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

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

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NOTF: This	is a Macro	-Enabled workbook (*.xls	m): therfo	re macros	Overvie		cable worl	csheets col	umns and i	rows h	ecome vis	ible Mad		27/21
	Microsoft's	Excel version for Apple	Mac. Pleas	se email Ap	pSupport@h	cd.ca.gov for	r assistand	e. Complete	e all applica	able ye	llow shad	ed cells.		
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Dunin at		Affordable Housing	, & Sustai	nable Con	nmunities P					3D)	FAAST PI	_	47683	
Project Name:	Balboa R	eservoir				Project Area Type:	§102(c)	iented Deve	iopment (1C	- (טכ	Housi Tyr	_	Rental	
f Project is a		under another Project nam	e(s) or was	formerly kn	own Balboa I	Reservoir Buil					71			
		enter the name(s).	B :				ŭ							
nave you ap		u plan to apply, or has the CD Program(s) Name(s):	Project bee		ing Amount		ınding Statı	IS	NOFA Dat	- Δι	vard Date/l	Expected	Award	Date
N/A	Outlot 11	DD 1 Togram(o) Tramo(o).		T dital	ng / unounc	1 0	inding Class		110171 But	71	vara Bato,	<u> Ехростоа</u>	7 Wara	Date
or TOD Are	ea Types - I	Must include within the	✓ Affordal	ble Housing E	Development (A	HD) - §103(a)(1)	'	Was Proje	ect awarded	funds i	n prior AH	SC round	ls?	No
•		able Housaing	Housing	g Related Infr	astructure (HRI)	- §103(a)(2)		If Ye	s, which rou	und of A	AHSC was	it awarde	d?	
		ousing Related	Sustain	able Transpo	rtation Infrastruc	cture (STI) - §103	3(a)(3)	Is Project	a phase of a	nrevio	nusly award	ded projec	ct?	No
	•	and one other type of or Program - §102(c)(3)	▼ Transpe	ortation-Relat	ed Amenities (T	RA) - §103(a)(4)		Select Metro	·					
check all bo	-	• • • • • • • • • • • • • • • • • • • •		n Costs (PGN									a Delo	N
						T 04		/letropolitan T	ransportation	n Comm	ission (MTC	(ز		
1) Includes	ot looot one	Transit Station/Stan con	od by Lieb			rea Type §1	` '							Vac
		Transit Station/Stop servated no farther than one-ha						Transit?						Yes
		jects or Program Costs a			•		, <u>_</u>							Yes
				ICP Pr	oject Area T	ype §102(d)(1)(2)(3)							
		Transit Station/Stop?									1 111 10			
		one mode of Qualifying les to fund an AHD with AF									ubmittal?			
		ects or Program Costs as				ocatod Within	ono nan m	no or a rran	on Otation, O	rop.				
		-				rea Type §1								
		Area as defined in H&S §5	0199.21 an	d meets all	of the require	ments in §102	(d)?							
		Transit Station/Stop? east one mode of Qualifyi	na Trancit	that door n	ot most the re	auiromonto o	f High Oug	lity Trancit	at time of a	pplioati	on cubmitt	012		
2) If RIPA P	roiect propo	ses to fund an AHD with A	HSC Progr	am funds. v	vill housing be	e located within	n a half mil	e of a Transi	t Station/Sto	pplicati op?	on submitt	ar		
		jects or Program Costs a								- F ·				
T	otal Deve	opment Costs (TDC) a					(a)(2)(B), §	103(a)(3)(B)), §103(a)(4))(C), §1	03(b)(2), a	and §104	(a)	
	. (5	-TD-0	AHSC Fu	•	est (min \$1M,	. ,	AHSC	_	ISC Fundin	g				
Capital Proje Housing (AH		n TDC \$106,353,031			A max \$10M) ,610,404		Total AHS 66.28%		mitments			slative D		Ting
Housing (HR		\$0		Ψ15	\$0		0.00%		,512,627			District:	19	_
lousing (Al-	ID & HRI)	\$106,353,031		\$19	,610,404		66.28%		,512,627		Senate I	District: S	Scott We	einer
ransportation		\$9,622,689			988,935		27.00%		633,754				11	
Fransportation Programs (P		\$2,698,140 \$253,741			732,406 253,741		5.86% 0.86%		65,734 \$0		•	ssional J	ackie S 14	•
Totals:	Olvi)	\$118,927,601			,585,486		100.00%		,112,115			District.		
		& Outcomes Reporting §	03(a)	AHD	HRI	STI	TRA	Total B	udgeted	2% Co	st Can	Overa	age	
		A)(iii), and (4)(A)(iii)		7412	1	U	1101	- Total B	augotou		or oup		.90	<u> </u>
	•	Employment Benefits and sts not to exceed 2% of the	total											
		not included within the soft		\$0	\$0	\$0	\$0	\$	0	\$591	,710	\$0		OK
cap or Active	Delivery C													
Project Desc	-					ration opportui using that are								
major Proje o not exceed 7	-					anned commu								
			e project cr	eates an alt	ternative pede	estrian and cyc	cling netwo	rk on low trai	ffic streets to	o enco	urage bikin	g and wa	lking in	the
						Population	s §101							
		oulation benefits will be de												
Project 10 di	AB1550	ract: 6075031000 [`	ged Commu		Low-In Benefit Crite	come Com	munity:	lo	LOV	v-Income H	ed to HC		Yes Yes
ne manie	AD 1330		Applicable			efinition §10					Opioau	ed to FIC	D:	100
Description o	of	The project area is one of t	he best loca		•		` '	urrounded b	y a combina	ation of	leafy neigh	nborhood	s, multir	ple
geographical	ı	ecreation centers, major e	mployment	hubs, trans	it hubs includ	ing BART and	Muni Light	t Rail, shopp	ing districts,	, and so	choools, th	e new res	sidents	in this
oundaries (community will have an abo North, and the Outer Mission												to the
by vicinity ma service area,	1 /	voran, and the Odter Missi	in to the Sc	our and Ea	St. THE AND I	ico aujaceni il	o trie Oily C	ollege of Sa	ii i iancisco	, a maj	or employe	a in the a	ıca.	
			Items mark	ced with (PA	AM) in this app	olication must	be identifie	d on the Pro	ject Area M	ар				
ile News	Duning 1	rao Man	,			olicy Scoring			•		[]al	~d += 110	D2 .	V
File Name	Project A	геа ічіар	-			and Location I worksheet Col	-				upload	ed to HC	טין)	Yes
					•	r to the Projec			. , , , ,					
		Components §102(a):												
1) IRC 0 00-	atianona ar	a included within a dictina	t nlannina a	roo in a laa	ol or rogiosal	planning dags	imant(a) ar	trancit com	co arca:				Vo	C

			U	verviev	W							4/27/21
` /	at least one Transit Station/Stop cor					ICP and RIP	A; and				<u> </u>	Yes
	defined size consistent with one of troject Areas with fixed transit routes		ot Aron ma	v not ove	200d 2 222 (4) mile buffer	around the	identified T	neit Cr	tation/Ston		
/ /\ \	roject Areas with fixed transit routes ed with a 1/2 mile buffer around all \$	•	ct Area ma	y not exce	eed a one (1) mile butter	around the	identified i ra	ansit St	tation/Stop	,	Yes
J	roject Areas with Flexible Transit Se		efined Proje	ect Area r	must be defir	ned based or	the identif	ied service a	rea of t	the transit line.	ı	N/A
((:) I	roject Areas which include a Transi	Corridor, bicycle n	network or b	ooth, Proj	ject Area mus	st be identifie	ed in a plan	(i.e. General,	, Bicyc	le Master or	,	Yes
Trans	sit Corridor Implementation). f applicable): §102(a)(3)(C)											
·	Applicant acknowledges that	t Qualifying Transit	t must be c	completed	d and offering	service to the	ne Transit S	station/Stop o	of the P	Project Area by the	e time s	set
§106(a)(15)	The second secon					,		•		n the Standard Ag		VAC
File Name	Transit Service Map	Transit Service I worksheet Active Map. Refer to th	e Transport	tation Imp	provements §	3107(b)(2) m			the	Uploaded to H	CD?	Yes
File Name	Transit Service Schedule	All documentation	on transit se	ervice sch	hedule suppo	orting the tran				Uploaded to H	CD?	Yes
		service schedule			d Requirem			one documen	it.			
(1) We certify	y the Project will achieve a reduction				•	- ,	•	the CARB Q	uantific	cation Methodolog	av.	Yes
. , ,	y that this proposal supports implem					, ,						
	Planning Organization (MPO) regio		nt with activ	ities or st	trategies ider	ntified in the i	regional SC	S, or similar	plannir	ng document that		Yes
demonstrate	a per capita reduction in VMT and		MDO idead	· (* *	II \/O - l	C '		ill- 000				
File Name	MPO Support Document	Document from similar sustainab	ble planning	g docume	ent in non-MF	PO regions, p	oer §106(a).		- 11	Uploaded to H	CD?	Yes
File Name	SCS or Equiv Regional Plan	Indicate the apprepared in the second	ment involv	rement.					aiing	Uploaded to H	CD?	Yes
	y the Project is consistent with the S rtify the Project will incorporate at le								intena	nce for at least tw	n vear	Yes
() ()	eatures below and include costs i		U				,				,	
	applicable Capital Project budge											
Drought tolera	ant and native species landscaping	and landscape res	storation		Urban stree	t canopy						
Urban Green	ning costs: AHD: \$	HRI:	\$0	STI:	\$975,660	TRA:	\$0	Total	Urban	Greening costs	\$97	75,660
	rtify the Project will include adequat					al design star	ndards and	requirements	s for all	publicly accessib	ole	Yes
	of the Project including active trans	portation routes and										160
(7) Must dem												
. ,	nonstrate a level of committed funding	g at time of applica	ation that is	s >= 0.90		§106(a)(7)	calculation:	0.99	lf I	No, Project has in		
Note: must o	nonstrate a level of committed funding complete applicable project/progunation sufficiently complete to assess	ng at time of applica am worksheets (fo	ation that is unding sou	s >= 0.90 urces)						funding Com		
Note: must of (10) Is application	complete applicable project/progi	ng at time of applica am worksheets (for s feasibility of applica	ation that is unding sou cation and	s >= 0.90 urces) its compli	liance with Al				ements	funding Com		nts Ok
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Note: must of (10) Is applica (16) Does and If Yes , providing pacted hou	complete applicable project/progration sufficiently complete to assess by Capital Project trigger State Reloade a narrative discussion on the nuruseholds and provided relocation as	ag at time of applica am worksheets (find the feasibility of application of of applicatio	ation that is unding sou cation and CA Gov Co	s >= 0.90 urces) its compliance §7260	liance with Al 0-7277)?	HSC Program	n and applic	cation require	ements	funding Com 6? STI No	mitmer TRA	nts Ok
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	1	Overview		4/27/21
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. See Applicant Documents worksheet.		Uploaded to HCD? Yes Uploaded to HCD? Yes
File Name File Name	App1 FISCAL TIN Form App1 Cert of Good Standing	Dated 30 days or less from the application do	uo doto	Uploaded to HCD? Yes Uploaded to HCD? Yes
File Name	App1 Cert of Good Standing App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and		Uploaded to HCD? Yes
Applicant #2		Evidence of tax-exempt status from into and	Tion Tranchise Tax Board for Corporations.	Opioaded to FIGD: FCS
	City and County of San Francisco	Eligiblility Locality	Organization type Pub	lic Agency
	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 Document	s 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 File Name	App2 Signature Block App2 Payee Data Record	See Applicant Documents worksheet. See Applicant Documents worksheet.		Uploaded to HCD? Yes Uploaded to HCD? Yes
File Name	App2 Payee Data Record 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 do	ue date	Uploaded to HCD? Yes
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and		Uploaded to HCD? Yes
	(if applicable)	not of the ordinar ordinar ordinary and	Tanonico Tan Board for Corporations.	
Entity name		Eligiblility	Organization type	
Address		1 - 1	City State	Zip
Auth Rep		Title	Émail	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 Document	s worksheet.	Uploaded to HCD?
File Name	App3 OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		Uploaded to HCD?
File Name File Name	App3 OrgChart App3 Signature Block	See Applicant Documents worksheet. See Applicant Documents worksheet.		Uploaded to HCD? 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 do	ue date.	Uploaded to HCD?
File Name	App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and		Uploaded to HCD?
Applicant #4	(if applicable)	·	·	
Entity name		Eligiblility	Organization type	
Address			City State	Zip
Auth Rep		Title	Email	Phone
Contact		Title	Email	Phone
Address	Anna A Cont S Long	Con Contifications 9 Land workshoot	City State	Zip Uploaded to HCD?
File Name File Name	App4 Cert & Legal App4 Resolution	See Certifications & Legal worksheet. Signature required; see Applicant Document	s worksheet	Uploaded to HCD?
File Name	App4 OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	3 WORKSHEEL.	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 de		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?
	(if applicable)	En alexa		
Entity name		Eligiblility	Organization type	7:
Address Auth Rep		Title	City State Email	Zip Phone
Contact		Title Title	Email	Phone
Address		Title	City State	Zip
File Name	App5 Cert & Legal	See Certifications & Legal worksheet.	5.00	Uploaded to HCD?
File Name	App5 Resolution	Signature required; see Applicant Document	s 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 do		Uploaded to HCD?
File Name	App5 Tax-Exempt Status	Evidence of tax-exempt status from IRS and		Uploaded to HCD?
			ation that is currently available)	
		opment ream Contacts (provide inform	<u> </u>	
Owner/Borro	ower Entity	opment ream contacts (provide imorm		Control Colores
Legal name	ower Entity BHC Balboa Builders, LLC	opment ream Contacts (provide inform	Organization type Limi	
Legal name Address 600	bwer Entity BHC Balboa Builders, LLC California St, Suite 900		Organization type Limi City San Francisco State CA	Zip 94108
Legal name Address 600 Auth Rep	BHC Balboa Builders, LLC California St, Suite 900 Brad Wiblin	Title Vice President	Organization type Limi City San Francisco State CA Email bwiblin@bridgehousing.com	Zip 94108 Phone 415-321-3565
Legal name Address 600 Auth Rep Contact	BHC Balboa Builders, LLC California St, Suite 900 Brad Wiblin Brad Wiblin		Organization type Limi City San Francisco State CA Email bwiblin@bridgehousing.com Email bwiblin@bridgehousing.com	Zip 94108 Phone 415-321-3565 Phone 415-321-3565
Legal name Address 600 Auth Rep Contact	BHC Balboa Builders, LLC California St, Suite 900 Brad Wiblin	Title Vice President	Organization type Limi City San Francisco State CA Email bwiblin@bridgehousing.com	Zip 94108 Phone 415-321-3565

