

# Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 9 (March 25, 2025)

## Application Workbook



CALIFORNIA STRATEGIC  
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[AHSC@sgc.ca.gov](mailto:AHSC@sgc.ca.gov)

<https://sgc.ca.gov>

### Department of Housing and Community Development (HCD)

Gustavo Velasquez, [Director](#)

651 Bannon Street, Sacramento, CA 95811

[AHSC@hcd.ca.gov](mailto:AHSC@hcd.ca.gov)

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

## Instructions

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

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



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

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

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

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

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

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

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

"Yellow" cells are for Applicant inputs. It is very important that you answer **ALL** yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.

"Orange" cells are **required** attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.

"Blue" cells are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Sponsor/Applicant.

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

"Green" cells are for SGC use/review.

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

**Project Overview**

V1 3/25/25

**HCD APP#:** AHSC0001295

Project Area Type

Housing Type

Geographic Area

Select Yes to all that apply

<b>Affordable Housing Development (AHD)</b>	Yes
<b>Housing Related Infrastructure (HRI)</b>	No
<b>Sustainable Transportation Infrastructure (STI)</b>	Yes
<b>Program Costs (PGM)</b>	Yes

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
<b>AHD</b>	\$172,323,077	\$35,000,000	73.56%	\$137,323,077
<b>HRI</b>	\$0	\$0	0.00%	
<b>STI</b>	\$20,713,000	\$11,713,000	24.62%	\$9,000,000
<b>PGM</b>	\$866,100	\$866,100	1.82%	\$0
<b>AHD &amp; HRI Total</b>	\$172,323,077	\$35,000,000	73.56%	\$137,323,077
<b>STI &amp; PGM Total</b>	\$20,713,000	\$12,579,100	26.44%	\$9,000,000
<b>Grand Total</b>	\$193,902,177	\$47,579,100	100.00%	\$146,323,077

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

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

**Project Overview**

V1 3/25/25

<b>Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project?</b>							Yes
If applicable, provide other Project name(s) for which this Project has applied for HCD funds in the past.							
HCD program(s) name(s):		21-06	Loan amount	Grant amount	Funding Status	Award date or expected Award date?	HCD Contract Number
MHP			\$36,865,214		Applying concurrently	TBD	
IIG				\$5,655,945	Not awarded		
AHSC			\$25,000,000		Not awarded		

For assistance in streamlining the review process, please provide the names of entities related to each sponsor parent company, and any and all related entities that have received awards from HCD. This is not a requirement but will reduce review time if completed. **If yes**, please complete "Sponsor History" sheet/tab. No

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

The 1939 Market Street project transforms an underutilized infill site in San Francisco's thriving Market-Octavia neighborhood into 187 units of deeply affordable senior housing designed to serve LGBTQ+ elders, long-term HIV/AIDS survivors, formerly homeless individuals, and veterans. Developed by Mercy Housing California in partnership with Openhouse, the project builds on the success of the LGBTQ-welcoming 65 Laguna development and directly connects to an existing hub of senior services, including the Bob Ross Senior Center.

1939 Market integrates a continuum of care model—ranging from traditional senior housing to high-acuity supportive housing—allowing residents to age in place with dignity. In collaboration with SFMTA, the project improves transit reliability and safety through signal priority that improve six MUNI lines and includes two miles of upgraded Class IV bikeways and over 2,000 feet of sidewalk repair in heavily pedestrian areas. Key partners include Openhouse (on-site services), Mission Hiring Hall (workforce development), and the San Francisco Community Land Trust (anti-displacement). The project's climate resiliency measures include a backup-powered community room, passive shading, MERV 14 filtration, and native landscaping.

These components position 1939 Market as a national model for equity-focused, climate-adaptive, service-enriched senior housing. Seniors will age in place in a high-opportunity, transit-connected neighborhood.

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

**AB 1550 Priority Populations** "Priority Populations" include residents of: (1) census tracts identified as disadvantaged by [California Environmental Protection Agency](#) per [SB 535](#); (2) census tracts identified as **Low-Income Communities** per [AB 1550](#); or (3) a **Low-Income Household** per [AB 1550](#). See the [Appendix A](#) of the [2024 Funding Guidelines for Agencies that Administer California Climate Investments \(Funding Guidelines\)](#) for more information on the definitions. See the [Priority Populations Maps](#) for more information. [California Climate Investments Priority Populations Mapping Tool 4.0](#)

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

<b>AHD 10-digit census tract:</b>	6075020200	California Climate Investments <b>Priority Populations 4.0</b> designation:	Low-Income Community
File Name:	006. AB 1550 (BAT)	<a href="#">Applicable CARB Priority Population Benefit Assessment Tools (BAT)</a>	Uploaded to HCD? Yes

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

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

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

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

File Name:	009. SCS Consistency Confirmation	Document from MPO or equivalent planning agency confirming consistency with activities or strategies identified in the SCS, APS, or equivalent planning document that demonstrates a per capita reduction in VMT and GHG, per <a href="#">§103.1(f)(1)</a> .	Uploaded to HCD?	Yes
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To be an eligible **AHD Capital Project**, it must consist of one or more of the following:  
**Note:** Re-syndication of an **AHD** is not an eligible **Capital Project**.

Select from Dropdown: New Construction

Is this a <b>Mixed Use Development</b> ?		Yes
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**Affordable Housing Development (AHD)**

<b>AHD Name:</b>	1939 Market			<b>Address:</b>	1939 Market St				
<b>City:</b>	San Francisco	<b>Zip Code:</b>	94103	<b>County:</b>	San Francisco	<b>Latitude:</b>	37.76983	<b>Longitude:</b>	-122.42531
<b>Census Tracts:</b>	6075020200								
<b>APNs</b>	3501015								

**Project Overview**

V1 3/25/25

Is the proposed **AHD** part of a master-planned development that is approved by a local zoning authority, that consists of a single lot or parcel, or a combination of abutting lots or parcels, with common access, parking, amenities, landscaped areas, and signage.

No

Do you intend on splitting or combining any lots?

Total Site Area: Acres:

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

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

1939 Market will be a 15-story multi-family residential building, with a total of 187 affordable apartments for seniors (a mix of studio and one-bedroom units with one two-bedroom manager unit). The project will include a community room, community kitchen, two laundry facilities, a property management suite, resident services suite, seating throughout common areas, a community terrace, and five community balconies. The all-electric building will include individual PTAC units for each unit to adapt to changes in climate. The building's ground floor includes a 1,524 square foot commercial space, which will be utilized as extension of the robust esrvices program, a residential lobby, which will include a mailroom, and the residential service and property management offices. The project includes on-site bike parking, and no on-site vehicle parking. 1939 Market will be developed by Mercy Housing California, and will be owned by Mercy Housing California 109, L.P. Mercy Housing Management Group will manage the property. Mercy Housing California will be the lead services provider, Openhouse will provide case management, which will be funded by the San Francisco Department of Homelessness and Supportive Housing, and the San Francisco Veterans Affairs Health Care System will provide and fund services for the veterans units. The project recently completed a lot merge, and the final parcel map has been issued.

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

Is the **AHD** located in a High or Highest Resource Area per TCAC/HCD Opportunity Area Map available at the time of application?

Enter the entire TCAC/HCD Opportunity Area Map Census Tract ID #:  Opportunity Area Map Category:

File Name:	012. Opportunity Area	Documentation of TCAC/HCD Opportunity Area status either (1) at time of application, or (2) when initial site control (pursuant to UMR §8303(a)) was obtained, if a TCAC/HCD Opportunity Area Map exists for that year.	Uploaded to HCD?	Yes
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Utilizing Tax Credits?	<input type="text" value="4%"/>						
Federal	<input type="text" value="Yes"/>	Proposed equity investor contribution (\$)	<input type="text" value="\$76,019,496"/>	Anticipated tax credit factor	<input type="text" value="\$0.9295"/>		
State	<input type="text" value="No"/>	Proposed equity investor contribution (\$)		Anticipated tax credit factor			
Timeframe for applying for 4%Tax Credits		Proposed month	<input type="text" value="January"/>	Proposed year	<input type="text" value="2026"/>	Tax Credit Reservation Awarded?	<input type="text" value="No"/>

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

Is the **AHD Project** a **Scattered Site**? **UMR §8303(b)**

Total Units	LIHTC Units	Project Site Area	Units per Acre	Age Restrictions	TCAC Project Type
187	185	0.28 Acres	679 Per Acre	Senior 62+	Senior

Any type of demolition required?

Age of structures to be demolished (enter oldest year built):  Are the structures currently occupied?  Is any of the current site income generating?

Applicants must describe any demolition to be completed (including any structures, parking lots, signage, or billboards to be demolished).  
 The existing structure is commercial space designated for office use and parking lot. Demolition of this existing structure will take place prior to start of constructing the new building. All demolished materials will be removed from the site. The General Contractor selected will take all precautions to keep dust to a minimum during this process. Site preparation will include demolition, grubbing, clearing and grading the existing lot.

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

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

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

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

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

**§110(a)(3) Relocation**

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

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

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

The existing building does not contain residential units. Therefore, there is no relocation for residential units. The building does include one commercial tenant. The commercial tenant lease contains language, stating the tenant is obligated to leave the premises when the land owner, the City and County of San Francisco, triggers their release. In addition, the lease states that the tenant has no relocation benefits. The tenant will not be in the building when the Sponsor takes site control.

**§103.1(g)(6) AHD Site Control**

**Project Overview**

V1 3/25/25

At application how will site control be demonstrated? **Enforceable Option to Lease**

Is the vested owner of the **AHD** site an **Applicant**? **Applicant #2** City and County of San Francisco

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

Date of agreement: **7/12/2023** Initial contract expiration date: **6/30/2026** Final contract expiration after all allowable extensions: **12/31/2026**

Is an Applicant named on the Enforceable Option to Lease as the buyer/purchaser/optionee/lessee? **Applicant #1** Mercy Housing California

Has the entity been filed with the California Secretary of State? **Yes** All organizational documents for the entity and any linking this entity to the **Applicant** must be submitted with this application. Have all Documents been provided? **Yes**

Ground Lease planned? **Yes**

Who is the lease by and between? List all applicable parties:		Term	Annual Payment
Lessor:	City and County of San Francisco	75 year initial term with a 25 year option	\$100 per year in base rent + \$15,000 per year in lease and administrative fees
Lessee:	Mercy Housing California 109, L.P.		
Other Parties:			

Below, describe property transfers occurring in connection with development of the **AHD**.  
 Mercy Housing California 109, L.P., a California limited partnership wholly owned by Mercy Housing California, Applicant #1, entered into an Option to Ground Lease Agreement with the City and County of San Francisco on July 12, 2023. The term of the option runs through June 30, 2026 and includes a six month option to extend through December 31, 2026. The ground lease will provide Mercy Housing California site control to construct and complete the AHD project.

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

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

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

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

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

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

**AHD environmental clearances**

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

**Local Enviro Verification**

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

Is the **AHD** Categorically Exempt? **Yes**

Is the **AHD** approved "by-right"? **No**

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

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

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

File Name:	Description	Uploaded to HCD?	Yes
026. AHD Local Approvals	Local Approvals and Environmental Review Verification form(s) completed and signed by local authority or Responsible Entity, if different from jurisdiction.	Uploaded to HCD?	Yes

**§103.1(f)(7) Not Agricultural Land**

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

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

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

Site & Unit Information

Existing versus proposed Units (include Manager's Units)								Total #	Total #	Total #	Total #	Total # of Parking
	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Units	Bedrooms	Buildings	Mgr. Units	Spaces
Existing	0	0	0	0	0	0	0	0	0	0	0	0
Proposed	188	106	80	1	0	0	0	187	188	1	2	0

  

Building types	New Construction			Rehabilitation			Unit Size	Baths	Layout	Avg. Sq. Ft.	All Units	Restricted
	Units	Stories	Bldgs.	Units	Stories	Bldgs.						
Townhouse/Row House	0	0	0	0	0	0	0 Bdrm.	1	Flat	330	106	106
One or Two Story Walk-Up	0	0	0	0	0	0	1 Bdrm.	1	Flat	552	80	79
Mid-Rise (3-5 stories)	0	0	0	0	0	0	2 Bdrm.	1	Flat	951	1	0
High-Rise (6+stories)	187	15	1	0	0	0	3 Bdrm.				0	0
Detached Single Family	0	0	0	0	0	0	4 Bdrm.				0	0
Duplex/4-Plex	0	0	0	0	0	0	5 Bdrm.				0	0
Non-Residential Bldg(s)		0	0		0	0						
<b>Totals</b>	<b>187</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				<b>Total Units</b>	<b>187</b>	<b>185</b>

Sponsor/Applicant Notes

Amenities

Unit Amenities/Features									
<input type="checkbox"/> Yes	Air Conditioning	<input type="checkbox"/> Yes	Refrigerator	<input type="checkbox"/> Yes	Range	<input type="checkbox"/> No	Microwave	<input type="checkbox"/> Yes	Disposal
<input type="checkbox"/> Yes	Dishwasher	<input type="checkbox"/> No	Walk-In Closet	<input type="checkbox"/> No	Fenced Rear Yard	<input type="checkbox"/> Yes	Ceiling Fans	<input type="checkbox"/> Yes	Curtains/Blinds
<input type="checkbox"/> No	Fireplace	<input type="checkbox"/> Yes	Emergency Call	<input type="checkbox"/> No	Free Cable TV	<input type="checkbox"/> No	Storage Area	<input type="checkbox"/> No	Lofts
<input type="checkbox"/> No	Balcony	<input type="checkbox"/> No	Patio		(Other)		(Other)		(Other)

  

Project Amenities											
<input type="checkbox"/> Yes	Elevator(s)	<input type="checkbox"/> 2	<input type="checkbox"/> Yes	Laundry Rms.	<input type="checkbox"/> 2	<input type="checkbox"/> Yes	Washers	<input type="checkbox"/> 13	<input type="checkbox"/> Yes	Dryers	<input type="checkbox"/> 13
<input type="checkbox"/> Yes	Community Room	<input type="checkbox"/> Yes	Community Kitchen	<input type="checkbox"/> No	Computer Room	<input type="checkbox"/> Yes	High Speed Internet				
<input type="checkbox"/> No	Fitness Room	<input type="checkbox"/> Yes	Picnic/BBQ Area(s)	<input type="checkbox"/> Yes	Tot Lot/Playground	<input type="checkbox"/> No	Sports Court				
<input type="checkbox"/> No	Tennis Court	<input type="checkbox"/> No	Swimming Pool	<input type="checkbox"/> No	Jacuzzi/Sauna	<input type="checkbox"/> Yes	Bike Parking				
	(Other)		(Other)		(Other)		(Other)				

  

Security & Other							
<input type="checkbox"/> Yes	Gated Entry	<input type="checkbox"/> Yes	Bldg. Card Key	<input type="checkbox"/> Yes	Security Patrol	<input type="checkbox"/> Yes	Security Cameras

Describe any mandatory charges to tenants beyond allowable Rents.  
There are no additional charges paid by tenants.

Other onsite Services?  
Mercy Housing California is the Lead Service Provider, and Openhouse, along with the San Francisco VA Health Care System, are also providing services to 1939 Market.

Miscellaneous Information

Residential Space									
Residential Units	93,834	Common Areas	47,802	Community Room	1,356	Leasing Office	537	Additional Storage Space	
Subtotal Residential SF	143,529								
Maintenance Shop	540	Childcare Center		Service Area	614	Service Office			
(Other)		(Other)		(Other)		(Other)			
<b>Total Residential SF</b>	<b>144,683</b>								

  

Residential Parking									
Free Residential Parking Spaces									
Uncovered Tenant Parking	0	Covered Tenant Parking	0	Enclosed Tenant Parking	0	Tenant Guest Spaces	0		
Subtotal Parking Spaces	0								
Extra Spaces Tenants may Rent									
Uncovered Parking	0	Covered Parking	0	Enclosed Parking	0	Total Handicap Parking Spaces	0		
<b>Grand Total Parking Spaces</b>	<b>0</b>								

**Project Overview**

V1 3/25/25

**Commercial Space**

**Commercial Square Feet**

Commercial Area	1,524	Offices		Childcare Center		Storage Space		(Other)	
<b>Total Commercial SF</b>	<b>1,524</b>								

**Parking Spaces for Commercial Tenants**

Uncovered Parking	0	Covered Parking	0	<b>Total Spaces</b>	<b>0</b>
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Describe other available parking for commercial patrons

**Income from subsidies**

Rental Subsidy?	Yes	Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior to permanent loan closing.			
Subsidy Program Name:	Senior Operating Subsidy	Contract Term: (enter in years)	15		
Subsidy Program Name:	VASH-PBV	Contract Term: (enter in years)	15		
Subsidy Program Name:		Contract Term: (enter in years)			
File Name:	033. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Uploaded to HCD?	Yes	
Operating Subsidy?	Yes	Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years).			
Local Operating Subsidy Name:	Local Operating Subsidies Program				
Total Operating Subsidy Amount	\$15,575,179	Number of years included in total operating subsidy	15		
File Name:	034. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Uploaded to HCD?	Yes	
Projects having or proposing project-based rental assistance or operating subsidies shall fund a Transition Reserve in accordance with MHP §7312.1. Complete the HCD Reserves Calculator tab.					

