uses of Program funds must be eligible pursuant to Section 304.
 - (5) Funds awarded pursuant to this section shall supplement, not supplant, other available funding.
- (b) The application must be sufficiently complete to assess the feasibility of the application and its compliance with Program requirements.

Section 309. Selection Criteria for Qualifying Infill Projects in Large Jurisdictions

Applications for Qualifying Infill Projects in Large Jurisdictions shall be rated using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of their developments, provided these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section, and determining the maximum grant amount calculated pursuant to Section 305(a). Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Project	Maximum Score
Project Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	20
Consistency with Regional Plans	10
Total	250

- a) Project Readiness – 100 points maximum

Readiness points will be awarded as follows:

- (1) Environmental Review Status - 30 points maximum

Applications will be awarded points based on the extent to which environmental reviews have been completed for the Qualifying Infill Project:

- (A) Documented compliance with the California Environmental Quality Act and the National Environmental Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed, shall receive 30 points.
- (B) Issuance of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment, shall receive 15 points.

- (2) Land Use Entitlement Status - 30 points maximum

Applications will be awarded points based on the extent that the Qualifying Infill Project can secure necessary entitlements from the local jurisdiction within a reasonable period of time, as follows:

- (A) Applications which demonstrate that all necessary local land use approvals, excluding design review, have been granted for the Qualifying Infill Project, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) shall receive 30 points.
- (B) Applications which demonstrate that the Qualifying Infill Project is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process and has submitted all applications for such necessary approvals shall receive 15 points.
- (C) Applications which demonstrate that the Qualifying Infill Project is consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, and deemed complete by the appropriate local agencies shall receive 15 points.

(3) Funding Commitments - 20 points maximum

Applications will be awarded points as follows based on the extent the Eligible Applicant has secured enforceable funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project.

(A) Funding Commitment Levels:

Rental housing developments

Construction Financing	Permanent Financing	Points
At least 90% of the total development cost, less deferred costs	At least 90% of the total development cost, less deferred costs	20

Construction Financing	Permanent Financing	Points
At least 75% of the total development cost, less deferred costs	At least 75% of the total development cost, less deferred costs	10

Construction Financing		Points

At least 50% of the total development cost, less deferred costs		5
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Ownership developments

Construction Financing	Permanent Financing	Points
At least 90% of the total development cost including all necessary public agency funds, less deferred costs	At least 90% of the total development cost including all necessary public agency funds, less private mortgage financing and deferred costs	20

Construction Financing	Permanent Financing	Points
At least 75% of the total development costs, less deferred costs	At least 75% of the total development cost, less deferred costs	10

Construction Financing		Points
At least 50% of the total development cost including all necessary public agency funds, less deferred costs		5

Combined rental and ownership developments

Applications designating both rental and ownership units will be awarded points on the funding commitments for the combined development cost of the Capital Improvement Project and the Qualifying Infill Project on a percentage basis in proportion to the number of rental and ownership units. For example, in a 100 unit development consisting of 80 rental units and 20 ownership units, the number of points will be weighted 80 percent for the funding commitments associated with the rental units and 20 percent for the funding commitments associated with the ownership units, then the

respective scores for each component will be combined, not to exceed 20 points.

- (B) Allowable Program funds and 4 percent low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) will be considered committed in this calculation. A Land Donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement (“Land Donation”) or a Local Fee Waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law (“Local Fee Waiver”) may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local public agency. Funds conditionally reserved under the following programs shall be accepted as funding commitments: the United States Department of Housing and Urban Development’s (HUD) Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and the Community Development Block Grant Program (CDBG). Deferred-payment financing, grant funds and subsidies from other Department programs proposed for Project financing must be awarded for Large Jurisdictions prior to final rating and ranking for the IIG application or prior to application submission for a Small Jurisdiction.
- (C) For self-help homeownership developments utilizing United States Department of Agriculture (USDA) 502 Loans, those funds shall be considered committed if the Eligible Applicant is an active 523 grantee that has Site Control of the Capital Improvement Project and a letter of support from USDA.
- (D) Owner equity contributions or Developer funds shall not be substituted later with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50 percent of deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.

(4) Local Support - 12 points maximum

- (A) Points will be awarded for one of the following:

- (i) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 25 percent of the Program grant will be awarded 12 points.
 - (ii) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 3 points.
- (B) For purposes of awarding points pursuant to this section, the following will also be considered a commitment of Local Support:
- (i) Conditionally reserved federal or state program funds administered by a local public agency or agencies for the Qualifying Infill Project or Capital Improvement Project shall also be accepted as funding commitments demonstrating Local Support. Such programs include, but are not limited to, the HUD Continuum of Care (CoC), Home Investment Partnerships Program (HOME), and Community Development Block Grant Program (CDBG).
 - (ii) A Land Donation or a Local Fee Waiver may be considered a commitment of Local Support. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a qualified appraiser who is a Member of the Appraisal Institute (MAI) conducted within one year of the application deadline. A commitment of Local Support in the form of a Local Fee Waiver must be evidenced by written documentation from the local public agency.
- (5) Prohousing Policies – 8 points maximum
- (A) Points will be awarded for each of the following:
- (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.

- (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
- (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
- (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;
- parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
 - processing and impact fee waivers or reductions of 50 percent or more,
 - ministerial approval in fewer than 45 days,
 - reduction or modifications of development standards for side yard setbacks of five feet or less,
 - reduction or modifications of development standards to two story heights,
 - reduction or modifications of development standards to allow 60 percent or more lot coverage,
 - no minimum lot size requirement,
 - provisions for affordability, or
 - offering support programs such as a user-friendly website.
- (v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for

multifamily residential development or adopt fee transparency measures including publicly available fee calculators.