		Overview				4/27/21
File Name	Owner Resolution	Signature required; see Applicant Doc	uments 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 applica			Uploaded to HCD?	Yes
File Name	Owner Tax-Exempt Status	Evidence of tax-exempt status from IR		orporations.	Uploaded to HCD?	Yes
	, , , , , , , , , , , , , , , , , , , ,	ng party to the organization type in ce	ell AE166			
Controlling pa	arty #1 title AGP Reservoir Community Partners LLC	•	Organiz	ation Type I	imited Liability Company	
	N. Glebe Road, Suite 800	•	City Arlington	State V		
Auth Rep	Brad Wiblin	Title Vice President	Authorized Rep. Email bwiblin@brid			3565
Contact	Brad Wiblin	Title Vice President	Contact Email bwiblin@bridgehousi		Phone 415-321-3565	
	California St, Suite 900	1.00 1.001.001.00	City San Francisco	State C		
File Name	AGP Cert & Legal	See Certifications & Legal worksheet.		<u> </u>	Uploaded to HCD?	Yes
File Name	AGP Reso	Signature required; see Applicant Doc	umante workehoot		Uploaded to HCD?	Yes
			uments worksneet.		·	
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 applica	tion due date.		Uploaded to HCD?	Yes
File Name	AGP Tax-Exempt Status	Evidence of tax-exempt status from IR		orporations.	Uploaded to HCD?	Yes
		ng party to the organization type in ce	ell AE166			
Controlling pa	arty #2 title		Oracai			
_						
Addross				ation Type	Zin	
Address Auth Rep		Title	City	State	Zip	
Address Auth Rep Contact		Title Title			Zip Phone	
Auth Rep			City Authorized Rep. Email		Phone	
Auth Rep Contact	Cert & Legal		City Authorized Rep. Email Contact Email	State	Phone Phone	
Auth Rep Contact Address	Cert & Legal Reso	Title	City Authorized Rep. Email Contact Email City	State	Phone Phone Zip	
Auth Rep Contact Address File Name		See Certifications & Legal worksheet.	City Authorized Rep. Email Contact Email City	State	Phone Phone Zip Uploaded to HCD?	
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Auth Rep Contact Address File Name File Name	Reso OrgDoc1, OrgDoc2, etc	See Certifications & Legal worksheet. Signature required; see Applicant Documents worksheet.	City Authorized Rep. Email Contact Email City	State	Phone Phone Zip Uploaded to HCD? Uploaded to HCD? Uploaded to HCD?	
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	cy Partner (applic										
•	San Francisco Ba			Contact	Shannon Dod		Email				
	0) 359-6978	Address 2150 W	ebster St., 9th floor			City Oakland		State	CA	Zip 94612	
	nagement Agent										
Legal name	BRIDGE Property				James Valva		Email				
Phone 415	.989.1111	Address 600 Cali	fornia Street, Suite	900		City San Francisco		State	CA	Zip 94108	
Financial Co	nsultant										
Legal name	California Housing	g Partnership		Contact (Chad Horsford	d	Email				
	4) 294-8483		shire Blvd, Suite 89			City Los Angeles		State	CA	Zip 90017	
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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 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 St	tate 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 I	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 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 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:	interests the
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 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? Please provide a letter of explanation if you responded "Yes" to any of the questions above.	No
File Name: Cert & Legal Explanation Letter of explanation for any "Yes" answers or red shaded items above. Uploaded to HCD?	N/A

Signature

Date

Title of Signatory

Printed Name

AHD Project Description	4/27/21
1) Sponsor/Developer Experience	. '
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 Ho 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 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, afford BRIDGE has also received more than 180 local, national and international awards, including five ULI Global Awards for Excellence. BRIDGE has deep expertise developing workfor mixed income housing. Our projects are often catalysts for continued development and bring enhanced vibrancy to evolving neighborhoods. BRIDGE specializes in creating homes people can thrive economically and socially.	in well over dability. rce and
2) Topography and Special Site Features	
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 sit 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 emphasizes low-impact development strategies to reduce the burden on the City's combined stormwater and sewer system.	
3) Proposed Tenant Population	
Families between 30 and 80% AMI.	
4) Specific Issues (relocation, environmental, historical, etc.)	
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 neight 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 programming of 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 Re 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 20 Board of Supervisors created the Balboa Reservoir Community Advisory Committee (BRCAC), consisting of seven members appointed by the Mayor and the District 7 Supervisors 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 parameter 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. Followin 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 to 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 in Spenicable	ocess. The eservoir as a 015, the and two eters which og the he
Not applicable.	
6) Rehabilition, if applicable	
Not applicable.	
7) Will Prevailing Wage be paid	
Yes prevailing wage will be paid.	

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_	gerator			es	Dishwa		Yes	Curta	ins/Blinds	No		Lof				er amenity (sp		
Rang				es lo		sher Oryer	No No	Emore	Fireplace gency Call	No No		Balcor Pat	•			er amenity (sp er amenity (sp		
WITCH	owave			NO							ible Costs §1		IO INO		Otrie	er amenity (Sp	ecity)	
						U	9	20012 2103(- _Д .Доја	meng	30313 31		dgeted	Co	st Cap	Ov	erage	
§103	s(a)(1)(C)(ii) T	ne tota	I amount	of eligible	AHD soft costs	cann	not exceed	d 10% of the to	tal AHSC I	Program a	ward.		\$0		958,549		\$0	OK