**Income from sources other than residential Rents and subsidies**

Laundry		Other Leased Spaces				
		Residential	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross
No. of Units Using Central Laundry	185					\$0
Weekly Assumed Income Per Unit	\$1.26					\$0
<b>Annual Total Laundry Income</b>	<b>\$12,157</b>					\$0
Residential Parking						\$0
Tenant Rental Spaces	0					\$0
Monthly Income Per Space	\$0					\$0
<b>Annual Residential Parking Income</b>	<b>\$0</b>					\$0
Commercial Parking						\$0
Number of Rental Spaces	0					\$0
Monthly Income Per Space	\$0					\$0
<b>Annual Commercial Parking Income</b>	<b>\$0</b>					\$0
<b>Total Income from Other Leased Spaces</b>						<b>\$0</b>

**Monthly utility allowance**

Utilities	Type of Utility (Select from dropdown)	Does the owner or tenant pay utilities?	Enter Allowances for Tenant or Homeownership Paid Utilities by Bdrm. Size					
			0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	Electric	Tenant	\$1	\$2				
Cooking	Electric	Tenant	\$9	\$10				
Other Electric	Electric	Tenant	\$27	\$33				
Air Conditioning	Electric	Tenant	\$3	\$3				
Water Heating	Electric	Owner						
Water	Public	Owner						
Sewer	Public	Owner						
Trash	Public	Owner						
Other								
<b>Total Tenant Utility Allowance</b>			<b>\$41</b>	<b>\$48</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Source for utility allowances**

Local PHA?	No	Name:	San Francisco Public Utilities Commission					Effective date:	4/10/2025	
HUD?	No	Utility Company (Actual Survey)?	No	CUAC?	Yes	Other?	No	Stok		
Sponsor/Applicant Notes:										

**Project Overview**

V1 3/25/25

File Name:	035. Utility allowance	Schedule of utility allowances.	Uploaded to HCD?	Yes
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**§102 Eligible Projects**

**Applicant(s)** acknowledge that **TOD Project Areas** must include at least one (1) **Transit Station/Stop** that is served by **High Quality Transit** at the time of application submittal. **TOD Project Areas** must not be located in a **Rural Area**. §102(c)(2)(A) **(High Quality Transit** must have **Peak Period** headway frequency on the same route, in the same direction, of every 20 minutes or less and service seven days a week.)

Yes

Name of <b>Transit Station/Stop</b> :	J Church Line: Church & Market Station (Stop ID: 17073)		
Address of <b>Transit Station/Stop</b> :	224 Church St, San Francisco, CA 94114		
Name of transit agency:	San Francisco Municipal Transportation Agency		
Is <b>AHD</b> located within one-half (0.50) mile from a <b>Transit Station/Stop</b> that meets the <b>Project Area</b> transit requirements? §102(c)(2)	Yes		
<b>AHD</b> distance from <b>Transit Station/Stop</b>	0.31	miles.	Minimum distance transit requirements met.

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

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

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

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

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

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

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

TOD Residential Project meets un-adjusted minimum net density		TRUE	Mixed Use Developments Floor Area Ratio (FAR)		TRUE
<b>Total Sites Area in Square Feet</b>		11,994	<b>Total Buildings Floor Area in Sq. Feet</b>		144,683
<i>(Less Qualified Square Feet Deductions):</i>			<i>(Less Excluded Areas in Square Feet):</i>		
Dedicated streets			Mechanical Space		
Sidewalks			Cellar space		
Parks			Floor space in open balconies		
Open Space			Enclosed parking		
Other (Specify)			Elevator or stair bulkheads		
<b>Net Site Area-acres</b>	0.28	<b>Net Site Square Feet</b>	11,994	<b>Net Building Square Feet</b>	144,683

Number of units to be used for **Net Density** by multiplying the adjusting factors shown in §102(d)(7)(A)(ii): 147

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

Yes  
Yes

File Name:	041. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Uploaded to HCD?	Yes
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**Applicant(s)** certifies that the **AHD** will offer high speed broadband internet service to residents, with speeds listed in §103.1(g)(7), to each **Assisted Unit** for a minimum of three (3) years, free of charge to the tenants, and available within six (6) months of the **AHD's** placed-in-service date. §102(d)(9)  
*This service may be funded by the AHSC Program pursuant to §104(d)(1).*

Yes  
Yes

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

File Name:	042. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Uploaded to HCD?	Yes
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Must supply at least one (1) **Secure Overnight Bicycle Parking**, that is not accessible to the general public, is completely enclosed and protects the bicycle from inclement weather and allows for the bicycle frame to be secured to the bicycle rack at two points, for every two (2) residential units. Bicycle parking at the **AHD** will be considered only as an eligible **AHD** cost. §102(d)(10)

Total # of <b>Secure Overnight Bicycle Parking</b> spaces:	94	Parking ratio:	94:187	<b>Secure Overnight Bicycle Parking</b> spaces / total units:	Requirement met
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Describe below, **Secure Overnight Bicycle Parking** proposed including a description of how bicycles are secured (i.e., bicycle room, bicycle locker, bicycle cage, etc.)

**Project Overview**

V1 3/25/25

Bicycles will be secured in a bicycle room. The room is completely enclosed, protects bicycles from inclement weather, and is equipped with bicycle racks that allow for frames to be secured at two points.

**§104 Eligible Use of Funds**

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

TRUE

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

TRUE

**§103.1 Threshold Requirements**

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

Yes

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

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

# of passes or cards that will be provided:	187	Is there at least one pass per <b>Assisted Unit</b> ?	TRUE	Type of transit passes provided:	Free Transit Pass
Annual transit passes value:	\$1,020	Duration of funding for transit passes (years)?	3		

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

Yes

Date of market study: 2/11/2025

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

Yes

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

As part of Mercy Housing's core program area, Resident Service Coordinators provide education around environmental health needs, helping to educate residents around environmental impacts, community safety and disaster preparedness. Older adults are particularly vulnerable to climate change. Power outages can leave homes dangerously under of overheated; loss of refrigeration that can allow food and medication to spoil; poor air quality can have significant impact on health, and evacuation needs can be difficult to coordinate. Resident Service Coordinators work closely with residents and community providers to help plan and prepare for these responses. Education around this may include the following:

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

<b>Applicant #1</b>	Entity name	Mercy Housing California		
Eligible applicant type	Developer	Organization type	Non-profit Public Benefit Corporation	
File Name:	053. App1 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>		Uploaded to HCD? Yes
File Name:	054. App1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>		Uploaded to HCD? Yes

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

App due date **5/28/25**

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

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

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

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

**Project Staffing Chart**

Staff type	Employee / Consultant full name	Position title	Full time / Part time	% of time dedicated to this project
Employee	Sean Wils	Senior Project Manager, Mercy Housing California	Full time	50%
Employee	Tauji Louisville	Assistant Project Manager, Mercy Housing California	Full time	33%

§103 Eligible Applicant

V1 3/25/25

Employee	Michael Kaplan	Associate Director, Mercy Housing California	Full time	10%
Employee	Ramie Dare	Director of Real Estate Development, Mercy Housing Services, Mercy Housing	Full time	5%
Employee	Samantha Hogg	Director of Supportive Services, Mercy Housing	Full time	5%

AHD requisite experience - Past Projects:

Quantities used for demonstration of experience may not be cumulative across multiple projects, phases, and **Developers/Sponsors/Applicants**.

**AHD name #1** Sunnydale HOPE SF Block 6 Any other names AHD has been known by: 290 Malosi

Name of Applicant demonstrating requisite experience: Mercy Housing California Placed In Service (PIS) Date: 11/19/2021

Project address: 290 Malosi Street City: San Francisco State: CA Zip: 94134

Meets ten year requirement? **TRUE** PIS term: 3.52 Total units: 167 Total square feet: 243,721 Number of stories: 5 Commercial: No

Development type: New Construction

Is this a tax credit project? Yes Does this Project have an HCD award? No HCD Contract #:

Brief Description (e.g. average affordability, all amenities, populations served, and services provided, etc.)  
Sunnydale HOPE SF Block 6 includes an internal courtyard, main lobby, multi-purpose room, property management and services offices, car parking, and bicycle parking. The development is four residential stories over a partial subterranean garage and will include the following construction types: Type IA and Type VA. The project has approximately 244,000 square feet, including, a community room, property/services offices suite, common laundry rooms, 78 parking spaces, and 167 bike parking spaces. The project serves low-income San Franciscans, with income restrictions up to 60% AMI and an average income of 58%. 75% of the units were set aside for local Sunnydale public housing households with a Right to Return.

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

**AHD name #2** 691 China Basin Street Any other names AHD has been known by: Sister Lillian Murphy Community

Name of Applicant demonstrating requisite experience: Mercy Housing California Placed In Service (PIS) Date: 3/26/2021

Project address: 691 China Basin Street City: San Francisco State: CA Zip: 94158

Meets ten year requirement? **TRUE** PIS term: 4.18 Total units: 152 Total square feet: 136,345 Number of stories: 7 Commercial: Yes

Development type: New Construction

Is this a tax credit project? Yes Does this Project have an HCD award? Yes HCD Contract #: 17-IIG-12059

Brief Description (e.g. average affordability, all amenities, populations served, and services provided, etc.)  
691 China Basin Street is a 152 unit affordable housing and mixed use development located in San Francisco's Mission Bay neighborhood. The development includes 28 parking spaces, bike parking, property and resident service offices, a community room, as well as dedicated commercial space for a qualified child care provider. The building serves families, with income restrictions ranging from 30% AMI to 60% AMI, and average affordability of 49% AMI.

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

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

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

Will a **Public Agency** have a real property interest in any component of the proposed **Project**?

Yes

Will the **Application** include the **Public Agency** as a joint applicant?

Yes

<b>Applicant #2</b>	Entity name	City and County of San Francisco		
Eligible applicant type	Locality	Organization type	Public Agency	
File Name:	060. App2 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	061. App2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	N/A

<b>Applicant #3</b>	Entity name	N/A		
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<b>Applicant #4</b>	Entity name	N/A		
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<b>Owner/Borrower</b>	Entity name	Mercy Housing California 109, L.P.		
File Name:	066. Owner Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	067. Owner OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	068. Owner Org Chart	Project Ownership Structure	Uploaded to HCD?	Yes

<b>Managing General Partner</b>	Entity name	Mercy Housing California 109, LLC		
File Name:	069. MGP Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	070. MGP OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes

§103 Eligible Applicant

V1 3/25/25

Administrative General Partner #1	Entity name	N/A
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Administrative General Partner #2	Entity name	N/A
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A **Recipient** of **Department** funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple **Recipients**, all such **Recipients** must remain jointly and severally liable to the **Department** for that performance. Notwithstanding the foregoing, **Recipients** may indemnify each other by entering into agreements with one another as to individual **Capital Projects**. In no event will any such agreement alter, amend, or revoke each individual **Recipient's** obligations to the **Department**, including the joint and several liability.

Payee of AHD loan:	Mercy Housing California
Payee(s) of STI grant 1:	City and County of San Francisco
Payee(s) of STI grant 2:	City and County of San Francisco
Payee(s) of STI grant 3:	City and County of San Francisco
Payee(s) of PGM grant 1:	Mercy Housing California
Payee(s) of PGM grant 2:	Mercy Housing California
Payee(s) of PGM grant 3:	Mercy Housing California
Payee(s) of PGM grant 4:	Mercy Housing California
Payee(s) of PGM grant 5:	Mercy Housing California

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Extension	Contact Name	Title	Email	Phone #	Extension	Contact Address
Applicant #1	Mercy Housing California	Developer	Non-profit Public Benefit Corporation	1256 Market Street	San Francisco	CA	94102	Ramie Dare	Vice President	<a href="mailto:rdare@mercyhousing.org">rdare@mercyhousing.org</a>	415-355-7118		Sean Wils	Senior Project Manager	<a href="mailto:sean.wils@mercyhousing.org">sean.wils@mercyhousing.org</a>	415.355.7152		1256 Market Street
Applicant #2	City and County of San Francisco	Locality	Public Agency	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103	Dan Adams	Director	<a href="mailto:matthew.graves@sfgov.org">matthew.graves@sfgov.org</a>	628-652-5855		Matthew Graves	Project Manager	<a href="mailto:matthew.graves@sfgov.org">matthew.graves@sfgov.org</a>	628-652-5855		1 South Van Ness Avenue, 5th Floor
Owner / Borrower Entity	Mercy Housing California 109, L.P.		Limited Partnership	1256 Market Street	San Francisco	CA	94102	Ramie Dare	Vice President	<a href="mailto:rdare@mercyhousing.org">rdare@mercyhousing.org</a>	415-355-7118		Sean Wils	Senior Project Manager	<a href="mailto:sean.wils@mercyhousing.org">sean.wils@mercyhousing.org</a>	415.355.7100		1256 Market Street
Managing General Partner	Mercy Housing California 109, LLC		Limited Liability Company	1256 Market Street	San Francisco	CA	94102	Ramie Dare	Vice President	<a href="mailto:rdare@mercyhousing.org">rdare@mercyhousing.org</a>	415-355-7118		Sean Wils	Senior Project Manager	<a href="mailto:sean.wils@mercyhousing.org">sean.wils@mercyhousing.org</a>	415.355.7100		1256 Market Street
Transportation Infrastructure Partner for STI	San Francisco Department of Public Works			49 South Van Ness Avenue	San Francisco	CA	94103						Michelle Woo	Streetscape Program Manager	<a href="mailto:michelle.woo@sfdpw.org">michelle.woo@sfdpw.org</a>	415-844-0191		
Transportation Infrastructure Partner for STI	San Francisco Municipal Transportation Agency			1 South Van Ness Avenue, 8th Floor	San Francisco	CA	94103						Drew Taplin	Transportation Planner	<a href="mailto:drew.taplin@sfmta.com">drew.taplin@sfmta.com</a>	415-646-2161		
Property Management Agent	Mercy Housing Management Group			1256 Market Street	San Francisco	CA	94102						John Ryan	Regional Vice President of Property	<a href="mailto:jryan@mercyhousing.org">jryan@mercyhousing.org</a>	415-355-7152		
Financial Consultant	California Housing Partnership Corporation (CHPC)			49 Stevenson St Suite 500	San Francisco	CA	94105						Miki Kobayashi	Financial Consultant	<a href="mailto:mkobayashi@chpc.net">mkobayashi@chpc.net</a>	650-397-1433		
Lead (primary) Service Provider	Mercy Housing California			1256 Market Street	San Francisco	CA	94102						Samantha Hogg	Director - Senior & Special Needs Services	<a href="mailto:shogg@mercyhousing.org">shogg@mercyhousing.org</a>	415-355-7100		
Borrower Legal Counsel	Gubb and Barshay			505 14th Street, Suite 200	Oakland	CA	94612						Evan Gross	Partner	<a href="mailto:egross@gubbandbarshay.com">egross@gubbandbarshay.com</a>	415-781-6600 x6		
General Contractor	Swinerton Rubecon Joint Venture			260 Townsend Street	San Francisco	CA	94107						Shelby Joubert	Director of Preconstruction	<a href="mailto:sjoubert@swinerton.com">sjoubert@swinerton.com</a>	619-467-6721		
Architect	Paulett Taggart Architects			725 Greenwich Street #400	San Francisco	CA	94133						Roselie Enriquez Ledda	Principal	<a href="mailto:rel@ptarc.com">rel@ptarc.com</a>	415-956-1116		
Construction Manager / Owner's Rep	Regent Construction Management			480 Corbett Ave	San Francisco	Ca	94114						Chris Rivera	Principal	<a href="mailto:chris.rivera@regentcm.com">chris.rivera@regentcm.com</a>	415-205-3271		
Supportive Services Provider	Openhouse			65 Laguna Street	San Francisco	CA	94102						Vinny Eng	Interim Executive Director	<a href="mailto:veng@openhousesf.org">veng@openhousesf.org</a>	628-278-9286		
Supportive Services Provider	San Francisco VA Health Care System			4150 Clement Street	San Francisco	CA	94121						Nicholas Madsen	Director, HUD-VASH Program	<a href="mailto:Nicholas.Madsen@va.gov">Nicholas.Madsen@va.gov</a>	415-650-6198		
Junior Architect	YA Studios			777 Florida Street	San Francisco	CA	94110						Yakuh Askew	Principal	<a href="mailto:yakuh@ya-studio.com">yakuh@ya-studio.com</a>	415-920-1839		

