

NOFA Round 6 (February 26, 2021)
Funding Application

Revised 4/27/21

2019-20 Cap and Trade Funding



State of California
Governor Gavin Newsom

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

Louise Bedsworth, Executive Director
California Strategic Growth Council

Gustavo Velasquez, Director
Department of Housing and Community Development (HCD)
2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833
email: ahsc@hcd.ca.gov
<http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>

Overview										4/27/21
NOTE: This is a Macro-Enabled workbook (*.xlsm); therefore, macros must be enabled so applicable worksheets, columns and rows become visible. Macros may not work with Microsoft's Excel version for Apple Mac. Please email AppSupport@hcd.ca.gov for assistance. Complete all applicable yellow shaded cells. If you copy data from another source, always paste using "Paste Values". Mouse over cells with red triangles for cell/column instructions.										
Affordable Housing & Sustainable Communities Program (AHSC) Project Information								FAAST PIN:	47683	
Project Name:	Balboa Reservoir				Project Area Type:	Transit Oriented Development (TOD) - §102(c)		Housing Type:	Rental	
If Project is also known under another Project name(s) or was formerly known under another name(s), enter the name(s).					Balboa Reservoir Building E					
Have you applied, do you plan to apply, or has the Project been awarded other HCD program funds?										
Other HCD Program(s) Name(s):			Funding Amount		Funding Status		NOFA Date		Award Date/Expected Award Date	
N/A										
For TOD Area Types - Must include within the Project Area: an Affordable Housing Development and/or Housing Related Infrastructure Project and one other type of eligible capital Project or Program - §102(c)(3) (check all boxes that apply):					<input checked="" type="checkbox"/> Affordable Housing Development (AHD) - §103(a)(1)		Was Project awarded funds in prior AHSC rounds?		No	
					<input type="checkbox"/> Housing Related Infrastructure (HRI) - §103(a)(2)		If Yes, which round of AHSC was it awarded?			
					<input checked="" type="checkbox"/> Sustainable Transportation Infrastructure (STI) - §103(a)(3)		Is Project a phase of a previously awarded project?		No	
					<input checked="" type="checkbox"/> Transportation-Related Amenities (TRA) - §103(a)(4)		Select Metropolitan Planning Org. or "non-MPO area" below			
					<input checked="" type="checkbox"/> Program Costs (PGM) - §103(b)		Metropolitan Transportation Commission (MTC)			
TOD Project Area Type §102(c)										
(1) Includes at least one Transit Station/Stop served by High Quality Transit at time of application submittal?										Yes
(2) Includes an AHD located no farther than one-half mile from a Transit Station/Stop served by High Quality Transit?										Yes
(3) Includes Capital Projects or Program Costs as indicated in §102(c)(3)?										Yes
ICP Project Area Type §102(d)(1)(2)(3)										
(1) Includes at least one Transit Station/Stop?										
(2) Be served by at least one mode of Qualifying Transit that does not meet the requirements of High Quality Transit at time of application submittal?										
(2) If ICP Project proposes to fund an AHD with AHSC Program funds, will housing be located within one-half mile of a Transit Station/Stop?										
(3) Include Capital Projects or Program Costs as indicated in §102(d)(3)?										
RIPA Project Area Type §102(e)										
Located within a Rural Area as defined in H&S §50199.21 and meets all of the requirements in §102(d)?										
(1) Includes at least one Transit Station/Stop?										
(2) Will be served by at least one mode of Qualifying Transit that does not meet the requirements of High Quality Transit, at time of application submittal?										
(2) If RIPA Project proposes to fund an AHD with AHSC Program funds, will housing be located within a half mile of a Transit Station/Stop?										
(3) Includes Capital Projects or Program Costs as indicated in §102(d)(3)?										
Total Development Costs (TDC) and AHSC Funding - limits: §103(a)(1)(D), §103(a)(2)(B), §103(a)(3)(B), §103(a)(4)(C), §103(b)(2), and §104(a)										
Capital Project/Program	TDC	AHSC Funds Request (min \$1M, max \$30M; STI+TRA max \$10M)		AHSC / Total AHSC	Non-AHSC Funding Commitments		Legislative Data			
Housing (AHD)	\$106,353,031	\$19,610,404		66.28%	\$85,512,627		State Assembly District: Philip Y Ting - 19		Senate District: Scott Weiner - 11	
Housing (HRI)	\$0	\$0		0.00%						
Housing (AHD & HRI)	\$106,353,031	\$19,610,404		66.28%	\$85,512,627					
Transportation (STI)	\$9,622,689	\$7,988,935		27.00%	\$1,633,754		Congressional District: Jackie Speier - 14			
Transportation (TRA)	\$2,698,140	\$1,732,406		5.86%	\$965,734					
Programs (PGM)	\$253,741	\$253,741		0.86%	\$0					
Totals:	\$118,927,601	\$29,585,486		100.00%	\$88,112,115					
Employment Benefits & Outcomes Reporting §103(a)(1)(C)(iii), (2)(A)(iii), (3)(A)(iii), and (4)(A)(iii)										
Total amount of eligible Employment Benefits and Outcomes Reporting costs not to exceed 2% of the total AHSC Program award (not included within the soft costs cap or Active Delivery Cost cap).		AHD	HRI	STI	TRA	Total Budgeted	2% Cost Cap	Overage		
		\$0	\$0	\$0	\$0	\$0	\$591,710	\$0	OK	
Project Description - describe major Project components (do not exceed 700 characters)		The Balboa Reservoir project is a once in a generation opportunity to redevelop underutilized parking lots in a heavily amenitized High Resource Area into 123 units of mixed income housing that are part of a buildout of roughly 1,100 new units total. The project includes the construction of a new north-south artery for the planned community, as well as the procurement of two new BART vehicles to modernize their fleet. The project creates an alternative pedestrian and cycling network on low traffic streets to encourage biking and walking in the								
# of description characters: ##										
AB-1550 Priority Populations §101										
The Project's priority population benefits will be determined based upon the location of the AHD.										
Project 10 digit census tract:	6075031000	Disadvantaged Community:	N/A	Low-Income Community:	No	Low-Income Households:	Yes			
File Name	AB1550	Applicable CARB Priority Population Benefit Criteria Tables.					Uploaded to HCD?	Yes		
Project Area Definition §102(a)										
Description of geographical boundaries (defined by vicinity map, service area, etc.):	The project area is one of the best locations for any kind of housing in the entire state. Surrounded by a combination of leafy neighborhoods, multiple recreation centers, major employment hubs, transit hubs including BART and Muni Light Rail, shopping districts, and schools, the new residents in this community will have an abundance of walkable and bikeable amenities. The project area is bounded by Junipero Serra to the West, Mt Davidson to the North, and the Outer Mission to the South and East. The AHD lies adjacent to the City College of San Francisco, a major employer in the area.									
File Name	Project Area Map	Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning §107(m)(2) must also be identified on the PAM. Refer to the Project Area Mapping Guidance.					Uploaded to HCD?	Yes		
Required Project Area Components §102(a):										
(1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area;										Yes

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(2)	Include at least one Transit Station/Stop consistent with the requirements set forth in the TOD, ICP and RIPA; and									Yes
(3)	Be of a defined size consistent with one of the following :									
(A)	For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile buffer around the identified Transit Station/Stop merged with a 1/2 mile buffer around all STI improvements.									Yes
(B)	For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line.									N/A
(C)	For Project Areas which include a Transit Corridor, bicycle network or both, Project Area must be identified in a plan (i.e. General, Bicycle Master or Transit Corridor Implementation).									Yes
Plan name (if applicable): §102(a)(3)(C)										
§106(a)(15)	Applicant acknowledges that Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement.									Yes
File Name	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Map. Refer to the Project Area Mapping Guidance.						Uploaded to HCD?	Yes	
File Name	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.						Uploaded to HCD?	Yes	
Application Threshold Requirements §106(a)										
(1)	We certify the Project will achieve a reduction in GHG emissions through fewer vehicle miles traveled (VMT) pursuant to the CARB Quantification Methodology .									Yes
(2)	We certify that this proposal supports implementation of the applicable Sustainable Community Strategy (SCS) or similar sustainable planning document in non-Metropolitan Planning Organization (MPO) regions and is consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.									Yes
File Name	MPO Support Document	Document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-MPO regions, per §106(a).						Uploaded to HCD?	Yes	
File Name	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.						Uploaded to HCD?	Yes	
(3)	We certify the Project is consistent with the State planning priorities established pursuant to §65041.1 of the Government Code.									Yes
(6)(A)	We certify the Project will incorporate at least two Urban Greening feature as defined in Guidelines Appendix A, with dedicated maintenance for at least two years. Select two features below and include costs in budget(s). Note: Applicants must propose at least \$200,000 in reasonable direct Urban Greening costs (must complete all applicable Capital Project budgets).									Yes
Drought tolerant and native species landscaping and landscape restoration					Urban street canopy					
Urban Greening costs:	AHD:	\$0	HRI:	\$0	STI:	\$975,660	TRA:	\$0	Total Urban Greening costs	\$975,660
(6)(B)	We certify the Project will include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the Project including active transportation routes and transit stations or stops.									Yes
(7)	Must demonstrate a level of committed funding at time of application that is ≥ 0.90					§106(a)(7) calculation:	0.99	If No, Project has insufficient funding Commitments		Ok
Note: must complete applicable project/program worksheets (funding sources)										
(10)	Is application sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements?									Yes
(16)	Does any Capital Project trigger State Reloc. Assistance Law (CA Gov Code §7260-7277)?									
If Yes, provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No, provide documentation supporting relocation is not required.		The AHD is being built on a parcel that is vacant and cleared, as shown in the satellite image uploaded as "Reloc Plan"								
File Name	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.						Uploaded to HCD?	Yes	
(17)	Will the Housing Element for the jurisdiction in which Project is located be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from HCD which sets forth findings that the housing element adopted within the time frames required by Gov Code §65588 includes that substance essential to every requirement of Article 10.6, commencing with Gov. Code §65580, Ch. 3 of Div. I of Title VII? Projects located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.									Yes
File Name	Hsng Element Letter	A jurisdiction's current housing element status is obtainable thru HCD's website						Uploaded to HCD?	Yes	
(18)	Climate adaptation measures are integrated into Project through the "Community Climate Resiliency" scoring in §107(m) - Narrative-Based Policy worksheet									Yes
(23)	All Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.									Yes
(25)	Project will meet the accessibility requirements specified in the TCAC regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations, must be approved in writing by HCD prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with TCAC regulations. The applicant or Developer of the Project must ensure that any other applicable federal, state, and local accessibility requirements are met.									Yes
(26)	Projects involving new construction, acquisition and Substantial Rehabilitation, or conversion of nonresidential structures to residential dwelling units will be capable of accommodating broadband service with at least a speed of 25 megabits per second for downloading and 3 megabits per second for uploading (25/3)?									Yes
Applicant Information §105										
File Name	Indian Tribe	If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support requirements as described in Appendix B.						Uploaded to HCD?	N/A	
Will a Public Agency have a real property interest in the proposed Project §105(a)(3)? (If Yes, your application must include one of the following below)										Yes
1. Application will include the Public Agency as a joint applicant										
File Name	STI TRA Agrmnt	If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought.						Uploaded to HCD?	Yes	
AHD Developer	Will the AHD Developer be an applicant? Yes Identify the required Developer attachments below as App1.									
Developer name	BRIDGE Housing Corporation				Eligibility	AHD Developer	Organization type	Non-profit Corporation		
Address	600 California St, Suite 900				City	San Francisco	State	CA	Zip	94108
Auth Rep	Smitha Seshadri		Title	Senior Vice President		Email	sseshadri@bridgehousing.com		Phone	415-989-1111
Contact	Brad Wiblin		Title	Executive Vice President		Email	bwiblin@bridgehousing.com		Phone	415-321-3565
Address	600 California St, Suite 900				City	San Francisco	State	CA	Zip	94108
File Name	App1 Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	

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File Name	App1 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	Yes	
Applicant #2										
Entity name	City and County of San Francisco			Eligibility	Locality		Organization type	Public Agency		
Address	1 S Van Ness Ave			City	San Francisco		State	CA	Zip	94103
Auth Rep	Eric Shaw		Title	Director		Email	eric.shaw@sfgov.org		Phone	415-701-5500
Contact	Sara Amaral		Title	Senior Project Manager		Email	sara.amaral@sfgov.org		Phone	415-701-5523
Address	1 S Van Ness Ave			City	San Francisco		State	CA	Zip	94103
File Name	App2 Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	App2 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App2 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App2 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App2 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App2 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App2 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App2 Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	Yes	
Applicant #3 (if applicable)										
Entity name				Eligibility			Organization type			
Address				City			State		Zip	
Auth Rep			Title			Email			Phone	
Contact			Title			Email			Phone	
Address				City			State		Zip	
File Name	App3 Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?		
File Name	App3 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App3 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App3 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App3 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App3 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App3 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App3 Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name	App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?		
Applicant #4 (if applicable)										
Entity name				Eligibility			Organization type			
Address				City			State		Zip	
Auth Rep			Title			Email			Phone	
Contact			Title			Email			Phone	
Address				City			State		Zip	
File Name	App4 Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?		
File Name	App4 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App4 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App4 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App4 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App4 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App4 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App4 Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name	App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?		
Applicant #5 (if applicable)										
Entity name				Eligibility			Organization type			
Address				City			State		Zip	
Auth Rep			Title			Email			Phone	
Contact			Title			Email			Phone	
Address				City			State		Zip	
File Name	App5 Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?		
File Name	App5 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App5 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App5 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App5 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App5 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App5 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App5 Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name	App5 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?		
Development Team Contacts (provide information that is currently available)										
Owner/Borrower Entity										
Legal name	BHC Balboa Builders, LLC						Organization type	Limited Liability Company		
Address	600 California St, Suite 900			City	San Francisco		State	CA	Zip	94108
Auth Rep	Brad Wiblin		Title	Vice President		Email	bwiblin@bridgehousing.com		Phone	415-321-3565
Contact	Brad Wiblin		Title	Vice President		Email	bwiblin@bridgehousing.com		Phone	415-321-3565
Address	600 California St, Suite 900			City	San Francisco		State	CA	Zip	94108
File Name	Owner Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	

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File Name	Owner Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Owner OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Owner OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Owner Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Owner Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Owner FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Owner Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	Yes	
In the cell below, select an applicable controlling party to the organization type in cell AE166										
Controlling party #1 title AGP										
Legal Name Reservoir Community Partners LLC							Organization Type Limited Liability Company			
Address 671 N. Glebe Road, Suite 800					City Arlington		State VA		Zip 22203	
Auth Rep Brad Wiblin		Title Vice President		Authorized Rep. Email bwiblin@bridgehousing.com			Phone 415-321-3565			
Contact Brad Wiblin		Title Vice President		Contact Email bwiblin@bridgehousing.com			Phone 415-321-3565			
Address 600 California St, Suite 900					City San Francisco		State CA		Zip 94108	
File Name	AGP Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	AGP Reso	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	AGP OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	AGP OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	AGP Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	AGP Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	AGP TIN	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	AGP Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	AGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	Yes	
In the cell below, select an applicable controlling party to the organization type in cell AE166										
Controlling party #2 title										
Legal Name							Organization Type			
Address					City		State		Zip	
Auth Rep		Title		Authorized Rep. Email			Phone			
Contact		Title		Contact Email			Phone			
Address					City		State		Zip	
File Name	Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?		
File Name	Reso	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?		
File Name	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	TIN	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?		
In the cell below, select an applicable controlling party to the organization type in cell AE166										
Controlling party #3 title										
Legal Name							Organization Type			
Address					City		State		Zip	
Auth Rep		Title		Authorized Rep. Email			Phone			
Contact		Title		Contact Email			Phone			
Address					City		State		Zip	
File Name	Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?		
File Name	Reso	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?		
File Name	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?		