			Balboa Reservoir A		riew PIN 47683	3			4/2	27/21
		he AHSC AHD funded cost do not gible if there is another feasible, av			urtion thoroof to be fu	inded by AUSC or if	the cost is	incurred prior to the	Hec	
award;	e not end	gible il triere is ariotrier reasible, av	allable source of committee	ed funding for the STT po	ittion thereof to be it	inded by AnSC of II	ine cost is	incurred prior to the A	NHOU	
,	mainten	ance or operations of transportation	n infrastructure (including	transit fleet, not includin	g AHSC funded tran	sit service expansior	n);			Yes
` '		cal inclusionary housing programs								
		onal costs beyond the term of the question tendent tender that the contract tender that the contract tender that the contract tender to the contract tender that the contra			ructure)					
(0) 7 00010 0	40000.4	mere man datement of meter eyers		s §103(a)(2)(A) and In	•)3(c)				<u> </u>
(i) Are capital	al improv	vements in the HRI budget require					a condition	to the approval of the	AHD?	1
File Name		Improvements Reg	Documentation from a Lo					Uploaded to HCI		I/A
riie ivaille	Сар	improvements keq	required					<u></u>		W/A
(ii) Total amo	ount of a	eligible HRI soft costs cannot exce	ad 10% of the total AUSC	Program award		Budgeted \$0	\$2,958		ge	Ok
` '		eligible environmental remediation			grant funds.	\$0 \$0	\$2,930			Ok
` '		eligible real property acquisition of				\$0	\$2,958			
total AHSC P						•				Ok
` '		eligible impact fees cannot exceed he AHSC HRI funded cost do not i			0,000.	\$0	\$300,	000 \$0		Ok
		gible if there is another feasible, a			rtion thereof to be fu	inded by AHSC or if	the cost is	incurred prior to the A	HSC	
award;	,	3		3		,				
		ance or operations of transportation		transit fleet, not includin	g AHSC funded tran	sit service expansior	n);			
` '		cal inclusionary housing programs onal costs beyond the term of the	,	gram Costs: and						
		ted with automobile or motorcycle			ructure).					
				HRI Grant Terms §10)4(c)					•
(1) We certify	y the HI	RI grant does not result in a profit	hat exceeds the commercial	cially reasonable range fo	or other improvemen	ts of similar size and	level of ris	sk.		
		e that HRI grant funds will be disbu	rsed as reimbursed progr	ess payments for eligible	costs incurred after	the execution of the	Standard	Agreement in the amo	unt	
		HSC Program award of funds. e if the HRI Project includes multip	e nhases or develonment	s all entitlements and co	netruction funding o	ommitments for the f	iret nhaea	must be received price	r to	
disbursement	_	on the ritti roject includes multip	c phases of development	s, all criticinicines and co	nstruction runding of		iist piiasc	mast be received pine	1 10	
. , . ,		dge conditions precedent to the fire	st disbursement of HRI fu	nds shall include receipt	of all required public	agency entitlements	and all cor	nstruction funding		
commitments	s for the	e AHD supported by the HRI.		ALID There had a CAO	2/->					
(4) Deceribed	hau Al	ID provides from transit passes as	la a da b la transit aprela ar e	AHD Threshold §10	• •	f of votoil cost				
		HD provides free transit passes, re will be provided with one (1) disco					nass will ha	ave have a minimum	alue of	f 40
		ength rides a month as determined		ioro inarriam or rotam occ	n, 101 at 10a0t 1111 00)	54.5. <u>2</u> 45 54.4 5. ₁	, , , , , , , , , , , , , , , , , , ,			0
				one pass per restricted		transit passes provid	ded: Disco	unted Pass		
(5) Applicant File Name		s the proposed AHD will be smoke Lease Addendum		<u>'</u>		d prior to construction	o ologo	Uploaded to HCI	12 1	Yes V/A
		n you provide documentation of co	§106(a)(5) Smoke Free I	•						V/A
		nd all applicable time periods for fi								Yes
		funding proposed that will trigger			No			ity to Use Grant Fund	s"	
		oproved "by-right"? No Is Proje	. ,			Final EIR				
		special NEPA and/or CEQA Speciane Planning Commission of San Fr							eration	ns.
		Monitoring and Reporting Program			**	•		•		.0,
	_	Zoning Map Amendments								
File Name	AHD	Environmental	Copy of all environmenta For NEPA only, copy of t					Uploaded to HCI)? Y	'es
File Name	AHD	Auth to Use Grant Funds	status of the issuance of		ity 10 Ose Grant Fu	ius of clarify the cui	Territ	Uploaded to HCI		
(9) Have all n	necessa	ary discretionary local land use app)? Y	'es
	lue date	ary discretionary local land use app	rovais been granted? (if 6	entitlements from the loca	Il jurisdiction can be	secured/submitted w	ithin 30 ca	alendar days after)? Y	'es
and permits r		e, select "Within 30 days" if this app	olices to any approvals). A	applicants must provide a	listing and status of	applicable discretion	ary local la	and use entitlements		'es 'es
	required	, , , , , , , , , , , , , , , , , , , ,	olices to any approvals). At have been granted, subn	applicants must provide a	listing and status of	applicable discretion	ary local la	and use entitlements		
		e, select "Within 30 days" if this app d to complete the AHD Project that	olices to any approvals). At have been granted, subm	applicants must provide a nitted or to be applied for	listing and status of to local agencies, o	applicable discretion	nary local la Il planning	and use entitlements docs.		
San Francisco	A	e, select "Within 30 days" if this app	olices to any approvals). At have been granted, subn	applicants must provide a	listing and status of to local agencies, o	applicable discretion r consistent with loca	nary local la Il planning Commer	and use entitlements docs.	Y	
	A Plannin	e, select "Within 30 days" if this ap d to complete the AHD Project that Agency / Issuer	blices to any approvals). At have been granted, submitted Land Use Approval Date	applicants must provide a nitted or to be applied for Approval Type	listing and status of to local agencies, o Certificatio	applicable discretion r consistent with loca	nary local la l	and use entitlements docs.	Y	
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	A Plannin	e, select "Within 30 days" if this app d to complete the AHD Project that Agency / Issuer ng Commission	blices to any approvals). A have been granted, subr Land Use Approval Date 5/28/20	Applicants must provide a nitted or to be applied for Approval Type Other	listing and status of to local agencies, o Certificatio	applicable discretion r consistent with loca n of the Final EIR	nary local la l	and use entitlements docs.	Y	
Board of Super	AD Plannin Pervisors -	e, select "Within 30 days" if this app d to complete the AHD Project that Agency / Issuer ng Commission	blices to any approvals). A have been granted, subnitive that the black of the blac	Applicants must provide a nitted or to be applied for Approval Type Other Development Plan Ap	listing and status of to local agencies, o	applicable discretion r consistent with local of the Final EIR a General Final Final cate and a Development	Comment Particular Par	and use entitlements docs. Ints Intg Code and Zoning Int	Y	
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Ni 1			Balboa Reserv	voir A	HD and HRI Overv	iew Pl	N 47683	3			4/27/21
Number of	units	250				200					
Units per A		438.5964912				50					
Commercia (square fee		approx. 5,200 sq. ft.				approx. 2	1,850 sq. ft	. of commercial/childc	are/clinic		
(Square ree	≠l)	Celadon is an 18-story high-rise conta	ining 250 affordable l	housing	units around floor	COMM22	is a master	planned community of	n 4 acres o	f land that includes 200 units	of
Brief Descr	ription	commercial spaces and parking. Of Co	eladon's 250 units, 25	25 are re	served for youth aging out	affordable	rental fami	ly and senior housing,	15,000 SF	of commercial space, and a	4,500 SF
(e.g. numbe	er of	of foster care and adults under the Me apartments serve frail seniors under the								rojects: Victoria at COMM22	
units, popu	lation	(PACE). Residents have access to a c								lobby, community room and a laundry room on each floor	
served, etc	-	outdoor spaces, includinga resident ga									
File Name		office and meeting room. Celadon ach t Exp AHD1, Past Exp AHD2			on and has an eco-roof y for two recently comple				50 SF comn	nunity medical clinic and a 10 Uploaded to HCD?	Yes
		of the application date, the applicant							or federal		Yes
(14) We cer	rtify that	construction of the AHD Project ha	as not commenced	as of the	ne application deadline s	et forth in	the NOFA				Yes
` '		ot result in the loss or conversion of	f agricultural or oth	ner worl	king lands, or natural res	ource land	ls for othe	r uses according the	Dept. of 0	Conservation's Farmland	Yes
- 11 0		oring Program (FMMP) website?	hin land designate.	٠	riantenal land nor the FA	MAD to al					
File Name		cumentation the AHD site is not wit			e is not within land design		agricultura	I land per FMMP to	al	Uploaded to HCD?	Yes
		e that the AHD Project site qualifies			•	natoa ao t	agricultura	inana por r mini to	JI.	opioadoa to FIOD.	
File Name		Ag Infill			emption to the FMMP de	terminatio	n must de	emonstrate that the	AHD	Uploaded to HCD?	N/A
					in Infill Site (as defined in					·	
` ', ` '		he AHD meets the underwriting sta				-		, , ,		•	Yes
		he AHD is infeasible without AHSC nvolves new construction or Substa									Yes
` / ` /		qual to the number of bedrooms in			•			, , ,			
		the same Project meeting the requi									
		or Substantial Rehabilitation Pro	•		O .						
		(only eligible if the number of bedro		roject is	s at least No						
		umber of bedrooms in the demolished and/or HRI involves involves the de		ı unite t	hat are affordable to low	er-income	household	ds the application m	L just demoi	strate the replacement of	
		omparable in size, of equal or great									
		nt of return to displaced residents. I									
N/A											
(00) (E) 14(1415	0								1,4
		he proposed AHD is consistent with will fully support the principles of the									Yes
		ion, sex, familial status (including c									
	5 , - 3	, . , ,		J - 1	3	J	,	,		<u> </u>	
					§106(a) (if applying fo			•			
` '		you provide documentation of con						•			
		and all applicable time periods for fill I funding proposed that will trigger I			ave lapsed within 30 days	of the ap	plication c			als filed? ority to Use Grant Funds"	
		<u> </u>	ct Categorically Ex		Negative Declar	ation date		Final EIR		only to use Grant Funds	
		special NEPA and/or CEQA Specia						L		onmental clearances.	
Cilo Na											
irue Name	HRI	Environmental	Copy of all environ	nmenta	I reports and clearances	(e.a. FIR	Phase 1 N	Notice of Exemption)	Uploaded to HCD?	N/A
File Name		Environmental	- ' '		I reports and clearances he HUD 7015.16 "Author	<u> </u>			,	Uploaded to HCD?	N/A
File Name	HRI	Auth to Use Grant Funds	For NEPA only, co status of the issua	opy of t ance of	he HUD 7015.16 "Author the HUD form.	ity To Use	Grant Fu	nds" or clarify the c	urrent	Uploaded to HCD?	N/A
File Name (9) If applica	HRI able, pro	Auth to Use Grant Funds ovide a listing and status of all discr	For NEPA only, co status of the issua etionary local land	opy of t ance of use en	he HUD 7015.16 "Author the HUD form. titlements and permits, e	ity To Use	Grant Fu	nds" or clarify the c	urrent	Uploaded to HCD?	N/A
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File Name (9) If applica	HRI able, pro	Auth to Use Grant Funds ovide a listing and status of all discr	For NEPA only, co status of the issua etionary local land agencies, or consis Land Use Appro	opy of to ance of use en stent wi	he HUD 7015.16 "Author the HUD form. titlements and permits, e th local planning docume	xcluding d	Grant Fu	nds" or clarify the c	urrent	Uploaded to HCD?	N/A
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		Balboa Reservoir A	AHD and HRI Overy	/iew PIN 47683		4/27/21
Units per Ac	re	Balboa Neservoli P	and mail over	1114 47 000		
Commercial						
(square feet)						
Brief Descrip						
(e.g. number						
units, popula						
served, etc.)						
File Name	Past Exp HRI1, Past Exp HRI2	Certificates of Occupano	cy for two recently comple	eted affordable housing developments.	Uploaded to HCD?	N/A
(13) We certi	fy as of the application date, the application	cants or the HRI real property	y is not party to or the sul	bject of any claim or action in the state or feder	al courts.	
(14) We certi	fy that construction of the HRI Project	has not commenced as of th	ne application deadline se	et forth in the NOFA.		
(19) The HRI	Project will not result in the loss or co	nversion of agricultural or oth	ner working lands, or natu	ural resource lands for other uses according the	Dept. of Conservation's	
	pping and Monitoring Program (FMMF					
If "Yes", provi	ide documentation the HRI Project site					
File Name	HRI No Ag			nated as agricultural land per FMMP tool.	Uploaded to HCD?	N/A
If "No", demo	nstrate that the HRI Project site qualif					
File Name	HRI Ag Infill			Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
				t and will not be supplanted by AHSC Program		
	ALID Designs involves involving a party a	anaturation of Cubatantial Da	ممانين بممير لمميم ممانيمينا إعامها	u tha alamaditian of aviation usaidantial coita aus	eligible only if the number of	
				the demolition of existing residential units are		
bedrooms in	the new Project is at least equal to the	number of bedrooms in the	demolished structures, w	vith equal or greater affordability. The new affor	dable units may exist on sepa	
bedrooms in parcels provide	the new Project is at least equal to the	e number of bedrooms in the oject meeting the requireme	demolished structures, was of UMR 8303(b). Exp	vith equal or greater affordability. The new affor lain below how this requirement is satisfied in t	dable units may exist on sepa	
bedrooms in parcels provid development.	the new Project is at least equal to the ded all parcels are part of the same Pr . If the Project does not involve demo	e number of bedrooms in the oject meeting the requireme lition of existing affordable ur	demolished structures, w nts of UMR 8303(b). Exp nits, indicate "N/A" below	vith equal or greater affordability. The new affor lain below how this requirement is satisfied in t	dable units may exist on sepa ne replacement affordable ho	
bedrooms in parcels provid development.	the new Project is at least equal to the ded all parcels are part of the same Pr . If the Project does not involve demo	e number of bedrooms in the oject meeting the requireme lition of existing affordable ur	demolished structures, w nts of UMR 8303(b). Exp nits, indicate "N/A" below	vith equal or greater affordability. The new affor lain below how this requirement is satisfied in t	dable units may exist on sepa ne replacement affordable ho	
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bedrooms in parcels provide development. (20)(D) We compared to the consistent with t	the new Project is at least equal to the ded all parcels are part of the same Project does not involve demo of the Project does not involve demo details. If the Project does not involve demo details are part of the Project does not involve demo details are proved by a local public works department all applicable local rules, regulations demonstrated to HRI Local Approvals HRI Local Approvals If opinion letters submitted to HCD must proders, the number of low income rest specific facts and a specific legal the capplicant must deliver to HCD satisfact. Article XXXIV Attorney Opinion	with State & Federal Fair Ho ent, or other responsible loca c, codes, policies and plans e Statement from entity incregulations, codes, policies at demonstrate the applicant ricted units, and the general my for exemption that itself is tory evidence that the Article Demonstrate legal requir	demolished structures, with the structures of the structures of the structures of the structure of the struc	with equal or greater affordability. The new affor lain below how this requirement is satisfied in the lain below how this requirement is satisfied in the lain below how this requirement is satisfied in the lain below. I certify the lain below how the lain below. I certify the lain below how the lain below has a consistent with all applicable local rule or implemented by that entity. Project is consistent with all applicable local rule or implemented by that entity. Project is consistent with all applicable local rule or implemented by that entity. Project is consistent with all applicable local rule or implemented by that entity. Project is consistent with all applicable local rule or implemented by that entity. Project is consistent with all applicable local rule or implemented by that entity.	explain below). at the HRI improvements are Uploaded to HCD? Discription of the HCD Standard or are inapplicable. Uploaded to HCD?	N/A P state St be Yes
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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.	3800 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		
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.	paded 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 ca	sh 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 ca	sh flow?	Yes
Are there any cost sharing agreement comply with 165 s maintaining Flogram Regulations 97500, including the priority order or payments indirect and location based on total development N/A	If no, on	
agreements:	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 Com	mittee,
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 C	apital Project, p	lease
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 ent	er the month a	nd 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 Ca	apital
Project, please indicate "NA" below.		
Capital Project Milestone Schedule	AHD	HRI Date
	Date	
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project		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	
Obtaining all necessary and discretionary public land use approvals.	8/28/20	
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 perma	nent 4/1/22	N/A
loan documents, and Tax Credit syndication documents for remaining phases of Project.		
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	8/1/22	N/A
Commencement of construction.	10/1/22	
Construction complete and the filing of the Notice of Completion.	10/1/24	
Program funds fully disbursed.	3/1/26	N/A
Have all milestone dates been entered above?	Voc	NI/A