(b) Affordability – 60 points maximum

Applications will be awarded points based on the percentage of units in the Qualifying Infill Project restricted to occupancy by various income groups. Applications designating only rental units in the Qualifying Infill Project may elect to have their applications scored in accordance with any one of the two following scales. Applications designating ownership units, or a combination of rental and ownership units, must utilize the scale set forth in paragraph 2 below.

- (1) The scale used by MHP, as specified in the Multifamily Housing Program Guidelines section 7320(b)(1). Eligible Applicants making this election shall be awarded 60/35 points for every 1 point they would be eligible to receive using MHP's system (applications eligible for the maximum possible 35 points using the MHP scale receive the maximum possible points in this category for the Program).
- (2) The following scale:
 - (A) .30 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
 - (B) .80 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
 - (C) .40 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes not exceeding 50 percent of Area Median Income.
 - (D) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income, or that are or will be covered by a long-term, project-based rental or operating subsidy contract under a program that either has a history of predominately serving households at this income level or that by design will reliably serve this population.
- (3) Owner-occupied units shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.

- (4) For rental units used as the basis for point scores in the 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 Qualifying Infill Project is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against the Qualifying Infill Project with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) Density – 40 points maximum

Applications will be scored based on the extent to which the average Net Density of the Qualifying Infill Project, adjusted by unit size, exceeds the required density specified in Section 303(c)(5). Net 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) Net density will be adjusted by unit size (and commercial space as applicable) as follows:

Example = Mixed-use project, three-quarter ($\frac{3}{4}$) acre, urban site, with twelve 1-bedroom units at 800 sq. ft. each, twelve 2-bedroom units at 1,100 sq. ft. each, and 5,000 sq. ft. of commercial space.

Based on the density factors in the chart below, the equation looks like this:

$$12 \times 0.9 \text{ (1 bedroom units)} = 10.8$$

$$12 \times 1.2 \text{ (2 bedroom units)} = 14.4$$

To attribute density to the commercial space, utilize the square footage and bedroom count of the largest unit in the project to determine how many whole units would fit into the square footage of the commercial space.

For this example, the largest unit is a 2-bedroom, 1,100 square foot unit. 5,000 square feet (commercial space) would accommodate four (4) of these units. Multiply that result by the appropriate factor:

$$4 \times 1.2 \text{ (2-bedroom units)} = 4.8$$

To calculate the percentage at which this project meets or exceeds the required density, add all three resulting calculations above, and divide by the minimum density required for the project site (in this case 30 units/acre for an urban site), then by the number of acres in the project, then multiply by 100 (for percentage):

$$(10.8+14.4+4.8)/30 = 1/.75=1.3333 \times 100=133.33\%$$

Unit Size (Bedrooms)	Factor
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

- (2) Points will be awarded in accordance with the following schedule:

Adjusted Net Density as a Percentage of Required Density	Points
150% or More	40
140% to 149.9%	30
130% to 139.9%	20
120% to 129.9%	15
110% to 119.9%	10
Less than 110%	0

(d) Access to Transit – 20 points maximum

Points will be awarded based on the proximity of the Qualifying Infill Project to a Transit Station or Major Transit Stop as follows. The distance to a Transit Station or Major Transit Stop shall be evidenced by a scaled map. For the purposes of this subdivision (d), “walkable route” shall mean a route which after completion of the proposed Project, shall be free of negative environmental conditions that deter pedestrian circulation, such as barriers; stretches without sidewalks or walking paths; noisy vehicular tunnels; streets, arterials or highways without regulated crossings that facilitate pedestrian movement; or stretches without lighted streets.

- (1) 20 points will be awarded to a Qualifying Infill Project within one quarter mile of a Transit Station or Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.
- (2) 10 points will be awarded to a Qualifying Infill Project within one half mile of a Transit Station or a Major Transit Stop as defined in Section 302 measured by a walkable route from the nearest boundary of the Qualifying Infill Project to the outer boundary of the site of the Transit Station or Major Transit Stop.

(e) Proximity to Amenities – 20 points maximum

Applications will be awarded points based on the proximity or accessibility of the Qualifying Infill Project to the following existing amenities or amenities that will be in service when the Qualifying Infill Project is completed. The distance to amenities shall be evidenced by a scaled map.

Applications may receive only one award of points from each of the following subcategories:

- (1) The Qualifying Infill Project is within one-quarter mile of a Park (one-half mile for Rural Area projects) (not including school grounds unless 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), 6 points, or within one-half mile (one (1) mile for Rural Area projects), 4 points.
- (2) The Qualifying Infill Project is within one (1) mile of a locally recognized employment center with a minimum of fifty (50) full-time employees (two (2) miles for Rural Area projects), 7 points, or within two (2) miles

(four (4) miles for Rural Area projects), 4 points. An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed Qualifying Infill Project, such as a large hospital, industrial park, commercial district, or office area.