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File Name	Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	TIN	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?		
File Name	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?		
Transit Agency Partner (applicable to STI and TRA components)										
Legal name	San Francisco Bay Area Rapid Transit District				Contact	Shannon Dodge		Email		
Phone	(510) 359-6978		Address	2150 Webster St., 9th floor			City	Oakland	State	CA Zip 94612
Property Management Agent										
Legal name	BRIDGE Property Management Company				Contact	James Valva		Email		
Phone	415.989.1111		Address	600 California Street, Suite 900			City	San Francisco	State	CA Zip 94108
Financial Consultant										
Legal name	California Housing Partnership				Contact	Chad Horsford		Email		
Phone	(424) 294-8483		Address	600 Wilshire Blvd, Suite 890			City	Los Angeles	State	CA Zip 90017
Primary Service Provider										
Legal name	TBD				Contact			Email		
Phone			Address				City		State	Zip
Borrower Legal Counsel										
Legal name	Lubin Olson & Niewiadomski LLP				Contact	Beth Anderson		Email		
Phone	(415) 981-0550		Address	600 Montgomery Street, 14th Floor			City	San Francisco	State	CA Zip 94111
General Contractor										
Legal name	TBD				Contact			Email		
Phone			Address				City		State	Zip
Architect										
Legal name	Van Meter Williams Pollack LLP				Contact	Karen Murray		Email		
Phone	415.974.5352 x 207		Address	333 Bryant Street #300			City	San Francisco	State	CA Zip 94107
Development Funding Source										
Legal name	Chase				Contact	Douglas Leezer		Email		
Phone	858 812 2448		Address	4250 Executive Square, Suite 825			City	La Jolla, CA	State	CA Zip 92037
Development Funding Source										
Legal name	Reservoir Community Partners				Contact	Joe Kirchofer		Email		
Phone	(628) 267-2701		Address	455 Market Street Suite 1650			City	San Francisco	State	CA Zip 94105
Development Funding Source										
Legal name	Mayor's Office of Housing and Community Development City and County of San Francisco				Contact	Sara Amaral		Email		
Phone	(415) 701-5614		Address	1 South Van Ness Avenue, 5th Floor			City	San Francisco	State	CA Zip 94103
Development Funding Source										
Legal name	N/A				Contact			Email		
Phone			Address				City		State	Zip
Development Funding Source										
Legal name	N/A				Contact			Email		
Phone			Address				City		State	Zip
Rent/Operating Subsidy Source										
Legal name	N/A				Contact			Email		
Phone			Address				City		State	Zip
Rent/Operating Subsidy Source										
Legal name	N/A				Contact			Email		
Phone			Address				City		State	Zip

Required Applicant Documentation		4/27/21
Certifications & Legal Disclosure		
A completed and signed Certification is required for each Joint Applicant. Each Joint Applicant must sign an individual Certification form. A completed and signed Legal Disclosure is also required for each Joint Applicant. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NOFA.		
Resolutions		
Applicant may use their own Resolution format as long as it contains ALL of the authorizations as in the sample. The person attesting to the resolution signing cannot be the same person authorized to execute the documents in the name of the applicant. If more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Program docs. If the application is being signed by a designee of the authorized signatory, the applicant must also submit a designee letter or other proof of signing authority.		
A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on AHSC website.		
Organizational Documents		
Organizational documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents with the application. Submit organizational documents supporting the Resolution submitted with the application.		
Corporation organizational documents 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. Any other CA Secretary of State filings applicable to revivals, conversions or mergers.		
Limited Liability Company organizational documents 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. Any other CA Secretary of State filings applicable to revivals, conversions or mergers.		
Limited Partnership organizational documents 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) Certificate of Good Standing certified by Secretary of State. Any other CA Secretary of State filings applicable to revivals, conversions or mergers.		
Organizational Chart		
The Organizational chart must depict the organizational structure of the entities in relation to the applicant.		
Signature Block		
All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in the HCD legal documents such as the Standard Agreement.		
Payee Data Record STD-204 or Taxpayer Identification Number (TIN)		
The TIN must be submitted by all governmental entity Applicants. All other Applicants must submit the STD-204 Payee Data Record. Forms available on AHSC website.		

Certification & Legal Disclosure

4/27/21

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):

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 any claim or action undertaken which affects or potentially affects the feasibility of the Project.
In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

For purposes of the following questions, and with the exceptions noted below, the term "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> ?	No
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?	No
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?	No
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?	No
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?	No

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?	No
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?	No
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?	No
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?	No
10. Within the past ten years, has the applicant been convicted of any felony?	No
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?	No
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	No

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

File Name: Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	N/A
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Printed Name	Title of Signatory	Signature	Date

AHD Project Description		4/27/21
1) Sponsor/Developer Experience		
<p>Founded in 1983 and headquartered in San Francisco, BRIDGE Housing Corporation is the largest developer of affordable and workforce housing on the West Coast. BRIDGE Housing Corporation is a 501(c)3 nonprofit corporation. BRIDGE has participated in the development of over 19,000 housing units and over 600,000 square feet of retail/commercial space in well over 100 properties valued at more than \$3 billion. BRIDGE pursues the goal of "quality, quantity and affordability" while meeting the growing demand for affordable housing in high-cost communities. As a mission-driven nonprofit, we pay close attention to the double-bottom line of financial and social return on investment, always in pursuit of quality, quantity, affordability. BRIDGE has also received more than 180 local, national and international awards, including five ULI Global Awards for Excellence. BRIDGE has deep expertise developing workforce and mixed income housing. Our projects are often catalysts for continued development and bring enhanced vibrancy to evolving neighborhoods. BRIDGE specializes in creating homes where people can thrive economically and socially.</p>		
2) Topography and Special Site Features		
<p>The site design reinterprets the sculptural qualities of the existing industrial topography and the unique coastal environment and aims to re-establish the natural grade to unify the site with the surrounding neighborhoods. The design uses the topography to express the site hydrology; creates accessible connections to public streets and open spaces to encourage access and use; and emphasizes low-impact development strategies to reduce the burden on the City's combined stormwater and sewer system.</p>		
3) Proposed Tenant Population		
<p>Families between 30 and 80% AMI.</p>		
4) Specific Issues (relocation, environmental, historical, etc.)		
<p>The Balboa Reservoir 17-acre master development site is host to a variety of uses including parking for City College, a motorcycle training school, urban wildlife habitat, and a neighborhood dog walking destination. In order to plan for the development of this parcel the City of San Francisco has guided the neighborhood through an intensive community engagement process. The Balboa Reservoir neighborhood has been engaged in community planning efforts since the beginning of the Balboa Area Station Plan in 2000. Following the selection of Balboa Reservoir as a Public Lands for Housing site in 2014, City staff participated in over 30 public meetings to seek feedback on the community's priorities for the site's development. In the spring of 2015, the Board of Supervisors created the Balboa Reservoir Community Advisory Committee (BRCAC), consisting of seven members appointed by the Mayor and the District 7 Supervisor and two representatives of local neighborhood associations. The BRCAC has served as the primary forum for community feedback during the creation of the project's principles and parameters which the BRCAC endorsed in September 2016. These principles informed the programming goals included in the Request for Proposals issued by the City and SFPUC in 2017. Following the proposal and selection process of BRIDGE, the Reservoir neighborhood project sponsors collaborated with the BRCAC to lead a community process to shape the master plan for the Reservoir. This phase of the community process included eight meetings with the BRCAC, two on-site tours, two community-wide open house events, and multiple meetings with individuals</p>		
5) Demolition, if applicable		
<p>Not applicable.</p>		
6) Rehabilitation, if applicable		
<p>Not applicable.</p>		
7) Will Prevailing Wage be paid		
<p>Yes prevailing wage will be paid.</p>		

Balboa Reservoir AHD and HRI Overview PIN 47683														4/27/21	
Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary															
	Project Name	Description (include: descriptive information such as on-site resident or community amenities, climate adaptive features, and resources in the immediate vicinity)				Address	City	Zip	County	Lat.	Log	Census Tracts	APNs		
AHD	Balboa Reservoir Building E	Balboa Reservoir Building E is a proposed new construction 124-unit Low Income Housing Tax Credit (LIHTC) development located at 11 Frida Kahlo Way, in San Francisco, California. The property will offer 123 affordable rental units restricted to households earning 30, 50, 60, and 80 percent of the area median income (AMI) or below. The remaining two-bedroom unit will be a non-rental manager's unit. The Project will exceed City Green Standards, with solar, zero parking, and green building best practices. At Building E, all of the individuals and families will have access to a range of on-site and off-				11 Frida Kahlo Way, San Francisco, CA 94112	San Francisco	94112	San Francisco	37.72627	-122.454094	6075031000	Block 3180/Lot 190		
HRI															
AHD Information:		Area	Unit Count	Building Count		Elevator Count		Density Project Type							
Land Area	Acres	0.70	Units/Acre	177					Mixed Use Project						
Residential Rental	sq. ft.	137,150	# of Units	124	# of Bldgs	1	# of Elevators	2							
Homeownership	sq. ft.	0	# of Units	0	# of Bldgs		# of Elevators								
Commercial	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators								
Residential Non-Rental	sq. ft.	930	# of Units/Spaces		# of Bldgs		# of Elevators								
Other (Public)	sq. ft.	2,100	# of Units/Spaces		# of Bldgs		# of Elevators		Multiple Parcels						
Number of car share parking spaces			0		Number of electric vehicle charging parking spaces			0		Number of uncovered guest parking spaces			0		
# of car parking spaces			0		Parking ratio: car spaces/total units			0:1		Total # of bicycle parking spaces			62		
Parking ratio: bicycle spaces/total units			1:2												
Is the AHD a scattered site project? §103(a)(1)(B)(ii) <input type="checkbox"/> No															
AHD Capital Projects §103(a)(1)															
(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project				New construction										Ok	
(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d).										AHD distance from Transit Station/Stop		0.2	Miles	Ok	
(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "Max Funds & Unit Mix" worksheet).															
(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "Max Funds & Unit Mix" worksheet).															
Extremely Low Income (ELI) 15-30% AMI units		26		Very Low Income (VLI) 31-50% AMI units		14		(iii) % Affordable units		70%		Affordability:		Ok	
												Rental		49%	
												HO		0%	
(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD.															
Total Sites Area in Square Feet				30,492		Total Buildings Floor Area in Sq. Feet				140,180		(iv) Calculated Floor Area:		Ok	
(Less Qualified* Square Feet Deductions):						(Less Excluded Areas in Square Feet):						(iv) Calculated Net Density:		Ok	
Dedicated streets				0		Mechanical Space				5,830		*NOTE: The following are NOT qualified as site deductions: Utility Easements, Off-street parking, setbacks, private drives and walkways, Landscaping, Common Areas and Facilities, Drainage Facilities (exclusive to a development) and Other mitigation space required for development.			
Sidewalks				1,370		Cellar space				0					
Parks				0		Floor space in open balconies				2,560					
Open Space				6,300		Enclosed parking				0					
Other				0		Elevator or stair bulkheads				560					
Net Site Area-acres		0.52		Net Site Square Feet		22,822		Net Building Square Feet				131,230			
File Name		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	
(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects										N/A		If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements?			N/A
Prior to rehab - existing # of units				AHD Project units		124		Prior to rehab - percentage of total affordable				AHD percentage of total affordability		70%	
(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.))										# of Secure Overnight Bicycle Parking spots at AHD		62	Ok		
The project will contain 62 secure overnight bicycle parking spots in a completely enclosed area that is accessible to residents only. The bicycle parking will protect the bicycles from inclement weather. The racks will allow for the bicycle frame to be secured to the bicycle rack at two points															
(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits?										No		If Yes, this constitutes two separate and independent projects, each of which must submit an entirely separate HCD application and qualify independently of the other.			
AHD Project Amenities															
Number of laundry rooms		7		Gated site entry		No		Community room		Yes		Picnic/BBQ area		No	
Fitness room		No		Building card key		Yes		Community kitchen		Yes		Tot lot or playground		No	
Swimming pool		No		Security patrol		No		Computer room		No		Sports/tennis court		No	
Jacuzzi/Sauna		No		Security cameras		Yes		High speed internet		No		Other amenity :		No	
AHD Unit Amenities															
Air conditioning		No		Disposal		Yes		Walk-in closet		No		Free cable TV		No	
Refrigerator		Yes		Dishwasher		Yes		Curtains/Blinds		No		Lofts		No	
Range		Yes		Washer		No		Fireplace		No		Balcony		No	
Microwave		No		Dryer		No		Emergency Call		No		Patio		No	
AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)															
										Budgeted		Cost Cap		Overage	
§103(a)(1)(C)(ii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.										\$0		\$2,958,549		\$0	
OK															

Balboa Reservoir AHD and HRI Overview PIN 47683										4/27/21		
§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs: (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award; (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion); (3) In lieu fees for local inclusionary housing programs; (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).										Yes		
HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)												
(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district?										If Yes, are improvements a condition to the approval of the AHD?		
File Name	Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required					Uploaded to HCD?	N/A				
						Budgeted	Cost Cap	Overage				
(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.						\$0	\$2,958,549	\$0	Ok			
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.						\$0	\$0	\$0	Ok			
(v) Total amount of eligible real property acquisition of the HRI Project site and associated fees cannot exceed 10% of the total AHSC Program award.						\$0	\$2,958,549	\$0	Ok			
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.						\$0	\$300,000	\$0	Ok			
§103(c) We certify the AHSC HRI funded cost do not include any of the following ineligible costs: (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award; (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion); (3) In lieu fees for local inclusionary housing programs; (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).												
HRI Grant Terms §104(c)												
(1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.												
(2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.												
(3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.												
(4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI.												
AHD Threshold §106(a)												
(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost.												
Each restricted unit will be provided with one (1) discounted pass priced at no more than half of retail cost, for at least 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.												
Number of passes or cards that will be provided: 87 Is there at least one pass per restricted unit? Yes Type of transit passes provided: Discounted Pass												
(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing.										Yes		
File Name	SFH Lease Addendum	§106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close.					Uploaded to HCD?	N/A				
(8) For the AHD, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?										Yes		
NEPA:	Is Federal funding proposed that will trigger NEPA requirements?					No	If Yes, enter date of "Authority to Use Grant Funds"					
CEQA:	Project approved "by-right"?					No	Is Project Categorically Exempt?	No	Negative Declaration date	N/A	Final EIR date	5/28/20
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.												
On May 28, 2020, the Planning Commission of San Francisco certified the Final Subsequent EIR (Motion No. 20730); adopted CEQA Findings, a Statement of Overriding Considerations, and the Mitigation, Monitoring and Reporting Program (Motion No. 20731); recommended approval of General Plan Amendments (Resolution No. 20732); recommended approval of Planning Code and Zoning Map Amendments												
File Name	AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.					Uploaded to HCD?	Yes				
File Name	AHD Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.					Uploaded to HCD?	Yes				
(9) Have all necessary discretionary local land use approvals been granted? (if entitlements from the local jurisdiction can be secured/submitted within 30 calendar days after application due date, select "Within 30 days" if this applies to any approvals). Applicants must provide a listing and status of applicable discretionary local land use entitlements and permits required to complete the AHD Project that have been granted, submitted or to be applied for to local agencies, or consistent with local planning docs.										Yes		
Agency / Issuer		Land Use Approval Date		Approval Type		Comments						
San Francisco Planning Commission		5/28/20		Other		Certification of the Final EIR						
Board of Supervisors - City of San Francisco		8/18/20		Development Plan Approval		Approved a General Plan Amendment, Planning Code and Zoning map Amendments, and a Development Agreement						
(10) Does the Market study demonstrate the AHD Project is financially feasible? A study that meets requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.										Yes		
File Name	AHD Market Study	Provide a completed market study prepared within one year of the application due date.					Uploaded to HCD?	Yes				
(11) Does applicant or Developer of Project have Site Control for AHD Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)										Yes		
Form of site control (See Site Control in Appendix A)		Enforceable Option to Lease or Purchase		Most recent document execution date		2/18/21						
If leasehold estate:		Rent based on restricted land value?		N/A	Is acquisition cost \$0 in AHD Dev.		N/A	Prepaid lease loan used? If so answer (a-c)			N/A	
(a) Funding amount based on the Present Value of lease payments?		N/A		(b) Lender requesting Residual Receipts (not permissible)		N/A	(c) Has loan amount been entered as a finance cost?		N/A			
Describe any special site-control circumstances.												
N/A												
File Name	AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.					Uploaded to HCD?	Yes				
File Name	AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.					Uploaded to HCD?	Yes				
(12) Applicant (BRIDGE Housing Corporation) must demonstrate prior experience by providing evidence of two prior AHD projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.												
(12) Which applicant demonstrates the prior experience noted below: BRIDGE Housing Corporation												
AHD Past Project #1					AHD Past Project #2							
Project Name	Celadon at 9th and Broadway				COMM22							
Development Entity	Broadway Upper Tower Associates, L.P. Broadway Tower Associates, L.P.				COMM22 Family Housing, L.P. COMM22 Senior Housing, L.P.							
Completion Date	4/30/15				Family - 12/31/14							
Project Tenure	4 years				5 years							