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





San Francisco	40%	80%	\$348,672	\$355,731	\$376,906	\$396,640	\$413,638
San Francisco	35%	75%	\$373,449	\$382,235	\$408,740	\$433,372	\$454,547
San Francisco	30%	70%	\$398,081	\$408,740	\$440,431	\$469,960	\$495,457
San Francisco	25%	65%	\$422,857	\$435,101	\$472,265	\$506,692	\$536,366
San Francisco	20%	60%	\$447,489	\$461,605	\$503,955	\$543,280	\$577,275
San Francisco	15%	55%	\$472,121	\$488,110	\$535,646	\$580,012	\$618,185

**Income and Rent Calculation Tables**

TCAC/CDLAC/AHSC/CalHFA Income Limits Calculated from HUD 50% Income Limits

Income Level	Household Size							
	1	2	3	4	5	6	7	8
120%	\$164,520	\$188,040	\$211,560	\$234,960	\$253,800	\$272,640	\$291,360	\$310,200
110%	\$150,810	\$172,370	\$193,930	\$215,360	\$232,650	\$249,920	\$267,090	\$284,350
100%	\$137,100	\$156,700	\$176,300	\$195,800	\$211,500	\$227,200	\$242,800	\$258,600
95%	\$130,245	\$148,865	\$167,485	\$186,010	\$200,925	\$215,840	\$230,660	\$245,675
90%	\$123,390	\$141,030	\$158,670	\$176,220	\$190,350	\$204,480	\$218,520	\$232,650
85%	\$116,535	\$133,195	\$149,855	\$166,430	\$179,775	\$193,120	\$206,380	\$219,725
80%	\$109,680	\$125,360	\$141,040	\$156,640	\$169,200	\$181,760	\$194,240	\$206,800
75%	\$102,825	\$117,525	\$132,225	\$146,850	\$158,625	\$170,400	\$182,100	\$193,875
70%	\$95,970	\$109,690	\$123,410	\$137,060	\$148,050	\$159,040	\$169,960	\$180,950
65%	\$89,115	\$101,855	\$114,595	\$127,270	\$137,475	\$147,680	\$157,820	\$168,025
60%	\$82,260	\$94,020	\$105,780	\$117,480	\$126,900	\$136,320	\$145,680	\$155,100
55%	\$75,405	\$86,185	\$96,965	\$107,690	\$116,325	\$124,960	\$133,540	\$142,175
50%	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400	\$129,250
45%	\$61,695	\$70,515	\$79,335	\$88,110	\$95,175	\$102,240	\$109,260	\$116,325
40%	\$54,840	\$62,680	\$70,520	\$78,320	\$84,600	\$90,880	\$97,120	\$103,400
35%	\$47,985	\$54,840	\$61,705	\$68,530	\$74,025	\$79,520	\$84,960	\$90,475
30%	\$41,130	\$47,070	\$52,890	\$58,740	\$63,450	\$68,160	\$72,840	\$77,550
25%	\$34,275	\$39,175	\$44,075	\$48,950	\$52,875	\$56,800	\$60,700	\$64,625
20%	\$27,420	\$31,340	\$35,260	\$39,160	\$42,300	\$45,440	\$48,560	\$51,700
15%	\$20,565	\$23,505	\$26,445	\$29,370	\$31,725	\$34,080	\$36,420	\$38,775

**CalHFA 50% Rent Limits**

(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)

Level	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
San Francisco	\$1,714	\$1,959	\$2,204	\$2,448	\$2,644	\$2,840

**TCAC/CDLAC/AHSC Rent Limits**

(Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)

TCACrentTb1	Limit	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
San Francisco	\$4,113	\$4,407	\$5,289	\$6,109	\$6,816	\$7,519	
San Francisco	\$3,770	\$4,039	\$4,848	\$5,600	\$6,248	\$6,892	
San Francisco	\$3,427	\$3,672	\$4,407	\$5,091	\$5,680	\$6,266	
San Francisco	\$3,296	\$3,498	\$4,167	\$4,836	\$5,396	\$5,952	
San Francisco	\$3,084	\$3,305	\$3,966	\$4,592	\$5,112	\$5,639	
San Francisco	\$2,913	\$3,121	\$3,746	\$4,327	\$4,828	\$5,326	
San Francisco	\$2,742	\$2,938	\$3,526	\$4,073	\$4,544	\$5,013	
San Francisco	\$2,570	\$2,754	\$3,305	\$3,818	\$4,260	\$4,699	
San Francisco	\$2,399	\$2,670	\$3,085	\$3,563	\$3,976	\$4,386	
San Francisco	\$2,227	\$2,387	\$2,864	\$3,309	\$3,692	\$4,073	
San Francisco	\$2,056	\$2,203	\$2,644	\$3,054	\$3,408	\$3,759	
San Francisco	\$1,885	\$2,019	\$2,424	\$2,800	\$3,124	\$3,446	
San Francisco	\$1,713	\$1,836	\$2,203	\$2,545	\$2,840	\$3,133	
San Francisco	\$1,542	\$1,652	\$1,983	\$2,291	\$2,556	\$2,819	
San Francisco	\$1,371	\$1,469	\$1,763	\$2,036	\$2,272	\$2,506	
San Francisco	\$1,199	\$1,285	\$1,542	\$1,781	\$1,988	\$2,193	
San Francisco	\$1,028	\$1,101	\$1,322	\$1,527	\$1,704	\$1,879	
San Francisco	\$856	\$918	\$1,101	\$1,272	\$1,420	\$1,566	
San Francisco	\$685	\$734	\$881	\$1,018	\$1,136	\$1,253	
San Francisco	\$514	\$550	\$661	\$763	\$852	\$939	

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

**Development Sources**

			Construction Totals			Permanent Totals			Construction Terms			Permanent Terms					Details of Deferred Costs					
			\$171,734,402			\$588,675			\$172,323,077			\$355,749					\$0					
			\$171,734,402			\$588,675			\$172,323,077			Interest Rate		Repayment Terms			\$85,884,676					
Construction	Committed?	AHD vs HRI	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description	
Construction	No	HRI	AHSC HRI Grant	State-HCD																	\$5,000	Syndication Consulting
Construction	Yes	AHD	Citi Tax-Exempt Construction Loan	Private	1	\$83,784,676		\$83,784,676	6.17%	Interest Only	504									\$83,784,676	\$130,900	TCAC App/Res/Monitoring Fee
Construction	Yes	AHD	Citi Taxable Construction Loan	Private	2	\$14,912,059		\$14,912,059	6.42%	Interest Only	504										\$967,173	Capitalized Operating Reserve
Construction	Yes	AHD	SF MOHCD Loan	Local	3	\$52,360,000		\$52,360,000	3.00%	Deferred	504										\$854,662	Capitalized Replacement Reserve
Construction	Yes	AHD	SF MOHCD Accrued Interest	Local		\$1,843,581		\$1,843,581													\$663,077	HCD Pooled Transition Reserve Fee
																					\$4,200,000	Developer Fee
Construction	Yes	AHD	Deferred Developer Fees	Other		\$5,000,000		\$5,000,000														
Construction	Yes	AHD	Other Deferred Costs			\$6,820,812		\$6,820,812														
			Developer Fee Contribution																			
			GP Equity																			
Construction	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$7,013,274	\$588,675	\$7,601,949														
<b>Permanent</b>																						
Permanent	No	HRI	AHSC HRI Grant	State-HCD		\$0																
Permanent	No	AHD	AHSC AHD Funding	State-HCD	2	\$35,000,000		\$35,000,000				3.00%	Fixed for Term	55	RR	55	\$147,000					
Permanent	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$2,100,000		\$2,100,000				7.87%	Fixed for Term	20	FAM	20	\$208,749			\$2,100,000		
Permanent	Yes	AHD	SF MOHCD Loan	Local	3	\$52,360,000		\$52,360,000				3.00%	Fixed for Term	55	RR	55						
Permanent	Yes	AHD	SF MOHCD Accrued Interest	Local		\$1,843,581		\$1,843,581					None		None							
Permanent	Yes	AHD	Deferred Developer Fees	Other		\$5,000,000		\$5,000,000														
			Developer Fee Contribution																			
			GP Equity																			
Permanent	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$75,430,821	\$588,675	\$76,019,496														

**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.







Annual Income and Expenses

Employee Information

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	Comments
1	1.00	On-Site Manager(s)	\$75,000		
1	1.00	On-Site Assistant Manager(s)	\$50,000		
		Supportive Services Staff Supervisor(s)	\$0		
2	2.00	Supportive Services Coordinator, On-Site	\$226,821		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
3	3.00	On-Site Maintenance Employee(s)	\$309,584		
		On-Site Leasing Agent/Administrative Employee(s)	\$0		
4	4.00	On-Site Security Employee(s)	\$406,726		
		Other (specify)			
		Other (specify)			
		Total Salaries and Value of Free Rent Units	\$1,068,131	\$0	
6711		Payroll Taxes	\$50,000		
6722		Workers Compensation	\$25,000		
6723		Employee Benefits	\$209,833		
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$284,833	Show free rent as an expense?	
		Total Employee(s) Expenses	\$1,352,964		
				No	

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	Comments
None	On-Site Manager(s)	2	902	
None	On-Site Assistant Manager(s)	1	576	
		Total Square Footage	1,478	

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents (Net Restricted)	\$3,286,128		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments - Restricted Rents			
	Senior Operating Subsidy	\$260,280		
	VASH-PBV	\$623,964		
	N/A	\$0		
	Operating Subsidies	\$315,000		MONROE LOSP: The LOSP subsidy is underwritten as shown but given that it is an operating subsidy, any change in costs will alter
	Other (specify)			
5910	Laundry and Vending Revenue	\$12,157		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$4,497,529	\$0	
	Vacancy Rate: Restricted Units	5.2%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other (specify)	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$217,013	\$0	
	Effective Gross Income (EGI)	\$4,280,516	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
<b>Administrative Expenses: 6200/6300</b>				
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$5,610		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries -- from above	\$0		
6311	Office Expenses	\$51,047		
6312	Office or Model Apartment Rent	\$0		
6320	Management Fee	\$168,300		
6330	Site/Resident Manager(s) Salaries -- from above	\$125,000		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$12,000		
6350	Audit Expense	\$25,000		
6351	Bookkeeping Fees/Accounting Services	\$22,550		
6390	Miscellaneous Administrative Expenses	\$29,850		Conferences, meetings, printing, telephone, etc
6263T	Total Administrative Expenses	\$439,357	\$0	

**Annual Income and Expenses**

Acct. No.	Expenses	Residential	Commercial	Comments
<b>Utilities Expenses: 6400</b>				
6450	Electricity	\$305,150		
6451	Water	\$200,000		
6452	Gas			
6453	Sewer	\$190,000		
	Cable	\$2,000		
6400T	Total Utilities Expenses	\$697,150	\$0	
<b>Operating and Maintenance Expenses: 6500</b>				
6510	Payroll -- from above	\$716,310		
6515	Supplies			
6520	Contracts	\$287,775		
6521	Operating & Maintenance Free Rent Unit -- from above	\$0		
6525	Garbage and Trash Removal	\$120,000		
6530	Security Contract	\$25,000		
6531	Security Free Rent Unit -- from above	\$0		
6546	Heating/Cooling Repairs and Maintenance			
6548	Snow Removal			
6570	Vehicle & Maintenance Equipment Operation/Reports			
6590	Miscellaneous Operating and Maintenance Expenses	\$31,820		Elevator maintenance expenses
6500T	TOTAL Operating & Maintenance Expenses	\$1,180,905	\$0	
<b>Taxes and Insurance: 6700</b>				
6710	Real Estate Taxes	\$15,000		
6711	Payroll Taxes (Project's Share) -- from above	\$50,000		
6720	Property and Liability Insurance (Hazard)	\$568,180		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation -- from above	\$25,000		
6723	Health Insurance/Other Employee Benefits--from above	\$209,833		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance			
6700T	Total Taxes and Insurance	\$868,013	\$0	
<b>Supportive Services Costs: 6900</b>				
6990	Staff Supervisor(s) Salaries - from above	\$0		
6990	Services Coordinator Salaries, On-Site - from above	\$226,821		
6990	Other Supportive Services Staff Salaries - from above	\$0		
6990	Supportive Services Admin Overhead			
6990	Other Supportive Services Costs (specify)			
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$226,821	\$0	
	Total Operating Expenses	\$3,412,246	\$0	
<b>Funded Reserves: 7200</b>				
7210	Required Replacement Reserve Deposits	\$93,500		
7220	Other Reserves (specify)			
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$93,500	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$100	\$0	
	Total Ground Lease	\$100	\$0	
	Net Operating Income	\$774,670	\$0	
<b>Financial Expenses: 6800</b>				
6820	1st Mortgage Debt Service	\$208,749		
6830	2nd Mortgage Debt Service			
6840	3rd Mortgage Debt Service			
6890	AHSC 0.42% Fee	\$147,000		
6890	Other HCD 0.42% (Specify)			
6890	Other HCD 0.42% (Specify)			
6890	Bond Issuer Fee	\$4,000		
6890	Bond Monitoring Fee	\$2,500		
6890	Trustee Fee	\$2,000		
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6800T	Total Financial Expenses	\$364,249	\$0	
	Cash Flow	\$410,421	\$0	
7190	Asset Management/Similar Fees	\$40,888		
<b>Total Operating Expenses Per Unit</b>				
		Per Year	Per Month	TCAC Minimum
	Without any Adjustments	\$18,247	\$1,521	
	With the Value of Rent-Free Units Included	\$18,247	\$1,521	

**Annual Income and Expenses**

Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$16,954	\$1,413	\$7,770	
File Name:	075. Op Exp Compare	Submit at least 3 operating expense comparables for similar projects located in the same market area. Projects should be affordable housing projects similar in size, type, amenities, and population to the proposed project. One comparable may be submitted for a 100% market rate Project if unable to locate affordable housing comparables. The most recent two years audited statements for each comparable is preferred, if available. Additional information may be required.	Uploaded to HCD?	Yes	
File Name:	076. Hazard Insurance Quote	Provide a hazard insurance quote or other documentation to support insurance costs included in the Operating Budget.	Uploaded to HCD?	Yes	

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

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

Has or will this Project receive only HCD VHHP funding:

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

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

12/10/24

<p><b>HCD UMR §8301(t): "Supportive Services"</b> - social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits.</p>							
<p><b>HCD UMR §8301(u): "Supportive Services Costs"</b> - the costs of providing tenants service coordination, case management, and direct resident and Supportive Services. It includes: (1) the cost of providing tenants with information on and referral to social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits; (2) salaries, benefits, contracted services, telecommunication expenses, travel costs, supplies, office expenses, staff training, maintenance of on-site equipment used in services programs, such as computer labs, incidental costs related to resident events, and other similar costs approved by the Department.</p>							
A. Supportive Services Units:	Total number units:	187	Certification Year - select budget reporting period year:	2025	Total Units	Max PUPY Expense	Max Costs
<p><b>(1)</b> Total number of units: <b>(A)</b> for supportive housing restricted to individuals or families experiencing chronic homelessness or homelessness, as defined consistent with Health and Safety Code (HSC) §50675.14<sup>1</sup>; and <b>(B)</b> for supportive housing units restricted to occupancy by special needs populations under HCD programs subject to Administrative Notice 24-05 ("Special needs population" has the same meaning as set forth in individual program guidelines); units anticipated to be restricted to individuals or families experiencing chronic homelessness as defined consistent with HSC §50675.14.</p> <p><sup>1</sup>For units assisted by the HCD Veterans Housing and Homelessness Prevention (VHHP) program, this category includes Supportive Housing Units restricted to Veterans who are experiencing Chronic Homelessness, units restricted to persons who are experiencing Chronic Homelessness by another public agency program, Supportive Housing Units restricted to Veterans with a Disability Experiencing Homelessness, and other Units restricted to persons who are Veterans with a Disability Experiencing Homelessness. (Capitalized terms in this footnote have the same meaning as those set forth in the VHHP guidelines.)</p>					95	\$10,000	\$950,000
<p><b>(2)</b> Total number of other units<sup>2</sup> where the Sponsor, their affiliate, or a service provider under contract to provide Supportive Services at the Project has both: <b>(A)</b> qualified staff devoted exclusively to oversight and quality control of resident services in affordable housing, including the Project; and <b>(B)</b> a system to track and report on tenant outcomes, such as changes in employment status and income.</p> <p>Do not include units counted in category (1) above.</p> <p><sup>2</sup>For units assisted by the VHHP program, this category includes Units that are restricted to Extremely Low-Income households, but not to Veterans who are experiencing Chronic Homelessness or Veterans with a Disability Experiencing Homelessness. (Capitalized terms in this footnote have the same meaning as those set forth in the VHHP guidelines.)</p>					90	\$4,000	\$360,000
<p><b>(3)</b> Except as noted below for the VHHP program, total number of units where the Sponsor, their affiliate, or a service provider under contract does not satisfy the requirements set forth in subsection (2) above<sup>3</sup>.</p> <p>Do not include units counted in categories (1) and (2) above.</p> <p><sup>3</sup>For units assisted by the VHHP program, the amount for this category of units will remain as currently allowed under this program.</p>						\$326	\$0
<b>(4) Maximum Supportive Services Costs</b>					<b>185</b>		<b>\$1,310,000</b>

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

**The units will be occupied by the following populations:**

- 1) People with disabilities
- 2) at Risk of Homelessness, as defined in Appendix A
- 3) older Adults in Need of Supportive Services
- 4) individuals who are experiencing Homelessness and individuals experiencing Chronic Homelessness as defined in Appendix A
- 5)

**Lead Service Provider:** Mercy Housing California

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

Services and programming will be delivered onsite, and be available to all residents. All services will be provided and available on an ongoing basis. Frequent opportunities for service provider contact with residents will support residents in their transition from homelessness to housing stability. All new PSH residents will be offered an intake meeting to assess their needs and set goals as identified by the resident. Each staff will work on-site during standard business hours of 8.30am-5.30pm, and be available 40 hours/week in the housing community, to answer questions and provide support as needed. All residents will be able to access the LSP and RSC by appointment or by drop-in as possible.

Mercy Housing California and Openhouse recognize that commitment to cultural and linguistic competence requires systematic, consistent practices, procedures and policies at multiple levels. Cultural competence is a developmental process which occurs along a continuum and is a goal toward which all staff, agencies and systems should strive. It incorporates at all levels the significance of culture, the assessment of cross-cultural relations and attentiveness of the dynamics resulting from cultural differences, the expansion of

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

Mercy Housing will offer permanent housing, health, economic and social support that aims to allow residents to successfully remain in their homes, and to age in place with dignity and choice. Health service coordination will be provided to all residents, offering the following services: basic health & needs assessments, ADL support & screening, health benefit acquisition, health education & risk reduction, physical activities, access to food, wellbeing checks, transition planning, and linkages to preventative and behavioral health care. For Special Needs Units, the Resident Services Coordinator (RSC) will meet with the resident to assess the level of benefits currently received (SSI, Medi-Cal, Regional Center or other). The RSC and the resident will then create an overall support plan to address any gaps in coverage. The RSC will assist the resident in obtaining any necessary benefits they are not currently receiving and provide referrals to ensure linkage to the appropriate services. Service-enriched housing consists of wrap-around case management services that includes working closely with community partners and organizations to maximize service delivery. The essential services include a wellness model that has been selected to be responsive to the



Cash Flow Analysis

Is Income From Restricted Units based on Restricted or Proposed Rents?		Restricted Rents																																													
Income From Housing Units	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40						
Restricted Unit Rents	2.5%	3,286,128	3,368,281	3,452,488	3,538,800	3,627,270	3,717,952	3,810,901	3,906,174	4,003,828	4,103,924	4,206,522	4,311,685	4,419,477	4,529,964	4,643,213	4,759,293	4,878,275	5,000,232	5,125,238	5,253,369	5,384,703	5,519,321	5,657,304	5,798,737	5,943,705	6,092,298	6,244,605	6,400,720	6,560,738	6,724,757	6,892,876	7,065,197	7,241,827	7,422,873	7,608,445	7,798,656	7,993,622	8,193,463	8,398,300	8,608,257						
Unrestricted Unit Rents	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Tenant Assistance Payments	4.0%	260,280	270,691	281,519	292,780	304,491	316,670	329,337	342,511	356,211	370,460	385,278	400,689	416,717	433,385	450,721	468,750	487,500	507,000	527,280	548,371	570,306	593,118	616,842	641,516	667,177	693,864	721,618	750,483	780,502	811,723	844,192	877,959	913,078	949,601	987,585	1,027,088	1,068,172	1,110,898	1,155,334	1,201,548						
Senior Operating Subsidy	2.5%	623,964	639,563	655,552	671,941	688,740	705,958	723,607	741,697	760,240	779,246	798,727	818,695	839,162	860,141	881,645	903,686	926,278	949,435	973,171	997,500	1,022,438	1,047,999	1,074,199	1,101,054	1,128,580	1,156,794	1,185,714	1,215,357	1,245,741	1,276,885	1,308,807	1,341,527	1,375,065	1,409,442	1,444,678	1,480,795	1,517,814	1,555,760	1,594,654	1,634,520						
N/A	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Operating Subsidies	3.5%	315,000	326,025	337,436	349,246	361,470	374,121	387,215	400,768	414,795	429,313	444,339	459,890	475,987	492,646	509,889	527,735	546,206	565,323	585,109	605,588	626,783	648,721	671,426	694,926	719,248	744,422	770,477	797,444	825,354	854,242	884,140	915,068	947,113	980,262	1,014,571	1,050,081	1,086,834	1,124,873	1,164,244	1,204,992						
Other (Specify)	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Potential Income - Housing</b>		<b>4,485,372</b>	<b>4,604,561</b>	<b>4,726,995</b>	<b>4,852,767</b>	<b>4,981,970</b>	<b>5,114,702</b>	<b>5,251,061</b>	<b>5,391,149</b>	<b>5,535,073</b>	<b>5,682,941</b>	<b>5,834,865</b>	<b>5,990,959</b>	<b>6,151,342</b>	<b>6,316,136</b>	<b>6,485,467</b>	<b>6,659,464</b>	<b>6,838,259</b>	<b>7,021,990</b>	<b>7,210,798</b>	<b>7,404,828</b>	<b>7,604,230</b>	<b>7,809,158</b>	<b>8,019,717</b>	<b>8,236,232</b>	<b>8,458,710</b>	<b>8,687,378</b>	<b>8,922,415</b>	<b>9,164,004</b>	<b>9,412,336</b>	<b>9,667,605</b>	<b>9,930,014</b>	<b>10,199,768</b>	<b>10,477,083</b>	<b>10,762,177</b>	<b>11,055,278</b>	<b>11,356,620</b>	<b>11,666,442</b>	<b>11,984,994</b>	<b>12,312,531</b>	<b>12,649,317</b>						
<b>Other Income</b>																																															
Laundry & Vending	2.5%	12,157	12,461	12,772	13,092	13,419	13,755	14,098	14,451	14,812	15,182	15,562	15,951	16,350	16,759	17,178	17,607	18,047	18,498	18,961	19,435	19,921	20,419	20,929	21,452	21,989	22,538	23,102	23,679	24,271	24,878	25,500	26,138	26,791	27,461	28,147	28,851	29,572	30,312	31,069	31,846						
Other Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Potential Income - Other</b>		<b>12,157</b>	<b>12,461</b>	<b>12,772</b>	<b>13,092</b>	<b>13,419</b>	<b>13,755</b>	<b>14,098</b>	<b>14,451</b>	<b>14,812</b>	<b>15,182</b>	<b>15,562</b>	<b>15,951</b>	<b>16,350</b>	<b>16,759</b>	<b>17,178</b>	<b>17,607</b>	<b>18,047</b>	<b>18,498</b>	<b>18,961</b>	<b>19,435</b>	<b>19,921</b>	<b>20,419</b>	<b>20,929</b>	<b>21,452</b>	<b>21,989</b>	<b>22,538</b>	<b>23,102</b>	<b>23,679</b>	<b>24,271</b>	<b>24,878</b>	<b>25,500</b>	<b>26,138</b>	<b>26,791</b>	<b>27,461</b>	<b>28,147</b>	<b>28,851</b>	<b>29,572</b>	<b>30,312</b>	<b>31,069</b>	<b>31,846</b>						
<b>Gross Potential Income - Total</b>		<b>4,497,529</b>	<b>4,617,021</b>	<b>4,739,768</b>	<b>4,865,859</b>	<b>4,995,390</b>	<b>5,128,456</b>	<b>5,265,159</b>	<b>5,405,600</b>	<b>5,549,886</b>	<b>5,698,124</b>	<b>5,850,427</b>	<b>6,006,910</b>	<b>6,167,692</b>	<b>6,332,895</b>	<b>6,502,645</b>	<b>6,677,070</b>	<b>6,856,306</b>	<b>7,040,488</b>	<b>7,229,758</b>	<b>7,424,263</b>	<b>7,624,151</b>	<b>7,829,577</b>	<b>8,040,700</b>	<b>8,257,685</b>	<b>8,480,699</b>	<b>8,709,916</b>	<b>8,945,517</b>	<b>9,187,683</b>	<b>9,436,607</b>	<b>9,692,484</b>	<b>9,955,514</b>	<b>10,225,906</b>	<b>10,503,874</b>	<b>10,789,638</b>	<b>11,083,426</b>	<b>11,385,471</b>	<b>11,696,015</b>	<b>12,015,306</b>	<b>12,343,601</b>	<b>12,681,163</b>						
<b>Vacancy Assumptions</b>																																															
Restricted Units	5.2%	172,193	176,498	180,910	185,433	190,069	194,821	199,691	204,683	209,801	215,046	220,422	225,932	231,581	237,370	243,304	249,387	255,622	262,012	268,562	275,277	282,158	289,212	296,443	303,854	311,450	319,236	327,217	335,398	343,783	352,377	361,187	370,216	379,472	388,959	398,683	408,650	418,866	429,337	440,071	451,073						
Unrestricted Units	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Tenant Assistance Payments	5.0%	44,212	45,513	46,854	48,236	49,662	51,131	52,647	54,210	55,823	57,485	59,200	60,969	62,794	64,676	66,618	68,622	70,689	72,822	75,023	77,294	79,637	82,056	84,552	87,128	89,788	92,533	95,367	98,292	101,312	104,430	107,650	110,974	114,407	117,952	121,613	125,394	129,299	133,333	137,499	141,803						
Other (Specify)	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Laundry/Vending/Other Income	5.0%	608	623	639	655	671	688	705	723	741	759	778	798	817	838	859	880	902	925	948	972	996	1,021	1,046	1,073	1,099	1,127	1,155	1,184	1,214	1,244	1,275	1,307	1,340	1,373	1,407	1,443	1,479	1,516	1,553	1,592						
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Vacancy Loss</b>		<b>217,013</b>	<b>222,634</b>	<b>228,403</b>	<b>234,324</b>	<b>240,401</b>	<b>246,640</b>	<b>253,043</b>	<b>259,616</b>	<b>266,364</b>	<b>273,290</b>	<b>280,400</b>	<b>287,699</b>	<b>295,192</b>	<b>302,884</b>	<b>310,782</b>	<b>318,889</b>	<b>327,213</b>	<b>335,759</b>	<b>344,533</b>	<b>353,542</b>	<b>362,792</b>	<b>372,289</b>	<b>382,041</b>	<b>392,055</b>	<b>402,337</b>	<b>412,896</b>	<b>423,739</b>	<b>434,874</b>	<b>446,308</b>	<b>458,052</b>	<b>470,112</b>	<b>482,498</b>	<b>495,218</b>	<b>508,284</b>	<b>521,703</b>	<b>535,486</b>	<b>549,644</b>	<b>564,186</b>	<b>579,124</b>	<b>594,468</b>						
<b>Effective Gross Income</b>		<b>4,280,516</b>	<b>4,394,388</b>	<b>4,511,365</b>	<b>4,631,535</b>	<b>4,754,988</b>	<b>4,881,816</b>	<b>5,012,116</b>	<b>5,145,984</b>	<b>5,283,522</b>	<b>5,424,834</b>	<b>5,570,027</b>	<b>5,719,211</b>	<b>5,872,500</b>	<b>6,030,011</b>	<b>6,191,863</b>	<b>6,358,181</b>	<b>6,529,093</b>	<b>6,704,729</b>	<b>6,885,225</b>	<b>7,070,721</b>	<b>7,261,359</b>	<b>7,457,288</b>	<b>7,658,659</b>	<b>7,865,630</b>	<b>8,078,361</b>	<b>8,297,020</b>	<b>8,521,777</b>	<b>8,752,810</b>	<b>8,990,299</b>	<b>9,234,432</b>	<b>9,485,402</b>	<b>9,743,408</b>	<b>10,008,655</b>	<b>10,281,354</b>	<b>10,561,723</b>	<b>10,849,984</b>	<b>11,146,371</b>	<b>11,451,120</b>	<b>11,764,477</b>	<b>12,086,695</b>						
<b>Operating Expenses &amp; Reserve Deposits</b>																																															
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	3,170,425	3,281,390	3,396,239	3,515,107	3,638,136	3,765,470	3,897,262	4,033,666	4,174,884	4,320,964	4,472,198	4,628,724	4,790,730	4,958,405	5,131,950	5,311,568	5,497,473	5,689,884	5,889,030	6,095,146	6,308,476	6,529,273	6,757,798	6,994,321	7,238,122	7,492,491	7,754,728	8,026,144	8,307,059	8,597,806	8,898,729	9,210,184	9,532,541	9,866,180	10,211,496	10,568,898	10,938,810	11,321,668	11,717,927	12,128,054						
Real Estate Taxes	2.0%	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926	18,285	18,651	19,024	19,404	19,792	20,188	20,592	21,004	21,424	21,852	22,289	22,735	23,190	23,653	24,127	24,609	25,101	25,603	26,115	26,638	27,170	27,714	28,268	28,833	29,410	29,998	30,598	31,210	31,834	32,471						
Supportive Services Costs	3.5%	226,821	234,760	242,976	251,480	260,282	269,392	278,821	288,580	298,680	309,134	319,953	331,152	342,742	354,738	367,154	380,004	393,304	407,070	421,318	436,064	451,326</																									

**STI Project Overview**

**Sustainable Transportation Infrastructure (STI)**

<b>STI #1</b>	Type of Project	Combination			
Project Name:	11th Street Safety Improvement Project			Address:	11th Street between Market and Bryant Streets
City:	San Francisco	Zip Code:	94103	County:	San Francisco
				Latitude:	37.7752° N
				Longitude:	122.4184° W
Work To Be Completed By:	Applicant	Applicant Name:	City and County of San Francisco		

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

This project is a complex, multi-discipline project along 11th Street between Market and Bryant Streets in San Francisco, California. Project scope will create more than 2,000 feet of Safe and Accessible Walkway improvements, new ADA curb ramps, traffic signals, street lights, bulbouts, 0.95 lane miles of parking protected Class IV context sensitive bike lanes, landscaping and other streetscape improvements.