- (3) The Qualifying Infill Project is within one mile of a locally recognized retail center with a minimum of fifty full-time employees (two miles for Rural Area projects), 7 points, or within two miles (four miles for Rural Area projects), 4 points. A retail center is a downtown area or recognized neighborhood or regional shopping mall.
- (4) For Qualifying Infill Projects where at least 50 percent of the units have two or more bedrooms, the Qualifying Infill Project is within one-quarter mile of a public school or community college that residents of the Qualifying Infill Project may attend (one-half mile for Rural Area projects), 7 points, or within one-half mile (one mile for Rural Area projects), 4 points.
- (5) For a Qualifying Infill Project that is a special needs or single room occupancy development, as defined by TCAC, or a special needs or supportive housing project, as defined under MHP, the Qualifying Infill Project is located within one-half mile of a social service facility that operates to serve residents of the Qualifying Infill Project, 7 points or within one mile, 4 points.
- (6) For a Qualifying Infill Project that is reserved for qualified senior citizens under Civil Code sections 51.2, 51.3 and 51.4, the Qualifying Infill Project is within one-quarter mile of a senior center or a facility regularly offering services specifically designed for seniors (one-half mile for Rural Area projects), 7 points or within one-half mile (one mile for Rural Area projects), 4 points.
- (7) For a Qualifying Infill Project where at least 25 percent of the units are two bedroom or larger and an additional 25 percent of the units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

- (f) Consistency with Regional Plans –10 points maximum
- (1) Points will be awarded for each of the following:
- (A) 5 points will be awarded if the Qualifying Infill Project supports the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission.
 - (B) If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Project supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission.
 - (C) A Qualifying Infill Project in which not less than 50 percent of the land area is within a Transit Priority Area shall receive 5 points. Evidence of Qualifying Infill Project location, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

Section 310. Selection Criteria for Qualifying Infill Areas in Large Jurisdictions

Applications for Capital Improvement Projects associated with Qualifying Infill Areas in Large Jurisdictions shall be awarded points using the criteria detailed below. Eligible Applicants may elect to exclude from consideration discrete phases or portions of the developments within the Qualifying Infill Area, provided that these portions or phases are not included for other purposes under these Guidelines, including rating pursuant to this Section 310 and the maximum grant amount calculated pursuant to Section 305.. Points are not cumulative within each subparagraph unless otherwise specified.

Criterion: Qualifying Infill Areas	Maximum Score
Area Readiness	100
Affordability	60
Density	40
Access to Transit	20
Proximity to Amenities	20
Consistency with Regional Plans	10
Total	250

(a) Area Readiness – 100 points

Readiness points will be awarded as follows:

(1) Multiple Qualifying Infill Projects – 10 points maximum

- (A) Qualifying Infill Areas with three or more Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 10 points.
- (B) Qualifying Infill Areas with two Qualifying Infill Projects that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process will receive 5 points.

(2) Environmental Review Status - 25 points maximum

- (A) Applications with documented compliance with the California Environmental Quality Act and the National Environmental

Policy Act, if applicable. All applicable time periods for filing appeals or lawsuits must have lapsed will receive 25 points.

- (B) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 15 points.
 - (C) Applications for Qualifying Infill Areas for which a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with section 15000 will receive 5 points.
 - (D) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date will receive 5 points.
- (3) Land Use Entitlement Status - 25 points maximum

Applications will be awarded points based on the extent that developments within the Qualifying Infill Area can secure necessary entitlements from the local jurisdiction within a reasonable period of time.

- (A) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than 50 percent of the housing units proposed for development within the Qualifying Infill Area have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator) will receive 25 points.
- (B) Applications which meet the criteria in Subparagraph (C) and demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the Qualifying Infill Area have been granted will receive 20 points.

- (C) Applications which demonstrate that the Qualifying Infill Area is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the Qualifying Infill Area is located and the housing proposed in the application is consistent with such plan will receive 10 points.
 - (D) Applications which demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the Capital Improvement Project within the Qualifying Infill Area have been granted will receive 5 points.
- (4) Funding Commitments - 20 points maximum

Applications will be awarded points based on the extent to which the housing in the Qualifying Infill Area and the Capital Improvement Project can secure sufficient funding in a timely manner, as follows (An application may not receive points under both paragraphs (B) and (C)):

- (A) Up to 10 points shall be awarded based on the percentage of total residential units to be developed in the Qualifying Infill Area that are in developments for which enforceable commitments have been obtained for all necessary construction period funding, in accordance with the following schedule, and excluding tax credit equity, tax-exempt bonds, and funding provided by this and other Department funding program(s) provided that the other Department funding is awarded prior to or simultaneously with the final rating and ranking of the Program application.
 - (i) A Land Donation supported by an appraisal may be considered a commitment. For self-help homeownership developments utilizing USDA 502 loans, those funds shall be considered committed if the active 523 grantee has Site Control and a letter of support from USDA.

Percentage of Total Residential Units In Developments with Committed Construction Funding	Points
75% or more	10.0
50% to 74.9%	7.5
25% to 49.9%	5.0
10% to 24.9%	2.5

- (B) Ten (10) points shall be awarded for obtaining enforceable commitments for all construction period funding for the Capital Improvement Project, excluding funding provided by another Department funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment.
 - (C) Five (5) points shall be awarded for obtaining documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the Capital Improvement Project.
 - (D) Owner equity contributions or developer funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made up to 50 percent of the deferred developer fee. The Department may require the Eligible Applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (5) Local Support - 12 points maximum
- (A) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 25 percent of the Program grant will receive 12 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
 - (B) Obtaining a funding commitment or commitments from a local public agency or agencies for the Qualifying Infill Area or Capital Improvement Project equivalent to at least 15 percent of the Program grant will be awarded 6 points. A Land Donation supported by an appraisal may be considered an enforceable commitment.
 - (C) Three (3) points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application

(6) Prohousing Policies – 8 points maximum

(A) Points will be awarded for each of the following:

- (i) Four (4) points will be awarded to Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers.
- (ii) Four (4) points will be awarded to Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential and mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.
- (iii) Four (4) points will be awarded to Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle.
- (iv) Four (4) points will be awarded to Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Government Code section 65852.2, as follows;
 - parking reductions to 0.75 or less spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Government Code section 65852.2,
 - processing and impact fee waivers or reductions of 50 percent or more,
 - ministerial approval in less than 45 days,
 - reduction or modifications of development standards of side yard setbacks to five feet or less,
 - reduction or modifications of development standards to two story heights,

- reduction or modifications of development standards to allow 60 percent or more lot coverage,
- no minimum lot size requirement,
- provisions for affordability, or
- offering support programs such as a user-friendly website.