				Balb	oa Re	servoir	AHD Units		<mark>imur</mark> ID Uni		Funds PIN	47683				4	/27/21				
(A)	(B)		(C)	(D)		(E)	(F)	(G)	_	t IVIIX (H)	(I)	(J)	(K)	(L)	(M)	(N)	(0)	l			
(A)	(B)	%	of Area				Total	Total		Total	Total	Total		Support.	AHSC	(N)	(0)	San Francisco d Monthly	1	Proposed	Utility
# of Bdrms	Unit Ty		Median ncome	Total Units		al Rental Units	Homeowner (HO) Units	Unrestric Units		Restricted Units	Affordable Rental Units	Affordable HO Units	Manager Units	Housing Units	Assisted Units	Veterans Units	Senior Units	2021 Rent	Unrestricted Monthly Rent	Monthly Rent	Allowan e
0	Renta		30%	2		2		0		2	2	0			2			\$959		\$932	\$83
1	Renta		30%	12		12		0		12	12	0			12			\$1,027		\$1,027	\$97
2	Renta		30%	9		9		0		9	9	0			9			\$1,233 \$1,425		\$1,199 \$1,332	\$134 \$169
0	Renta	"	50%	2		2		0		2	2	0			2			\$1,425		\$1,532	\$83
1	Renta		50%	11		11		0		11	11	0			11			\$1,713		\$1,713	\$97
3	Renta		50%	1		1		0		1	1	0			1			\$2,375		\$2,165	\$169
0	Renta		60%	3		3		0		3	3	0			3			\$1,918		\$1,865	\$83
1	Renta	ıl	60%	20		20		0		20	20	0			20			\$2,055		\$2,055	\$97
2	Renta		60%	19		19		0		19	19	0			19			\$2,467		\$2,398	\$134
3	Renta		60%	1		1		0		1	1	0			1			\$2,850		\$2,664	\$169
1	Renta		60%	1		1		0		1	1	0			1			\$2,055		\$2,056	\$97
2	Renta		60%	2		2		0		2	2	0			2			\$2,467		\$2,467	\$134
3	Renta		60%	1	<u> </u>	1		0		1	1	0			1			\$2,850		\$2,850	\$169
0	Renta		80%	1		1		0		0	0	0						\$2,558		\$2,557	\$83
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Max AHS Is Projec: (A) AMI Level 60-80% 55% 50% 45% 40% 35% 25% 20% 15% Totals	TF,000 197,039 240,830 262,725 284,764 306,659 328,554 350,450 372,489 0 Bdrm	nding Ammu i for 9% Ti (C) D Bedroom S Bedroom	Counts	00 17: 00 17: 19: 18: 24: 26: 29: 18: 31: 38: 36: 38: 38: 40: 40: 40: 40: 40: 40: 40: 40	(E) 1 1 1 1 1 1 1 1 1	AHSC fun No (F) Bedroom To aguing Status 21 0 11 0 0 12 0 0 44	Ma: Ma: Ma: Maing limits - (be (G) Units But a c c c c c c c c c c c c c c c c c c	\$50,000 \$50,000 \$10,00	PU = HD Fu n page tricted n page tricted n page n	\$4,350,000 nding Amount of the control of the cont	HRI Reque unt Inding Amount (K) 15 5 6 4 00 175,000 207,699 240,253 272,808 305,363 338,062 403,171 435,726 468,424 04 3 Bdrm Garage an Parking Spa	\$175,000 (L) Bedroom Uni 5 50 50 50 50 50 50 50 50 50 50 50 50 50	AH (M) ts 550,000 0 240,253 0 0 0 ,1111,848 0 0 ,702,101 Ilaneous	Max AHD D Funds R (N) 4 175,000 211,300 247,744 284,044 320,344 386,788 393,088 429,532 426,532 502,131 4+Bdrm Ot	Prunding Requested (O) + Bedroor To By SHUT SHUT SHUT SHUT SHUT SHUT SHUT SHUT	\$19,61 \$19,61 (P) 1 Units 0 0 0 0 0 0 0 0 0 0 0 0 0	0,404 0,404 0,404 0,304 0,304 0,304 0,304 0,304 0,304 0,304 0,404		,		rent
Max AHS Is Projec: (A) AMI Level 60-80% 55% 50% 45% 40% 35% 25% 20% 15% Totals	TF,000 197,039 240,830 262,725 284,764 306,659 328,554 350,450 372,489 0 Bdrm	nding Ammu i for 9% Ti (C) D Bedroom S Bedroom	Counts	00 17: 00 17: 19: 18: 24: 26: 29: 18: 31: 38: 36: 38: 38: 40: 40: 40: 40: 40: 40: 40: 40	(E) 1 1 1 1 1 1 1 1 1	AHSC fun No (F) Bedroom To aguing Status 21 0 11 0 0 12 0 0 44	Ma: Ma: Ma: Maing limits - (be (G) Units But a c c c c c c c c c c c c c c c c c c	\$50,000 \$50,000 \$10,00	PU = HD Fu n page tricted n page tricted n page n	\$4,350,000 nding Amo 60	HRI Reque unt Inding Amount (K) 15 5 6 4 00 175,000 207,699 240,253 272,808 305,363 338,062 403,171 435,726 468,424 04 3 Bdrm Garage an Parking Spa	\$175,000 (L) Bedroom Uni 5 50 50 50 50 50 50 50 50 50 50 50 50 50	AH (M) ts 550,000 0 240,253 0 0 0 ,1111,848 0 0 ,702,101 Ilaneous	Max AHD D Funds R (N) 4 175,000 211,300 247,744 284,044 320,344 386,788 393,088 429,532 426,532 502,131 4+Bdrm Ot	Prunding Requested (O) + Bedroor To By SHUT SHUT SHUT SHUT SHUT SHUT SHUT SHUT	\$19,61 \$19,61 (P) 1 Units 0 0 0 0 0 0 0 0 0 0 0 0 0	0,404 0,404 0,404 0,304 0,304 0,304 0,304 0,304 0,304 0,304 0,404		,		rent
Max AHS Is Projec: (A) AMI Level 60-80% 55% 50% 45% 40% 35% 25% 20% 15% Totals	TF,000 197,039 240,830 262,725 284,764 306,659 328,554 350,450 372,489 0 Bdrm	nding Arm for 9% T; (C) D Bedroom To be supplied as a supp	Suppose 4 (D) 1 Units (D) 1 Units (D) 2 Units (D) 3 Units (D) 437,86 (D) 0 (D) 613,31 (D) 0 (D) 1,576,11 (D) 1,576,1	k here for 5 %? 1	(E) 1 1 1 1 1 1 1 1 1	AHSC fun No (F) Bedroom to be stated to be stated to compare to co	Stricted units @ Ma: Ma: Maintinits - (be (G) Units 0,675,000 0,2,441,549 0 0,3,792,264 0 0,9,908,813	\$50,000 \$\$\text{kimum Al beginning of Unress}\$\$ (H)	PU = HD Fu n page tricted n page tricted n page n	\$4,350,000 nding Amount of the control of the cont	HRI Requeunt Inding Amount (K) 15 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$175,000 (L) Bedroom Uni 5 29 42 4	AH (M) ts Support (M)	Max AHD D Funds R (N) 4 175,000 211,300 247,744 284,044 320,344 386,788 393,088 429,532 426,532 502,131 4+Bdrm Ot	Prunding Requested (O) + Bedroor To By SHUT SHUT SHUT SHUT SHUT SHUT SHUT SHUT	\$19,61 \$19,61 (P) n Units Bupund 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0,404 0,404 University of the second of the		,		rent
Max AHS Is Project (A) AMI Level 60-80% 55% 50% 45% 40% 35% 25% 20% 15% Totals	TF,000 197,039 240,830 262,725 284,764 306,659 328,554 350,450 372,489 0 Bdrm	nding Arm for 9% Ti (C) D Bedroom o by Silin o color of the color of	Counts	k here for the form of the for	(E) 1 1 1 1 1 1 1 1 1	AHSC fun No (F) Bedroom to begun to beg	Stricted units @ Ma: Ma: Maintinits - (bi (G) Units 3,675,000 0 2,441,549 0 0 3,792,264 0 9,908,813	\$50,000 \$50,000 \$10,00	PU = HD Fu n page tricted n page tricted n page n	\$4,350,000 nding Amo 166] Manager Fu (J) oom Units 3,675,0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	HRI Reque unt Inding Amount (K) 15	\$175,000 (L) Bedroom Uni D 20 19 19 19 19 19 19 19 19 19 19 19 19 19	AH (M) (S) (M) (M) (M) (M) (M) (M) (M) (M) (M) (M	Max AHD D Funds R (N) 4 175,000 211,300 247,744 284,044 320,344 386,788 393,088 429,532 426,532 502,131 4+Bdrm Ot	Prunding Requested (O) + Bedroor To By SHUT SHUT SHUT SHUT SHUT SHUT SHUT SHUT	\$19,61 \$19,61 (P) n Units 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0,404 0,404 0,404 0,404 0,404 0,404 0,404 0,404 0,404 0,404				rent
Max AHS: Is Project (A) AMI Level 60-80% 55% 50% 45% 40% 30% 25% 70tals Type o	C AHD Fu applying (B) (C) 175,000 197,039 218,934 240,833 262,725 284,764 306,659 372,489 0 Bdrm	nding Arm for 9% T. (C) Dedroom Degraphin 3 3 0 0 0 0 0 7 The state of	Suppose 4 (D) 1 Units (D) 1 Units (D) 2 Units (D) 3 Units (D) 437,86 (D) 0 (D) 613,31 (D) 0 (D) 1,576,11 (D) 1,576,1	k here for 1	(E) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AHSC fun No (F) Bedroom Computer State Sta	Stricted units @ Ma: Ma: Maintinits - (be (G) Units 3,675,000 0 2,441,549 0 0 3,792,264 0 9,908,813	\$50,000 \$\$\text{kimum Al beginning of Unress}\$\$ (H)	PU = HD Fu n page tricted n page tricted n page n	\$4,350,000 nding Amo 60	HRI Requeunt Inding Amount (K) 15 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$175,000 (L) Bedroom Uni D 20 19 19 19 19 19 19 19 19 19 19 19 19 19	AH (M) ts Support (M)	Max AHD D Funds R (N) 4 175,000 211,300 247,744 284,044 320,344 386,788 393,088 429,532 426,532 502,131 4+Bdrm Ot	Prunding Requested (O) + Bedroor To By SHUT SHUT SHUT SHUT SHUT SHUT SHUT SHUT	\$19,61 \$19,61 (P) n Units Bupund 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0,404 0,404 0,404 0,404 0,404 0,404 0,404 0,404 0,404 0,404				rent