**§103(f) STI experience - STI #1**

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

Past experience STI name:	Transbay Folsom Streetscape			Placed In Service (PIS) Date	2/17/2021
Project address:	Folsom Street between Second to Spear Streets	City:	San Francisco	State:	CA
				Zip:	94103
Name of Applicant demonstrating experience	City and County of San Francisco				
Meets ten year requirement?	TRUE	PIS term	4.28	(years)	
Type of Project	Combination				

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

The Transbay Folsom Streetscape project (approximately \$25 Million) furthered a portion of the Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan approved in 2006. It is comprised of right-of-way improvements along Folsom Street, from Second to Spear. Streetscape elements included wide, tree-lined sidewalks; rain gardens, which serve as storm water detention areas; bike lanes; sidewalk bulb-outs at key intersections; crosswalk enhancements; traffic calming; light fixture upgrades and street repaving.

Past experience STI name:	Polk Streetscape Project			Placed In Service (PIS) Date	8/1/2018
Project address:	Polk Street between Beach and McAllister Streets	City:	San Francisco	State:	CA
				Zip:	94109
Name of Applicant demonstrating experience	City and County of San Francisco				
Meets ten year requirement?	TRUE	PIS term	6.83	(years)	
Type of Project	Combination				

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

The Polk Streetscape Project (approximately \$30M) was aimed to improve the safety of people walking and biking on Polk Street, as well as the efficiency of transit on the corridor, which was on San Francisco's Vision Zero High Injury Network. As a highly traveled roadway, the improvements along Polk between Beach and McAllister Streets included new bus bulb-outs, bus stop optimization, traffic signal and lighting fixture upgrades, left and right turn lanes, green roadway level bike lanes, sewer replacements, landscaping and irrigation, sidewalk widening, new street trees, street resurfacing, as well as nearby alley enhancements.

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

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

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

STI#1 All right of way within the City of San Francisco is controlled by the Public Works and only Public Works has the authority to regulate ROW

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

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

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

EQA: Project approved "by-right"?  Yes Is Project Categorically Exempt?  No 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

Project determined to be exempt under the California Environmental Quality Act (CEQA), specifically under a statutory exemption pursuant to Public Resources Code section 21080.25.

File Name:	080. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
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**STI #2?**

<b>STI #2?</b>	Yes				
Type of Project	Bike				
Project Name:	Polk, 8th, and 13th St Bike Project			Address:	1939 Market St
City:	San Francisco	Zip Code:	94103	County:	San Francisco
				Latitude:	37.7699
				Longitude:	-122.42543
Work To Be Completed By:	Applicant	Applicant Name:	City and County of San Francisco		

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

The SFMTA will construct permanent Class IV context sensitive bikeways along 1.29 miles of street segments within the project area. These segments are: 8th Street, from Stevenson to Mission; 13th Street, from 11th to Bernice; and Polk Street, from McAllister to Pine and from Cedar to Eddy. The 8th Street, 13th Street, and Polk Street improvements are conversions of existing Class IV Quick Build infrastructure to permanent Class IV. These improvements will provide safe bike infrastructure for roadway users.

**§103(f) STI experience - STI #2**

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

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

Past experience STI name:	5th Street Quick Build Project			Placed In Service (PIS) Date	1/1/2019		
Project address:	5th Street from Market to Townsend Streets	City:	San Francisco	State:	CA	Zip:	94107
Name of Applicant demonstrating experience	City and County of San Francisco						
Meets ten year requirement?	TRUE	PIS term	6.41	(years)			
Type of Project	Bike						

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

The 5th Street Quick Build Project includes a variety of street improvements to improve the safety of cyclists, pedestrians, and transit passengers, including:  
 - protected bicycle facilities to improve the safety and comfort of cyclists for the entire length of the corridor (completed in early 2020);  
 - leading pedestrian intervals to allow a head start for pedestrians when crossing the street (completed in early 2020);  
 - pedestrian safety striping treatments, especially at high injury intersections, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020);  
 - signal timing improvements including separated bike signals at key intersections (completed in early 2020);  
 - transit boarding islands to increase reliability of transit services and comfort for waiting passengers (installed in early 2021).

Past experience STI name:	2nd Street Improvement Project			Placed In Service (PIS) Date	1/1/2019		
Project address:	2nd Street from Market to King Streets	City:	City and County of San Francisco	State:	CA	Zip:	94107
Name of Applicant demonstrating experience	City and County of San Francisco						
Meets ten year requirement?	TRUE	PIS term	6.41	(years)			
Type of Project	Bike						

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

The 2nd Street Improvement Project extends from Market Street to King Street, stretching from downtown San Francisco to the SOMA district. In accordance with the San Francisco Bicycle Plan, the project will provide space for bicycles along the entire length of 2nd Street, from Market to King Streets. Streetscape improvements include special crosswalks and new infill street trees along the entire corridor, as well as a pedestrian refuge space at the South Park Avenue intersection and expansion of an existing pedestrian refuge at Harrison Street. The project also includes roadway resurfacing, concrete curb reconstruction, the installation of ADA-compliant curb-ramps, and upgrades to the traffic signal system.

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

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

Below, describe property transfers occurring in connection with development of the Project.  
 All right of way within the City of San Francisco is controlled by the SFMTA and only SFMTA has the authority to regulate ROW.

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

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

**IEPA:** Is Federal funding proposed that will trigger NEPA requirements?  No  Yes  
**EQA:** Project approved "by-right"?  No  Yes Is Project Categorically Exempt?  Yes  No 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  
 Since planning and design have not been completed for this project, environmental review has not yet been initiated. However, the STI projects typically receive a CEQA Categorical Exemption as part of the legislative approval process.

File Name:	080. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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**STI #3?**

Yes									
Type of Project	Local Bus Rapid Transit								
Project Name:	TSP - Fillmore, McAllister, and Mission Streets	Address:	1939 Market St						
City:	San Francisco	Zip Code:	94103	County:	San Francisco	Latitude:	37.7699	Longitude:	-122.42543
Work To Be Completed By:	Applicant	Applicant Name:	City and County of San Francisco						

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

The SFMTA will install transit signal priority (TSP) software and hardware at 45 intersections along Fillmore St, between O'Farrell and Haight; McAllister St, between Broderick and Charles Brenham Pl; Mission St, between 11th and 25th streets; Church St, between 14th and 16th streets; and 16th Street, between Dolores and Guerrero. The TSP upgrades will improve transit service along six bus routes: the 5 Fulton, 5R Fulton Rapid, 14 Mission, 14R Mission Rapid, 22 Fillmore, and 49 Van Ness-Mission. These upgrades will improve travel speed and increase reliability leading to increased ridership along all routes. Included with this STI project is a request for upgraded stop lighting at four locations along the 5/5R, 22, and 14/14R/49 routes to improve safety and rider comfort using pole-mounted solar lights. This project will include installation of new or upgraded Transit Signal Priority hardware and software along all signals for three lane miles along McAllister Street, for over three lane miles along Fillmore, Church, and 16th Streets, and for over three lane miles along Mission Street. Each TSP project provides

**§103(f) STI experience - STI #3**

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

Provide two completed projects to demonstrate previous experience comparable to STI #3

Past experience STI name:	Van Ness BRT			Placed In Service (PIS) Date	4/1/2022		
Project address:	Van Ness Avenue from Mission to Bay Streets	City:	San Francisco	State:	CA	Zip:	94109

Name of Applicant demonstrating experience	City and County of San Francisco		
Meets ten year requirement?	<input type="checkbox"/> TRUE	PIS term	3.16 (years)
Type of Project	Local Bus Rapid Transit		
<b>Description</b> (include: descriptive information of work completed on this past STI that supports experience for the proposed STI)			
The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. The Project includes safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks, and audible countdown signals.			

Past experience STI name:	Geary Boulevard BRT and Safety Improvements		Placed In Service (PIS) Date	7/21/2021
Project address:	Geary Boulevard from Market to Stanyan Streets	City:	San Francisco	State: CA Zip: 94115
Name of Applicant demonstrating experience	City and County of San Francisco			
Meets ten year requirement?	<input type="checkbox"/> TRUE	PIS term	3.85 (years)	
Type of Project	Local Bus Rapid Transit			

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

Temporary emergency transit lanes were installed along segments of Geary Boulevard in winter 2020-21. Evaluation done in spring 2021 showed that the new transit lanes and other treatments have improved 38 Geary bus performance with minimal traffic impacts, and a majority of those who took our evaluation survey supported making the transit lanes permanent.

File Name:	078. STI-1 Past Exp, STI-2 etc.	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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**§103.1(g)(6) STI Site Control - STI #3**

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

Ground Lease  No

planned?

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

All right of way within the City of San Francisco is controlled by the SFMTA and only SFMTA has the authority to regulate ROW.

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

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

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

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

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

Since planning and design have not been completed for this project, the environmental review has not yet been initiated. However, the STI projects typically receive a CEQA Categorical Exemption as part of the legislative approval process.

File Name:	080. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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STI #4?  No

STI #5?  No

**Quantity of new or repaired STI facilities funded by AHSC**

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

# of Transit Routes Improved	6	Crosswalks	17	\$380,000	ADA Curb Ramps	28	\$360,000	Overcrossings / Undercrossing	
Transit Vehicles	\$0	Transit Operations	\$0	Bikeshare Infrastructure & Operations					
EV Carshare Infrastructure & Operations		Other (Transit Signal Priority)	\$2,350,000	Other (Specify)					
Bus Bulb-Outs		Street Lights	25	\$750,000	Street Trees	8	\$240,000	Urban Greening	\$540,000
Bicycle Parking At Transit		Bus Stop Benches		Bus Shelters	5	\$150,000			

Is approval by a local public works department, or other responsible local agency, required for the STI Capital Project? §103.1(f)(9)  No

**§102(c)(3) Eligible STI Project**

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

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

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

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

§103.1(f)(7) Not Agricultural Land

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

Yes, Not Ag Land
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An exemption to the **Agricultural Land** designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site**.  
[\(California Important Farmland Finder\)](#)

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

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

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC STI Grant	State-HCD		\$11,713,000					
Yes		Interagency Plan Implementation Committee Funds	Local		\$6,000,000					
Yes		Prop B Funding	Local		\$3,000,000					
		<b>Total Committed Non-AHSC STI Funds</b>			<b>\$20,713,000</b>	<b>TOTAL STI Sources (must equal STI Budget Amount)</b>				

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.

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

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

Yes
TRUE
TRUE
Yes
Yes
No

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

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

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

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

Are there any other **STI Capital Project** costs in budget that are required as a condition of local approval for the **STI Capital Project**? [§104\(c\)\(6\)](#)

1939 Market Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001295

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Interagency Plan Implementation Committee Funds	Prop B Funding	0	Total STI Costs	
<b>STI BUDGET #1 - 11th Street Safety Improvement Project</b>						
Environmental review/studies		\$300,000	\$200,000		\$500,000	
Plan Specification and Estimates		\$300,000	\$1,500,000		\$1,800,000	
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	
<b>Total Soft Costs</b>	\$0	\$600,000	\$1,700,000	\$0	\$2,300,000	
Clearing and Grubbing					\$0	
Demolition			\$800,000		\$800,000	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Soil Offhaul)		\$300,000			\$300,000	
<b>Total Site Preparation</b>	\$0	\$300,000	\$800,000	\$0	\$1,100,000	
Sanitary Sewer	\$900,000				\$900,000	
Irrigation		\$300,000			\$300,000	
Storm Drain	\$700,000				\$700,000	
Detention Basin/Culverts	\$300,000				\$300,000	
Other Site Utilities (Auxiliary Water Supply System)	\$1,510,000				\$1,510,000	
<b>Total Site Utilities</b>	\$3,410,000	\$300,000	\$0	\$0	\$3,710,000	
Aggregate Base	\$200,000		\$200,000		\$400,000	
Asphalt Pavement	\$500,000	\$300,000	\$300,000		\$1,100,000	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)	\$600,000				\$600,000	
Signage					\$0	
Crossing and Traffic Signals	\$800,000				\$800,000	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Concrete Base)		\$500,000			\$500,000	
Other Complete Street Improvements (Specify)					\$0	
<b>Total Complete Streets Improvements - Construction</b>	\$2,100,000	\$800,000	\$500,000	\$0	\$3,400,000	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter	\$450,000				\$450,000	
Street Lights	\$750,000	\$250,000			\$1,000,000	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure	\$500,000				\$500,000	
Seating/Benches	\$100,000				\$100,000	
Bus/Transit Shelters	\$150,000				\$150,000	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (OCS Wires & Poles)		\$3,750,000			\$3,750,000	
Other Transit and Station Areas (Specify)					\$0	
<b>Total Transit and Station Areas - Construction</b>	\$1,950,000	\$4,000,000	\$0	\$0	\$5,950,000	
Street Trees	\$240,000				\$240,000	
Bioswales					\$0	
Landscaping	\$300,000				\$300,000	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
<b>Total Urban Greening</b>	\$540,000	\$0	\$0	\$0	\$540,000	
Street Furniture					\$0	
Bicycle Repair Kiosks					\$0	
Bicycle Storage or Parking					\$0	
Drinking Fountains					\$0	
Other Amenities (Specify)					\$0	
Other Amenities (Specify)					\$0	
<b>Total Amenities</b>	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	

**1939 Market Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001295**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Interagency Plan Implementation Committee Funds	Prop B Funding	0	Total STI Costs	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §104(c)(7)					\$0	
Employment Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
<b>11th Street Safety Improvement Project STI #1 Total Budgeted Project Costs</b>	<b>\$8,000,000</b>	<b>\$6,000,000</b>	<b>\$3,000,000</b>	<b>\$0</b>	<b>\$17,000,000</b>	

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.

"The 11th St Project will include installation of 8 new street trees and landscaped areas along the alignment."

**STI BUDGET #2 - Polk, 8th, and 13th St Bike Project**

Environmental review/studies					\$0	
Plan Specification and Estimates	\$120,000				\$120,000	
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	\$120,000	\$0	\$0	\$0	\$120,000	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)	\$1,230,000				\$1,230,000	
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	\$1,230,000	\$0	\$0	\$0	\$1,230,000	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	

**1939 Market Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001295**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Interagency Plan Implementation Committee Funds	Prop B Funding	0	Total STI Costs	
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	
Street Trees					\$0	
Bioswales					\$0	
Landscaping					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Street Furniture					\$0	
Bicycle Repair Kiosks					\$0	
Bicycle Storage or Parking					\$0	
Drinking Fountains					\$0	
Other Amenities (Specify)					\$0	
Other Amenities (Specify)					\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §104(c)(7)					\$0	
Employment Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Polk, 8th, and 13th St Bike Project STI #2 Total Budgeted Project Costs	\$1,350,000	\$0	\$0	\$0	\$1,350,000	

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

**STI BUDGET #3 - TSP - Fillmore, McAllister, and Mission Streets**

Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	

1939 Market Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001295

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Interagency Plan Implementation Committee Funds	Prop B Funding	0	Total STI Costs	
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	
<b>Total Complete Streets Improvements - Construction</b>	\$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	\$2,350,000				\$2,350,000	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (Transit Stop Lighting)	\$13,000				\$13,000	
Other Transit and Station Areas (Specify)					\$0	
<b>Total Transit and Station Areas - Construction</b>	\$2,363,000	\$0	\$0	\$0	\$2,363,000	
Street Trees					\$0	
Bioswales					\$0	
Landscaping					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
<b>Total Urban Greening</b>	\$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	
<b>Total Amenities</b>	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
<b>Total Impact Fees</b>	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
<b>Total Activity Delivery Costs</b>	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §104(c)(7)					\$0	
Employment Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Other Capital Asset Costs (Specify)					\$0	
<b>Total Other Capital Asset Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>TSP - Fillmore, McAllister, and Mission Streets STI #3 Total Budgeted Project Costs</b>	\$2,363,000	\$0	\$0	\$0	\$2,363,000	

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

**TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET**

Total Soft Costs	\$120,000	\$600,000	\$1,700,000	\$0	\$2,420,000
Total Site Preparation	\$0	\$300,000	\$800,000	\$0	\$1,100,000
Total Site Utilities	\$3,410,000	\$300,000	\$0	\$0	\$3,710,000
Total Complete Streets Improvements - Construction	\$3,330,000	\$800,000	\$500,000	\$0	\$4,630,000
Total Transit and Station Areas - Construction	\$4,313,000	\$4,000,000	\$0	\$0	\$8,313,000
Total Urban Greening	\$540,000	\$0	\$0	\$0	\$540,000

1939 Market Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001295

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Interagency Plan Implementation Committee Funds	Prop B Funding	0	Total STI Costs	
Total Amenities	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
<b>Total STI Budgeted Project Costs</b>	<b>\$11,713,000</b>	<b>\$6,000,000</b>	<b>\$3,000,000</b>	<b>\$0</b>	<b>\$20,713,000</b>	

End of Document

**PGM Project Overview**

Program Costs (PGM)			
<b>PGM #1</b>			
Program Name:	Workforce Development 1	Program Operator:	Mission Hiring Hall
Address:	1939 Market St	City:	San Francisco
County:	San Francisco	Proposed program type:	Workforce Development
Program Costs in Project include	2) Expansion of existing programs to serve new populations		
Program Description			
Mission Hiring Hall will expand workforce development services to disadvantaged residents of San Francisco through construction-focused training and job readiness programs. Services include outreach to residents in disadvantaged census tracts, career assessment, barrier removal support, case management, and placement into union apprenticeships.			
Who are the targeted users for the Program			
The program targets primarily low-income individuals, including unemployed, underemployed, and transitional-aged youth (ages 18–24) from diverse racial and ethnic backgrounds living in disadvantaged census tracts in San Francisco.			
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?			
The program addresses employment barriers faced by marginalized San Francisco residents by providing them with construction-sector training, wraparound support services, and structured pathways into union apprenticeships. By combining job readiness with barrier removal and credentialed training, the program improves access to high-road careers in the building trades.			
Describe additional design challenges and development costs incurred to meet the requirements of the Program.			
There were no challenges encountered.			