(v) Four (4) points will be awarded to Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures including publicly available fee calculators.

(b) Affordability – 60 points maximum

Applications will be awarded points based on the percentage of units to be developed in the Qualifying Infill Area that will be restricted to occupancy by various income groups, in accordance with the following schedule.

- (1) 2.0 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Moderate-Income limit.
- (2) 2.4 points will be awarded for each percent of total units that are owner-occupied and restricted to occupancy by households with incomes not exceeding the Lower Income limit.
- (3) 2.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 60 percent of Area Median Income.
- (4) 4.0 points will be awarded for each percent of total units that are rental units restricted to occupancy by households with incomes less than or equal to 30 percent of Area Median Income.
- (5) Owner-occupied units proposed for points under this category shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or a requirement for sharing equity upon resale.
- (6) For rental units used as the basis for point scores in the 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 Qualifying Infill Area is located, following the calculation procedures used by TCAC. Rents shall be restricted in accordance with the rent

and income limits specified in the application and approved by the Department and set forth in a legally binding agreement recorded against housing developments in the Qualifying Infill Area with a duration of at least 55 years. Rents shall not exceed 30 percent of the applicable income eligibility level.

(c) **Density – 40 points maximum**

Applications will be awarded points based on the extent to which the average Net Density of the Qualifying Infill Area, adjusted by unit size, exceeds the required density specified in Section 303(a)(4).

- (1) Net Density will be adjusted for unit size by multiplying the factors shown below by the total number of units in each unit size category, then summing the resulting products then dividing by the net area of all projects. Net 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. For a suburban three-site Qualifying Infill Area:

Project # 1	7 2-Bedroom Units	5 3-Bedroom Units	.75 Acre
Project # 2	6 2-Bedroom Units	8 3-Bedroom Units	.65 Acre
Project # 3	9 2-Bedroom Units	7 3-Bedroom Units	.50 Acre

The adjusted Net Density would be 22 two-bedroom units times 1.2 plus 20 three-bedroom units times 1.6) or 58.4. Dividing this by 20 (suburban Minimum Density) and 1.9 acres (net area of the 3 sites) and multiplied by 100 results in an adjusted Net Density as a Percentage of Required Density of 153.7 percent which yields 15 points for Density.

Unit Size (Bedrooms)	Factor
0-Bedroom	0.7
1-Bedroom	0.9
2-Bedroom	1.2
3-Bedroom	1.6
4-Bedroom	1.8

- (2) Points will be awarded in accordance with the following schedule:

Adjusted Net Density as a Percentage of Required Density	Points
200% or more	40
175% to 199.9%	30
150% to 174.9%	20
125% to 149.9%	15
110% to 124.9%	10
Less than 110%	0

(d) Access to Transit – 20 points maximum

Points will be awarded based on the percentage of residential units in the Qualifying Infill Area which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in paragraph 309(d) relative to the total number of housing units in the Qualifying Infill Area. Two (2) points will be awarded for each 10 percent of such housing units. Percentages shall be rounded off to the nearest whole tenth.

(e) Proximity to Amenities – 20 points maximum

Applications will be awarded points based on the amenities in the Qualifying Infill Area or within one-half mile of its boundary, including amenities that will be in service when construction of the Qualifying Infill Project for the Qualifying Infill Area is completed.

The one-half mile radius will be measured from the established boundaries of the Qualifying Infill Area, as defined in local planning documents.

Points shall be awarded per amenity as follows:

Amenities serving Qualifying Infill Areas consisting of fewer than 200 residential units will yield 4 points each. Amenities serving Qualifying Infill Areas consisting of 200 or more residential units will yield 2 points each. Each distinct amenity may be counted only once. The Eligible Applicant shall designate the specific subcategory for each amenity identified. No more than 25 percent of a Qualifying Infill Area's amenities may be from any one subcategory. Applications may receive only one award of points from each of the following categories. Total points for this category may not exceed 20 points.

(1) Amenities include:

- (A) Parks (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for

the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities), 4 points.

- (B) Locally recognized employment center with a minimum of fifty full-time employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area, 4 points.
- (C) Locally recognized retail center with a minimum of fifty full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall, 4 points.
- (D) Where at least 50 percent of the units designated in this application have two or more bedrooms, public schools or community colleges available for residents of the Qualifying Infill Area to attend, 4 points.
- (E) Where designated units in this application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the Qualifying Infill Area, 4 points.
- (F) Where designated units in this application are reserved for qualified senior citizens under sections 51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the Qualifying Infill Area, 4 points.
- (G) Where at least 25 percent of the total units are two bedroom or larger and an additional 25 percent of the total units are three bedroom or larger, with no restriction or preference for seniors or special needs populations, and the housing developments including these units are located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map shall receive 20 points.