Subsidy Program Name

Monthly Rent
Subsidy
Amount
Subsidy
Units

Monthly Rent Subsidy Amount Other HCD Funding

of Square
Baths Feet
1 550

1 700

1 900 1 1,280

1 550 1 700 1 1,280

1 900 1 1,280

1 550 1 700

1 900

1 1,280 1 900 Other Funding

Building Type 6+ story high-rise

6+ story high-rise

6+ story high-rise 6+ story high-rise

6+ story high-rise 6+ story high-rise 6+ story high-rise

6+ story high-rise 6+ story high-rise 6+ story high-rise 6+ story high-rise 6+ story high-rise

6+ story high-rise 6+ story high-rise

6+ story high-rise 6+ story high-rise

6+ story high-rise 6+ story high-rise

4/27/21

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	AHD vs HRI	Source	Name	Source Type	Lien	Amount	Interest	Required	Loan Term	Residential	Commercial	*Deta	ils of Deferred Costs
	Due Date?	Source	(listed in order of	of lien priority)	Source Type	No.	Amount	Rate	Payment	(months)	Amount	Amount	Amount	Description
1		HRI	AHSC HRI Grant		State-HCD		\$0	0.00%					\$20,000	Title, Recording
2	Yes	AHD	Construction Loan		State-HCD	1	\$77,756,160	4.75%		35	\$77,756,160		\$20,000	
3	Yes	AHD	MOHCD Gap Finar	ncing		2	\$13,594,128			35	\$13,594,128		\$15,000	Legal
4	Yes	AHD	GP equity				\$100						\$13,000	
5													\$2,500	Syndication Consultant
6													Ψ2,300	
7													\$50,840	TCAC monitoring fees
8													ψ30,040	
9													\$679,995	TCA OpEx Reserve
10													ψ079,995	
11														Perm Lender expenses
12													\$100,932	(origination, legal, expenses)
13		AHD	*Def	ferred Costs (ente	er details at right)		\$11,617,748						\$10,662,481	deferred developer fee
14	Yes	AHD	Equity Investor	TBD			\$3,384,895				\$3,384,895		ψ10,002,401	
					TO	TALS	\$106,353,031				\$94,735,183	\$0	\$11,617,748	

							Da	umanant Carre	and of Freedo							
							Pel	rmanent Sour	ces of Funas							
#	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Source Type	Lien	Amount	In	terest Rate	Amortization	Repayment Te	erms	Required Residential	Required Commercial	Residential	Commercial	Balloon?
Ш	Due Date?	Source	Dev. Fee; list in lien priority order		No.	Amount	Rate	Туре	Period (yrs.)	Туре	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	BallOOI1?
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 Fu	nding Sources A	mount	\$106,353,031					TOTALS	\$1,455,136	\$0	\$106,353,031	\$0	
			Total Committed Non-A	AHSC AHD & HRI	Funds	\$85 512 627	\$51 663 681	<8107(f) Total Co	mmitted Non-AHS	SC AHD & HRI Funds						

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.

A	HD Devel	opment B	udget			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	# 0	ФО.		.	
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION Site Work	\$604.60E	\$604.60E		\$604.60E		
Structures	\$694,695 \$62,934,104	\$694,695 \$62,934,104		\$694,695 \$62,934,104		
General Requirements	\$02,934,104	\$02,934,104		\$02,934,104		
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other New Construction: Phoyovoitaic	\$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		A		
Title & Recording	\$50,000	\$50,000		\$50,000		
Taxes	\$185,120	\$185,120		\$185,120		
Insurance Frankling of Departing	\$1,277,272	\$1,277,272		\$1,277,272		
Employment Reporting Other Construction Int. & Fees: Construction	\$0	¢20,000		ФО 000		
Uther Construction int. & Fees: Lenger	\$30,000 \$40,000	\$30,000 \$40,000		\$3,838 \$5,117		
Evnenses Total Construction Interest & Fees	\$40,000 \$9,083,210		\$0		\$0	
PERMANENT FINANCING	φσ,∪ο3,∠10	\$9,083,210	Φ0	\$4,720,063	\$0	
Loan Origination Fee	\$161,933	\$161,933				
Credit Enhancement/Application Fee	\$161,933	φ101,933				
Title & Recording	\$20,000	\$20,000				
Taxes	\$20,000	Ψ20,000				
AHSC R6	ΨΟ		Page 17 o	of 53		AHD Dev Budget

A	HD Devel	opment B	udget			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: Lenger Expenses and Counsel Costs	\$25,000	\$25,000				
Expenses and Country Costs: CULAC 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	\$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	ψ010,000	ψ073,333	ΨΟ			
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		\$0	
OTHER PROJECT COSTS	\$7,304,444	φ1,304,444	φυ	\$7,304,444	φυ	
TCAC App/Allocation/Monitoring Fees	\$90,309	\$90,309				
Environmental Audit	\$15,000	\$15,000		\$15,000		
Local Development Impact Fees	\$813,440	\$13,000		\$813,440		
	\$331,177	\$331,177		\$331,177		
Permit Processing Fees	1	φ331,1 <i>111</i>		φ331,17 <i>1</i>		
Capital Fees	\$0	¢220.750				
Marketing	\$238,750	\$238,750		£240.000		
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		\$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	
			Tot	al 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