<b>PGM #2?</b>			
Yes			
Program Name:	Workforce Development 2	Program Operator:	City and County of San Francisco Office of Economic and Workforce Development (in collaboration with Mercy Housing and general contractors Swinerton + Rubecon)
Address:	1939 Market St	City:	San Francisco
County:	San Francisco	Proposed program type:	Workforce Development
Program Costs in Project include	2) Expansion of existing programs to serve new populations		
Program Description			
The program implements San Francisco Local Hiring Policy for Construction which mandates that 30% of all project hours within each trade be performed by local residents. It includes a First Source Hiring Requirement, requiring employers to interview and consider qualified economically disadvantaged individuals referred by the City's Workforce Development System. The system uses LCPTracker to monitor compliance and ensure that contractors report workforce hours and prevailing wage adherence.			
Who are the targeted users for the Program			
The program targets local San Francisco residents, with a focus on economically disadvantaged individuals seeking entry-level employment in construction trades.			
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?			
The program aims to reduce local unemployment and ensure economic inclusion by reserving a significant portion of construction work hours for San Francisco residents. By requiring local hiring and providing first access to disadvantaged workers, it promotes equitable job access and community workforce participation in public and publicly funded projects.			
Describe additional design challenges and development costs incurred to meet the requirements of the Program.			
There were no challenges encountered.			

<b>PGM #3?</b>			
Yes			
Program Name:	Anti Displacement	Program Operator:	San Francisco Community Land Trust
Address:	1939 Market St	City:	San Francisco
County:	San Francisco	Proposed program type:	Anti-displacement activities
Program Costs in Project include	2) Expansion of existing programs to serve new populations		
Program Description			
SFCLT will implement an expanded version of its Permanent Affordability Preservation Program, a strategy aligned with Strategy H: Community Land Trust or Land Banking activities. Through this program, SFCLT acquires small, vulnerable multi-unit buildings in the Mission District and surrounding neighborhoods, preventing speculative displacement. The buildings are transitioned to resident ownership under a Limited-Equity Housing Cooperative (LEHC) model, and SFCLT provides technical support, financing access, legal structuring, and long-term stewardship to ensure permanent affordability and resident self-governance.			
Who are the targeted users for the Program			
The targeted users are low- to moderate-income tenants, particularly Latinx, Black, and immigrant households living in rent-controlled units in the Mission District and nearby neighborhoods. Many are long-term residents, seniors, or families who are housing cost-burdened and at risk of eviction or displacement due to speculative ownership, harassment, or property sale.			
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?			

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

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

There were no challenges encountered.

PGM #4?  Yes

Program Name:	Transit Passes for Residents		Program Operator:	San Francisco Municipal Transportation Agency		
Address:	1939 Market St		City:	San Francisco	Zip Code:	94103
County:	San Francisco	Proposed program type:	Transit Passes			

Program Costs in Project include  1) Program creation

Program Description

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

Who are the targeted users for the Program

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

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

High quality transit is expensive for hourly workers. The annual cost of a transit pass for AHD residents at this community is \$972. This burden will be eased for the first three years of the project, allowing new transit patterns to be formed, savings to be built, and jobs to stabilize.

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

No challenges were encountered in creating this PGM.

PGM #5?  Yes

Program Name:	Internet		Program Operator:	City of San Francisco		
Address:	1939 Market St		City:	San Francisco	Zip Code:	94103
County:	San Francisco	Proposed program type:	Internet Service			

Program Costs in Project include  1) Program creation

Program Description

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

Who are the targeted users for the Program

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

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

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

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

No challenges were encountered in identifying this PGM scope. Internet access is a true necessity at this point.

PGM #6?  No

Use this "PGM #6" only for "OTHER" if your proposed program does not fall within the **program types listed in guidelines**.

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

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Ballroom?
						Rate	Type			
Yes		AHSC PGM Grant	State-HCD		\$866,100	Transit passes will not contribute to \$600k PGM cap.				
Total Committed Non-AHSC PGM Funds		\$0			\$866,100	TOTAL PGM Sources (must equal PGM Budget Amount)				

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

**§104(d) Eligible PGM Costs**

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

TRUE

End of Document

1939 Market Programs (PGM) Sources and Uses Budget App AHSC0001295

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

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

PGM BUDGET #1 - Workforce Development 1						
Direct Staff Cost (Training and job readiness coordination, case	\$28,000				\$28,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
<b>Total Direct Staff Costs</b>	\$28,000	\$0	\$0	\$0	\$28,000	
Other Indirect Staff Cost (General admin, HR, management ovr	\$16,000				\$16,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
<b>Total Indirect Staff Costs</b>	\$16,000	\$0	\$0	\$0	\$16,000	
<b>Total Staff Costs</b>	\$44,000	\$0	\$0	\$0	\$44,000	
Travel	\$600				\$600	
Equipment	\$4,000				\$4,000	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Classroom/training materials, office supplies)	\$8,500				\$8,500	
Supplies (Specify)					\$0	
Other Capital Costs (Barrier removal, tools/uniforms, employe	\$92,900				\$92,900	
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	
<b>Total Other Capital Costs</b>	\$106,000	\$0	\$0	\$0	\$106,000	
<b>Workforce Development 1 Total Budgeted Project Costs</b>	\$150,000	\$0	\$0	\$0	\$150,000	

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

PGM BUDGET #3 - Anti Displacement						
Direct Staff Cost (Transition buildings to co-ops – education ma	\$25,000				\$25,000	
Direct Staff Cost (Transition buildings to co-ops/Regular internal	\$25,000				\$25,000	
Direct Staff Cost (Regional Community Ownership Convenings	\$35,000				\$35,000	
Direct Staff Cost (Local Affordable Developer Capacity Expansi	\$35,000				\$35,000	
Direct Staff Cost (Specify)					\$0	
<b>Total Direct Staff Costs</b>	\$120,000	\$0	\$0	\$0	\$120,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
<b>Total Indirect Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>Total Staff Costs</b>	\$120,000	\$0	\$0	\$0	\$120,000	

1939 Market Programs (PGM) Sources and Uses Budget App AHSC0001295

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

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

**PGM BUDGET #4 - Transit Passes for Residents**

Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
<b>Total Direct Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
<b>Total Indirect Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>Total Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards <i>(see cell comment)</i>	\$566,100				\$566,100	
Other Transit Passes					\$0	
Supplies <i>(Specify)</i>					\$0	
Supplies <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
<b>Total Other Capital Costs</b>	\$566,100	\$0	\$0	\$0	\$566,100	
<b>Transit Passes for Residents Total Budgeted Project Costs</b>	\$566,100	\$0	\$0	\$0	\$566,100	

**PGM BUDGET #5 - Internet**

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

1939 Market Programs (PGM) Sources and Uses Budget App AHSC0001295

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC PGM Grant	0	0	0	Total PGM Costs	
Internet Total Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	

TOTAL PROGRAMS (PGM) BUDGET						
Total Direct Staff Costs	\$148,000	\$0	\$0	\$0	\$148,000	
Total Indirect Staff Costs	\$16,000	\$0	\$0	\$0	\$16,000	
Total Other Capital Costs	\$702,100	\$0	\$0	\$0	\$702,100	
Total PGM Budgeted Project Costs	\$866,100	\$0	\$0	\$0	\$866,100	

## Program Certifications

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

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

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

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

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

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

[California Climate Investments Reporting Tools webpage](#)

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

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

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

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

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

### AB 680 Compliance

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

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

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

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

### HCD Reserve Requirements

Project Name	1939 Market	Number of Project Units:	187
--------------	-------------	--------------------------	-----

#### Replacement Reserve Calculator UMR §8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	\$111,854,161	\$671,125
	\$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$500	\$93,500
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b)</i>		\$93,500
	HCD Required Replacement Reserve Amount - <i>included in "Operating budget" tab</i>		\$93,500

#### Operating Reserve Calculator UMR §8308

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (E112) minus Operating Budget Cell (E106)</i>		TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required	
	(a) Total Operating Expenses:	\$3,412,246			
	(b) Minus: On-Site Service Coordinator Salaries:	\$226,821			
		Amount subject to reserve calculation: <i>(a - b)</i>	\$3,185,425	<b>\$796,356</b>	
2	Replacement Reserve amount from above: <i>(Cell AJ10)</i>		\$93,500	<b>\$23,375</b>	
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)				
	Name of Lender <i>Operating Budget cells (D124 to D134)</i>		Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service		\$208,749	\$52,187	\$69,583
	2nd Mortgage Debt Service		\$0	\$0	\$0
	3rd Mortgage Debt Service		\$0	\$0	\$0
	AHSC 0.42% Fee		\$147,000	\$36,750	\$49,000
	Other HCD 0.42% (Specify)		\$0	\$0	\$0
	Other HCD 0.42% (Specify)		\$0	\$0	\$0
	Bond Issuer Fee		\$4,000	\$1,000	\$1,333
	Bond Monitoring Fee		\$2,500	\$625	\$833
	Trustee Fee		\$2,000	\$500	\$667
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	<i>Other (Specify)</i>			\$0	\$0
	<b>Totals</b>		\$364,249	<b>\$91,062</b>	<b>\$121,416</b>
UMR Required Operating Reserve Amount:			<b>\$910,793</b>	<b>\$1,214,391</b>	

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

The project's Operating Reserve amount of \$967,173 is calculated based on the methodology for Tax Credit Project above, except that the base amount includes the On-site Service Coordinator costs, because the tax credit investor will require these costs to be included in the 3 month operating reserve calculation.

#### Transition Reserve Pool Fee Calculator Pooled Transition Reserve Policy

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

Subsidy #1	Senior Operating Subsidy	Contract Term: (enter in years)	15
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy
0			\$0
1			\$0
2			\$0
3			\$0
4			\$0
Maximum Total Annual Subsidy			\$0
Pooled transition reserve fee for Subsidy #1 (15% of maximum total annual subsidy)			\$0

Subsidy #2	VASH-PBV	Contract Term: (enter in years)	15
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy
0	22	\$2,360	\$623,040
1	33	\$3,272	\$1,295,712
2			\$0
3			\$0
4			\$0
Maximum Total Annual Subsidy			\$1,918,752
Pooled transition reserve fee for Subsidy #2 (15% of maximum total annual subsidy)			\$287,813

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

Local Operating Subsidy Name:	Local Operating Subsidies Program
Total Operating Subsidy Amount	\$15,575,179
Number of years included in total operating subsidy	15
One year's worth of operating subsidy	\$1,038,345
Pooled transition reserve fee for Subsidy (15% of one year's worth of operating subsidy)	\$155,752

**Total Pooled Transition Reserve Fee** \$443,565

Applicant comments:  
Per the HCD Pooled Transition Reserve Policy, this project is opting out of the HCD Transition Reserve Pool for SF MOHCD LOSP and SOS as it is covered by City and County of San Francisco's transition reserve. Because the LOSP is linked to the Project Overview tab, we could not remove LOSP from the above reserve calculation. However, it is removed in the AHD-HRI S&U S&U Budget tab which is causing a red error cell in cell C95. The actual transition reserve amount should be only \$287,813 after removing the above LOSP portion of the pooled transition reserve fee.

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

Project Name 1939 Market County: San Francisco Project's Proposed Tax Credits: 4%  
HCD Phase: Origination

Unit Size	2025 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$137,677,850
SRO/Studio	\$689,665	106	\$73,104,490	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$199,632,883
1 Bedroom	\$795,177	80	\$63,614,160	Adjusted Threshold Basis Limit multiplied by 160%:	\$319,412,613
2 Bedrooms	\$959,200	1	\$959,200	HCD HIGH COST TEST RESULT FOR: 1939 Market	79%
3 Bedrooms	\$1,227,776	0	\$0		
4+ Bedrooms	\$1,367,819	0	\$0		
<b>Total Eligible Basis</b>					<b>\$157,300,447</b>

Manager Units in Project:	2	TOTAL UNITS:	187	<b>Costs Reasonable</b>
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ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).	Yes	\$27,535,570
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).		\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).		\$0
(C)	For Projects where a day care center is part of the development (2%).		\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).		\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).	No	\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).		
	If Yes, select type of work:	Enter Certified Costs of Work:	
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. <b>WAIVED IMPACT FEES ARE INELIGIBLE.</b>	No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).	Yes	\$13,767,785
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).	Yes	\$20,651,678
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).		\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).	No	\$0
County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	6075020202□
		Opportunity Map Resource Level:	Moderate Resource

**End of Document**

1/3/2025 Table	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
Alameda	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Alpine	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Amador	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Butte	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Calaveras	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Colusa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Contra Costa	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Del Norte	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
El Dorado	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Fresno	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Glenn	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Humboldt	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Imperial	\$324,988	\$374,708	\$452,000	\$578,560	\$644,552
Inyo	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Kern	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Kings	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Lake	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Lassen	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Los Angeles	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
San Francisco	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
San Joaquin	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
San Luis Obispo	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
San Mateo	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Barbara	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Santa Clara	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Cruz	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Shasta	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Sierra	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Siskiyou	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Solano	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Sonoma	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Stanislaus	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Sutter	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Tehama	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Trinity	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Tulare	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Tuolumne	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Ventura	\$404,366	\$466,230	\$562,400	\$719,872	\$801,982
Yolo	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Yuba	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

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

Project Name: 1939 Market  
 Project Phase: Origination

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

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

FALSE

Developer Fee Summary		TCAC Project #	
	HCD Limit	Project Amt.	
Maximum Total Developer Fee - 2d	\$29,354,528	\$11,000,000	
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$6,000,000	\$6,000,000	
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$23,354,528	\$5,000,000	
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$0	\$0	

Total Budgeted or Actual Developer Fee:  Developer Fee Contributed as Capital:  Deferred Developer Fee:

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

15 Low-Income Special Needs Units	15
25% of Project's Low-Income Units	47

Total Special Needs Units	104
Qualifies or Special Needs increase	TRUE

	Developer Fee Limit	\$29,354,528
Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)?		FALSE
New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$146,423,189	X 20% = \$29,284,638
Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)	\$465,933	X 15% = \$69,890
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable	\$0	X 5% = \$0
	Developer Fee - per §10327(c)(2)(B)	<b>\$2,800,000</b>
<input type="text" value="7%"/> of project's unadjusted eligible basis in excess of <input type="text" value="\$6,666,667"/> plus <input type="text" value="\$1,000,000"/> =		\$10,815,571
	Maximum Cash-Out Developer Fee per 10327(c)(2)(B)(iii)	<b>\$6,000,000</b>

Quantitative Policy Scoring – 50 Points Maximum

Total Quantitative Self Score **43.000**

(a) Sustainable Transportation Infrastructure (STI) – 20 Points Maximum 18

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

(A) 4 points for at least two (2.0) Lane Miles

(B) 1 point for at least one (1.0) Lane Mile

Class I Bikeways		Class II Bikeways		Class III Bikeways		Class IV Bikeways	2.250	Total Context Sensitive Bikeway Mileage	2.250
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest street to start)	Cross B (Closest street to end)	Distance (lane mile, to the 0.1)	AADT	Speed Limit	Current Bikeway Facility Class	Proposed Bikeway Facility Class	Context Sensitive
11th St	Market	Bryant	1.0	8800	25	Class 2	Class 4	Yes
8th Street	Stevenson	Mission	0.1	22780	25	Class 4	Class 4	Yes
13th Street	11th Street	Bernice Street	0.3	31198	25	Class 4	Class 4	Yes
Polk Street Northbound	McAllister	Pine	0.7	15520	25	Class 4	Class 4	Yes
Polk Street Southbound	Cedar	Eddy	0.2	8403	25	Class 4	Class 4	Yes

2 points - Will the Project expand an existing bicycle network?