(f) Consistency with Regional Plans –10 points maximum

- (1) Points will be awarded for each of the following:
 - (A) Five (5) points will be awarded if the Qualifying Infill Area supports the implementation of either a sustainable communities strategy or alternative planning strategy that has

been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

- (B) If a sustainable communities strategy is not required for a region by law, 5 points will be awarded if the Qualifying Infill Area supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Consistency with plans must be demonstrated by a letter or resolution executed by an officer, or equivalent representative from the metropolitan planning organization or regional transportation planning agency, or local transportation commission.
- (C) Applications for Qualifying Infill Areas in which not less than 50 percent of the land area is within a Transit Priority Area will receive 5 points. Evidence of a Qualifying Infill Area within, or partially within (as defined in this section) a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

ARTICLE 4. PROGRAM OPERATIONS

Section 311. Legal Documents

Upon the award of Program funds, the Department shall enter into a Standard Agreement with the Recipient constituting a conditional commitment of funds. This contract shall require the parties to comply with the requirements and provisions of these Guidelines. The Standard Agreement shall encumber funds in an amount sufficient to fund the approved project, subject to limits established in the NOFA and consistent with the application. The Standard Agreement shall contain, but not be limited to, the following as appropriate for the activity:

- (a) A description of the approved Capital Improvement Project and the approved Qualifying Infill Project, Qualifying Infill Area, or both, and the permitted uses of Program funds;
- (b) Provisions governing the amount, terms and conditions of the Program grant;
- (c) Provisions governing the construction work and, as applicable, the acquisition and preparation of the site of the Capital Improvement Project, and the manner, timing, and conditions of the disbursement of grant funds;
- (d) The Recipient's responsibilities for the development of the approved Capital Improvement Project, including, but not limited to, construction management, maintaining files, accounts, and other records, and reporting requirements;
- (e) Provisions relating to the development, construction, affordability and occupancy of the Qualifying Infill Project supported by the Capital Improvement Project and the development, construction and occupancy of housing designated for development in the application for funding of a Qualifying Infill Area;
- (f) Provisions relating to the placement on, or in the vicinity of, the Project site, a sign indicating that the Department has provided funding for the Capital Improvement Project. The Department may also arrange for publicity of the Department grant in its sole discretion;
- (g) Remedies available to the Department in the event of a violation, breach or default of the Standard Agreement;
- (h) Requirements that the Recipient permit the Department or its designated agents and employees the right to inspect the Project and all books, records and documents maintained by the Recipient in connection with the Program grant;
- (i) Special conditions imposed as part of Department approval of the project;
- (j) Terms and conditions required by federal or state law; and

- (k) Other provisions necessary to ensure compliance with the requirements of the Program.

Section 312. Reporting Requirements

- (a) During the full term of the Standard Agreement and covenant and according to the deadlines identified in the Standard Agreement and the covenant, the Recipient shall submit, upon request of the Department, an annual performance report regarding the construction of the Capital Improvement Project; and upon receipt of the certificate of occupancy, an annual monitoring report regarding the affordability and occupancy of the housing Project designated in the application.
- (b) At any time during the term of the Standard Agreement and/or covenant, the Department may perform or cause to be performed a financial audit of any and all phases of the Recipient's Project. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.
- (c) The Recipient and owner agree to regular monitoring of the housing development by the Department or such designee the Department may name at any time during the term of the Standard Agreement and/or covenant, to verify compliance with the requirements of the Program. The Recipient and owner, or designee, shall submit annual reports as required by the Department on forms approved or provided by the Department, detailing components of the on-going operations of the housing development, as noted in this subsection. The components of annual operations for which reporting is required, which the Department retains the right to inspect, or cause to be inspected, include, and are not limited to:
 - (1) The Qualifying Infill Project or the housing designated in the Qualifying Infill Area, including interior of units, common areas, and exterior of the development;
 - (2) Tenant files, demonstrating compliance with Program affordability standards;
 - (3) Financial records, including the right to request a certified financial audit of the revenue, expenses, and operations of the housing development; and
 - (4) Insurance records to ensure continuous insurance coverage in accordance with Department and Program requirements.

The Department retains the authority to compel the Recipient and owner to comply with Program requirements as detailed in the IIG restrictive covenant recorded against the property.

Section 313. Defaults and Cancellations

- (a) In the event of a breach or violation by the Recipient of any of the provisions of the Standard Agreement, the Department may give written notice to the sponsor to cure the breach or violation within a period of not less than 15 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default under the Standard Agreement and may seek legal remedies for the default including the following:
 - (1) The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Project in accordance with Program requirements.
 - (2) The Department may seek such other remedies as may be available under the relevant agreement or any law.
- (b) Funding commitments and Standard Agreements may be canceled by the Department under any of the following conditions:
 - (1) The objectives and requirements of the Program cannot be met by continuing the commitment or Standard Agreement;
 - (2) Construction of the Capital Improvement Project cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement; or
 - (3) Funding conditions have not been or cannot be fulfilled within required time periods.
- (c) Upon receipt of a notice of intent to cancel the grant from the Department, the Recipient shall have the right to appeal to the Director of the Department.

Section 314. Prevailing Wages

For the purposes of California's prevailing wage law (Lab. Code, 1720 et seq.), an IIG Capital Improvement Project (i.e., the construction, rehabilitation, demolition, relocation, preservation, acquisition, or other physical improvement of a Capital Asset) shall be considered a public work that is paid for in whole or in part out of public funds. As such, it is subject to California's prevailing wage law. Program funding of a Capital Improvement Project shall not necessarily, in and of itself, be considered public funding of a Qualifying Infill Project or the Qualifying Infill Area unless such funding is considered public funding under California's prevailing wage law.

It is not the intent of the Department in these Guidelines to subject Qualifying Infill Projects or Qualifying Infill Areas to California's prevailing wage law by reason of Program funding of

the Capital Improvement Project where such public funding would not otherwise make the Qualifying Infill Project or Qualifying Infill Area subject to such law.