Balboa Reservoir AHD and HRI Overview PIN 47683										4/27/21
Number of units	250				200					
Units per Acre	438.5964912				50					
Commercial (square feet)	approx. 5,200 sq. ft.				approx. 21,850 sq. ft. of commercial/childcare/clinic					
Brief Description (e.g. number of units, population served, etc.)	Celadon is an 18-story high-rise containing 250 affordable housing units ground floor commercial spaces and parking. Of Celadon's 250 units, 25 are reserved for youth aging out of foster care and adults under the Mental Health Services Act (MHSA) program and 63 apartments serve frail seniors under the Program of All-Inclusive Care for the Elderly (PACE). Residents have access to a community room, laundry facilities and numerous outdoor spaces, including a resident garden. The property also features a supportive services office and meeting room. Celadon achieved LEED Gold Certification and has an eco-roof				COMM22 is a master planned community on 4 acres of land that includes 200 units of affordable rental family and senior housing, 15,000 SF of commercial space, and a 4,500 SF child care center. The development is comprised of 2 projects: Victoria at COMM22 is a 70 unit affordable senior development with a ground floor lobby, community room and library room, large outdoor courtyard and fireplace, as well as a laundry room on each floor. The project also includes a 4,500 sf ground floor childcare facility. Paseo at COMM22 houses 130 low-income households and includes a 2,350 SF community medical clinic and a 10,500 SF					
File Name	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.				Uploaded to HCD?		Yes		
(13) We certify as of the application date, the applicants or the AHD real property is not party to or the subject of any claim or action in the state or federal courts.										Yes
(14) We certify that construction of the AHD Project has not commenced as of the application deadline set forth in the NOFA.										Yes
(19) The AHD will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?										Yes
If "Yes", provide documentation the AHD site is not within land designated as agricultural land per the FMMP tool.										
File Name	AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.				Uploaded to HCD?		Yes		
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):										
File Name	AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).				Uploaded to HCD?		N/A		
(20)(A) We certify the AHD meets the underwriting standards in Uniform Multifamily Regulations §8300 - §8316 and Multifamily Housing Program Guidelines §7312.										Yes
(20)(B) We certify the AHD is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.										Yes
(20)(C) If the AHD involves new construction or Substantial Rehabilitation and requires the demolition of existing residential units, it is only eligible if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b).										
New Construction or Substantial Rehabilitation Project: is demolition of existing residential required (only eligible if the number of bedrooms in the new Project is at least equal to the total number of bedrooms in the demolished structures)?				No						
(20)(D) If the AHD and/or HRI involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. Explain below how this requirement is satisfied. If not applicable, indicate "N/A" below.										
N/A										
(20)(E) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).										Yes
The proposed AHD will fully support the principles of the Fair Housing Act by prohibiting discrimination in the rental of dwellings, and other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the										
HRI Threshold §106(a) (if applying for AHSC HRI funding)										
(8) For the HRI, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?										
NEPA:	Is Federal funding proposed that will trigger NEPA requirements?						If Yes, enter date of "Authority to Use Grant Funds"			
CEQA:	Project approved "by-right"?		Is Project Categorically Exempt?		Negative Declaration date		Final EIR date			
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.										
File Name	HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).				Uploaded to HCD?		N/A		
File Name	HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.				Uploaded to HCD?		N/A		
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the HRI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.										
Agency / Issuer		Land Use Approval Date		Approval Type		Comments				
(10) Does the Market study demonstrate Project is financially feasible (HRI requires a market study only if not using AHSC funds for AHD)? A market study that meets the requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.										
File Name	HRI Market Study	Completed market study prepared within one year of the application due date.				Uploaded to HCD?		N/A		
(11) Does applicant or Developer of Project have Site Control for HRI Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)										
Form of site control (See Site Control in Appendix A)						Most recent document execution date				
If leasehold estate:		Rent based on restricted land value?		Is acquisition cost \$0 in Dev. Budget?		Prepaid lease loan used? If so answer (a-c)				
(a) Funding amount based on the Present Value of lease payments?				(b) Lender requesting Res. Receipts (not permissible)				(c) Has loan amount been entered as a finance cost?		
Describe any special site control circumstances.										
File Name	HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.				Uploaded to HCD?		N/A		
(12) Applicants must demonstrate prior experience by providing evidence of two prior HRI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.										
(12) Which applicant demonstrates the prior experience noted below:										
HRI Past Project #1					HRI Past Project #2					
Project Name					Project Name					
Development Entity					Development Entity					
Completion Date					Completion Date					
Project Tenure					Project Tenure					
Number of units					Number of units					

Balboa Reservoir AHD and HRI Overview PIN 47683					4/27/21
Units per Acre					
Commercial (square feet)					
Brief Description (e.g. number of units, population served, etc.)					
File Name	Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	N/A	
(13) We certify as of the application date, the applicants or the HRI real property is not party to or the subject of any claim or action in the state or federal courts.					
(14) We certify that construction of the HRI Project has not commenced as of the application deadline set forth in the NOFA.					
(19) The HRI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?					
If "Yes", provide documentation the HRI Project site is not within land designated as agricultural land per the FMMP tool.					
File Name	HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	N/A	
If "No", demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A):					
File Name	HRI Ag Infill	Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A	
(20)(B) We certify the HRI is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.					
(20)(C) If the AHD Project involves involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.					
(20)(D) We certify the proposed AHD is consistent with State & Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).					
(20)(E) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the HRI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.					
File Name	HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	N/A	
Article XXXIV Authority					
<i>Article XXXIV opinion letters submitted to HCD must demonstrate the applicant has considered both the legal requirements of Article XXXIV and the Project's relevant facts (e.g., the state public body lenders, the number of low income restricted units, and the general content of any regulatory restrictions). Any conclusion that a project is exempt from Article XXXIV must be supported by specific facts and a specific legal theory for exemption that itself is supported by the Constitution, statute, and/or case law. Prior to the execution of the HCD Standard Agreement, Applicant must deliver to HCD satisfactory evidence that the Article XXXIV requirements of the California Constitution have been satisfied or are inapplicable.</i>					
File Name	Article XXXIV Attorney Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered.	Uploaded to HCD?	Yes	
Does the locality have sufficient Article XXXIV Authority to accommodate the Project? (If Project doesn't have Article XXXIV authority, AHSC may be limited to restricting no more than 49% of the total units.)		Yes	If yes, document Article XXXIV Project authority. May be done by providing info from appropriate local government official that voters passed a specific project referendum or a blanket referendum has been passed and the locality has allocated sufficient Article XXXIV authority to Project.		
File Name	Article XXXIV Authority	Copy of document providing Authority.	Uploaded to HCD?	Yes	

Balboa Reservoir AHD and HRI Overview PIN 47683										4/27/21	
Tax Credits											
Select appropriate entry for each item:											
Project Tax Credit Type	4%	Federal	Yes	Proposed equity investor contribution (\$)	\$3,846,856	Anticipated tax credit factor	\$0.8800	App rate	N/A		
		State	No	Proposed equity investor contribution (\$)	N/A	Anticipated tax credit factor	N/A	App rate	N/A		
Timeframe for applying for 4%Tax Credits		Proposed month	February	Proposed year	2022						
If already awarded, date of the Tax Credit Reservation				N/A							
File Name	Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation.					Uploaded to HCD?	N/A			
Does or will the senior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?										Yes	
Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow?										Yes	
Are there any cost sharing agreements?		No	If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development cost?					N/A	If no, on what?		
What covenants or regulatory agreements are already on title?			None								
What covenants or regulatory agreements are anticipated?			San Francisco Mayor's Office of Housing and Community Development, California Tax Credit Allocation Committee.								
Milestones											
Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"											
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.											
Capital Project Milestone Schedule										AHD Date	HRI Date
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project.										8/28/20	N/A
Site Control of Affordable Housing Development site(s) by proposed housing developer.										2/1/21	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.										8/28/20	N/A
Obtaining all necessary and discretionary public land use approvals.										8/28/20	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project.										10/1/21	N/A
Obtaining all enforceable funding commitments for all construction period financing.										10/1/21	N/A
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project.										4/1/22	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.										8/1/22	N/A
Commencement of construction.										10/1/22	N/A
Construction complete and the filing of the Notice of Completion.										10/1/24	N/A
Program funds fully disbursed.										3/1/26	N/A
<i>Have all milestone dates been entered above?</i>										Yes	N/A

Balboa Reservoir AHD Units and Maximum AHD-HRI Funds PIN 47683															4/27/21															
AHD Unit Mix																			Subsidy Program Name		Subsidy Program Name									
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	San Francisco	Proposed Monthly Rent	Unrestricted Monthly Rent	Proposed Monthly Rent	Utility Allowance	Monthly Rent Subsidy Amount	Subsidy Units	Monthly Rent Subsidy Amount	Subsidy Units	# of Baths	Square Feet	Other HCD Funding Source	Other Funding Units	Building Type		
0	Rental	30%	2	2		0	2	2	0			2				\$959		\$932	\$83				1	550			6+ story high-rise			
1	Rental	30%	12	12		0	12	12	0			12				\$1,027		\$1,027	\$97				1	700			6+ story high-rise			
2	Rental	30%	9	9		0	9	9	0			9				\$1,233		\$1,199	\$134				1	900			6+ story high-rise			
3	Rental	30%	3	3		0	3	3	0			3				\$1,425		\$1,332	\$169				1	1,280			6+ story high-rise			
0	Rental	50%	2	2		0	2	2	0			2				\$1,598		\$1,515	\$83				1	550			6+ story high-rise			
1	Rental	50%	11	11		0	11	11	0			11				\$1,713		\$1,713	\$97				1	700			6+ story high-rise			
3	Rental	50%	1	1		0	1	1	0			1				\$2,375		\$2,165	\$169				1	1,280			6+ story high-rise			
0	Rental	60%	3	3		0	3	3	0			3				\$1,918		\$1,865	\$83				1	550			6+ story high-rise			
1	Rental	60%	20	20		0	20	20	0			20				\$2,055		\$2,055	\$97				1	700			6+ story high-rise			
2	Rental	60%	19	19		0	19	19	0			19				\$2,467		\$2,398	\$134				1	900			6+ story high-rise			
3	Rental	60%	1	1		0	1	1	0			1				\$2,850		\$2,664	\$169				1	1,280			6+ story high-rise			
1	Rental	60%	1	1		0	1	1	0			1				\$2,055		\$2,056	\$97				1	700			6+ story high-rise			
2	Rental	60%	2	2		0	2	2	0			2				\$2,467		\$2,467	\$134				1	900			6+ story high-rise			
3	Rental	60%	1	1		0	1	1	0			1				\$2,850		\$2,850	\$169				1	1,280			6+ story high-rise			
0	Rental	80%	1	1		0	0	0	0							\$2,558		\$2,557	\$83				1	550			6+ story high-rise			
1	Rental	80%	15	15		0	0	0	0							\$2,741		\$2,741	\$97				1	700			6+ story high-rise			
2	Rental	80%	15	15		0	0	0	0							\$3,290		\$3,290	\$134				1	900			6+ story high-rise			
3	Rental	80%	5	5		0	0	0	0							\$3,801		\$3,800	\$169				1	1,280			6+ story high-rise			
2	Rental	none	1	1		1	0	0	0	1						\$0		\$0					1	900			6+ story high-rise			
			124	124	0	1	87	87	0	1	0	87	0	0		\$0		\$0												
File Name: Utility Allowance Local housing authority document showing current utility allowance chart, with relevant components circled. Uploaded to HCD? Yes															\$3,098,352	Annual Net Restricted Rent														
\$104(b)(4) NOTE: Use of multiple HCD funding sources on the same Assisted Units (subsidy stacking) is prohibited. "HCD funding sources" shall mean loan or grant funds awarded for permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs: Supportive Housing Multifamily Housing, MHP, Veterans Housing and Homeless Prevention, No Place Like Home, Affordable Housing Sustainable Communities, Transit Oriented Development, Joe Serna, Junior Farmworker Housing Grant, SB 2 Farmworker Housing, and Housing for a Healthy California.															\$3,066,240	Annual Net Proposed Rent														
Maximum HRI Grant Amount															\$0	Annual Unrestricted Rent														
1 unrestricted units @ \$35,000 PU = \$35,000 87 restricted units @ \$50,000 PU = \$4,350,000 HRI Requested: \$0 Max HRI Grant \$0																														
Maximum AHD Funding Amount																														
Max AHSC AHD Funding Amounts. Click here for 2020 AHSC funding limits - (beginning on page 166)																														
Is Project applying for 9% Tax Credits?																														
No Unrestricted Manager Funding Amount \$175,000 AHD Funds Requested \$19,610,404																														
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)															
0 Bedroom Units																														
AMI Level	Per Unit Amount	Number of Restricted units	Funding Amount (BxC)	Per Unit Amount	Number of Restricted units	Funding Amount (E x F)	Per Unit Amount	Number of Restricted units	Funding Amount (H x I)	Per Unit Amount	Number of Restricted units	Funding Amount (K x L)	Per Unit Amount	Number of Restricted units	Funding Amount (N x O)															
60-80%	175,000	3	\$25,000	175,000	21	\$3,675,000	175,000	21	\$3,675,000	175,000	2	\$350,000	175,000	0	\$0															
55%	197,039	0	\$0	198,480	0	\$0	203,233	0	\$0	207,699	0	\$0	211,300	0	\$0															
50%	218,934	2	\$437,868	221,959	11	\$2,441,549	231,467	0	\$0	240,253	1	\$240,253	247,744	0	\$0															
45%	240,830	0	\$0	245,439	0	\$0	259,700	0	\$0	272,808	0	\$0	284,044	0	\$0															
40%	262,725	0	\$0	268,919	0	\$0	287,789	0	\$0	305,363	0	\$0	320,344	0	\$0															
35%	284,764	0	\$0	292,543	0	\$0	316,022	0	\$0	338,062	0	\$0	356,788	0	\$0															
30%	306,659	2	\$613,318	316,022	12	\$3,792,264	344,256	9	\$3,098,304	370,616	3	\$1,111,848	393,088	0	\$0															
25%	328,554	0	\$0	339,502	0	\$0	372,489	0	\$0	403,171	0	\$0	429,532	0	\$0															
20%	350,450	0	\$0	362,982	0	\$0	400,578	0	\$0	435,726	0	\$0	465,832	0	\$0															
15%	372,489	0	\$0	386,461	0	\$0	428,811	0	\$0	468,424	0	\$0	502,131	0	\$0															
Totals	0 Bdrm	7	\$1,576,186	1 Bdrm	44	\$9,908,813	2 Bdrm	30	\$6,773,304	3 Bdrm	6	\$1,702,101	4+ Bdrm	0	\$0															
Commercial Space																														
Type of Business (if known)	Total Units or Spaces	Total Space Square Feet	Expected Gross Rent	Gross Rent per Square Foot	Garage and Parking Space Revenue	Miscellaneous Rent Revenue	Other Revenue (specify)	Other Revenue (amount)																						
				\$0.00																										
				\$0.00																										
				\$0.00																										
				\$0.00																										
				\$0.00																										
				\$0.00																										
Total:	0	0	\$0	\$0	\$0	\$0		\$0																						
Average:	0	0	\$0	\$0.00	\$0	\$0		\$0																						
Describe the Proposed Commercial Use and Identify any Special Issues																														

Construction Period Sources of Funds

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

#	Committed by Application Due Date?	AHD vs HRI Source	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Residential Amount	Commercial Amount	*Details of Deferred Costs	
												Amount	Description
1		HRI	AHSC HRI Grant	State-HCD		\$0	0.00%						
2	Yes	AHD	Construction Loan	State-HCD	1	\$77,756,160	4.75%		35	\$77,756,160		\$20,000	Title, Recording
3	Yes	AHD	MOHCD Gap Financing		2	\$13,594,128			35	\$13,594,128		\$15,000	Legal
4	Yes	AHD	GP equity			\$100							
5												\$2,500	Syndication Consultant
6												\$50,840	TCAC monitoring fees
7												\$679,995	TCA OpEx Reserve
8												\$186,932	Perm Lender expenses (origination, legal, expenses)
9												\$10,662,481	deferred developer fee
10													
11													
12													
13		AHD	*Deferred Costs (enter details at right)			\$11,617,748							
14	Yes	AHD	Equity Investor	TBD		\$3,384,895				\$3,384,895			
TOTALS						\$106,353,031				\$94,735,183	\$0	\$11,617,748	

Permanent Sources of Funds

#	Committed by Application Due Date?	AHD vs HRI Source	Source Name <i>See cell comments for Deferred Dev. Fee; list in lien priority order</i>	Source Type	Lien No.	Amount	Interest Rate		Amortization Period (yrs.)	Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service	Residential Amount	Commercial Amount	Balloon?
							Rate	Type		Type	Due in (yrs)					
1		HRI	AHSC HRI Grant	State-HCD										\$0		
2		AHD	AHSC AHD Funding	State-HCD	2	\$19,610,404	3.00%			Deferred	55	\$84,000		\$19,610,404		
3			Tax-Exempt Bond Loan											\$0		
4	Yes	AHD	Taxable perm loan	Private	1	\$21,591,000	5.00%	Fixed for Term	30	Fully Amortized	18	\$1,371,136		\$21,591,000		
5	Yes	AHD	MOHCD Gap Financing	Local	3	\$13,594,128	0.00%	Other		Deferred	55			\$13,594,128		
6	Yes	AHD	RCP Subsidy	Private	4	\$6,134,358	3.00%	Fixed for Term		Deferred	55			\$6,134,358		
7	No	AHD	AHP	Fed		\$1,230,000	0.00%	Other			55			\$1,230,000		
8	Yes	AHD	Priority DDF	Private		\$1,300,000								\$1,300,000		
9	Yes	AHD	Non-priority DDF	Private		\$9,044,095								\$9,044,095		
10	Yes	AHD	GP Equity	Private		\$100								\$100		
11														\$0		
12														\$0		
13														\$0		
14														\$0		
15														\$0		
16	Yes	AHD	Equity Investor: TBD			\$33,848,946								\$33,848,946		
Total Permanent Funding Sources Amount						\$106,353,031										
Total Committed Non-AHSC AHD & HRI Funds						\$85,512,627	\$51,663,681	<§107(f) Total Committed Non-AHSC AHD & HRI Funds								
TOTALS												\$1,455,136	\$0	\$106,353,031	\$0	