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

Context Sensitive Bikeway (must match one of the named above)	Intersecting existing bikeway (Street name)	Comments/Notes, if necessary
Polk Street Northbound	Golden Gate Avenue	

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

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

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

Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps 5,000

Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of Accessible Walkway (feet)	Total distance of New or Repaired walkways?	Number of new/reconstructed Pedestrian Ramps along walkway	Number of new/repainted crosswalks along walkway
Polk Street Northbound	Market	Bryant	5000	5000	28	17

(4) Up to 2 points for a Project that funds the construction of new pedestrian facilities where none exist at the time of application submission. (PAM) 0

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

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

New pedestrian facilities - length (in linear feet) of new pedestrian facilities where none exist at the time of application submission.

Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of New Facility	# of new/reconstructed Pedestrian Ramps along walkway	# of new/repainted crosswalks along walkway

Up to 4 points for a Project that improves a local bus route by implementing any (or a multiple) of the following will be eligible for 2 points for each strategy.

An Applicant may double the minimum thresholds (e.g. 2.0 miles or 10 bus shelters) for each strategy to achieve the full four points in this section. To qualify

(5) for these points, the AHSC-funded improvements must improve service along at least one bus route that serves at least one Transit Station/Stop or station inside the Project Area. If the improvement to the bus route(s) extends beyond the border of the Project Area, the improvement's effects to improving reliability and/or speed inside the Project Area should be evident. 4

(A) At least one (1.0) Lane Mile of a bus only lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) lanes that are in effect at least eight (8) hours a day, at least five (5) days a week.

(B) Installation of bus bulb-outs or transit boarding islands that eliminate the need for buses to pull out of the general flow lane at least five (5) stops in the Project Area.

(C) Installation of level floor boarding infrastructure to ensure wheelchair users are able to access transit vehicles without the need for mechanical ramps.

(D) Installation of new or upgraded TSP hardware and software along all signals for one (1.0) consecutive Lane Mile.

(E) Installation of at least five (5) new bus shelters where none currently exist in the Project Area.

(F) Procurement of at least one (1) new transit ZEV that allows the provider to modify published schedules that will achieve headways of 20 minutes or less during Peak Period or reduce Peak Period existing headways by more than 10 minutes.

No
No
N/A
Two (2.0) Lane Miles
No
No

File Name:	098. Local Transit Route Improvements	Identify on Project Area Map (PAM) or provide scope of work identifying the proposed locations for the improvements to the local transit route identified in §111 Quantitative Policy Scoring (a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Uploaded to HCD?	Yes									
<p>(6) <u>Up to 5 points</u> for applications with an <b>AHSC Program</b> funds request for <b>STI</b> that comprises at least a certain amount of funds or a percentage of the total AHSC funds request (whichever is the lower amount)</p> <table border="1"> <thead> <tr> <th>STI Funds Request as an amount or percentage of Total AHSC Funding Request</th> <th>Points</th> <th></th> </tr> </thead> <tbody> <tr> <td>(A) At least \$9,000,000 or 30.0% of total funding request</td> <td><u>5 points</u></td> <td>TRUE</td> </tr> <tr> <td>(B) At least \$6,000,000 or 20.0% of total funding request</td> <td><u>2 points</u></td> <td>TRUE</td> </tr> </tbody> </table> <p>AHD &amp; HRI Requested: \$35,000,000 STI Requested: \$11,713,000 Total AHSC Funds Requested: \$47,579,100 STI % of Total AHSC Requested: 25%</p>				STI Funds Request as an amount or percentage of Total AHSC Funding Request	Points		(A) At least \$9,000,000 or 30.0% of total funding request	<u>5 points</u>	TRUE	(B) At least \$6,000,000 or 20.0% of total funding request	<u>2 points</u>	TRUE	5
STI Funds Request as an amount or percentage of Total AHSC Funding Request	Points												
(A) At least \$9,000,000 or 30.0% of total funding request	<u>5 points</u>	TRUE											
(B) At least \$6,000,000 or 20.0% of total funding request	<u>2 points</u>	TRUE											

<b>(b) Location Efficiency and Local Context - 14 Points Maximum</b>				<b>11.000</b>
<p><u>Up to 3 points</u> will be given for a <b>Project</b> that provides the location of existing <b>Key Destinations</b> within one-half (0.50) mile of the <b>AHD</b>. For <b>TOD Project Areas</b> and <b>ICP Project Areas</b> each type of <b>Key Destination</b> is worth one third (<u>1/3</u>) of a <u>point</u>. For <b>RIPA Project Areas</b> each type of <b>Key Destination</b> is worth one half (<u>1/2</u>) of a <u>point</u>. Each <b>Key Destination</b> category may only be counted once. Facilities that meet multiple categories (e.g., a Grocery Store with a Pharmacy) may be counted toward multiple categories. Please see definitions and further specifications for each <b>Key Destination</b> in <b>Appendix A</b>. Please see Project Area Mapping Guidance for how to map and document <b>Key Destinations</b>. (<b>PAM</b>)</p> <p>(1) <u>3 points</u></p> <ul style="list-style-type: none"> <li>(A) Market or Grocery store (SNAP Retailer) Yes</li> <li>(B) Food Bank Yes</li> <li>(C) Medical clinic that accepts Medi-Cal payments or offers free medical services to low-income individuals Yes</li> <li>(D) Licensed childcare facility as identified by the California Department of Social Services Yes</li> <li>(E) Pharmacy Yes</li> <li>(F) Park accessible to the general public Yes</li> <li>(G) Community or recreation center accessible to the general public Yes</li> <li>(H) Public library No</li> <li>(I) Public elementary, middle, high school, non-profit university or non-profit junior college Yes</li> <li>(J) Bank, or credit union Yes</li> <li>(K) Post Office No</li> </ul>				3.000
<p>(2) <u>3 points</u> for a <b>Project</b> which provides documentation that their site is one or more of the following:</p> <p>(A) <u>Near an environmentally cleared High-Speed Rail Station</u>: An <b>AHD</b> that is within one (1.0) mile of an environmentally cleared California High-Speed Rail Station: No</p> <p>(B) <u>Funding the construction of community-identified components from another SGC program</u>: A <b>Project</b> that funds community-identified components from another <b>SGC</b>-funded project, such as Transformative Climate Communities (TCC), Sustainable Agricultural Lands Conservation (SALC): No</p> <p>(C) <u>An AHD which is to be developed on land disposed of in accordance with Executive Order (EO) N-06-19</u>: For excess state-owned property disposed of in accordance with <b>EO N-06-19</b>, the <b>AHD</b> must have been selected by the <b>Department</b> and the Department of General Services to enter into a long-term, low-cost ground lease with the state to create affordable housing on excess state-owned property: No</p> <p>(D) <u>Utilizing Surplus and Exempt Surplus Land</u>: Is the <b>AHD</b> to be developed on land declared surplus or exempt surplus by a local agency ("Surplus Land") and land acquired from an agency of the State of California? Yes</p> <p>(i) <u>Up to 3 points</u>. For surplus or exempt surplus land owned by a local agency, including transit agencies, and state-owned land acquired through means other than <b>EO N-06-19</b>, points shall be awarded as follows:</p> <ul style="list-style-type: none"> <li>a. <u>1 point</u> for documentation either of acquisition directly from a state agency not pursuant to <b>EO N-06-19</b>, OR <u>1 point</u> for acquisition or lease agreement from local agency with an HCD findings letter documenting compliance with Surplus Land Act (SLA), as defined in <b>SLA Guidelines Section 500(c)</b>. All applications must include the letter directly in the application submission, even if it is available in the Department catalogue of findings letters; <a href="#">HCD catalogue of findings letters</a></li> </ul> <p>Will the Applicant(s) provide to the Department a copy of the documentation of written compliance with the Surplus Land Act (SLA)? Yes</p> <p><b>AND either b or c:</b></p> <ul style="list-style-type: none"> <li>b. <u>1 point</u> if the disposition is discounted at least 20 percent or more from the property's current appraised value or market rate lease terms. Current appraised value should be supported by an independent third-party appraisal prepared by a Member Appraisal Institute (MAI) qualified appraiser within one year prior to the application deadline: OR</li> </ul> <p>Is the disposition discounted at least 20 percent or more from the property's current appraised value or market rate lease terms? N/A</p> <ul style="list-style-type: none"> <li>c. <u>2 points</u> if the disposition is provided as a land donation or equivalent, or leased for a nominal fee of \$20,000 or less per year.</li> </ul> <p>Is disposition provided as a land donation or equivalent, or leased for a nominal fee of \$20,000 or less per year? Yes</p>				3

File Name:	100. Publicly-Owned Land-Ownership	Provide evidence that the Project is on land directly acquired from a state agency or any land declared as Surplus Land by a local agency as identified in §111 Quantitative Policy Scoring (b)(2)(C-D). For Projects on Surplus Land ONLY, provide an exempt surplus findings letter or standard surplus disposition findings letter from HCD. See §111 Quantitative Policy Scoring (b)(2)(D)(i).	Uploaded to HCD?	Yes
File Name:	101. BMR Disposition	If Excess Land, provide evidence of below-market disposition of the site by a public agency. If Surplus or Exempt Surplus Land pursuing points for BMR disposition, provide evidence of below-market disposition of the site by a public agency. For public lands disposed of by the State pursuant to Executive Order N-06-19, submission of an Exclusive Negotiating Agreement or Lease Option Agreement entered into by the sponsor and the Department of General Services with the consent of the Department of Housing and Community Development is sufficient evidence of a land donation or equivalent.	Uploaded to HCD?	Yes

(3) **Up to 3 points:** For **AHDs** located in jurisdictions that have met either of the following criteria:

3

**1 point** will be awarded for **AHDs** located in jurisdictions that have adopted a housing element that has been found by the **Department** to be in substantial compliance with the requirements of **Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code** pursuant to **Section 65585 of the Government Code** by application due date.

Is the **AHD** located in a jurisdiction that has an adopted housing element that is in substantial compliance by the **Department** as of the application due date?

Yes

Please provide date of HCD compliance determination: **2/1/2023** [A jurisdiction's current housing element compliance status is obtainable thru HCD's website.](#)

**2 points** will be awarded for **AHDs** located in jurisdictions that are designated prohousing pursuant to subdivision (c) of **Section 65589.9 of the Government Code**, in the manner determined by the **Department** pursuant to **subdivision (d) of Section 65589.9 of the Government Code** by application due date.

Is the **AHD** located in a jurisdiction that is designated prohousing by the **Department** as of the application due date?

Yes

(4) **Up to 5 Points** will be awarded to **Projects** as follows:

2

[California Climate Investments Priority Populations Mapping Tool 4.0](#) (use for B, C, and/or D below):

(A) **5 points** will be awarded for a **Project** where the **Tribal Entity** is the **Developer** for the **AHD** and/or **HRI** components, or the **Project** partner responsible for the **STI** components.

Tribal Entity:	FALSE
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(B) **5 points** will be awarded for a **Project** that includes an **AHD** located in an area identified as one of the following in the **CCI Priority Populations Mapping Tool 4.0**:

- (i) **Disadvantaged Community:** CES, **Disadvantaged Community:** Tribal land, **Low-Income Community**
- (ii) **Disadvantaged Community:** CES, **Low-Income Community**
- (iii) **Disadvantaged Community:** Tribal land, **Low-Income Community**

FALSE
FALSE
FALSE

(C) **3 points** will be awarded for a **Project** that includes an **AHD** located in an area identified as one of the following in the **CCI Priority Populations Mapping Tool 4.0**:

- (i) **Disadvantaged Community:** CES
- (ii) **Disadvantaged Community:** Tribal land

FALSE
FALSE

(D) **2 points** will be awarded for a **Project** that includes an **AHD** located in an area identified as one of the following in the **CCI Priority Populations Mapping Tool 4.0**:

- (i) **Low-Income Community**
- (ii) **DAC 1/2 mile neighbor: Low-Income Community**

TRUE
FALSE

(c) **Housing Affordability and Funds Committed - 9 Points Maximum**

7

(1) **Up to 5 points** will be awarded to **Projects** based on housing affordability.

(A) For **Rental AHDs** the following shall apply:

(i) **Up to 3 points** will be awarded based on the percent of total units in a **Rental AHD** restricted to **Extremely Low Income (ELI)** households as follows:

- a. 15 to 19.9 percent of total units = **1 point**
- b. 20.0 to 24.9 percent of total units = **2 points**
- c. 25 percent or more of total units = **3 points**

Extremely Low Income (ELI) Units	47	<b>3.00</b>
Total AHD Units	187	
ELI Units as a % of Total AHD Units	25.13%	

(ii) **Up to 2 points** will be awarded based on the percent of total units in a **Rental AHD** that are three-bedroom or larger and are restricted to **ELI** or **Very Low-Income (VLI)** households as follows:

- a. 10 to 19.9 percent of total units = **1 point**
- b. 20 percent or more of total units = **2 points**

Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	0	<b>0.00</b>
Total AHD Units	187	
Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	0.00%	

**4 points** will be awarded for applications demonstrating committed funding for all permanent financing, grants, and operating subsidies, excluding: the amount requested from the **AHSC Program**, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. For **Projects** with bond financing, any applicable permanent lender commitment of bond financing is required for these points. Assistance for capital expenditures will be deemed to be an **EFC** if it has been awarded to the **Project** or if the **Department** approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax-exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.

4.00

Is funding for all permanent financing, grants, and operating subsidies committed per the above requirements?

Yes

File Name:	102. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Provide all commitment letters or other evidence documenting deferred payment permanent financing and operating subsidy commitments, plus Equity Investor if known at time of application.	Uploaded to HCD?	Yes
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(d) **Anti-Displacement Activities - 4 Points Maximum**

4

(1) **Up to 4 points** for **Projects** that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed in this section, as supported by an assessment of housing needs and displacement vulnerability.

All proposals must complete the AHSC Commitment Letter Template (available on **SGC's AHSC Guidelines** page) that describes how each program or activity will be implemented.