Although the use of Program funds does not require compliance with the federal Davis-Bacon Act, other funding sources may require compliance with the federal Davis-Bacon Act.


**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE**

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October 30, 2019

MEMORANDUM FOR: All Potential Applicants

FROM: 
Jennifer Seeger, Acting Deputy Director
Division of Financial Assistance

SUBJECT: **Infill Infrastructure Grant Program of 2019
Notice of Funding Availability for Large Jurisdictions**

The California Department of Housing and Community Development (Department) is pleased to announce the availability of approximately \$194 million in funding for the Infill Infrastructure Grant Program of 2019 (program). The purpose of the program is to provide grants for Capital Improvement Projects in support of Qualifying Infill Projects or Qualifying Infill Areas. Funding for this NOFA and program requirements are provided under Assembly Bill 101 (Stats. 2019, ch. 159, § 20) and Part 12.5 (commencing with section 53559) of Division 31 of the Health and Safety Code.

A complete original printed application with signatures and one electronic copy on compact disc or flash drive, with all applicable information and documentation, must be submitted to the Department **by 5:00 PM Pacific Standard Time on January 29, 2020**. Applications must be submitted through a carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery. Personal deliveries will not be accepted.

The Department will hold workshops to review the Notice of Funding Availability (NOFA) and application. The application, a list of workshop dates, and registration instructions will be available in November 2019 on the Department's program webpage at <http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml>. To receive program NOFA FAQs and other program information and updates, please subscribe to the program listserv at http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

Please submit questions to infill@hcd.ca.gov.

Attachment

Infill Infrastructure Grant Program of 2019

Notice of Funding Availability For Large Jurisdictions



**Gavin Newsom, Governor
State of California**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Douglas R. McCauley, Acting Director
California Department of Housing and Community Development**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
Telephone: (916) 263-2771

Website: <http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml>
Infill Infrastructure Grant Program email: infill@hcd.ca.gov

October 30, 2019

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I. Overview

A. Notice of Funding Availability

This NOFA announces approximately \$194 million in funding for projects located in Large Jurisdictions. Large Jurisdictions are defined as any county with a population of more than 250,000 as of January 1, 2019, or any city within that county, pursuant to Health and Safety Code section 53559.1 (added by Stats. 2019, ch. 159 (A.B. 101), § 20).

These funds will be used to provide grants for infrastructure improvements in support of higher-density affordable and mixed-income housing, and mixed-use infill development projects. Specific eligible improvements include construction, rehabilitation, or other physical improvement of parks or open space, transit facilities, streets, and sidewalks.

B. Timeline

NOFA Release	October 30, 2019
Application Due Date	January 29, 2020
Award Announcements	April 30, 2020

C. Authorizing Legislation, Regulations and Guidelines

Assembly Bill 101, which was signed by Governor Newsom on July 31, 2019, established the Infill Infrastructure Grant Program of 2019 (program) as set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2 (added by Stats. 2019, ch. 159, § 20).

Applications submitted under this NOFA are subject to the program Guidelines (Guidelines), all applicable statutory requirements, and this NOFA. All section references in this NOFA refer to the Guidelines unless otherwise noted. All capitalized terms in this NOFA are either defined herein or in the Guidelines. The Guidelines and NOFA are available at the Department's [IIG webpage](#).

The Guidelines implement, interpret, or make specific the requirements set forth in Health and Safety Code sections 53559, 53559.1, and 53599.2. The Guidelines include the following significant provisions:

1. The establishment of a competitive application process to award grant funding to capital improvement projects located in Large Jurisdictions.
2. The establishment of an Over-the-Counter application process to award grant funding to Capital Improvement Projects located in Small Jurisdictions.
3. Increase in per-unit grant calculation amounts.

4. Increase in the maximum grant amount for a Qualifying Infill Project from \$5 million to \$7.5 million.
5. Nonprofit or for-profit Developers must apply jointly with Localities.
6. Identifies that Prohousing Policies are one of the selection criteria for Qualifying Infill Projects. Qualifying Applicants will be awarded points as specified.

II. Program Requirements

A. Eligible Applicants

Eligible Applicants shall be one of the following:

1. A city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.
2. A nonprofit or for-profit Developer of a Qualifying Infill Project applying jointly with a city, county, city and county, or public housing authority that has jurisdiction over a Qualifying Infill Area.

B. Eligible Projects/Costs

To be eligible for funding, a Capital Improvement Project must be an integral part of or be necessary to facilitate the development of a Qualifying Infill Project or the housing designated in the application for a Qualifying Infill Area. Eligible projects must meet the requirements set forth in Section 303 of the Guidelines. For details on Eligible Costs, please refer to Section 304 in the Guidelines.

Only applications for projects located in Large Jurisdictions will be accepted in response to this NOFA. The Department of Finance provided provisional population and housing estimates for the state, counties, and cities for January 1, 2019. (State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2019*. Sacramento, California, May 2019 – available online at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>.) The report identified the following counties as having 250,000 or more residents. As such, these counties meet the eligibility criteria of a Large Jurisdiction:

Alameda	Monterey	San Francisco	Solano
Contra Costa	Orange	San Joaquin	Sonoma
Fresno	Placer	San Luis Obispo	Stanislaus
Kern	Riverside	San Mateo	Tulare
Los Angeles	Sacramento	Santa Barbara	Ventura
Marin	San Bernardino	Santa Clara	
Merced	San Diego	Santa Cruz	

Counties that are not included in this list may apply under the program Small Jurisdiction NOFA, which is found on the Department's [IIG webpage](#).