							Balb						ses PIN 47683									4/27/21
AFFORDABLE HOUSING DEVELPMENT (A	AHD)		1					AHD Resid	dential and	HRI Perman	ent Sources	of Funds								Commerc	ial Sources	
USES OF FUNDS C	Total ost from	AHSC HRI	AHSC AHD	Tax-Exempt	Taxable perm	MOHCD Gap	RCP Subsidy	AHP	Priority DDF	Non-priority	GP Equity	0	0 0	0	0	Equity Investor:	Total Residential	Residential	Commercial			Residential Cost
	AHD Dev Budget	Grant	Funding	Bond Loan	loan	Financing	NOF Subsidy	AHF	PHONEY DDP	DDF	GF Equity	v			•	Equity investor.	Sources	Costs	Costs	Source Name:	Source Name:	Difference Dev Budge
\$0																		Total	Total			vs. Sources
LAND COST/ACQUISITION Land Cost or Value	\$4,092,000															\$4,092,000	\$4,092,000	\$4,092,000	\$0			
Demolition	\$0															\$ 1,002,000	\$0	\$0	\$0			
Legal	\$80,000										\$100					\$79,900	\$80,000	\$80,000	\$0			
Land Lease Rent Prepayment	\$0																\$0	\$0	\$0			
Total Land Cost or Value Existing Improvements Cost or Value	\$4,172,000 \$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0 \$	\$0 \$0	\$	0 \$4,171,900	\$4,172,000 \$0	\$4,172,000 \$0	\$0	\$0	\$0	
	\$2,839,170															\$2,839,170	\$2,839,170	\$2,839,170	\$0			
· · · · · · · · · · · · · · · · · · ·	\$2,839,170		\$0			\$0		\$0	\$0		\$0			\$0 \$0		4=,000,	\$2,839,170	\$2,839,170	\$0	\$0	\$0	
	\$7,011,170		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0 \$	\$0 \$0	\$	0 \$7,011,070	\$7,011,170	\$7,011,170	\$0	\$0	\$0	
Predevelopment Interest/Holding Cost Assumed, Accrued Interest on Existing Debt	\$100,000															\$100,000	\$100,000	\$100,000	\$0			
(Rehab/Acq)	\$0																\$0	\$0	\$0			
Excess Purchase Price Over Appraisal	\$0																\$0	\$0	\$0			ļ
REHABILITATION Site Work	\$0																\$0	\$0	40			
Structures	\$0 \$0																\$0	\$0	\$0			
General Requirements	\$0																\$0	\$0	\$0			
Contractor Overhead	\$0																\$0	\$0				
Contractor Profit	\$0 \$0																\$0 \$0	\$0 \$0				
Prevailing Wages General Liability Insurance	\$0 \$0																\$0 \$0	\$0 \$0				
Urban Greening	\$0																\$0	\$0				
Other Rehabilitation: (Specify)	\$0																\$0	\$0				
Other Rehabilitation: (Specify)	\$0																\$0	\$0 \$0				<u> </u>
Other Rehabilitation: (Specify) Total Rehabilitation Costs	\$0 \$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$	50 \$0	5	0 \$0	\$0 \$0			\$0	\$0	1
Total Relocation Expenses	\$0		ų,		Ţ.	Ų.	Ų	Ų.	*************************************	Ţ.	+	*************************************	,	,,,	•	5	\$0			40	Ţ	
NEW CONSTRUCTION																						
Site Work	\$694,695		£40.040.404		604 504 000	640 504 400	£0.404.050	£4 000 000								\$694,695	\$694,695 \$62,934,104	\$694,695 \$62,934,104	\$0			<u> </u>
Structures \$ General Requirements	\$62,934,104 \$0		\$19,610,404	* <u> </u>	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000								\$774,214	\$62,934,104	\$62,934,104	\$0			
Contractor Overhead	\$0																\$0	\$0	\$0			
Contractor Profit	\$0																\$0	\$0	\$0			
Prevailing Wages	\$0 \$0															1	\$0 \$0	\$0 \$0	\$0			-
General Liability Insurance Urban Greening	\$0 \$0																\$0	•	\$0			
Other New Construction: Phoyovoltaic	\$683,730															\$683,730	\$683,730	\$683,730	\$0			
Other New Construction: Security	\$125,000															\$125,000	\$125,000	\$125,000	\$0			
Other New Construction: (Specify)	\$0 64,437,529		\$40.040.404	\$0	\$04 F04 000	640 504 400	\$0.404.0F0	# 4 000 000	***	***	**	***		so so		0 077.000	\$64,437,529	\$0	\$0	**	\$0	ļ
Total New Construction Costs \$ ARCHITECTURAL FEES	64,437,529		\$19,610,404	\$0	\$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000	\$0	\$0	\$0	\$0	\$0 \$	50 \$0	\$	0 \$2,277,639	\$64,437,529	\$64,437,529	\$0	\$0	\$0	
	\$1,574,689															\$1,574,689	\$1,574,689	\$1,574,689	\$0			
Supervision	\$200,000															\$200,000	\$200,000	\$200,000	\$0			
Total Architectural Costs Total Survey & Engineering	\$1,774,689 \$913,790		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$	\$0 \$0	\$	0 \$1,774,689 \$913,790	\$1,774,689 \$913,790	\$1,774,689 \$913,790	\$0 \$0	\$0	\$0	
CONSTRUCTION INTEREST & FEES	ψ513,130															\$515,790	ψ313,130	φ313,790	40			
	\$6,551,541															\$6,551,541	\$6,551,541	\$6,551,541	\$0			
Origination Fee	\$413,917															\$413,917	\$413,917	\$413,917	\$0			
Credit Enhancement/Application Fee Bond Premium	\$0 \$0															\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			
Cost of Issuance	\$535,360															\$535,360	\$535,360	\$535,360	\$0			
Title & Recording	\$50,000															\$50,000	\$50,000	\$50,000	\$0			
Taxes	\$185,120															\$185,120	\$185,120	\$185,120	\$0			
Insurance Employment Reporting	\$1,277,272 \$0															\$1,277,272 \$0	\$1,277,272 \$0	\$1,277,272 \$0	\$0 \$0			
Other Construction Int. & Fees: Construction	\$30,000															\$30,000	\$30,000	\$30,000	\$0			
Under Construction Int. & Fees: Lenger	\$40,000															\$40,000	\$40,000	\$40,000	\$0			
	\$9,083,210		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$	50 \$0	\$	0 \$9,083,210	\$9,083,210	\$9,083,210	\$0	\$0	\$0)
PERMANENT FINANCING Loan Origination Fee	\$161,933															\$161,933	\$161,933	\$161,933	\$0			
Credit Enhancement/Application Fee	\$161,933 \$0															\$161,933 \$0	\$161,933	\$161,933	\$0 \$0			
Title & Recording	\$20,000															\$20,000	\$20,000	\$20,000	\$0			
Taxes	\$0															\$0	\$0	\$0	\$0			
Insurance Other Perm. Financing Costs: Lender	\$0															\$0	\$0	\$25,000	\$0 \$0			
Strienger mind francing Costs: CDLAC and	\$25,000 \$0															\$25,000	\$25,000 \$0	\$25,000 \$0	\$0 \$0			
Total Permanent Einancing Costs	\$206,933		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	*** 4 C - £\$Q	\$0	\$0 \$	50 \$0	\$	0 \$206,933	\$206,933	\$206,933	\$0,	VID 110,80	\$0.11 D1 \$0	
AHSC RU										Pa	ge 19 of s	3					•			TID-HKI S	S&U Budget	

							Ball	ooa Reserve					es PIN 47	683								
AFFORDABLE HOUSING DEVELPMEN	NT (AHD)							AHD Resi	dential and l	HRI Permar	nent Sources	s of Funds									Commerc	ial 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 Ioan	MOHCD Gap Financing	RCP Subsidy	АНР	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:
\$0 Subtotals Forward	\$02 E27 224		\$19,610,404	\$(0 \$21,591,000	\$13,594,128	\$6.424.2E0	\$1,230,000	\$0	\$0	\$100	\$0	60	\$0	\$0	\$0	\$21,367,331	602 E27 224	Total \$83,527,321	Total \$0	\$0	
LEGAL FEES	\$83,527,321		\$19,610,404	\$1	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	\$0	\$0	\$0
Legal Paid by Applicant	\$60,000																\$60,000	\$60,000	\$60,000	\$0		
Other Attorney Costs: Permanent Closing	\$15,000																\$15,000	\$15,000	\$15,000	\$0		
Other Attorney Costs: Organization of	\$7,500													t i			\$7,500	\$7,500	\$7,500	\$0		
Other Attorney Costs: Syndication - GP	\$49,000																\$49,000	\$49,000	\$49,000	\$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	\$1
RESERVES																						
Operating Reserve	\$679,995																\$679,995	\$679,995	\$679,995	\$0		
Replacement Reserve	\$0																	\$0	\$0	\$0		
Transition Reserve	\$0																	\$0	\$0	\$0		
Rent Reserve	\$0													<u> </u>			-	\$0	\$0	\$0		
Other Reserve Costs: (Specify)	\$0													<u> </u>			-	\$0 \$0	\$0	\$0 \$0		
Other Reserve Costs: (Specify)	\$0 \$0																	\$0 \$0	0¢ 00	\$0		
Other Reserve Costs: (Specify) 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		\$
CONTINGENCY COSTS	φυι 5,395		\$0	31	- \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	- 	φυ	\$0	φυτ 3,335	φ013,393	φυ <i>ι</i> 3,333	\$0	\$0	•
Construction Hard Cost Contingency	\$6,715,170																\$6,715,170	\$6,715,170	\$6,715,170	\$0		
Soft Cost Contingency	\$649,274	İ															\$649,274	\$649,274	\$649,274	\$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	\$
OTHER PROJECT COSTS																						
TCAC App/Allocation/Monitoring Fees	\$90,309																\$90,309	\$90,309	\$90,309	\$0		
Environmental Audit	\$15,000																\$15,000	\$15,000	\$15,000	\$0		
Local Development Impact Fees	\$813,440																\$813,440	\$813,440	\$813,440	\$0		
Permit Processing Fees	\$331,177																\$331,177	\$331,177	\$331,177	\$0		
Capital Fees	\$0																\$0	\$0	\$0	\$0		
Marketing	\$238,750 \$248,000																\$238,750 \$248,000	\$238,750 \$248,000	\$238,750 \$248,000	\$0 \$0		
Furnishings Market Study	\$248,000																\$248,000	\$10,000	\$10,000	\$0		
Accounting/Reimbursable	\$10,000																\$10,000	\$10,000	\$0	\$0		
Appraisal Costs	\$10,000																\$10,000	\$10,000	\$10,000	\$0		
Broadband Readiness	\$0													i i			\$0	\$0	\$0	\$0		
Other Costs: Start-up/Lease Up Expenses	\$124,000																\$124,000	\$124,000	\$124,000	\$0		
Other Costs: Audit/Cost Certification	\$50,000																\$50,000	\$50,000	\$50,000	\$0		
Other Costs: Printing	\$25,000																\$25,000	\$25,000	\$25,000	\$0		
Other Costs: Syndication Consultant	\$75,000																\$75,000	\$75,000	\$75,000	\$0		
Other Costs: Construction Supervision	\$75,000																\$75,000	\$75,000	\$75,000	\$0		
Total Other Costs	\$2,105,676		\$0	\$(0 \$0	\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$2,105,676	\$2,105,676	\$2,105,676	\$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	\$1
DEVELOPER COSTS	640 544 005								£4 000 000	60.044.005							60,000,000	\$12 E44 00E	£42 E44 00E	\$0		
Developer Overhead/Profit	\$12,544,095	-							\$1,300,000	\$9,044,095							\$2,200,000	\$12,544,095 \$0	\$12,544,095 \$0	\$0 \$0		
Consultant/Processing Agent Project Administration	\$0	 																\$0	\$0 \$0	\$0 \$0		
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0		
Construction Oversight by Developer	\$0	1																\$0	\$0	\$0		
Other Developer Costs: (Specify)	\$0	Ì																\$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		\$
TOTAL PROJECT COST	\$106,353,031	\$0	\$19,610,404	\$(0 \$21,591,000	\$13,594,128	\$6,134,358	\$1,230,000		\$9,044,095		\$0	\$0	\$0	\$0	\$0		\$106,353,031	\$106,353,031	\$0	\$0	
HOUSING RELATED-INFRASTRUCTURE (H	RI)																					
Site acquisition of HRI including easements																		ę,				
and right of ways			ļ															\$0				
Other Site Acquisition (Specify):											-							\$0				
TOTAL SITE ACQUISITION (Not Parking	g)	\$0	\$0	\$0	0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Clearing and Grubbing Demolition			+															\$0 \$0				
Excavation			<u> </u>															\$0 \$0				
Grading (not grading for housing & mixed use			<u> </u>															·				
structural improvements)																		\$0				
Soil Stabilization (Lime, etc.)																		\$0				
Erosion/Weed Control																		\$0				
Dewatering																		\$0				
Other Site Preparation (Specify):			ļ															\$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				
Sanitary Sewer Potable Water																		\$0 \$0				
r utable Water																		\$0				