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

File Name: EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc. Documentation for the 6 non-TCAC & non-AHSC AHD & HRI funding commitments. Uploaded to HCD? Yes

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

AHD Development Budget

4/27/21

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$4,092,000	\$4,092,000				
Demolition	\$0					
Legal	\$80,000	\$80,000				
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$4,172,000	\$4,172,000	\$0			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$2,839,170	\$2,839,170		\$2,839,170		
Total Acquisition Cost	\$2,839,170	\$2,839,170	\$0		\$0	
Total Land Cost / Acquisition Cost	\$7,011,170	\$7,011,170	\$0			
Predevelopment Interest/Holding Cost	\$100,000	\$100,000				
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0	\$0				
Excess Purchase Price Over Appraisal	\$0	\$0				
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION						
Site Work	\$694,695	\$694,695		\$694,695		
Structures	\$62,934,104	\$62,934,104		\$62,934,104		
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other New Construction: Photovoltaic System	\$683,730	\$683,730		\$683,730		
Other New Construction: Security	\$125,000	\$125,000		\$125,000		
Other New Construction: (Specify)	\$0					
Total New Construction Costs	\$64,437,529	\$64,437,529	\$0	\$64,437,529	\$0	
ARCHITECTURAL FEES						
Design	\$1,574,689	\$1,574,689		\$1,574,689		
Supervision	\$200,000	\$200,000		\$200,000		
Total Architectural Costs	\$1,774,689	\$1,774,689	\$0	\$1,774,689	\$0	
Total Survey & Engineering	\$913,790	\$913,790		\$913,790		
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$6,551,541	\$6,551,541		\$3,145,766		
Origination Fee	\$413,917	\$413,917		\$52,950		
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0					
Cost of Issuance	\$535,360	\$535,360				
Title & Recording	\$50,000	\$50,000		\$50,000		
Taxes	\$185,120	\$185,120		\$185,120		
Insurance	\$1,277,272	\$1,277,272		\$1,277,272		
Employment Reporting	\$0					
Other Construction Int. & Fees: Construction Lender Counsel	\$30,000	\$30,000		\$3,838		
Other Construction Int. & Fees: Lender Expenses	\$40,000	\$40,000		\$5,117		
Total Construction Interest & Fees	\$9,083,210	\$9,083,210	\$0	\$4,720,063	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$161,933	\$161,933				
Credit Enhancement/Application Fee	\$0					
Title & Recording	\$20,000	\$20,000				
Taxes	\$0					

AHD Development Budget

4/27/21

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Insurance	\$0					
Other Perm. Financing Costs: Lender	\$25,000	\$25,000				
Other Perm. Financing Costs: CDLAC and Issuer Fees	\$0					
Total Permanent Financing Costs	\$206,933	\$206,933	\$0			
Subtotals Forward	\$83,527,321	\$83,527,321	\$0	\$74,685,241	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$60,000	\$60,000		\$60,000		
Other Attorney Costs: Permanent Closing	\$15,000	\$15,000				
Other Attorney Costs: Organization of Partnership	\$7,500	\$7,500				
Other Attorney Costs: Syndication - GP	\$49,000	\$49,000				
Total Attorney Costs	\$131,500	\$131,500	\$0	\$60,000	\$0	
RESERVES						
Operating Reserve	\$679,995	\$679,995				
Replacement Reserve	\$0					
Transition Reserve	\$0					
Rent Reserve	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Total Reserve Costs	\$679,995	\$679,995	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$6,715,170	\$6,715,170		\$6,715,170		
Soft Cost Contingency	\$649,274	\$649,274		\$649,274		
Total Contingency Costs	\$7,364,444	\$7,364,444	\$0	\$7,364,444	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$90,309	\$90,309				
Environmental Audit	\$15,000	\$15,000		\$15,000		
Local Development Impact Fees	\$813,440	\$813,440		\$813,440		
Permit Processing Fees	\$331,177	\$331,177		\$331,177		
Capital Fees	\$0					
Marketing	\$238,750	\$238,750				
Furnishings	\$248,000	\$248,000		\$248,000		
Market Study	\$10,000	\$10,000				
Accounting/Reimbursable	\$0					
Appraisal Costs	\$10,000	\$10,000		\$10,000		
Broadband Readiness	\$0					
Other Costs: Start-up/Lease Up Expenses	\$124,000	\$124,000				
Other Costs: Audit/Cost Certification	\$50,000	\$50,000				
Other Costs: Printing	\$25,000	\$25,000		\$25,000		
Other Costs: Syndication Consultant	\$75,000	\$75,000				
Other Costs: Construction Supervision	\$75,000	\$75,000		\$75,000		
Total Other Costs	\$2,105,676	\$2,105,676	\$0	\$1,517,617	\$0	
SUBTOTAL PROJECT COST	\$93,808,936	\$93,808,936	\$0	\$83,627,302	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$12,544,095	\$12,544,095		\$12,544,095		
Consultant/Processing Agent	\$0					
Project Administration	\$0					
Broker Fees Paid to a Related Party	\$0	\$0				
Construction Oversight by Developer	\$0					
Other Developer Costs: (Specify)	\$0	\$0				
Total Developer Costs	\$12,544,095	\$12,544,095	\$0	\$12,544,095	\$0	
TOTAL PROJECT COST	\$106,353,031	\$106,353,031	\$0	\$96,171,397	\$0	
Eligible Basis:				\$96,171,397	\$0	
Total Eligible Basis:				\$96,171,397		

	DF 2021
Total Developer Fee (equals Total Developer Costs above):	\$12,544,095
Total Developer Fee paid from development funding sources:	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$1,300,000
Deferred Developer Fee payable from allowable 50% Distribution:	\$9,044,095
Developer Fee Contributed as Capital:	\$0

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds																			Commercial Sources		
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable perm loan	MOHCD Gap Financing	RCP Subsidy	AHP	Priority DDF	Non-priority DDF	GP Equity	0	0	0	0	0	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference Dev Budget vs. Sources
Soft cost in red (total AHSC AHD below)																			Total	Total			
\$0																							
LAND COST/ACQUISITION																							
Land Cost or Value	\$4,092,000																\$4,092,000	\$4,092,000	\$4,092,000	\$0			\$0
Demolition	\$0																	\$0	\$0	\$0			\$0
Legal	\$80,000										\$100						\$79,900	\$80,000	\$80,000	\$0			\$0
Land Lease Rent Prepayment	\$0																	\$0	\$0	\$0			\$0
Total Land Cost or Value	\$4,172,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$4,171,900	\$4,172,000	\$4,172,000	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																	\$0	\$0	\$0			\$0
Off-Site Improvements	\$2,839,170																\$2,839,170	\$2,839,170	\$2,839,170	\$0			\$0
Total Acquisition Cost	\$2,839,170		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,839,170	\$2,839,170	\$2,839,170	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$7,011,170		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$7,011,070	\$7,011,170	\$7,011,170	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$100,000																\$100,000	\$100,000	\$100,000	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																	\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																	\$0	\$0	\$0			\$0
REHABILITATION																							
Site Work	\$0																	\$0	\$0	\$0			\$0
Structures	\$0																	\$0	\$0	\$0			\$0
General Requirements	\$0																	\$0	\$0	\$0			\$0
Contractor Overhead	\$0																	\$0	\$0	\$0			\$0
Contractor Profit	\$0																	\$0	\$0	\$0			\$0
Prevailing Wages	\$0																	\$0	\$0	\$0			\$0
General Liability Insurance	\$0																	\$0	\$0	\$0			\$0
Urban Greening	\$0																	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																	\$0	\$0	\$0			\$0
NEW CONSTRUCTION																							
Site Work	\$694,695																\$694,695	\$694,695	\$694,695	\$0			\$0
Structures	\$62,934,104	\$19,610,404			\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000									\$774,214	\$62,934,104	\$62,934,104	\$0			\$0
General Requirements	\$0																	\$0	\$0	\$0			\$0
Contractor Overhead	\$0																	\$0	\$0	\$0			\$0
Contractor Profit	\$0																	\$0	\$0	\$0			\$0
Prevailing Wages	\$0																	\$0	\$0	\$0			\$0
General Liability Insurance	\$0																	\$0	\$0	\$0			\$0
Urban Greening	\$0																	\$0	\$0	\$0			\$0
Other New Construction: Photovoltaic Systems	\$683,730																\$683,730	\$683,730	\$683,730	\$0			\$0
Other New Construction: Security	\$125,000																\$125,000	\$125,000	\$125,000	\$0			\$0
Other New Construction: (Specify)	\$0																	\$0	\$0	\$0			\$0
Total New Construction Costs	\$64,437,529	\$19,610,404	\$0	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,277,639	\$64,437,529	\$64,437,529	\$0	\$0	\$0	\$0
ARCHITECTURAL FEES																							
Design	\$1,574,689																\$1,574,689	\$1,574,689	\$1,574,689	\$0			\$0
Supervision	\$200,000																\$200,000	\$200,000	\$200,000	\$0			\$0
Total Architectural Costs	\$1,774,689		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,774,689	\$1,774,689	\$1,774,689	\$0	\$0	\$0	\$0
Total Survey & Engineering	\$913,790																\$913,790	\$913,790	\$913,790	\$0			\$0
CONSTRUCTION INTEREST & FEES																							
Construction Loan Interest	\$6,551,541																\$6,551,541	\$6,551,541	\$6,551,541	\$0			\$0
Origination Fee	\$413,917																\$413,917	\$413,917	\$413,917	\$0			\$0
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0	\$0			\$0
Bond Premium	\$0																\$0	\$0	\$0	\$0			\$0
Cost of Issuance	\$535,360																\$535,360	\$535,360	\$535,360	\$0			\$0
Title & Recording	\$50,000																\$50,000	\$50,000	\$50,000	\$0			\$0
Taxes	\$185,120																\$185,120	\$185,120	\$185,120	\$0			\$0
Insurance	\$1,277,272																\$1,277,272	\$1,277,272	\$1,277,272	\$0			\$0
Employment Reporting	\$0																\$0	\$0	\$0	\$0			\$0
Other Construction Int. & Fees: Construction	\$30,000																\$30,000	\$30,000	\$30,000	\$0			\$0
Other Construction Int. & Fees: Lender	\$40,000																\$40,000	\$40,000	\$40,000	\$0			\$0
Total Construction Interest & Fees	\$9,083,210		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,083,210	\$9,083,210	\$9,083,210	\$0	\$0	\$0	\$0
PERMANENT FINANCING																							
Loan Origination Fee	\$161,933																\$161,933	\$161,933	\$161,933	\$0			\$0
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0	\$0			\$0
Title & Recording	\$20,000																\$20,000	\$20,000	\$20,000	\$0			\$0
Taxes	\$0																\$0	\$0	\$0	\$0			\$0
Insurance	\$0																\$0	\$0	\$0	\$0			\$0
Other Perm. Financing Costs: Lender	\$25,000																\$25,000	\$25,000	\$25,000	\$0			\$0
Other Perm. Financing Costs: CD/LAC and Mortgage Fees	\$0																\$0	\$0	\$0	\$0			\$0
Total Permanent Financing Costs	\$206,933		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,933	\$206,933	\$206,933	\$0	\$0	\$0	\$0

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds																	Residential Costs	Commercial Costs	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable perm loan	MOHCD Gap Financing	RCP Subsidy	AHP	Priority DDF	Non-priority DDF	GP Equity	0	0	0	0	0	Equity Investor:	Total Residential Sources			Source Name:	Source Name:	
Soft cost in red (total AHSC AHD below)																							
\$0																							
Subtotals Forward	\$83,527,321		\$19,610,404	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$21,367,331	\$83,527,321	\$83,527,321	Total	\$0	\$0	\$0
LEGAL FEES																							
Legal Paid by Applicant	\$60,000																\$60,000	\$60,000	\$60,000	\$0			\$0
Other Attorney Costs: Permanent Closing	\$15,000																\$15,000	\$15,000	\$15,000	\$0			\$0
Other Attorney Costs: Organization or Bodily Health	\$7,500																\$7,500	\$7,500	\$7,500	\$0			\$0
Other Attorney Costs: Syndication - GP	\$49,000																\$49,000	\$49,000	\$49,000	\$0			\$0
Total Attorney Costs	\$131,500		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,500	\$131,500	\$131,500	\$0	\$0	\$0	\$0
RESERVES																							
Operating Reserve	\$679,995																\$679,995	\$679,995	\$679,995	\$0			\$0
Replacement Reserve	\$0																	\$0	\$0	\$0			\$0
Transition Reserve	\$0																	\$0	\$0	\$0			\$0
Rent Reserve	\$0																	\$0	\$0	\$0			\$0
Other Reserve Costs: (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Reserve Costs: (Specify)	\$0																	\$0	\$0	\$0			\$0
Other Reserve Costs: (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Reserve Costs	\$679,995		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$679,995	\$679,995	\$679,995	\$0	\$0	\$0	\$0
CONTINGENCY COSTS																							
Construction Hard Cost Contingency	\$6,715,170																\$6,715,170	\$6,715,170	\$6,715,170	\$0			\$0
Soft Cost Contingency	\$649,274																\$649,274	\$649,274	\$649,274	\$0			\$0
Total Contingency Costs	\$7,364,444		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,364,444	\$7,364,444	\$7,364,444	\$0	\$0	\$0	\$0
OTHER PROJECT COSTS																							
TCAC App/Allocation/Monitoring Fees	\$90,309																\$90,309	\$90,309	\$90,309	\$0			\$0
Environmental Audit	\$15,000																\$15,000	\$15,000	\$15,000	\$0			\$0
Local Development Impact Fees	\$813,440																\$813,440	\$813,440	\$813,440	\$0			\$0
Permit Processing Fees	\$331,177																\$331,177	\$331,177	\$331,177	\$0			\$0
Capital Fees	\$0																\$0	\$0	\$0	\$0			\$0
Marketing	\$238,750																\$238,750	\$238,750	\$238,750	\$0			\$0
Furnishings	\$248,000																\$248,000	\$248,000	\$248,000	\$0			\$0
Market Study	\$10,000																\$10,000	\$10,000	\$10,000	\$0			\$0
Accounting/Reimbursable	\$0																\$0	\$0	\$0	\$0			\$0
Appraisal Costs	\$10,000																\$10,000	\$10,000	\$10,000	\$0			\$0
Broadband Readiness	\$0																\$0	\$0	\$0	\$0			\$0
Other Costs: Start-up/Lease Up Expenses	\$124,000																\$124,000	\$124,000	\$124,000	\$0			\$0
Other Costs: Audit/Cost Certification	\$50,000																\$50,000	\$50,000	\$50,000	\$0			\$0
Other Costs: Printing	\$25,000																\$25,000	\$25,000	\$25,000	\$0			\$0
Other Costs: Syndication Consultant	\$75,000																\$75,000	\$75,000	\$75,000	\$0			\$0
Other Costs: Construction Supervision	\$75,000																\$75,000	\$75,000	\$75,000	\$0			\$0
Total Other Costs	\$2,105,676		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,105,676	\$2,105,676	\$2,105,676	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$93,808,936		\$19,610,404	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$31,648,946	\$93,808,936	\$93,808,936	\$0	\$0	\$0	\$0
DEVELOPER COSTS																							
Developer Overhead/Profit	\$12,544,095								\$1,300,000	\$9,044,095							\$2,200,000	\$12,544,095	\$12,544,095	\$0			\$0
Consultant/Processing Agent	\$0																	\$0	\$0	\$0			\$0
Project Administration	\$0																	\$0	\$0	\$0			\$0
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0			\$0
Construction Oversight by Developer	\$0																	\$0	\$0	\$0			\$0
Other Developer Costs: (Specify)	\$0																	\$0	\$0	\$0			\$0
Total Developer Costs	\$12,544,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300,000	\$9,044,095	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$12,544,095	\$12,544,095	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$106,353,031	\$0	\$19,610,404	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$1,300,000	\$9,044,095	\$100	\$0	\$0	\$0	\$0	\$0	\$33,848,946	\$106,353,031	\$106,353,031	\$0	\$0	\$0	\$0
HOUSING RELATED-INFRASTRUCTURE (HRI)																							
Site acquisition of HRI including easements and right of ways																							\$0
Other Site Acquisition (Specify):																							\$0
TOTAL SITE ACQUISITION (Not Parking)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0
Clearing and Grubbing																							\$0
Demolition																							\$0
Excavation																							\$0
Grading (not grading for housing & mixed use structural improvements)																							\$0
Soil Stabilization (Lime, etc.)																							\$0
Erosion/Weed Control																							\$0
Dewatering																							\$0
Other Site Preparation (Specify):																							\$0
Other Site Preparation (Specify):																							\$0
TOTAL SITE PREPARATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0
Sanitary Sewer																							\$0
Potable Water																							\$0
Non-Potable Water																							\$0
Storm Drain																							\$0

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

AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds																		Commercial Sources			
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable perm loan	MOHCD Gap Financing	RCP Subsidy	AHP	Priority DDF	Non-priority DDF	GP Equity	0	0	0	0	0	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name:	Source Name:	Residential Cost Difference Dev Budget vs. Sources
Soft cost in red (total AHSC AHD below)																							
\$0																			Total	Total			
Design																		\$0					
Contractor Fee																		\$0					
Other Soft Costs (Specify):																		\$0					
TOTAL SOFT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Employment Reporting																		\$0					
Other Costs (Specify):																		\$0					
Other Costs (Specify):																		\$0					
TOTAL OTHER ASSET COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
HRI TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AHD TOTAL PROJECT COSTS	\$106,353,031	\$0	\$19,610,404	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$1,300,000	\$9,044,095	\$100	\$0	\$0	\$0	\$0	\$0	\$33,848,946	\$106,353,031	\$106,353,031	\$0	\$0	\$0	
TOTAL AHD & HRI PROJECT COSTS		\$0	\$19,610,404	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$1,300,000	\$9,044,095	\$100	\$0	\$0	\$0	\$0	\$0	\$33,848,946	\$106,353,031	\$106,353,031	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.																							