C. Funding Limits

For a Qualifying Infill Project, the minimum program grant award is \$1 million in urban areas and \$500,000 in rural areas. The total program grant award to any Qualifying Infill Project is limited to \$7.5 million under this NOFA.

For Qualifying Infill Areas, the minimum program grant award is \$2 million in urban areas and \$1 million in rural areas. The total program grant award to any eligible Qualifying Infill Area is limited to \$30 million under this NOFA.

Over the life of the program (to include the Infill Incentive Grant Program of 2007, the Infill Infrastructure Grant Program of 2019, and any future iterations of the program), the total of all program awards for any single Qualifying Infill Project or Qualifying Infill Area shall not exceed \$60 million.

Pursuant to Section 305 of the Guidelines, the total grant amount shall be determined by the number of units in the Qualifying Infill Project or Qualifying Infill Area, the bedroom count of these units, and the density and affordability of the housing to be developed. (See the Grant Amount Calculation Table below.) Additional requirements are set forth in Section 305 of the Guidelines.

Grant Amount Calculation Table

Income Level & Tenure	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
200%+ FMR ¹ or Exceeds CALHFA Sales Prices ^{2 3}	\$3,700	\$7,400	\$11,100	\$14,800	\$18,500
Program Unrestricted ⁴	\$24,700	\$28,400	\$33,000	\$40,800	\$44,500
Moderate-Income Owner	\$28,400	\$32,100	\$38,300	\$45,700	\$49,400
Low-Income Owner	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
60% AMI Rental	\$32,100	\$35,800	\$43,200	\$50,600	\$55,600
50% AMI Rental	\$37,100	\$42,000	\$48,200	\$58,000	\$61,800
30% AMI Rental	\$43,200	\$45,700	\$51,900	\$66,700	\$70,400

¹ 200% Fair Market Rent (FMR) Unit: A 200 percent FMR Unit is a rental unit with a proposed monthly rent, which is equal to or greater than 200 percent of its county's FMR as defined by HUD.

² Exceeds CalHFA Maximum Sales Price Unit: A For-Sale Unit with a proposed sales price which exceeds its county's maximum allowable sales price for a new construction unit as published by CalHFA.

³ The current CalHFA sales price chart can be viewed at <http://www.calhfa.ca.gov/homeownership/limits/salese/salesprice.pdf>.

⁴ IIG Unrestricted: An Unrestricted Unit for the purposes of calculating grant amounts in the IIG program is any unit not restricted at the other levels identified in Section 302(a), but also not meeting any of the above definitions. *Increase based on December CPI per US Bureau of Labor Statistics https://data.bls.gov/pdq/SurveyOutputServlet?data_tool=dropmap&series_id=CUUR0400SA0, CUUS0400SA0

Net Density Adjustment Factor Chart

Grant amounts established by the Grant Amount Calculation Table may be increased based on proposed housing units per acre, as represented in the following Net Density Adjustment Factor Chart.

Net Density (housing units per acre)	Adjustment Factor
Less than 30	1
30 – 34.9	1.04
35 – 39.9	1.08
40 – 44.9	1.12
45 – 49.9	1.16
50 – 54.9	1.2
55 – 59.9	1.24
60 – 64.9	1.28
65 – 69.9	1.32
70 – 74.9	1.36
75 – 79.9	1.40
80 – 89.9	1.44
90 – 99.9	1.48
100 and above	1.52

D. Program Administrative and Activity Delivery Costs

Not Applicable

E. Threshold

To be considered for program funding, applications for Large Jurisdictions must include a Qualifying Infill Project, including those Qualifying Infill Projects used to establish the eligibility of a Qualifying Infill Area. In addition, all applications must meet all the threshold requirements set forth in Section 308.

F. Rating and Ranking

Qualifying Infill Project applications shall be rated based on the criteria set forth in Section 309 of the Guidelines.

In order to be considered for funding, project applications must receive a minimum score of 210, excluding bonus points. Applications must contain a completed IIG Self-Scoring Worksheet along with documentation acceptable to the Department that adequately supports the Self-Score provided. **Applications that do not include a Self-Scoring Worksheet will not be considered for funding.** Self-Scoring Worksheets must be included within the application at the time of submittal to the Department. No additional information may be added to an application after it has been submitted.

The highest scoring applications that meet all threshold requirements will be selected for funding in this NOFA. Applications will be funded in descending order. The Department may make adjustments to this procedure to meet the following geographic distribution objectives:

1. Target 45 percent of total funds to projects located in Southern California (Kern, Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, or Ventura counties);
2. Target 10 percent of total funds to projects located in the Central Valley (Fresno, Merced, San Joaquin, Stanislaus and Tulare counties); and
3. Target 45 percent of total funds to projects located in Northern California [those not located in the Large Jurisdiction counties specified in previous paragraphs (1) and (2)].

In the event two or more applications have the same rating and ranking score, the following tiebreaking points will be awarded, in the following order of priority, until there is no longer a tie:

1. Ten bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area having the lowest ratio between the requested grant amount to the total allowable maximum grant amount in accordance with the maximum calculated through the respective program Guidelines. All such ratios will be rounded to the nearest second decimal point.
2. An additional three bonus points will be awarded to the Qualifying Infill Project or Qualifying Infill Area for each prior awarded Qualifying Infill Project developed by the Eligible Applicant that has received a certificate of occupancy by the deadline for submittal of applications set forth in this NOFA.

Pursuant to Section 305(e) of the Guidelines, the Eligible Applicant must provide documentary evidence that the Qualifying Infill Project or the housing to be developed in the Qualifying Infill Area, as proposed in the application, is financially feasible.