<a href="#">SGC's AHSC Guidelines page</a>	# of Activities to be implemented	1
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**Projects** may select any activity listed in this section. These activities must be implemented by the indicated entity with dedicated **PGM** funding of a minimum \$150,000 per activity, unless otherwise indicated:

- (A) For **AHSC Homeownership AHDs Applicants: AHD Developer** or **Locality Applicant** has provided **Mortgage Assistance Loans** to qualified **First-Time Homebuyers** for a minimum of two years within the four years immediately preceding the application. No
- (B) An independent non-profit and/or **Locality** developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan. No
- (C) An independent non-profit and/or **Locality** developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers. No
- (D) An independent non-profit and/or **Locality** developing or implementing a process for data collection, monitoring, and tracking systems related to the causes of displacement (e.g., rental property registry, inventory of at-risk units, landlord licensing, local eviction tracking, a speculation watchlist, or tracking the loss and formation of culturally-relevant and community-serving small businesses). No
- (E) An independent non-profit and/or **Locality** developing or implementing foreclosure or eviction prevention and landlord anti-harassment programs. If proposed program includes tenant legal counseling services, the services cannot be provided by the **Developer**, building manager, or related entity. No

1939 Market Quantitative Policy Scoring §111 - App# AHSC0001295

V1 3/25/25

		(F) An independent non-profit and/or <b>Locality</b> developing, administering, or implementing rental assistance or voucher programs to residents of the <b>Project Area</b> who are not the residents of the <b>AHD</b> .	No	
		(G) An independent non-profit and/or <b>Locality</b> developing or implementing a Small/Family Business Protection Program for community businesses in the <b>Project Area</b> .	No	
		(H) An independent non-profit and/or <b>Locality</b> developing or operating a Community Land Trust or Land Banking activities.	Yes	Expanded
		(I) An independent non-profit and/or <b>Locality</b> developing or implementing programs that provide subsidized work to weatherize or repair existing <b>Low-Income Households</b> to increase energy efficiency and/or air quality in the <b>Project Area</b> .	No	
		(J) An independent non-profit and/or <b>Locality</b> implementing a policy or action identified in a previously published Anti-Displacement Plan that is not listed above. <b>Applicants</b> should reference a specifically outlined goal, strategy, or action from the plan.	No	
File Name:	103. AD Commitment Letter	All proposals in partnership with a non-profit or locality must complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Uploaded to HCD?	Yes
File Name:	104. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Uploaded to HCD?	Yes

<b>(e) Local Workforce Development and Hiring Practices - 3 Points Maximum</b>				<b>3</b>		
<p><u>Up to 3 points (1.5 points per strategy)</u> for <b>Projects</b> that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within <b>Priority Populations</b> census tracts or <b>Low-Income Households</b>. Strategies should aim to connect these populations with training and hiring opportunities created by the <b>Project</b>. Workforce development strategies may be implemented during <b>Project</b> construction or after completion of the <b>Project</b>, but they must be implemented within the contract reporting period as stipulated in the <b>Standard Agreement</b>. Choose from the following workforce development strategies:</p> <p>Choose from the following AHSC workforce development strategies:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td># of Strategies</td> <td><b>2</b></td> </tr> </table>					# of Strategies	<b>2</b>
# of Strategies	<b>2</b>					
<b>(A) Partnership with a Workforce Development organization or a Workforce Development Board.</b>						
File Name:	105. Workforce Strategy A	Partnership with a Workforce Development Organization or a Workforce Development Board: Applicants must provide the following requested in §111 Quantitative Policy Scoring (e)(1)(A) and verifiable documentation in a letter jointly signed by the Applicant and the external organization.	Uploaded to HCD?	Yes		
<b>(B) Project is bound by a Skilled and Trained Workforce Commitment.</b>				No		
<b>(C) Projects that have developed a Project Labor or Community Workforce Agreement.</b>				No		
<b>(D) Projects that are located in jurisdictions with Local Hire Ordinances</b>				Yes		
File Name:	108. Workforce Strategy D	Projects that are located in jurisdictions with Local Hire Ordinances: submit the information and verifiable documentation requested in §111 Quantitative Policy Scoring (e)(1)(D) in a letter.	Uploaded to HCD?	Yes		

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

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

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

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

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

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

Street Lights	25	\$750,000	Street Trees	8	\$240,000	Urban Greening	\$540,000
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For tools to help assess general climate impacts, please visit [Cal-Adapt's Local Climate Snapshot tool.](#)

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

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

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

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

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

**(c) Collaboration & Planning – 4 Points Maximum**

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

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

**(d) Equity & Transformation – 3 Points Maximum**

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

[SGC Racial Equity Action Plan](#)

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

Applicants/Housing:

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type
Applicant #1	Mercy Housing California	Developer	Non-profit Public Benefit Corporation
Applicant #2	City and County of San Francisco	Locality	Public Agency

Transportation

STI #	Agency Name	Project Name	Project Type
STI Component #1	City and County of San Francisco	11th Street Safety Improvement Project	Combination
STI Component #2	City and County of San Francisco	Polk, 8th, and 13th St Bike Project	
STI Component #3	City and County of San Francisco	TSP - Fillmore, McAllister, and Mission Streets	

Programs

PGM #	Program Operator	Program Name	Program Type
Program #1	Mission Hiring Hall	Workforce Development 1	Workforce Development
Program #2	City and County of San Francisco Office of Economic and Workforce Development (in collaboration with Mercy Housing and general contractors Swinerton + Rubicon)	Workforce Development 2	Workforce Development
Program #3	San Francisco Community Land Trust	Anti Displacement	Anti-displacement activities
Program #4	San Francisco Municipal Transportation Agency	Transit Passes for Residents	Transit Passes
Program #5	City of San Francisco	Internet	Internet Service

AHD 10-digit census tract:	6075020200	California Climate Investments <b>Priority Populations 4.0</b> designation:	Low-Income Community
Opportunity Area Map Category:	Moderate Resource		
Is the AHD Categorical Exempt?	Yes	Is the AHD approved "by-right"?	No

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

The 1939 Market Street project transforms an underutilized infill site in San Francisco's thriving Market-Octavia neighborhood into 187 units of deeply affordable senior housing designed to serve LGBTQ+ elders, long-term HIV/AIDS survivors, formerly homeless individuals, and veterans. Developed by Mercy Housing California in partnership with Openhouse, the project builds on the success of the LGBTQ-welcoming 65 Laguna development and directly connects to an existing hub of senior services, including the Bob Ross Senior Center.

1939 Market integrates a continuum of care model—ranging from traditional senior housing to high-acuity supportive housing—allowing residents to age in place with dignity. In collaboration with SFMTA, the project improves transit reliability and safety through signal priority that improve six MUNI lines and includes two miles of upgraded Class IV bikeways and over 2,000 feet of sidewalk repair in heavily pedestrian areas. Key partners include Openhouse (on-site services), Mission Hiring Hall (workforce development), and the San Francisco Community Land Trust (anti-displacement). The project's climate resiliency measures include a backup-powered community room, passive shading, MERV 14 filtration, and native landscaping.

Housing units, amenities, and spaces:

Total Units	187
Affordable Rental	185
Affordable HO	0

Veteran Units	55
Senior Units	185
SNP/SH Units	104
3+Bdrms Units	0

No.	FTE	Employee Job Title
1	1.00	On-Site Manager(s)
1	1.00	On-Site Assistant Manager(s)
0	0.00	Supportive Services Staff Supervisor(s)
2	2.00	Supportive Services Coordinator, On-Site
0	0.00	Other Supportive Services Staff (inc. Case Manager)

No Fitness Room

Yes Picnic/BBQ Area(s)

Yes Tot Lot/Playground

No Computer Room

Residential Space

93,834	Residential Units	540
47,802	Common Areas	
1,356	Community Room	614
537	Leasing Office	
	Additional Storage Space	
143,529	Subtotal Residential SF	

	Maintenance Shop		(Other)
	Childcare Center		(Other)
	Service Area		(Other)
	Service Office		(Other)

Commercial Space

1,524	Commercial Area
	Offices
	Childcare Center
	Storage Space
	(Other)
1,524	Total Commercial SF

144,683 Total Residential SF

Quantity of new or repaired STI facilities

Transit Vehicles	0	\$0
Bus Stop Benches	0	\$0
Bus Bulb-Outs	0	\$0
Bus Shelters	5	\$150,000
Crosswalks	17	\$380,000
ADA Curb Ramps	28	\$360,000
Over/Undercrossing	0	\$0

# of Transit Routes Improved	6
Transit Operations Costs	\$0
EV Carshare Infrastructure & Operations	\$0
Bikeshare Infrastructure & Operations	\$0
Other (Transit Signal Priority)	\$2,350,000
Other (Specify)	\$0

End of Document

### Local Approvals and Environmental Review Verification

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

Project Sponsor/Applicant:	Mercy Housing California
Sponsor/Applicant Address:	1256 Market Street
Sponsor/Applicant City:	San Francisco
Project Name:	1939 Market
Project Address/site:	1939 Market St
Project City:	San Francisco
Project County:	San Francisco
Assessor Parcel Numbers (APNs):	3501015; ; ; ; ;

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

Is this Project approved "by right"?

		Applicable for this Project	Final date of Public Comment Period	Approved Date
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are either finally approved or unnecessary:	<b>CEQA</b>	Yes	n/a	5/31/23
	<b>NEPA</b>	Yes	n/a	n/a

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

Project is exempt from CEQA.SB 35 approved by City of San Francisco Planning Department on May 31, 2023. The Department has determined that the project meets all the objective standards of the Planning Code and has completed design review of the project. The project has been approved in accordance with the provisions of SB 35, as recorded in Building Permit Application No. 202211045959. NEPA clearance is triggered by the 55 PBV-VASH vouchers for veterans. NEPA clearance will be provided prior to construction loan closing.

	Required for this Project?	Under Review?	Verified as Completed and date completed
All necessary, discretionary, and non-discretionary public land use approvals except building permits and other ministerial approvals are:	Yes	No	5/31/2023

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

Project is exempt from CEQA.SB 35 approved by City of San Francisco Planning Department on May 31, 2023. The Department has determined that the project meets all the objective standards of the Planning Code and has completed design review of the project. The project has been approved in accordance with the provisions of SB 35, as recorded in Building Permit Application No. 202211045959.

Dated:

Statement Completed by (please print):	Jeff Horn
Signature:	
Title:	Senior planner
Agency or Department:	SF Planning
Agency or Department Address:	49 South Van Ness Ave, SF, CA 94103
Agency or Department Phone:	628-652-7366

**Certification & Legal Disclosure**

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

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

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4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not party to or the subject of any claim or action at the State or Federal appellate level.
5. I have disclosed and described below **all** claims or actions undertaken by or against the Applicant(s), the Project, or the property.  
In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

**Legal Disclosure**

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project.

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

The following questions must be responded to for each entity and person qualifying as an "applicant," or "joint applicant" as defined above.  
**Explain all positive responses on a separate sheet and include with this questionnaire in the application.**

**Exceptions:**  
Public entity applicants without an ownership interest in the proposed project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.  
Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

**Civil Matters**

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ?	
2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	
4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	
5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	

**Criminal Matters**

6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	
7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?	
8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?	
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination, or investigation, of any kind, that could materially affect the financial condition of the applicant's business?	
10. Within the past ten years, has the applicant been convicted of any felony?	
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?	
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	

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

File Name:	132. Cert-Legal Explanation	Letter of Explanation(s) for Certification & Legal "Yes" answers, red shaded items, or as clarification deemed necessary by the Applicant(s) for information included in this application.	Uploaded to HCD?	
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Printed Name	Title of Signatory	Signature	Date

## Entity Organizational Documents

### Organizational Documents

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

### Organizational Charts

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

### Corporate Entities

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

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

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

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

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

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

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

### Limited Liability Companies

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

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

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

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

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

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

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

### Limited Partnerships

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

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

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

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

Amended and Restated Limited Partnership Agreement.

Certificate of Good Standing certified by Secretary of State.

### Tribal Entity

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

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

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

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

## Full list of Uploads

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

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

### Applicants

053. App1 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
054. App1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included
<a href="#">055. Past Exp TCAC List AHD1</a>	For CA Tax Credit Projects provide copy of the TCAC Project Mapping list identifying the project used for experience.	Included
056. Past Exp RA AHD1	Non-Tax Credit Projects Regulatory Agreement.	Not Applicable
<a href="#">057. Past Exp TCAC List AHD2</a>	For CA Tax Credit Projects provide copy of the TCAC Project Mapping list identifying the project used for experience.	Included
058. Past Exp RA AHD2	Non-Tax Credit Projects Regulatory Agreement.	Not Applicable
059. Public Agency Commitment	For Projects where the Public Agency is not a joint Applicant: Provide a commitment to enter into a contractual agreement to develop the Project.	Included
060. App2 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included

061. App2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
062. App3 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
063. App3 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
064. App4 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
065. App4 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
066. Owner Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
067. Owner OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included
068. Owner Org Chart	Project Ownership Structure	Included
069. MGP Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
070. MGP OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included
071. AGP1 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
072. AGP1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
073. AGP2 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
074. AGP2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable

### Operating

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

### STI Project Overview

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

### PGM Project Overview

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

087. AB 680 Exemption Fed Award	Copy of the federal grant award letter, loan agreement, or contract.	Not Applicable
088. AB 680 Exemption Fed Allocation	Proof of federal fund disbursement or allocation (e.g., a receipt or official funding report).	Not Applicable
089. AB 680 Exemption Fed Narrative	Brief narrative explanation of how the federal funding is directly related to the project.	Not Applicable
090. AB 680 Exemption Conduct Research	A narrative including 1) a justification that research activities are a primary and necessary purpose of the Project (one page minimum) and 2) a summary of research including objectives and methods.	Not Applicable

<a href="#">091. AB 680 Exemption Tech Assistance</a>	A narrative including 1) a summary of technical assistance to be provided including goals, target population, and services; 2) a justification that technical assistance is a primary and necessary purpose of the Project (one page minimum); and 3) a description of alignment with the Strategic Growth Council's definition of Technical Assistance.	Not Applicable
092. AB 680 Exemption Not Employer	A signed statement that the Applicant is not an employer, as defined in the CCI Funding Guidelines.	Not Applicable
093. AB 680 Not Exempt Attestation	Attestation confirming compliance with applicable labor laws and labor-related commitments.	Not Applicable
094. AB 680 Not Exempt Emp Policy	Provide the Applicant's responsible employer policy.	Not Applicable
095. AB 680 Not Exempt Inclusive Proc Policy	Provide the inclusive procurement policy that outlines approach to prioritizing bids from entities that demonstrate the creation of high quality jobs, or the creation of jobs in Priority Populations or California tribes.	Not Applicable
096. AB 680 Not Exempt Prev Wage Stmt	Signed statement that the Applicant will comply with prevailing wage requirements for any construction work associated with the Project.	Not Applicable
097. AB 680 Not Exempt CWA	Copy of existing CWA that includes a targeted hire plan demonstrating how the applicant will provide high quality jobs for priority populations or California tribes and how the applicant will ensure access to high quality jobs. - OR- Letter of intent detailing CWA provisions and signed by all anticipated parties to the agreement	Not Applicable

### Quantitative Policy Scoring Sheet/Tab

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

### Narrative-Based Policy Scoring

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

#### CARB GHG & Co-Benefits Quantification

<a href="#">124. AHSC Benefits Calculator Tool</a>	Completed AHSC Benefits Calculator Tool, with worksheets applicable to the Project and all fields in the GHG Summary and Co-benefits Summary tabs populated.	Included
<a href="#">125. GHG Affordable Housing Inputs</a>	Signed letter from the AHD Project Developer documenting inputs in the Affordable Housing Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included
<a href="#">126. GHG Shared Mobility Inputs</a>	Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included
<a href="#">127. GHG Solar PV Inputs</a>	Signed letter from licensed professional documenting inputs in the Solar PV Inputs Tab of the AHSC Benefits Calculator Tool and results from PVWatts Calculator. Follow this link for specific requirements and template.	Not Applicable
<a href="#">128. GHG Transit Inputs</a>	Signed letter from transit agency documenting inputs in the Transit Inputs Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included

#### Additional Documents

129. Service Amenity List	Projects that do not include Special Needs Units shall provide service amenities sufficient to achieve a minimum score of 7 points pursuant to TCAC Regulations, as set forth in CCR Title 4 Section 10325(c)(4)(B) List of service amenities qualifying for TCAC points, include service amenity name, number of service hours, and amount of TCAC points earned.	Not Applicable
130. AHD Appraisal	If land cost or value is included in the development budget, an appraisal report supporting the cost or value is required.	Included
131. Construction EFC	Provide all commitment letters or other evidence documenting construction financing commitments.	Included

132. Cert-Legal Explanation	Letter of Explanation(s) for Certification & Legal "Yes" answers, red shaded items, or as clarification deemed necessary by the Applicant(s) for information included in this application.	Included
133. LOE	Submit a letter of explanation providing details for all "Not Included" answers that are shaded red in the application.	Not Applicable

**END OF DOCUMENT**

<b>Application Development Team (ADT) Support Form</b>	V1 3/25/25
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Please complete the "yellow" cells in the form below and email along with a copy of the application workbook to: [AHSC@hcd.ca.gov](mailto:AHSC@hcd.ca.gov). A member of the Application Development Team will respond to your request.

Full Name:		Date Requested:		Application Version Date:	3/25/25
Organization:		Email:		Contact Phone:	

Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion	Urgency	ADT Status	Status Date
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