2021 TCAC Threshold Basis Limit for HCD Developer Fee 2017 UMR §8312(c) & (b) and High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) (revised 3/24/21)						
Complete all yellow shaded cells; see cell comments for tips						
Project Name:		Balboa Reservoir		County:	San Francisco	HCD Phase:
				Origination		
Unit Size	1/5/21 TCAC Threshold Basis Limits (TBL)		Number of Units		Basis x Number of Units	
SRO/Studio	\$511,928		8		\$4,095,424	
1 Bedroom	\$590,248		59		\$34,824,632	
2 Bedrooms	\$712,000		46		\$32,752,000	
3 Bedrooms	\$911,360		11		\$10,024,960	
4+ Bedrooms	\$1,015,312		0		\$0	
Number of Manager Units in Project:		1	TOTAL UNITS:		124	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):						\$81,697,016
TBL ADJUSTMENTS §10327(c)(5)(A-F):						Yes/No
(A) Project paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. (20%)						Yes
						\$16,339,403
Project certifies that (1) they are subject to a project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeship occupation in the building and construction trades. (5%)						Yes
						\$4,084,851
New construction project required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels. (10%)						No
						\$0
Project where a day care center is part of the development. (2%)						No
						\$0
Project where 100 percent of the Low Income units are for Special Needs populations. (2%)						No
						\$0
Project where at least 95% of the project's upper floor units are serviced by an elevator. (10%)						Yes
						\$8,169,702
Project wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed. (15%)						No
						\$0
Project wherein at least 95% of the building(s) is constructed as a Type III as defined in the California Building Code, or a Type III/Type I combination, in which case, the Type I 15% increase above is not allowed. (10%)						No
						\$0
(B) Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up to 10%)						
Proposed energy efficiency/resource conservation/indoor air quality items	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%)					No
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%)					No
	(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). (4%)					No
	(4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC software. (4%)					No
	(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%)					Yes
	(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%)					No
	(7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (1%)					No
	(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. (2%)					No
	(9) Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. (2%)					No
(D) Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer. (lesser of costs or 15% basis adjustment)						No
If Yes, select type of work:						Enter Certified Costs of Work: \$0
(E) Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.						Yes
						\$813,440
						Please Enter Amount Above:
(F) Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource. (10%)						No
						\$0
County eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	6075031000	Opportunity Map Resource level:	Highest Resource	

	A	B	C	D	E	F	G	H	I
1	HCD 2021 Developer Fee Calculator - revised 2/4/21 (complete YELLOW shaded cells)								
2	Project Phase:	Origination		Proposed Project Type:		4% Credits New Construction			
3	Project Name:	Balboa Reservoir							
4	Project's Developer Fee Summary						HCD Limit	Project Amt.	
5	Maximum Total Developer Fee - 2d						\$12,544,095	\$12,544,095	
6	Max Developer Fee payable from development funding sources - lesser of 1e & 2d						\$2,200,000	\$2,200,000	
7	Deferred Developer Fee payable on a priority basis from available Cash Flow						\$1,300,000	\$1,300,000	
8	Deferred Developer Fee payable exclusively from Sponsor Distributions						\$9,044,095	\$9,044,095	
9	Total Budgeted or Actual Developer Fee				\$12,544,095				
10	Developer Fee Contributed as Capital				\$0		Deferred Developer Fee	\$10,344,095	
11									
12	Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules								
13	a. Project's type of construction:	New Construction							\$2,200,000
14	b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)					\$83,627,302	x 15% =	\$12,544,095	
15	c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)					\$0	x 5% =	\$0	
16	d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)					\$0	x 15% =	\$0	
17	e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)								\$2,200,000
18									
19	Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules								
20	a. BIPOC Project meeting CDLAC §5230(f)(1)(B) - §10327(c)(2)(E)								No
21	b. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)					\$83,627,302	x 15% =	\$12,544,095	
22	c. Basis for non-residential project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)					\$0	x 15% =	\$0	
23	d1. Not Applicable								
24	d2. Not Applicable								
25	d3. Not Applicable								
26	d4. Not Applicable					\$0	X 5% =	\$0	
27	e. Maximum Total Developer Fee using TCAC 4% rules §8312(c)								\$12,544,095
28	f. Total Budgeted or Actual Developer Fee							\$12,544,095	
29	g. Budgeted Developer Fee paid from Development Sources					<i>Sum of Deferred and Contributed Developer Fee</i>	\$10,344,095	\$2,200,000	
30	h. Deferred Developer Fee payable on a priority basis from available Cash Flow							\$1,300,000	

Annual Income and Expenses

Employee Information					Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
		On-Site Manager(s)	\$62,000	\$0	
		On-Site Assistant Manager(s)	\$0	\$0	
		Supportive Services Staff Supervisor(s)	\$0		
		Supportive Services Coordinator, On-Site	\$60,000		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
		On-Site Maintenance Employee(s)	\$0	\$0	
		On-Site Leasing Agent/Administrative Employee(s)	\$42,440	\$0	
		On-Site Security Employee(s)	\$0	\$0	
		Janitor	\$37,940	\$0	
		Reapirs	\$47,840	\$0	
Total Salaries and Value of Free Rent Units			\$250,220	\$0	
	6711	Payroll Taxes	\$19,022	Show free rent as an expense?	Includes Retirement Plan Contributions
	6722	Workers Compensation	\$17,120		
	6723	Employee Benefits	\$53,618		
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$89,760		
Total Employee(s) Expenses			\$339,980		
Employee Units					
Income Limit	Job Title(s) of Employee(s) Living On-Site		Unit Type (No. of bdrms.)	Square Footage	
None	On-Site Manager(s)		2	900	
			0	0	
			0	0	
Total Square Footage				900	
Annual Operating Budget					
Acct. No.	Revenue - Income		Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$3,066,240	\$0	
	Restricted Unit Rents				
	Unrestricted Unit Rents				
5121	Tenant Assistance Payments		\$0		
	Subsidy Program Name				
	Subsidy Program Name				
	Operating Subsidies		\$0		
	Other: (specify)		\$0	\$0	
5910	Laundry and Vending Revenue		\$17,712		
5170	Garage and Parking Spaces		\$0	\$0	
5990	Miscellaneous Rent Revenue		\$0	\$0	
Gross Potential Income (GPI)			\$3,083,952	\$0	
	Vacancy Rate: Restricted Units		5.0%		
	Vacancy Rate: Unrestricted Units		5.0%		
	Vacancy Rate: Tenant Assistance Payments		5.0%		
	Vacancy Rate: Other: (specify)		5.0%		
	Vacancy Rate: Laundry & Vending & Other Income		5.0%		
	Vacancy Rate: Commercial Income			50.0%	
5220/5240	Vacancy Loss(es)		\$154,198	\$0	
Effective Gross Income (EGI)			\$2,929,754	\$0	
Acct. No.	Expenses		Residential	Commercial	Comments
Administrative Expenses: 6200/6300					
6203	Conventions and Meetings		\$5,114	\$0	
6210	Advertising and Marketing		\$500	\$0	
6250	Other Renting Expenses		\$1,000	\$0	
6310	Office/Administrative Salaries -- from above		\$42,440	\$0	
6311	Office Expenses		\$11,240	\$0	
6312	Office or Model Apartment Rent		\$0	\$0	
6320	Management Fee		\$73,800	\$0	
6330	Site/Resident Manager(s) Salaries -- from above		\$62,000	\$0	
6331	Administrative Free Rent Unit -- from above		\$0	\$0	
6340	Legal Expense -- Project		\$4,000	\$0	
6350	Audit Expense		\$10,500	\$0	
6351	Bookkeeping Fees/Accounting Services		\$14,022	\$0	
6390	Miscellaneous Administrative Expenses		\$138,098	\$0	Professional (HOA), Telephone/Answering Service, Security Monitoring, Security Maintenance
6263T	Total Administrative Expenses		\$362,714	\$0	

Annual Income and Expenses

Acct. No.	Expenses	Residential	Commercial	Comments
	Utilities Expenses: 6400			
6450	Electricity	\$47,232	\$0	
6451	Water	\$73,800	\$0	
6452	Gas	\$0	\$0	
6453	Sewer	\$103,320	\$0	
	Other Utilities: (specify)	\$0	\$0	
6400T	Total Utilities Expenses	\$224,352	\$0	
	Operating and Maintenance Expenses: 6500			Comments
6510	Payroll -- from above	\$85,780	\$0	
6515	Supplies	\$14,000	\$0	
6520	Contracts	\$68,500	\$0	
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	\$0	
6525	Garbage and Trash Removal	\$66,420	\$0	
6530	Security Contract	\$17,740	\$0	
6531	Security Free Rent Unit -- from above	\$0	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$6,500	\$0	
6548	Snow Removal	\$0	\$0	
6570	Vehicle & Maintenance Equipment Operation/Reports	\$4,000	\$0	
6590	Miscellaneous Operating and Maintenance Expenses	\$1,508	\$0	Uniforms
6500T	TOTAL Operating & Maintenance Expenses	\$264,448	\$0	
	Taxes and Insurance: 6700			Comments
6710	Real Estate Taxes	\$3,000	\$0	
6711	Payroll Taxes (Project's Share) -- from above	\$19,022	\$0	
6720	Property and Liability Insurance (Hazard)	\$154,612	\$0	
6729	Other Insurance (e.g. Earthquake)	\$0	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation -- from above	\$17,120	\$0	
6723	Health Insurance/Other Employee Benefits--from above	\$53,618	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$6,250	\$0	California Franchise Tax and Elevator Permits
6700T	Total Taxes and Insurance	\$253,622	\$0	
	Supportive Services Costs: 6900			Comments
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$60,000	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6900T	Total Supportive Services Costs	\$60,000	\$0	
	Total Operating Expenses	\$1,165,136	\$0	Comments
	Funded Reserves: 7200	Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$62,000	\$0	
7220	Other Reserves: (specify)	\$0	\$0	
7230	Other Reserves: (specify)	\$0	\$0	
7240	Other Reserves: (specify)	\$0	\$0	
	Total Reserves	\$62,000	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$0	\$0	
	Total Ground Lease	\$0	\$0	
	Net Operating Income	\$1,702,618	\$0	
	Financial Expenses: 6800			Comments
6820	1st Mortgage Debt Service	\$1,371,136	\$0	
6830	2nd Mortgage Debt Service	\$0	\$0	
6840	3rd Mortgage Debt Service	\$0	\$0	
6890	HCD must pay debt service	\$82,364	\$0	
6890	Annual Issuer Fees	\$26,989	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6800T	Total Financial Expenses	\$1,480,489	\$0	
	Cash Flow	\$222,129	\$0	
7190	Asset Management/Similar Fees	\$0	\$0	
Total Operating Expenses Per Unit		Per Year	Per Month	
Without any Adjustments		\$9,396	\$783	
With the Value of Rent-Free Units Included		\$9,396	\$783	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$8,888	\$741	

Cash Flow Analysis

Is Income from Restricted Units based on Restricted or Proposed Rents?						Proposed Rents		0														
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	
Restricted Unit Rents	2.0%	3,066,240	3,127,565	3,190,116	3,253,918	3,318,997	3,385,377	3,453,084	3,522,146	3,592,589	3,664,441	3,737,729	3,812,484	3,888,734	3,966,508	4,045,839	4,126,755	4,209,290	4,293,476	4,379,346	4,466,933	
Unrestricted Units	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tenant Assistance Payments																						
Subsidy Program Name	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subsidy Program Name	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Operating Subsidies	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other: (specify)	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Gross Potential Income - Housing		3,066,240	3,127,565	3,190,116	3,253,918	3,318,997	3,385,377	3,453,084	3,522,146	3,592,589	3,664,441	3,737,729	3,812,484	3,888,734	3,966,508	4,045,839	4,126,755	4,209,290	4,293,476	4,379,346	4,466,933	
Other Income																						
Laundry & Vending	2.0%	17,712	18,066	18,428	18,796	19,172	19,555	19,947	20,346	20,752	21,167	21,591	22,023	22,463	22,912	23,371	23,838	24,315	24,801	25,297	25,803	
Other Income	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Commercial Income	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Gross Potential Income - Other		17,712	18,066	18,428	18,796	19,172	19,555	19,947	20,346	20,752	21,167	21,591	22,023	22,463	22,912	23,371	23,838	24,315	24,801	25,297	25,803	
Gross Potential Income - Total		3,083,952	3,145,631	3,208,544	3,272,715	3,338,169	3,404,932	3,473,031	3,542,491	3,613,341	3,685,608	3,759,320	3,834,507	3,911,197	3,989,421	4,069,209	4,150,593	4,233,605	4,318,277	4,404,643	4,492,736	
Vacancy Assumptions																						
Restricted Units	5.0%	153,312	156,378	159,506	162,696	165,950	169,269	172,654	176,107	179,629	183,222	186,886	190,624	194,437	198,325	202,292	206,338	210,465	214,674	218,967	223,347	
Unrestricted Units	5.0%	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%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other: (specify)	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Laundry/Vending/Other Income	5.0%	886	903	921	940	959	978	997	1,017	1,038	1,058	1,080	1,101	1,123	1,146	1,169	1,192	1,216	1,240	1,265	1,290	
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Vacancy Loss		154,198	157,282	160,427	163,636	166,908	170,247	173,652	177,125	180,667	184,280	187,966	191,725	195,560	199,471	203,460	207,530	211,680	215,914	220,232	224,637	
Effective Gross Income		2,929,754	2,988,349	3,048,116	3,109,079	3,171,260	3,234,686	3,299,379	3,365,367	3,432,674	3,501,328	3,571,354	3,642,781	3,715,637	3,789,950	3,865,749	3,943,064	4,021,925	4,102,363	4,184,411	4,268,099	
Operating Expenses & Reserve Deposits																						
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.0%	1,102,136	1,135,200	1,169,256	1,204,334	1,240,464	1,277,678	1,316,008	1,355,488	1,396,153	1,438,037	1,481,179	1,525,614	1,571,382	1,618,524	1,667,080	1,717,092	1,768,605	1,821,663	1,876,313	1,932,602	
Real Estate Taxes	3.0%	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261	
Supportive Services Costs	3.0%	60,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792	76,006	78,286	80,635	83,054	85,546	88,112	90,755	93,478	96,282	99,171	102,146	105,210	
Replacement Reserve	0.0%	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Ground Lease	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Commercial Expenses	3.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Expenses & Reserves		1,227,136	1,262,090	1,298,093	1,335,176	1,373,371	1,412,712	1,453,233	1,494,970	1,537,959	1,582,238	1,627,845	1,674,821	1,723,205	1,773,041	1,824,373	1,877,244	1,931,701	1,987,792	2,045,566	2,105,073	
Net Operating Income		1,702,618	1,726,259	1,750,024	1,773,903	1,797,890	1,821,974	1,846,146	1,870,397	1,894,715	1,919,090	1,943,509	1,967,961	1,992,432	2,016,908	2,041,376	2,065,820	2,090,224	2,114,571	2,138,845	2,163,026	
Debt Service																						
1st Mortgage		1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	
Bridge Loan (repaid from Investor equity)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2nd Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3rd Mortgage Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc. Financial Expenses: (specify)		109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	
Total Required Debt Service		1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	
Cash Flow after all debt service		222,129	245,770	269,535	293,414	317,401	341,485	365,657	389,908	414,226	438,601	463,020	487,472	511,943	536,419	560,887	585,331	609,735	634,082	658,356	682,537	
Debt Service Coverage Ratio (DSCR)		1.15	1.17	1.18	1.20	1.21	1.23	1.25	1.26	1.28	1.30	1.31	1.33	1.35	1.36	1.38	1.40	1.41	1.43	1.44	1.46	
Use of Cash Flow After Debt Service - HCD Projects																						
Asset Mgmt./ Similar Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Deferred Developer Fee prior to Distributions & residual receipt payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Available for Residual Receipts Loans and Sponsor Distributions		222,129	245,770	269,535	293,414	317,401	341,485	365,657	389,908	414,226	438,601	463,020	487,472	511,943	536,419	560,887	585,331	609,735	634,082	658,356	682,537	
Sponsor Distributions	50%	111,065	122,885	134,767	146,707	158,700	170,742	182,828	194,954	207,113	219,300	231,510	243,736	255,971	268,210	280,443	292,665	304,867	317,041	329,178	341,268	
HCD Residual Payment	50%	111,065	122,885	134,767	146,707	158,700	170,742	182,828	194,954	207,113	219,300	231,510	243,736	255,971	268,210	280,443	292,665	304,867	317,041	329,178	341,268	
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Residual Payments	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Max Asset Mgmt/Similar Fees	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative paid Deferred Dev. Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Deferred Developer Fee budgeted for payment prior to distributions and residual receipt payments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					