Pursuant to Section 305(d) of the Guidelines, the Eligible Applicant must demonstrate that program funds are reasonably necessary for project feasibility and that no other source of funding is reasonably available.

The Department administers the competitive application process pursuant to this NOFA and will make the program award determinations.

G. State and Federal Requirements

1. Compliance with California's Housing Element Law

The Qualifying Infill Project or Qualifying Infill Area must be located in a Locality which has an adopted Housing Element that has been found by the Department to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. Housing Element compliance must be established as of the NOFA application deadline date.

2. Climate Adaptation

Executive Order B-30-15 addressed the need for climate adaptation and ordered that:

- a. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.
- b. State agencies shall take climate change into account in their planning and investment decisions and employ full life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives.
- c. State agencies' planning and investment shall be guided by the following principles:
 - (1) Priority should be given to actions that both build climate preparedness and reduce greenhouse gas emissions;
 - (2) Where possible, flexible and adaptive approaches should be taken to prepare for uncertain climate impacts;
 - (3) Actions should protect the state's most vulnerable populations; and
 - (4) Natural infrastructure solutions should be prioritized.

In response to the Governor's Executive Order, the Department strongly encourages Recipients to use the program funds in a manner that responsibly takes climate change into account.

III. Application Submission and Review Procedures

A. Application

Application materials consist of a Microsoft Excel IIG Application workbook and the Universal Application workbook provided by the Department. The Eligible Applicant must also submit supporting documentation, as specified.

Application forms will be available in November 2019 on the Department's website at: <http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml>.

B. Application Submission Process

A complete printed application with original signatures in a three-ring binder, and electronic copies on a flash drive with all applicable information and documentation, must be received by the Department **by 5:00 PM Pacific Standard Time on January 29, 2020**, in order to be considered for funding. The Department will only accept applications delivered through a postal carrier service such as U.S. Postal Service, UPS, FedEx, or other carrier services that provide date stamp verification confirming delivery to the Department. Please contact the Department if delivery is not completed by fault of the private courier/U.S. Mail. Personal deliveries are not accepted.

INFILL INFRASTRUCTURE GRANT PROGRAM

Division of Financial Assistance, NOFA Section
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 650
Sacramento, CA 95833

Applications must be on Department forms and may not be altered or modified by the Applicant. Applications must meet all eligibility requirements upon submission. Applications with material internal inconsistencies will not be rated and ranked. It is the Applicant's responsibility to ensure that the application is clear, complete and accurate. Program staff may request clarifying information. No Applicant may appeal the Department's evaluation of another Applicant's application.

C. Application Workshops

The Department will conduct four application workshops. Please go to the program website for the dates, locations, and to register.

IV. Appeals, Award Announcements and Contracts

A. Appeals

1. Basis of Appeals

- a. Upon receipt of the Department's notice that an application has been determined to be incomplete, ineligible, fail threshold review, or have a reduction to the initial point score, Applicants under this NOFA may appeal such decision(s) to the Department pursuant to this section.
- b. No Applicant shall have the right to appeal a decision of the Department relating to another Applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
- c. The appeal process provided herein applies solely to decisions of the Department made in this program NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

2. Appeal Process and Deadlines

- a. Process: To file an appeal, Applicants must submit to the Department, by the deadline set forth in subsection b. below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter.
- b. Filing Deadline: Appeals must be received by the Department no later than five (5) business days from the date of the Department's threshold review or initial score letters representing the Department's decision made in response to the application.

Appeals are to be submitted to the Department either via email at Craig.Morrow@hcd.ca.gov or at the following address:

Craig Morrow, Section Chief
IIG Program Appeals
Division of Financial Assistance
California Department of Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, California 95833

3. Decision

Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with the Guidelines and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department.

B. Internal Loan Committee

Upon ranking and rating of applications, recommended projects will be presented to the Internal Loan Committee for review and approval.

C. Award Announcements

The Department anticipates announcing program awards in April 2020.

D. Contracts

Successful Applicants (Recipient(s)) will enter into a Standard Agreement with the Department. The Standard Agreement incorporates all relevant state and federal requirements, as well as specific information about the award and the work to be performed.

V. Program Overlays

A. Federal

Not applicable

B. State

State Prevailing Wages - Program funds awarded under this NOFA are subject to California prevailing wage law (Lab. Code, § 1720 et seq.). **Applicants are urged to seek professional legal advice about the law's requirements.**

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties via listserv and will post the revisions to the Department's website. Please be sure to subscribe at the listserv link.

B. Disclosure of Application

Every application is a public record that is subject to disclosure pursuant to a request under the California Public Records Act (Gov. Code, § 6250 et seq.). The Department cautions against providing personal information that is not specifically requested (e.g., bank account numbers, personal phone numbers, and home addresses). By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

C. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law, the terms of the applicable state or federal law shall control.



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Kanishka Cheng *kc*
RE: Apply for Grant – Treasure Island Development Authority – Assumption of Liability – Department of Housing and Community Development Infill Infrastructure Grant Program – Treasure Island Major Subphase 1
DATE: Tuesday, December 17, 2019

Resolution authorizing the Treasure Island Development Authority (“Authority”) on behalf of the City and County of San Francisco to execute a grant application under the Department of Housing and Community Development Infill Infrastructure Program (“IIG Program”) as a sole applicant or joint applicant with the San Francisco County Transportation Authority and/or the San Francisco Public Utilities Commission for qualifying infrastructure projects within Treasure Island Major Subphase 1; and, if successful, authorizing the City to assume any joint and several liability for completion of the projects required under the terms of any grant awarded under the IIG Program.

Should you have any questions, please contact Kanishka Cheng at 415-554-6696.

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