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Residential Cost Difference Dev Budget vs. Sources

Set Personal Control C								Ball	ooa Reserv	oir AHD an	d HRI Perm	anent Sour	ces and Us	ses PIN 47	683				
Mathematical	AFFORDABLE HOUSING DEVELPMEN	NT (AHD)							AHD Resi	dential and	HRI Permar	ent Sources	s of Funds						
Control Cont		Cost from AHD Dev						RCP Subsidy	АНР	Priority DDF		GP Equity	0	0	0	0	0	Equity Investor:	Residential
Series From Series	\$0																		ĺ
STATE AND AND AND AND AND AND AND AND AND AND																			\$0
Mathematical Math																			\$0
Segretary 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			60		***		***	**	**	***	**	**	**	***	**	***		***	\$0 \$0
Stand Stand			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$0	\$0
Column C																			\$0
Supply Su																			\$0
The control of the co	Street Lights																		\$0
Some believe species of species of the section of t																			\$0
This implication 1																			\$0
Secretary Control of the secretary of th			\$n	50	¢.	\$0	\$0	\$0	\$0	\$0	en.	\$n	\$n	\$0	\$n	\$0	e,	\$0	\$0 \$0
Secretary Secret			\$0	\$0	au.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 0	\$0	\$0	Şi	\$0	\$0
See Course (general) Course Course (general) Course Cour																			\$0
Section Sect																			\$0
Series Marches 1	Urban Greening (Specify):																		\$0
Service of the servic	TOTAL URBAN GREENING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Marchannes																			\$0
Progression of Tarkey 1				-															\$0 \$0
Managha Ander Managha																			\$0
Company Comp																			\$0
Securing Sec																			\$0
Company Comp																			\$0
Content Cont	Lighting																		\$0
March Alley Alle																			\$0
Name of Registrations					_														\$0
Company Comp			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0
The Mingration of the Control of Mingration of the Control of Mingration																			\$0
Providence Pro																			\$0
TOTAL REPLACEMENT PARRONG S S S S S S S S S																			\$0
Part																			\$0
Control Cont		ON	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Content																			\$0
Sew North Case (Specify): Other Replacement Parking Costs (Specif																			\$0 \$0
Other Replacement Parking Costs (Specify):				1															\$0
TOTAL REPLACEMENT PARKING 50 50 50 50 50 50 50 50 50 5																			\$0
Residentiflarking Structures																			\$0
Grading (Sanding (San			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Foundation Work Comparison				ļ		1													\$0 \$0
Sile Mork																			\$0
Other Residential Parking Costs (Specify): TOTAL RESIDENTIAL PARKING OF 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				1															\$0
Forther Residential Parking 1.5 5.5																			\$0
Access Plazas Access																			\$0
Pathways			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$0	
Bus Shelters Sumary Shelters Sumary Shelter				ļ		1													\$0
Transit Shelters Fedestrian Facilities Fedestrian Facility Fedestrian Facilities Fedestrian Facilities Fedestrian Facility Fedestrian Facilities Fedestrian Facilities Fedestrian Facilities Fedestrian Facilities Fedestrian Facilities Fedestrian Facility Fede																			\$0
Pedestrian Facilities Image: Control of the Control of t	T 1: 01 1:			 															\$0 \$0
Bicycle Facilities Single																			\$0
Other Transit Costs (Specify): TOTAL TRANSIT S S S S S S S S S S S S S S S S S S																			\$0
Drainage																			\$0
Parks & Recreation Image: Company of the company of the			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Streets/Signals Traffic Fees																			\$0
Traffic Fees				-															\$0
Water Mater Image: Control of the Impact Fees (Specify): Image: Con																			\$0 \$0
Water Facility Cher Impact Fees (Specify): State Of the Impact Fees (Specify): <td></td> <td></td> <td></td> <td>1</td> <td></td> <td>\$0</td>				1															\$0
Other Impact Fees (Specify): Other Impact Fees (non-AHSC eligible) <																			\$0
Other Impact Fees (non-AHSC eligible) So \$0	Other Impact Fees (Specify):																		\$0
																			\$0
HSC R6 Page 21 of 43			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0	\$0	\$0	\$(\$0	
	AHSC R6										Pa	ge 21 of 5	3						\$0

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Residential Cost Difference Dev Budget vs. Sources

Commercial Sources

Commercial Costs Total

							Balb	oa Reserv	oir AHD an	d HRI Perm	anent Sour	ces and Us	es PIN 47	683									4/27/21
AFFORDABLE HOUSING DEVELPMEN	NT (AHD)							AHD Resi	dential and	HRI Permar	nent Source:	s of Funds									Commerc	ial 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	АНР	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
\$0																			Total	Total			vs. Sources
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	4
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	1
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 ur	nusual or extraord	dinary circumstance	es that have resulte	ed in higher than e.	xpected Project co.	sts; provide a justifi	cation as to why the	se costs are reas	onable.														•

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 San Francisco **HCD Phase:** Origination County: Basis x **Unit Size** 1/5/21 TCAC Threshold Basis Limits (TBL) **Number of Units** Number of Units SRO/Studio \$511,928 8 \$4,095,424 1 Bedroom \$590,248 59 \$34,824,632 \$32,752,000 \$712,000 2 Bedrooms 46 3 Bedrooms \$911,360 11 \$10,024,960 4+ Bedrooms \$1,015,312 0 \$0 Number of Manager Units in Project: TOTAL UNITS: 124 TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL): \$81,697,016 TBL ADJUSTMENTS §10327(c)(5)(A-F): 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 \$16,339,403 workers who are paid at least state or federal prevailing wages. (20%) Project certifies that (1) they are subject to a project labor agreement within the meaning of §2500(b)(1) of the Yes Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health \$4,084,851 and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction New construction project required to provide parking beneath residential units (not "tuck under" parking) or No \$0 through construction of an on-site parking structure of two or more levels. (10%) Project where a day care center is part of the development. (2%) Νo \$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 No \$0 in which case, the Type III 10% increase below is not allowed. (15%) Project wherein at least 95% of the building(s) is constructed as a Type III as defined in the California Building Nο \$0 Code, or a Type III/Type I combination, in which case, the Type I 15% increase above is not allowed. (10%) [B] Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up \$816,970 to 10%) (1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant No electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%) (2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area No electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%) (3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency No Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). (4%) (4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy Nο efficiency) post rehab as demonstrated using the appropriate performance module of CEC software. (4%) Yes (5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%) (6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable No growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access, (1%) (7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all No kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (1%) (8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in Νo all common areas. (2%) (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 No \$0 as certified by the Project architect/ engineer. (lesser of costs or 15% basis adjustment) Enter Certified Costs of Work: If Yes, select type of work: Local development impact fees required to be paid to local government entities. Certification from local entities Yes \$813,440 assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE. Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than No \$0 \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%) TCAC/HCD Opportunity County Opportunity Map No 6075031000 Highest Resource Area Map Tract ID

Resource level:

1	HCD 2021	Developer Fee Calcul	ator - revised 2/4/21 (complete Y	ELLOW shaded o	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 sour	rces - lesser of 1e & 2d	\$2,200,000	\$2,200,000	
7	Deferred Developer Fee payable	on a priority basis from ava	ailable Cash Flow	\$1,300,000	\$1,300,000	
8	Deferred Developer Fee payable	exclusively from Sponsor I	Distributions	\$9,044,095	\$9,044,095	
9 10	-	ed or Actual Developer Fee Fee Contributed as Capital	\$12,544,095 \$0	Deferred D	Developer Fee	\$10,344,095
10	Section 1. UMR §8312(c)(1) Max Develo			CAC 9% rules		
12	a. Project's type of construction:	New Construction	-			\$2,200,000
13 14	b. Project's Unadjusted Eligible Basis (e.	xcluding Developer Fee) - §103	327(c)(2)(A)	\$83,627,302	x 15% =	\$12,544,095
15	c. Project's Unadjusted Eligible Acquisiti	on Basis (excluding Developer I	Fee) - §10327(c)(2)(A)	\$0	x 5% =	\$0
16	d. Project's Non-Residential Costs (exclu	uding Developer Fee) - §10327((c)(2)(A)	\$0	x 15% =	\$0
17	e. Maximum Developer Fee payable fr	om development funding sou	rces - UMR §8312(c)(1) - lesse	er of 1a or (1b -	+ 1c + 1d)	\$2,200,000
19	Section 2. UMR §8312(c) - Maximum De	eveloper Fee using TCAC 4%	rules			
20	a. BIPOC Project meeting CDLAC §5230	O(f)(1)(B) - §10327(c)(2)(E)				No
21	b. New Construction & Rehab - Unadjus	ted Eligible Basis (exclude Deve	eloper 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) - §103	327(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 usin	g TCAC 4% rules §8312(c)	•			\$12,544,095
28	f. Total Budgeted or Actual Developer F	ee			\$12,544,095	
29	g. Budgeted Developer Fee paid from D	evelopment Sources	Sum of Deferred and Contributed Developer Fee	\$10,344,095	\$2,200,000	
30	h. Deferred Developer Fee payable on	a priority basis from available	e Cash Flow		\$1,300,000	