Balboa Reservoir Sustainable Transportation Infrastructure (STI) PIN 47683														4/27/21
STI Project Summary														
	Project Name	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.)				Address	City	Zip	County	Census Tracts	APNs			
STI #1	Purchase of 2 BART Rail Cars	BART will purchase two new BART cars. These vehicle purchases are part of BART's Transbay Corridor Core Capacity Program, which will increase the number of trains operating through the Transbay Tube during peak hours, increase train lengths, and maximize throughput capacity throughout the system, increasing BART's capacity to carry passengers.				Alameda, Contra Costa, San Francisco, and San Mateo Counties	San Francisco	94112	San Francisco	6075031000				
Latitude: 37.72627		Longitude: -122.454094		Select the primary transit mode supported by this STI:				Heavy rail						
STI #2	Active Transportation	Installation of 2,802 LF of new context sensitive Class II, III, and Class IV bikeways on Lee Ave that connect to existing bike networks. Installation of 2,802 LF of new sidewalks along Lee Ave, which results in a key pedestrian network gap closure.				11 Frida Kahlo Way	San Francisco	94112	San Francisco	6075031000				
Latitude: 37.72627		Longitude: -122.454094		Select the primary transit mode supported by this STI:				N/A						
STI #3														
Latitude:		Longitude:		Select the primary transit mode supported by this STI:										
Bike Facility (BF) 1 - Linear Miles		0.11	BF1 Type	Class II	Bike Facility 2 - Linear Miles		0.07	BF2 Type	Class III	Bike Facility 3 - Linear Miles		0.35	BF3 Type	Class IV
Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk				2,419	# of Transit Routes Improved				1	Added or Improved Transit Service				Yes
Enter # and Amount for each	Crosswalks	4	AHSC Funds	\$131,000	Overcrossings	0	AHSC Funds	\$0	Undercrossings	0	AHSC Funds	\$0		
	Rail Cars	2	AHSC Funds	\$5,034,000	Street Cars	0	AHSC Funds	\$0	Buses	0	AHSC Funds	\$0		
	Shuttles	0	AHSC Funds	\$0	Vans	0	AHSC Funds	\$0	Total New Vehicles	2	Total AHSC New Vehicle Funding		\$5,034,000	
STI Eligible Costs §103(a)(3)(A) and Ineligible Costs §103(c)														
(i) Applicant certifies capital improvements in the STI budget result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined Project Area meeting the §102(c) or (d) transit requirements.														Yes
(ii) Total amount of eligible STI soft costs cannot exceed 30% of the total AHSC Program award.								Budgeted	\$0	Cost Cap	\$8,875,646	Overage	\$0	Ok
(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.								\$367,617	\$962,269	\$0	Ok			
(vi) Capital Project costs in budget that are required as a condition of local approval for the STI? <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, upload documentation below														
File Name	STI Cap Project Costs				Documentation showing Capital Project costs are required as a condition of local approval for STI.						Uploaded to HCD?	N/A		
(B) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M?														
§103(c) We certify the AHSC STI funded cost do not include any of the following ineligible costs:														
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion to be funded by AHSC or if the cost is incurred prior to the AHSC award;														
(2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;														
(3) In lieu fees for local inclusionary housing programs;														
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;														
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);														
(6) Costs and fees associated with the ongoing provision of internet service.														
STI Grant Terms §104(c)														
(1) We certify the STI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.														
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement.														
(3) We acknowledge if the STI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.														
STI Threshold §106(a)														
(7) STI Enforceable Funding Commitments (EFC): <i>see Appendix A (i) - for an explanation of Enforceable Funding Commitments (EFC).</i>														
EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?			
							Rate	Type						
1	Yes		AHSC STI Grant	State-HCD		\$7,988,935								
2	Yes	12/18/13	FTA Formula Funds	Fed	N/A	\$1,633,754	N/A	N/A	N/A	N/A	N/A			
3														
4														
5														
6														
7														
8														
9														
10														
\$1,633,754		<Total Committed Non-AHSC STI Funds		TOTAL (must equal STI Budget Amount)		\$9,622,689								
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.														

Balboa Reservoir Sustainable Transportation Infrastructure (STI) PIN 47683					4/27/21
File Name	EFC STI1; EFC STI2; EFC STI3; etc. Supporting documentation for the 1 non-AHSC STI funding commitments.			Uploaded to HCD?	Yes
(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.					Yes
NEPA:	Is Federal funding proposed that will trigger NEPA requirements?			Yes	If Yes, enter date of "Authority to Use Grant Funds" 12/18/13
CEQA:	Project approved "by-right"? 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 clearances.					
STI#1: Environmentally cleared as part of Silicon Valley Rapid Transit project; see Site Control letter for additional details and attachments. Record of Decision (ROD) date: 6/24/10.					
File Name	STI Environmental Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.			Uploaded to HCD?	N/A
File Name	STI Auth to Use Grant Funds For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.			Uploaded to HCD?	N/A
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each STI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.					
Agency / Issuer		Land Use Approval Date	Approval Type	Comments	
(11) Does applicant or Developer of Project have Site Control for each STI Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A) Yes					
Form of site control (See Site Control in Appendix A): Other (describe below)				Most recent document execution date: N/A	
If leasehold estate:		Rent based on restricted land value? N/A	Is acquisition cost \$0 in Dev. Budget? N/A	Prepaid lease loan used? If so answer (a-c) N/A	
(a) Funding amount based on the Present Value of lease payments? N/A		(b) Lender requesting Res. Receipts (not permissible) N/A	(c) Has loan amount been entered as a finance cost? N/A		
Describe any special circumstances, e.g. if there are multiple STI Projects provide site control information for each.					
File Name	STI Site Control Appropriate documentation to demonstrate the form of site control indicated above.			Uploaded to HCD?	Yes
(12) Applicants must demonstrate prior experience by providing evidence of two prior STI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the STI components of the AHSC Project for which funding is sought.					
(12) Which applicant demonstrates the prior experience noted below:		BRIDGE Housing Corporation			
STI Past Project #1			STI Past Project #2		
Project Name	Rail Car Procurement Program		Potrero Hope Phase 1 Public Improvements		
Development Entity	San Francisco Bay Area Rapid Transit District (BART)		Potrero Housing Associates I, L.P.		
Completion Date	3/31/21		5/27/21		
Brief Description	On May 10, 2012, the BART Board of Directors authorized the award of a contract to Bombardier Transit Corporation for the procurement of new rail cars. BART has replaced 296 of its rail cars as of March 2021 as part of an overall program to not only replace but to expand its fleet.		BRIDGE Housing Corporation, on behalf of Potrero Housing Associates I, L.P., has completed construction of various pedestrian improvements at 1101 Connecticut Street in San Francisco, CA. These improvements include pavement section, concrete curbs and gutters, concrete sidewalks and curb ramps, street lighting, street landscaping, and storm water controls.		
File Name	Past Exp STI1, Past Exp STI2 Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.			Uploaded to HCD?	Yes
(13) We certify as of the application date, the applicants or the STI real property is not party to or the subject of any claim or action in the state or federal courts.					Yes
(14) We certify that construction of the Project has not commenced as of the application deadline set forth in the NOFA.					Yes
(19) The STI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?					Yes
If "Yes", provide documentation the STI Project site is not within land designated as agricultural land per the FMMP tool.					
File Name	STI No Ag Demonstrate the STI site is not within land designated as agricultural land per FMMP tool.			Uploaded to HCD?	Yes
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):					
File Name	STI Ag Infill Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A).			Uploaded to HCD?	N/A
(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the STI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.					Yes
File Name	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.			Uploaded to HCD?	Yes
(21)(B) If STI Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where an STI Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application. Explain below how this requirement is satisfied in the replacement affordable housing development. If Project does not involve demolition or rehabilitation of existing affordable units, please indicate "N/A".					
STI Milestones					
Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"					
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.					
Capital Project Milestone Schedule					Date

Balboa Reservoir Sustainable Transportation Infrastructure (STI) PIN 47683	4/27/21
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development	6/8/21
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	6/24/10
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	N/A
Commencement of construction.	12/8/21
Construction completion and closeout.	6/30/23
Program funds fully disbursed.	11/30/27
Have all milestone dates been entered above?	Yes

Balboa Reservoir Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47683												4/27/21
If proposing multiple distinct STI Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total STI funds requested and cost cap.												
Cost Category	ALL FUNDING SOURCES											Comments
	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	
STI BUDGET #1 - Purchase of 2 BART Rail Cars												
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify):											\$0	
Other Complete Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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	\$5,034,634	\$1,633,754									\$6,668,388	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$5,034,634	\$1,633,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668,388	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	

Balboa Reservoir Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47683												4/27/21
If proposing multiple distinct STI Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total STI funds requested and cost cap.												
Cost Category	ALL FUNDING SOURCES											Comments
	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$5,034,634	\$1,633,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668,388	
Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.												
STI BUDGET #2 - Active Transportation												
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement	\$15,690										\$15,690	
Sidewalk, Curb and Gutter	\$1,471,110										\$1,471,110	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals	\$83,371										\$83,371	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements : caulking and painting	\$26,260										\$26,260	
Other Complete Street Improvements (Specify): Temporary elect.	\$14,593										\$14,593	
Total Complete Streets Improvements - Construction	\$1,611,024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,611,024	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	

Balboa Reservoir Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47683												4/27/21
If proposing multiple distinct STI Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total STI funds requested and cost cap.												
Cost Category	ALL FUNDING SOURCES											Comments
	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify): Tree planting, top soil, irrigation	\$975,660										\$975,660	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$975,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$975,660	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify): General Conditions, O&P	\$367,617										\$367,617	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$367,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367,617	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$2,954,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,954,301	
Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.												
STI BUDGET #3 -												
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify):											\$0	
Other Complete Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades for dedicated bus lanes)											\$0	

Balboa Reservoir Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47683												4/27/21
If proposing multiple distinct STI Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total STI funds requested and cost cap.												
Cost Category	ALL FUNDING SOURCES											Comments
	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.												
TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET												
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$1,611,024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,611,024	
Total Transit and Station Areas - Construction	\$5,034,634	\$1,633,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668,388	
Total Urban Greening	\$975,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$975,660	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$367,617	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367,617	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$7,988,935	\$1,633,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,622,689	

Balboa Reservoir Transportation Related Amenities (TRA) PIN 47683													4/27/21
TRA Project Summary													
	Project Name	Description (include: the general location and description of each TRA improvement)	Address	City	Zip	County	Census Tracts	APNs					
TRA #1	Next Generation Fare Gates at Balboa Park BART Station	BART will install 20 Next Generation Fare Gate consoles at Balboa Park BART Station as part of an effort to upgrade all fare gates throughout its system. BART's current fare gates are decades old and have proven ineffective in deterring fare evasion, which costs BART millions of dollars annually. The existing fare gates are also declining in reliability as they age. The Next Generation Fare Gate design incorporates a tall, swing-style gate with improved passenger throughput and maintainability, and a more modern appearance.	401 Geneva Ave	San Francisco	94112	San Francisco	6075031000						
Latitude: 37.72627		Longitude: -112.454094		Select the primary transit mode supported by this TRA:				Heavy rail					
TRA #2	Street Lighting at Balboa Reservoir Campus	Installation of 10 street lights on the Balboa Reservoir campus	401 Geneva Ave	San Francisco	94112	San Francisco	6075031000						
Latitude: 37.72627		Longitude: -112.454094		Select the primary transit mode supported by this TRA:				N/A					
TRA #3													
Latitude:		Longitude:		Select the primary transit mode supported by this TRA:									
Enter # & Amt. of new: Bus Shelters 0 AHSC Funds \$0 Bicycle Parking At Transit 0 AHSC Funds \$0 Bus Stop Benches 0 AHSC Funds \$0													
Safe and Accessible Walkways - length (in feet) of sidewalk directly improved (ex. provided shade to, illuminated) 2,419 Pedestrian Paths (linear feet) 0.0 Type Sidewalk													
# of Transit Routes Improved 8 Station Area or Transit Access Improvements Yes Fare Gates													
ID all intended outcomes of proposed active transportation component: Improved compliance with traffic laws Other barriers that may have existed on route (describe below)													
Improved sight distance/visibility Yes Elimination of potential conflict points Reduced vehicular speed/volume													
TRA Eligible Costs §103(a)(4) and Ineligible Costs §103(c)													
(B)(i) We certify the capital improvements in the TRA budget are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the §102(c) or (d) transit requirements.													Yes
(B)(ii) Total amount of eligible TRA soft costs cannot exceed 10% of the total AHSC Program award.													Budgeted \$0 Cost Cap \$2,958,549 Overage \$0 Ok
(B)(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.													Budgeted \$0 Cost Cap \$269,814 Overage \$0 Ok
(B)(v) Capital Project costs in budget that are required as a condition of local approval for the TRA?													No If Yes, upload documentation below
File Name TRA Cap Project Costs Documentation showing Capital Project costs are required as condition of local approval for TRA.													Uploaded to HCD? N/A
(C) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M?													Ok
§103(c) We certify the AHSC TRA funded cost do not include any of the following ineligible costs:													
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion to be funded by AHSC or if the cost is incurred prior to the AHSC award;													
(2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;													
(3) In lieu fees for local inclusionary housing programs;													
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;													
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);													
(6) Costs and fees associated with the ongoing provision of internet service.													
TRA Grant Terms §104(c)													
(1) We certify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.													Yes
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.													Yes
(3) We acknowledge if the TRA Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.													Yes
TRA Threshold §106(a)													
(7) TRA Enforceable Funding Commitments (EFC): <i>see Appendix A (i) - for an explanation of Enforceable Funding Commitments (EFC).</i>													
EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?		
							Rate	Type					
1	Yes		AHSC TRA Grant	State-HCD		\$1,732,406							
2	Yes	4/28/21	Federal Transit Administration Formula Grant Funds	Fed	N/A	\$764,335	N/A	Grant	N/A	N/A	N/A		
3	Yes	11/8/16	Regional Ballot Measure RR	Other	N/A	\$201,399	N/A	Grant	N/A	N/A	N/A		
4													
5													
6													
7													
8													
9													
10													
\$965,734		<Total Committed Non-AHSC TRA Funds		TOTAL (must equal TRA Budget Amt)		\$2,698,140							
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.													
File Name EFC TRA1; EFC TRA2; EFC TRA3 Supporting documentation for the 2 non-AHSC TRA funding commitments.													Uploaded to HCD? N/A
(8)(A) Applicant acknowledges completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.													Yes
NEPA: AHSC R6 Is Federal funding proposed that will trigger NEPA requirements? If Yes, enter date of "Authority to Use Grant Funds" 7/29/10													

Balboa Reservoir Transportation Related Amenities (TRA) PIN 47683					4/27/21
CEQA:	Project approved "by-right"?	Is Project Categorically Exempt?	Yes	Negative Declaration Date:	Final EIR Date:
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.					
NEPA: TRA #1, the Next Generation Fare Gate project, qualified for categorical exclusion. The NEPA Class of Action is Class II(c), Type 07 (Acquisition or Maintenance of vehicles or equipment). Refer to 23 CFR § 771.118(c)(7). HUD 7015.16 is not applicable; Authority to use grant funds was granted as of 7/29/10, the date when the fare collection equipment project was included in the 2000 Transportation Improvement Program of the Metropolitan Transportation Commission. CEQA: The Next Generation Fare Gate project qualifies for categorical exclusion.					
File Name	TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.		Uploaded to HCD?	N/A
File Name	TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.		Uploaded to HCD?	N/A
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each TRA Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.					
Agency / Issuer		Land Use Approval Date	Approval Type	Comments	
(11) Does applicant or Developer of Project have Site Control for each TRA Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A)					
Form of site control (See Site Control in Appendix A): Fee Title				Most recent document execution date:	
If leasehold estate:		Rent based on restricted land value?	Is acquisition cost \$0 in Dev. Budget?	Prepaid lease loan used? If so answer (a-c)	
(a) Funding amount based on the Present Value of lease payments?		(b) Lender requesting Res. Receipts (not permissible)		(c) Has loan amount been entered as a finance cost?	
Describe any special circumstances, e.g. if there are multiple TRA Projects provide site control information for each.					
BART has site control for TRA #1, the Next Generation Fare Gate project.					
File Name	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.		Uploaded to HCD?	Yes
(12)(A) Applicants must demonstrate prior experience by providing evidence of two prior TRA projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the TRA components of the AHSC Project for which funding is sought.					
(12) Which applicant demonstrates the prior experience noted below: Bridge Housing Corporation					
TRA Past Project #1			TRA Past Project #2		
Project Name	MacArthur BART Station Transit Village Plaza Improvements		Richmond Intermodal Improvement Project		
Development Entity	San Francisco Bay Area Rapid Transit District (BART)		San Francisco Bay Area Rapid Transit District		
Completion Date	12/1/19		12/1/15		
Brief Description	MacArthur BART Station Transit Village Plaza Improvements, including plaza and frontage road improvements, including a redesign of the exterior public space at the entrance of the MacArthur BART station for a more context-sensitive design that improves the safety and circulation of the station area for BART patrons and the general public. The project improvements include a secure 200-space bike station and new hardscape, seating areas, bus shelters and lighting to improve the multimodal transfer waiting areas.		Included complete reconfiguration and reconstruction of bus intermodal including roadways, curb/gutter, sidewalks, curb ramps, storm water management, urban greening, and pedestrian scale lighting.		
File Name	Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.		Uploaded to HCD?	N/A
(13) We certify as of the application date, the applicants or the TRA real property is not party to or the subject of any claim or action in the state or federal courts.					
(14) We certify that construction of the Project has not commenced as of the application deadline set forth in the NOFA.					
(19) The TRA Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?					
If "Yes", provide documentation the TRA Project site is not within land designated as agricultural land per the FMMP tool.					
File Name	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool.		Uploaded to HCD?	Yes
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):					
File Name	TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A).		Uploaded to HCD?	N/A
(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the TRA improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.					
File Name	TRA Local Approvals	Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.		Uploaded to HCD?	Yes
(21)(B) If the TRA Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where a TRA Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application.					
TRA Milestones					
Please provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital Project, please enter "N/A"					
Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.					
Capital Project Milestone Schedule					Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.					6/8/21
Site Control of site(s) by proposed developer.					N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.					6/8/21
Obtaining all necessary and discretionary public land use approvals.					N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.					N/A
Commencement of construction.					7/1/24
Construction completion and closeout.					12/31/26
Program funds fully disbursed.					12/31/26
Have all milestone dates been entered above?					Yes

Balboa Reservoir Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47683

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds	Regional Ballot Measure RR	0	0	0	0	0	0	0	Sources Total	
TRA BUDGET #1 - Next Generation Fare Gates at Balboa Park BART Station												
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	
Design		\$276,923									\$276,923	
Prototype development & testing		\$62,937									\$62,937	
Procurement/Legal		\$50,350									\$50,350	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$390,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,210	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify): Fare Gates - Material & Labor	\$1,300,000	\$147,552									\$1,447,552	
Other Transit Station or Stop (Specify): Fare Gates - Software Interfacing		\$226,573									\$226,573	
Total Transit Station or Stop - Construction	\$1,300,000	\$374,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,674,125	
Street Trees											\$0	
Bioswales											\$0	
Landscaping											\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking											\$0	
Drinking Fountains											\$0	

Balboa Reservoir Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47683

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds	Regional Ballot Measure RR	0	0	0	0	0	0	0	Sources Total	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify): Project Management			\$201,399								\$201,399	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$201,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,399	
Employee Reporting											\$0	
Vehicles											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$1,300,000	\$764,335	\$201,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,265,734	

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

TRA BUDGET #2 - Street Lighting at Balboa Reservoir Campus

Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$0	
Street Lights	\$348,300										\$348,300	
Signage	\$30,300										\$30,300	

AHSC R6

Balboa Reservoir Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47683

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds	Regional Ballot Measure RR	0	0	0	0	0	0	0	Sources Total	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$378,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378,600	
Street Trees											\$0	
Bioswales											\$0	
Landscaping											\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking											\$0	
Drinking Fountains											\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	
Vehicles											\$0	
Other Capital Costs (Specify): General Conditions and O&P	\$53,806										\$53,806	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$53,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,806	
Total TRA #2 Budgeted Project Costs	\$432,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432,406	

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

TRA BUDGET #3 -

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

Balboa Reservoir Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47683

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds	Regional Ballot Measure RR	0	0	0	0	0	0	0	Sources Total	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees											\$0	
Bioswales											\$0	
Landscaping											\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking											\$0	
Drinking Fountains											\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	
Vehicles											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET

Total Soft Costs	\$0	\$390,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,210	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Balboa Reservoir Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47683

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds	Regional Ballot Measure RR	0	0	0	0	0	0	0	Sources Total	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$1,678,600	\$374,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,052,725	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$201,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,399	
Total Other Capital Asset Costs	\$53,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,806	
Total TRA Budgeted Project Costs	\$1,732,406	\$764,335	\$201,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,698,140	

Balboa Reservoir Programs (PGM) PIN 47683										4/27/21				
PGM Project Summary §103(b)(1)														
Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.														
See cell comments. Complete all yellow cells for each Program.		Program Description				Address		City		Zip		County		
PGM #1	Transit Ridership		Each of the 87 restricted units will be provided with one (1) discounted pass priced at no more than half of retail cost, 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.						San Francisco		94112		San Francisco	
	Transit Passes for Residents													
Latitude: 37.72627		Longitude: -122.454094		Select the Program Cost Type §103(b)(1): Program Creation										
PGM #2	Workforce Dev.		GRID Alternatives will extend our successful solar training program for up to 20 project area residents. The solar training is a comprehensive program that provides trainees with both virtual and hands-on solar installation learning opportunities with particular focus on the most competitive skills to land jobs in the solar and related construction industries. Trainees receive certificates of completion as well as receive soft skills training such as resume writing and completing job applications. We introduce each trainee to hiring employers at the end of the program, too.						San Francisco		94112		San Francisco	
	GRID Alternatives													
Latitude: 37.72627		Longitude: -122.454094		Select the Program Cost Type §103(b)(1): Program Expansion										
PGM #3														
Latitude:		Longitude:		Select the Program Cost Type §103(b)(1):										
PGM Eligible Costs §103(b) and Ineligible Costs §103(c) - eligible costs may include operational costs for programs for the term of the grant (3 years)														
(1) Program Costs in Project include: Both Program creation and Expansion of existing programs to serve new populations or offer new program service and implementation														
Please briefly describe how the Program Operator will sustain the Program beyond the term of the AHSC standard agreement and funds.														
GRID has successfully funded their workforce development programs through a diversity of corporate and foundation grants as well as through fee-for-service projects. Our program has received funding from financial institution partnerships, such as Wells Fargo and state grants such as the State of California Community Reinvestment Grants, as well as foundation funding from groups like the Sills Family Foundation.														
						Budgeted less required transit passes/cards		Cost Cap		Overage				
(2) Total grant amount for Program Costs within a Project Area cannot exceed 30% of the funding request for the overall Project up to \$500,000 not including required transit passes/cards described in §106(a).						\$100,012		\$500,000		\$0		Ok		
§103(c) We certify the AHSC PGM funded costs do not include any of the following ineligible costs:														
(1) Costs are not eligible if there is another feasible, available source of committed funding for STI portion thereof to be funded by AHSC or if cost is incurred prior to AHSC award;														
(2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;														
(3) In lieu fees for local inclusionary housing programs;														
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;														
(5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);														
(6) Costs and fees associated with the ongoing provision of internet service.														
Yes														
PGM Threshold §106(a)														
(7) PGM Enforceable Funding Commitments (EFC) See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).														
EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?			
							Rate	Type						
1	Yes		AHSC PGM Grant	State-HCD		\$253,741	Transit Passes will not contribute to \$500k AHSC PGM cap.							
2														
3														
4														
5														
6														
7														
8														
9														
10														
\$0		<Total Committed Non-AHSC PGM Funds		TOTAL (must equal PGM Budget		\$253,741								
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.														
File Name		EFC PGM1, EFC PGM2, EFC PGM3		Supporting documentation for the 0 non-AHSC PGM funding commitments.					Uploaded to HCD?		N/A			
(12) Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant														
(12) Which applicant demonstrates the prior experience noted below: Bridge Housing Corporation														
PGM Past Project #1						PGM Past Project #2								
Project Name		Ironhorse at Central Station				Installation Basics Training 200 Program								
Operating Entity		BRIDGE Housing Corporation				GRID Alternatives								

Balboa Reservoir Programs (PGM) PIN 47683		4/27/21
Brief Description	Ironhorse at Central Station was developed by BRIDGE Housing in 2011 and provides 99 affordable family apartments. The project stands at the center of Central Station, an exciting reintegration of approximately 29 acres of unused industrial land into the surrounding residential neighborhood in West Oakland.	Multi-year funded program through the California Community Reinvestment Grant program to provide solar installation training and job placement
Describe the prior experience of the Program Operator with operating similar successful programs.	AC Transit EasyPasses have been purchased annually for the property since it's construction completion in 2011. One pass is provided per unit (99 units), plus one pass is provided to a designated member of the property's Management Office (100 passes total). Passes may be utilized for unlimited usage on all AC Transit local and Transbay buses. The development is located in an AC Transit Level of Transit Service (LTS) area 4 and each discounted pass is available for approximately \$103.50 each. Passes will be provided to	This project addresses the issue of unemployment and recidivism in communities of concern, in particular with low-income individuals, people of color and the formerly incarcerated, through our 200-hour Installation Basics Training program (IBT-200), which provides low-income job seekers with intensive, skills-based training to successfully launch careers in solar and related construction sectors. This program provides up to 50 trainees in our IBT-200 program in San Joaquin, Sacramento and Butte County during the grant period.
(22) We certify the PGM is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.		Yes
Program Need and Readiness		
Please briefly describe the proposed Program(s) Activity		
GRID will extend our successful solar training program for up to 20 project area residents. The solar training is a comprehensive program that provides trainees with both virtual and hands-on solar installation learning opportunities with particular focus on the most competitive skills to land jobs in the solar and related construction industries. Trainees receive certificates of completion as well as receive soft skills training such as resume writing and completing job applications. We introduce each trainee to hiring employers at the end of the program, too. GRID's solar training program is a low-barrier design, meeting trainees "where they are at" and no previous experience is required.		
Who are the targeted users for the Program(s)?		
Low-income residents and those from underserved communities with barriers to employment, such as re-entry citizens or those with economic hardships that have kept them from professional development in the trades and/or education, particularly in communities of color. Unemployment is high in these communities due to factors such as historic barriers resultant from systemic racism including educational barriers. Statewide, 87% of our participants identify as people of color.		

Balboa Reservoir Programs (PGM) PIN 47683

4/27/21

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

GRID Alternatives has a vision of a successful transition to clean, renewable energy that includes them. Environmental justice and social equity is core to GRID's mission- those that are most impacted by pollution, poverty and climate change should be among the first to benefit from investments in climate resiliency. An equitable transition means that the emerging clean energy economy should drive economic growth and environmental benefits into communities of concern. GRID's program does both: translating financial benefits of solar installation into direct monthly energy savings for low-income families living in impacted communities, and into solar jobs for unemployed and under-employed community members

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

None

PGM Milestones

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

Program Milestone Schedule	Date
Program designed.	6/8/21
Program operator identified.	6/8/21
Obtaining all enforceable funding commitments.	6/8/21
Program operations start.	7/1/23
Identification and commitment of program operator and partners.	6/8/21
Completion of a business or a work plan.	6/8/21
Identification of ongoing support for operation costs beyond grant period.	6/8/21
Program funds fully disbursed	7/1/26
Have all milestone dates been entered above?	
	Yes

Balboa Reservoir Programs (PGM) Sources and Uses Budget PIN 47683												4/27/21
If proposing multiple distinct Programs, provide detail for each Program in the PGM worksheet and in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.												
Cost Category	ALL FUNDING SOURCES											Comments
	AHSC PGM Grant	0	0	0	0	0	0	0	0	0	Sources Total	
PGM BUDGET #1 - Transit Passes for Residents												
Direct Staff Cost 1 (Specify)											\$0	
Direct Staff Cost 2 (Specify)											\$0	
Direct Staff Cost 3 (Specify)											\$0	
Direct Staff Cost 4 (Specify)											\$0	
Direct Staff Cost 5 (Specify)											\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)											\$0	
Other Indirect Staff Cost (Specify)											\$0	
Other Indirect Staff Cost (Specify)											\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel											\$0	
Equipment											\$0	
Required Transit Passes/Cards (see cell comment)	\$153,729										\$153,729	
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	
Other Capital Costs (Specify)											\$0	
Total Other Capital Costs	\$153,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,729	
Total PGM #1 Budgeted Project Costs	\$153,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153,729	
PGM BUDGET #2 - GRID Alternatives												
Direct Staff Cost 1 (Specify): Staff	\$52,960										\$52,960	
Direct Staff Cost 2 (Specify)											\$0	
Direct Staff Cost 3 (Specify)											\$0	
Direct Staff Cost 4 (Specify)											\$0	
Direct Staff Cost 5 (Specify)											\$0	
Total Direct Staff Costs	\$52,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,960	
Other Indirect Staff Cost (Specify)	\$9,092										\$9,092	
Other Indirect Staff Cost (Specify)											\$0	
Other Indirect Staff Cost (Specify)											\$0	
Total Indirect Staff Costs	\$9,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,092	
Total Staff Costs	\$62,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,052	
Travel	\$7,960										\$7,960	
Equipment											\$0	
Required Transit Passes/Cards (see cell comment)											\$0	
Other Transit Passes											\$0	
Supplies (Specify)											\$0	
Supplies (Specify)											\$0	
Other Capital Costs (Specify): Stipends	\$30,000										\$30,000	
Other Capital Costs (Specify)											\$0	
Other Capital Costs (Specify)											\$0	
Other Capital Costs (Specify)											\$0	
Other Capital Costs (Specify)											\$0	
Other Capital Costs (Specify)											\$0	
Total Other Capital Costs	\$37,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,960	
Total PGM #2 Budgeted Project Costs	\$100,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,012	
PGM BUDGET #3 -												
Direct Staff Cost 1 (Specify)											\$0	
Direct Staff Cost 2 (Specify)											\$0	
Direct Staff Cost 3 (Specify)											\$0	
Direct Staff Cost 4 (Specify)											\$0	
Direct Staff Cost 5 (Specify)											\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)											\$0	
Other Indirect Staff Cost (Specify)											\$0	
Other Indirect Staff Cost (Specify)											\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$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	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL PROGRAM (PGM) BUDGET												
Total Direct Staff Costs	\$52,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,960	
Total Indirect Staff Costs	\$9,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,092	
Total Other Capital Costs	\$191,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$191,689	
Total PGM Budgeted Project Costs	\$253,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,741	

Balboa Reservoir Quantitative Policy Scoring §107 PIN 47683										4/27/21							
55 Points Max (points in blue shaded cells)										Total Quantitative Self Score							
Active Transportation Improvements §107(b) - 10 Points Max										10							
(1) Length of Context Sensitive Bikeways (PAM) - 2 points max																	
Total length (in linear miles) of AHSC Funded Context Sensitive Bikeways (from STI worksheet):										0.53	2						
(2) Will Project link the AHD or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified in an official public planning document? The existing or planned bicycle network must be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of either the AHD or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways. - 1 point											Yes	1					
File Name	Bicycle Network Connectivity								Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.	Uploaded to HCD?	Yes						
(3) Barriers to safe access of bicycle routes - 2 points max (one point for each)																	
Select how Project will address safe access of routes:										Eliminate potential conflict points	2						
File Name	Safe Bicycle Routes								Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes						
(4) Length of Safe and Accessible Walkways (PAM) - 2 points max																	
Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved (from STI & TRA worksheets):										4,838	2						
(5) Pedestrian Crossing point that directly links two pedestrian networks - 1 point																	
Pedestrian crossing point within the Project Area that directly links two pedestrian networks that are unlinked for one quarter mile:										placement of new sidewalk	1						
File Name	Pedestrian Network Connectivity								PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.	Uploaded to HCD?	Yes						
(6) Barriers to safe access of pedestrian routes - 2 points max (one point for each)																	
Select how Project will address safe access of routes:										Eliminate potential conflict points	2						
File Name	Safe Pedestrian Routes								Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes						
Green Buildings and Renewable Energy §107(c) - 10 Points Max										10							
(1) Green Building Status - 3 points										Construction Type: Residential Construction	3						
Green building status beyond State mandatory building code requirements as verified:										Green Point Rated New Construction: Gold							
File Name	Green Building Status								Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the green building status.	Uploaded to HCD?	Yes						
(2) AHD or Mixed Use Development powered entirely through electricity - 7 points max																	
Identify the Project's level of electric design:										Project will be powered entirely through electricity with no connections to natural gas infrastructure.	7						
File Name	Electric Design								Document the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?	Yes						
Housing and Transportation Collaboration §107(d) - 9 Points Max										8							
(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points max																	
AHD & HRI Requested: \$19,610,404										STI Requested: \$7,988,935	Total AHSC Funds Requested: \$29,585,486	STI funds Requested as % of Total AHSC Requested: 27%	6				
(2) TRA Funds Requested (at or not at Transit Station or Stop) as percentage of Total AHSC Requested - 2 points max																	
TRA Req: \$1,732,406										TRA (Transit Station or Stop) \$1,678,600	Total AHSC Funds Requested: \$29,585,486	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req: 6%	TRA Funds Requested as % of Total AHSC Requested: 6%	2			
(3a) Funding from other Greenhouse Gas Reduction Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below																	
GGRF Program Project has received funding from:										Funding Amount:	0						
File Name	GGRF Fund Evidence								Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project.	Uploaded to HCD?	N/A						
(3b) Within environmentally cleared High Speed Rail Station Planning Area - 1 point max																	
Is Project within environmentally cleared High Speed Rail Station Planning Area?										No	0						
File Name	High Speed Rail Area								Document Project being within environmentally cleared High Speed Rail Station Planning Area.	Uploaded to HCD?	N/A						
Location Efficiency and Access to Destinations §107(e) - 6 Points Max										6.0							
(1) Location Efficiency - Walkability - 3 points max																	
Enter Project address (or Project's center most point if no specific address) on US EPA Walkability Index to determine Walkability.																	
Project address or corridor: 11 Frida Kahlo Way, San Francisco, CA 94112										Walkability Index: Most Walkable	3						
(2) Location Efficiency to Key Destinations (PAM) - .333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within 1/2 mile of the AHD)																	
Grocery store-meets CalFresh requirements:										Yes	Licensed child care facility:	Yes	Public library:	Yes	Bank or Post Office:	Yes	3.0
Medical clinic-accepts Medi-Cal payments:										No	Pharmacy:	Yes	Office park:	Yes	Place of Worship:	Yes	
Public elementary, middle or high school:										Yes	Park-accessible to general public:	No	University or junior college:	Yes			
Funds Leveraged §107(f) - 4 Points Max										3							
Non-AHSC Enforceable Funding Commitments (EFC): \$54,263,169										AHSC Funds Requested: \$29,585,486	Non-AHSC EFCs as a % of AHSC Requested: 183%						
Anti-Displacement Strategies §107(g) - 6 Points Max										6							
(1) Projects that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the Project - 1 point per strategy - 4 points max										# of Strategies Implemented	4	4					
Strategies Voluntarily Implemented by Applicant (select "Yes" for each strategy implemented). These Strategies must be funded by the AHSC Applicant.																	
Funding a community multi-lingual tenant legal counseling service. These funds do not need to be supplied by AHSC.											No						
Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community.											No						
Funding a community based organization with a history of working in the local community to conduct displacement prevention work. These funds do not need to be supplied by AHSC. The application must include an executed agreement between the community based organization and applicant identifying the outcomes of the funded work.											No						
File Name	Community Based Org Agrmnt								Executed agreement between the community based organization and applicant identifying the outcomes of the funded work.	Uploaded to HCD?	N/A						
Strategies Implemented by Local Jurisdiction (select "Yes" for each strategy implemented). These Strategies will only be awarded points if these policies are within local code or are ongoing programs of the local jurisdiction. All actions may only qualify for a single strategy. Strategies or programs must exceed State minimum standards. Local ordinances that match or exceed legal provisions such as tenant protection laws adopted in response to COVID-19 or those included under Government Code 66300 (Housing Crisis Act of 2019) may count for points in this section so long as they are not temporary.																	
Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Gov. Code §65583.2(g)(3).											Yes						
Rent stabilization programs beyond what is required by California Civil Code 1946.2.											Yes						
Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2.											Yes						
Policies to preserve Single Room Occupancy (SRO) housing or mobile home parks.											Yes						
Condominium conversion restrictions.											Yes						

Balboa Reservoir Quantitative Policy Scoring §107 PIN 47683										4/27/21	
Land banking programs actively receiving funding with a cumulative value of at least \$1,000,000. If Yes, provide details below.											
For each land banking program totalling at least \$1,000,000 in allocations, enter the program name followed by program type.											
Community benefit zoning and/or other land value recapture strategy.											
Rent review board and/or mediation, foreclosure assistance, or multi-lingual tenant legal counseling services.											
Policies to facilitate the development of new accessory dwelling units.											
Density bonus ordinances that expand on state replacement requirements											
File Name	Anti-Displacement Resident	Document each strategy or program and how it relates to the AHSC Project; how strategies exceed state requirements, if applicable; and who will implement any strategies under "Voluntarily Implemented by Applicants" and how they will do so.						Uploaded to HCD?	Yes		
(2) Projects demonstrating policies, strategies or programs that either currently exist or will be implemented through this Project to prevent the displacement of locally-owned businesses from the area surrounding the Project. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this Project. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this Project, or both newly implemented through this Project. - 1 point per strategy - 2 points max							Number of Existing Strategies:	1	Number of Newly Implemented Strategies:	1	2
	Implementation of an overlay zone to protect and assist small businesses	Existing Strategy	Establishment of a small business advocate office and single point of contact for every small business owner								
	Creation and maintenance of a small business alliance	Will be Implemented	Increased visibility of the jurisdiction's small business assistance programs								
	Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses		Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting								
File Name	Anti-Displacement Business	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.						Uploaded to HCD?	Yes		
Local Workforce Development & Hiring Practices §107(g) - 3 Points Max										3	
(3) Projects that implement at least one workforce development strategy - 1.5 points per strategy, projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.								# of Strategies	2		
A. Funding workforce development organization that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from Disadvantaged Communities.										Yes	
File Name	Workforce Strategy A, B, C, D	Document each workforce development strategy including the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.						Uploaded to HCD?	Yes		
B. Funding a partnership with a workforce development board that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from Disadvantaged Communities.											
File Name	Workforce Development	Must submit program metrics detailing the demographics and numbers of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs.						Uploaded to HCD?			
C. Project is bound by a Skilled and Trained workforce commitment.											
File Name	Skilled Workforce	A letter of intent letter of intent between the developer and the certified apprenticeship program outlining the mechanism to deliver on the term of that commitment.						Uploaded to HCD?			
D. Projects that have developed a Project labor or community workforce agreement.											
File Name	Workforce Agreement	Provide agreements, including a plan to pull a defined set of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships.						Uploaded to HCD?			
E. Projects that are located in jurisdictions with local hire ordinances that directly apply to the Project.											Yes
File Name	Workforce Local Hires	Documentation of those requirements and a concrete plan to comply, including a specific number of targeted workers or apprenticeships to be hired, the mechanism for doing so, and the programs from which they will be pulled.						Uploaded to HCD?	Yes		
Housing Affordability §107(h) - 5 Points Max										5	
Total AHD Units Restricted to Extremely Low Income (ELI) Households:		26	Total AHD Units:		124	ELI Restricted AHD Units as a % of Total AHD Units:		21%			
Programs §107(i) - 2 Points Max										2	
(1) AHSC Funded Eligible Program - 1 point											
Proposed Eligible Program:		Workforce Development Programs								1	
(2) Applicant Provided Program Documentation - 1 point (if Yes, attach documentation)											
Program Operator will sustain the program beyond the term of the AHSC Program grant (three years)?										Yes	1
File Name	Program Continuation	Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).						Uploaded to HCD?	Yes		

Balboa Reservoir Narrative-Based Scoring §107(k)(l)(m)(n) - 15 Points Max PIN 47683			4/27/21	
For this section, applicants must include a PDF attachment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please include the bolded headers listed below for each section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation, 11 point font minimum. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.				
File Name	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
Collaboration & Planning - §107(k) - 4 Points				
(1) Local Planning Efforts *Narrative				
Identify what local planning efforts the Project implements, and if applicable, describe what particular components of the Project are derived from a local plan. Explain how local government agencies were involved in the process of creating the Project. Refer to Section 107(m)(1) of the Guidelines for further guidance.				
File Name	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Yes
(2) Housing and Transportation Collaboration *Narrative				
Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC Project. Explain the process involved in coming together to create a larger version for the Project Area (PAM). Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive Project.				
File Name	Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.	Uploaded to HCD?	Yes
Community Benefits & Engagement - §107(l) - 6 Points				
(1) Community Engagement and Leadership *Narrative				
Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this Project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.				
File Name	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
(2) Addressing Community Needs *Narrative				
Demonstrate how the proposed AHSC Project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a Disadvantaged Community or Low-Income Community , applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address. For all Projects, applicants are encouraged to cite key factors contributing to less healthy community conditions from their Healthy Places Index score as community needs that their Project will address.				
File Name	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
Community Climate Resiliency - §107(m) - 3 Points				
(1) Climate Adaptation Assessment Matrix				
Fill out the Climate Adaptation Assessment Matrix (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the Project is considering climate Projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g. time horizon).				
File Name	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
(2) Climate Adaptation *Narrative				
Describe how the risk posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lifetime of Project elements, risks posed by changing climate conditions, and consequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the Project conforms to the implementation of that plan (Government Code section 65302(g)(4)), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Separate responses according to climate impacts.				
Community Air Pollution Exposure Mitigation §107(n) - 2 Points Max				
(1) Air Pollution Exposure Mitigation Strategies *Narrative				
Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the Project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the Project, how they were selected, and how they address pollution sources.				

Overview worksheet Uploads				
FAAST FILE:	AB1550	Applicable CARB Priority Population Benefit Criteria Tables.	Uploaded to HCD?	Yes
FAAST FILE:	Project Area Map	Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning §107(m)(2) must also be identified on the PAM. Refer to the Project Area Mapping Guidance.	Uploaded to HCD?	Yes
FAAST FILE:	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Map. Refer to the Project Area Mapping Guidance.	Uploaded to HCD?	Yes
FAAST FILE:	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Uploaded to HCD?	Yes
FAAST FILE:	MPO Support Doc	Document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-MPO regions, per §106(a).	Uploaded to HCD?	Yes
FAAST FILE:	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.	Uploaded to HCD?	Yes
FAAST FILE:	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	Uploaded to HCD?	Yes
FAAST FILE:	Hsng Element Letter	A jurisdiction's current housing element status is obtainable thru HCD's website	Uploaded to HCD?	Yes
FAAST FILE:	Indian Tribe	If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support requirements as described in Appendix B.	Uploaded to HCD?	N/A
FAAST FILE:	STI TRA Agrmnt	If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 OrgDoc1, App1 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 OrgDoc1, App2 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	App3 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 OrgDoc1, App3 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	App4 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 OrgDoc1, App4 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	App5 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 OrgDoc1, App5 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	App5 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	Owner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	AGP Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	AGP Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	AGP OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	AGP OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes

FAAST FILE:	AGP Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	AGP Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	AGP TIN	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	AGP Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	AGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	TIN	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	TIN	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
Certification and Legal				
FAAST FILE:	Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	N/A
AHD-HRI				
FAAST FILE:	Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
FAAST FILE:	Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required	Uploaded to HCD?	N/A
FAAST FILE:	SFH Lease Addendum	\$106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close.	Uploaded to HCD?	N/A
FAAST FILE:	AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	Yes
FAAST FILE:	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes
FAAST FILE:	AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Uploaded to HCD?	N/A
FAAST FILE:	HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
FAAST FILE:	HRI Market Study	Completed market study prepared within one year of the application due date.	Uploaded to HCD?	N/A
FAAST FILE:	HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	N/A
FAAST FILE:	Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	N/A
FAAST FILE:	HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	N/A
FAAST FILE:	HRI Ag Infill	Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	N/A
FAAST FILE:	Article XXXIV Attorney Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered.	Uploaded to HCD?	Yes
FAAST FILE:	Article XXXIV Authority	Copy of document providing Authority.	Uploaded to HCD?	Yes
FAAST FILE:	Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation.	Uploaded to HCD?	N/A
Max Funds & Unit Mix				
FAAST FILE:	Utility Allowance	Local housing authority document showing current utility allowance chart, with relevant components circled.	Uploaded to HCD?	Yes
Dev Sources				
FAAST FILE:	EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments.	Uploaded to HCD?	Yes
STI				
FAAST FILE:	STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Uploaded to HCD?	N/A
FAAST FILE:	EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 0 non-AHSC STI funding commitments.	Uploaded to HCD?	Yes

FAAST FILE:	STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
FAAST FILE:	STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
FAAST FILE:	STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
FAAST FILE:	Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	Yes
FAAST FILE:	STI No Ag	Demonstrate the STI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
FAAST FILE:	STI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
TRA				
FAAST FILE:	TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Uploaded to HCD?	N/A
FAAST FILE:	EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Uploaded to HCD?	N/A
FAAST FILE:	TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
FAAST FILE:	TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
FAAST FILE:	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
FAAST FILE:	Past Exp TRA1, Past Exp TRA2	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
FAAST FILE:	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
FAAST FILE:	TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	TRA Local Approvals	Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
PGM				
FAAST FILE:	EFC PGM1, EFC PGM2, EFC PGM3	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
Quantitative Policy				
FAAST FILE:	Bicycle Network Connectivity	Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.	Uploaded to HCD?	Yes
FAAST FILE:	Safe Bicycle Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
FAAST FILE:	Pedestrian Network Connectivity	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.	Uploaded to HCD?	Yes
FAAST FILE:	Safe Pedestrian Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
FAAST FILE:	Green Building Status	Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the green building status.	Uploaded to HCD?	Yes
FAAST FILE:	Electric Design	Document the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?	Yes
FAAST FILE:	GGRF Fund Evidence	Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project.	Uploaded to HCD?	N/A
FAAST FILE:	High Speed Rail Area	Document Project's location within environmentally cleared High Speed Rail Station Planning Area.	Uploaded to HCD?	N/A
FAAST FILE:	Community Based Org Agrmnt	Executed agreement between the community based organization and applicant identifying the outcomes of the funded work.	Uploaded to HCD?	N/A
FAAST FILE:	Anti-Displacement Resident	Document each strategy or program and how it relates to the AHSC Project; how strategies exceed state requirements, if applicable; and who will implement any strategies under "Voluntarily Implemented by Applicants" and how they will do so.	Uploaded to HCD?	Yes
FAAST FILE:	Anti-Displacement Business	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	Uploaded to HCD?	Yes
FAAST FILE:	Workforce Strategy A, B, C, D	Document each workforce development strategy including the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.	Uploaded to HCD?	Yes
FAAST FILE:	Workforce Development	Must submit program metrics detailing the demographics and numbers of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs.	Uploaded to HCD?	
FAAST FILE:	Skilled Workforce	A letter of intent letter of intent between the developer and the certified apprenticeship program outlining the mechanism to deliver on the term of that commitment.	Uploaded to HCD?	
FAAST FILE:	Workforce Agreement	Provide agreements, including a plan to pull a defined set of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships.	Uploaded to HCD?	
FAAST FILE:	Workforce Local Hires	Documentation of those requirements and a concrete plan to comply, including a specific number of targeted workers or apprenticeships to be hired, the mechanism for doing so, and the programs from which they will be pulled.	Uploaded to HCD?	Yes
FAAST FILE:	Program Continuation	Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).	Uploaded to HCD?	Yes
Narrative Policy				
FAAST FILE:	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
FAAST FILE:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Yes
FAAST FILE:	Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.	Uploaded to HCD?	Yes
FAAST FILE:	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
FAAST FILE:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
FAAST FILE:	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
GHG & Co-Benefits Quantification				

FAAST FILE:	GHG Benefits Calculator Tool	Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. Click here for instructional video.	Uploaded to HCD?	Yes
FAAST FILE:	GHG Affordable Housing	Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	Uploaded to HCD?	Yes
FAAST FILE:	GHG Distance to CBD	Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobcentermap.htm	Uploaded to HCD?	Yes
FAAST FILE:	GHG Mixed-Used Development	Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	Uploaded to HCD?	Yes
FAAST FILE:	GHG Parking	Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost	Uploaded to HCD?	Yes
FAAST FILE:	GHG Transit Subsidy	Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	Uploaded to HCD?	Yes
FAAST FILE:	GHG Average Daily Traffic	Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	Uploaded to HCD?	Yes
FAAST FILE:	GHG Bike Share	Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: - Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	Uploaded to HCD?	N/A
FAAST FILE:	GHG Transit Component (Submit documentation for each service or capital improvement and number according to order on Transit Inputs tab)	Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership & vehicle miles traveled or fuel consumption of transit vehicle	Uploaded to HCD?	Yes
FAAST FILE:	GHG Transit Map	Map documenting new or expanded transit routes or capital improvements	Uploaded to HCD?	Yes
FAAST FILE:	GHG PVWatts Results	PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	Uploaded to HCD?	Yes
FAAST FILE:	GHG Solar PV System	Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel	Uploaded to HCD?	Yes
Project Area Map Data Layers (Optional)				
FAAST FILE:	Project Area Map Data Layers	Optional: In a single file or as multiple files, provide the mapping data layers used to create the Project Area Map. Acceptable file formats include: ArcGIS--geodatabase (.gdb), layer package (.lpx), map package (.mpk), zipped shapefile (including the .shp, .dbf, .prj and .shx files) ; Google Maps or Google Earth (.kml or .kmz); and geojson and csv files for location data.	Uploaded to HCD?	N/A

Application Development Team (ADT) Support Form								4/27/21
Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov . A member of the Application Development Team will respond to your request within ASAP.								
Full Name:				Date Requested:		Application Version Date:		
Organization:			Email:		Contact Phone:			
Justification:								
Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	AHSC							
2	AHSC							
3	AHSC							
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