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		Annual	Income and E	xpenses	4/27
		Employee Information	n		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	
	C744	Payroll Taxes		Show free rent as an	
		·	\$19,022		Includes Retirement Plan Contributions
		Workers Compensation	\$17,120	expense?	Includes Retirement Flan Contributions
		Employee Benefits	\$53,618	No	
	Em	ployee(s) Payroll Taxes, Workers Comp. & Benefits	\$89,760		
		Total Employee(s) Expenses	\$339,980		
		Employee Units			
Lii	ome mit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
No	one	On-Site Manager(s)	2	900	
			0	0	
			0	0	
		To	tal Square Footage	900	
		Annu	al Operating E	Budget	
Acc	t. No.	Revenue - Income	Residential	Commercial	Comments
	/5140	Rent Revenue - Gross Potential	residential	\$0	Comments
0120	,,,,,,,	Restricted Unit Rents	\$2,000,040	ΨΟ	
			\$3,066,240		
	104	Unrestricted Unit Rents	\$0		
51	121	Tenant Assistance Payments			
		Subsidy Program Name	\$0		
		Subsidy Program Name	\$0		
		Operating Subsidies	\$0		
		Other: (specify)	\$0	\$0	
59	910	Laundry and Vending Revenue	\$17,712		
51	170	Garage and Parking Spaces	\$0	\$0	
59	990	Miscellaneous Rent Revenue	\$0	\$0	
	u u	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	
	t. No.	Expenses	Residential	Commercial	Comments
Acc		Administrative Expenses: 6200/6300	Nosidellilai	Johnnerdai	- Comments
Acc	203	Conventions and Meetings	\$5,114	\$0	
		Controllions and Micelings			
62		Advertising and Marketing	\$ E00	\$0	
62 62	210	Advertising and Marketing	\$500		
62 62 62	210 250	Other Renting Expenses	\$1,000	\$0	
62 62 62 63	210 250 310	Other Renting Expenses Office/Administrative Salaries from above	\$1,000 \$42,440	\$0	
62 62 62 63	210 250 310 311	Other Renting Expenses Office/Administrative Salaries from above Office Expenses	\$1,000 \$42,440 \$11,240	\$0 \$0	
62 62 63 63 63	210 250 310 311 312	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent	\$1,000 \$42,440 \$11,240 \$0	\$0 \$0 \$0	
62 62 63 63 63	210 250 310 311	Other Renting Expenses Office/Administrative Salaries from above Office Expenses	\$1,000 \$42,440 \$11,240	\$0 \$0	
62 62 63 63 63	210 250 310 311 312	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent	\$1,000 \$42,440 \$11,240 \$0	\$0 \$0 \$0	
62 62 63 63 63 63	210 250 310 311 312 320	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent Management Fee	\$1,000 \$42,440 \$11,240 \$0 \$73,800	\$0 \$0 \$0 \$0	
62 62 63 63 63 63 63	210 250 310 311 312 320 330	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent Management Fee Site/Resident Manager(s) Salaries from above Administrative Free Rent Unit from above	\$1,000 \$42,440 \$11,240 \$0 \$73,800 \$62,000	\$0 \$0 \$0 \$0 \$0	
62 62 63 63 63 63 63 63	210 250 310 311 312 320 330 331	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent Management Fee Site/Resident Manager(s) Salaries from above Administrative Free Rent Unit from above Legal Expense Project	\$1,000 \$42,440 \$11,240 \$0 \$73,800 \$62,000 \$0 \$4,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
62 62 63 63 63 63 63 63 63 63 63	210 250 310 311 312 320 330 331 340	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent Management Fee Site/Resident Manager(s) Salaries from above Administrative Free Rent Unit from above Legal Expense Project Audit Expense	\$1,000 \$42,440 \$11,240 \$0 \$73,800 \$62,000 \$0 \$4,000 \$10,500	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
622 623 633 633 633 633 633 633 633 633	210 250 310 311 312 320 330 331	Other Renting Expenses Office/Administrative Salaries from above Office Expenses Office or Model Apartment Rent Management Fee Site/Resident Manager(s) Salaries from above Administrative Free Rent Unit from above Legal Expense Project	\$1,000 \$42,440 \$11,240 \$0 \$73,800 \$62,000 \$0 \$4,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Professional (HOA), Telephone/Answering Service,

	Annual	Income and Ex	penses	4/27/21
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 Maintenane 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 Benefitsfrom abov	\$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	
07001	Supportive Services Costs: 6900	Ψ233,022	ΨΟ	Comments
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	Comments
6990	Services Coordinator Salaries, On-Site - from above	\$60,000	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0,000	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6990				
6900T	Other Supportive Services Costs: (specify)	\$0	\$0	
69001		COO 000	¢ο	
	Total Supportive Services Costs	\$60,000	\$0	
	Total Supportive Services Costs Total Operating Expenses	\$60,000 \$1,165,136	\$0 \$0	Comments
	• • • • • • • • • • • • • • • • • • • •			Comments
7210	Total Operating Expenses	\$1,165,136	\$0	Comments
7210 7220	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits	\$1,165,136 Residential	\$0 Commercial	Comments
	Total Operating Expenses Funded Reserves: 7200	\$1,165,136 Residential \$62,000	\$0 Commercial	Comments
7220	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify)	\$1,165,136 Residential \$62,000 \$0	\$0 Commercial \$0 \$0	Comments
7220 7230	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify)	\$1,165,136 Residential \$62,000 \$0 \$0	\$0 Commercial \$0 \$0 \$0	Comments
7220 7230	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify)	\$1,165,136 Residential \$62,000 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0	Comments
7220 7230	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0	Comments
7220 7230	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$0 Residential	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial	Comments
7220 7230	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$0 \$Residential \$62,000 \$62,000 \$862,000 \$862,000	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0	Comments
7220 7230	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$0 Residential \$0 \$62,000 Residential \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0	
7220 7230 7240	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$1,702,618	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0	Comments
7220 7230 7240 6820	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$1,702,618	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$1,702,618	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$1,702,618	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$0 \$82,364	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service Annual Issuer Fees	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify)	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify)	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Met Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$0 \$1,480,489	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify)	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$0 \$1,480,489	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 6890 6800T	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Met Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$0 \$82,364 \$26,989 \$0 \$0 \$1,480,489 \$222,129	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 7190 Total Operat	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees ing Expenses Per Unit	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$1,480,489 \$222,129	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 7190 Total Operat Without any A	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees ing Expenses Per Unit	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$0 \$1,480,489 \$222,129 \$0 Per Year \$9,396	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 7190 Total Operat Without any A With the Value	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees ing Expenses Per Unit Adjustments e of Rent-Free Units Included	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$62,000 Residential \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$1,480,489 \$222,129 \$0 Per Year	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7220 7230 7240 7240 6820 6830 6840 6890 6890 6890 7190 7190 Total Operat Without any A With the Valu Without RE 1	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD must pay debt service HCD must pay debt service Annual Issuer Fees Miscellaneous Financial Expenses: (specify) Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees ing Expenses Per Unit	\$1,165,136 Residential \$62,000 \$0 \$0 \$0 \$0 \$62,000 Residential \$0 \$0 \$1,702,618 \$1,371,136 \$0 \$0 \$82,364 \$26,989 \$0 \$0 \$1,480,489 \$222,129 \$0 Per Year \$9,396	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	

Cash Flow Analysis

Is Income from Restricted Units	based on Re	estricted or	r Proposed	Rents?		Propose	d 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	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	1																			
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
	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
Replacement Reserve 0.0%	62,000	62,000	62,000	62,000	62,000															
Other Reserves 0.0%	02,000	62,000 0	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	02,000	0	0
Other Reserves 0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Reserves 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	0
Other Reserves 0.0% Ground Lease 2.0% Commercial Expenses 3.0%	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Other Reserves 0.0% Ground Lease 2.0% Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income	0 0 0 1,227,136	0 0 0 1,262,090	0 0 0 1,298,093	0 0 0 1,335,176	0 0 0 1,373,371	0 0 0 1,412,712	0 0 0 1,453,233	0 0 0 1,494,970	0 0 0 1,537,959	0 0 0 1,582,238	0 0 0 1,627,845	0 0 0 1,674,821	0 0 0 1,723,205	0 0 0 1,773,041	0 0 0 1,824,373	0 0 0 1,877,244	0 0 0 1,931,701	0 0 0 1,987,792	0 0 0 2,045,566	0 0 0 2,105,073
Other Reserves	0 0 0 1,227,136 1,702,618	0 0 1,262,090 1,726,259	0 0 0 1,298,093 1,750,024	0 0 1,335,176 1,773,903	0 0 0 1,373,371 1,797,890	0 0 0 1,412,712 1,821,974	0 0 0 1,453,233 1,846,146	0 0 0 1,494,970 1,870,397	0 0 0 1,537,959 1,894,715	0 0 0 1,582,238 1,919,090	0 0 0 1,627,845 1,943,509	0 0 0 1,674,821 1,967,961	0 0 0 1,723,205 1,992,432	0 0 1,773,041 2,016,908	0 0 0 1,824,373 2,041,376	0 0 0 1,877,244 2,065,820	0 0 0 1,931,701 2,090,224	0 0 0 1,987,792 2,114,571	0 0 2,045,566 2,138,845	0 0 2,105,073 2,163,026
Other Reserves Ground Lease Commercial Expenses Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage	0 0 0 1,227,136	0 0 1,262,090 1,726,259	0 0 0 1,298,093 1,750,024	0 0 0 1,335,176	0 0 0 1,373,371	0 0 0 1,412,712	0 0 0 1,453,233	0 0 0 1,494,970	0 0 0 1,537,959	0 0 0 1,582,238	0 0 0 1,627,845	0 0 0 1,674,821	0 0 0 1,723,205	0 0 0 1,773,041	0 0 0 1,824,373	0 0 0 1,877,244	0 0 0 1,931,701	0 0 0 1,987,792	0 0 0 2,045,566	0 0 0 2,105,073
Other Reserves	0 0 0 1,227,136 1,702,618	0 0 1,262,090 1,726,259	0 0 0 1,298,093 1,750,024	0 0 1,335,176 1,773,903	0 0 0 1,373,371 1,797,890	0 0 0 1,412,712 1,821,974	0 0 0 1,453,233 1,846,146	0 0 0 1,494,970 1,870,397	0 0 0 1,537,959 1,894,715	0 0 0 1,582,238 1,919,090	0 0 0 1,627,845 1,943,509	0 0 0 1,674,821 1,967,961	0 0 0 1,723,205 1,992,432	0 0 1,773,041 2,016,908	0 0 0 1,824,373 2,041,376	0 0 0 1,877,244 2,065,820	0 0 0 1,931,701 2,090,224	0 0 0 1,987,792 2,114,571	0 0 2,045,566 2,138,845	0 0 2,105,073 2,163,026
Other Reserves Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage	0 0 0 1,227,136 1,702,618	0 0 1,262,090 1,726,259 1,371,136	0 0 0 1,298,093 1,750,024 1,371,136	0 0 0 1,335,176 1,773,903 1,371,136	0 0 0 1,373,371 1,797,890	0 0 1,412,712 1,821,974	0 0 1,453,233 1,846,146	0 0 1,494,970 1,870,397	0 0 1,537,959 1,894,715	0 0 1,582,238 1,919,090	0 0 1,627,845 1,943,509	0 0 1,674,821 1,967,961	0 0 1,723,205 1,992,432	0 0 1,773,041 2,016,908	0 0 1,824,373 2,041,376	0 0 0 1,877,244 2,065,820	0 0 1,931,701 2,090,224 1,371,136	0 0 1,987,792 2,114,571 1,371,136	0 0 0 2,045,566 2,138,845 1,371,136	0 0 0 2,105,073 2,163,026 1,371,136
Other Reserves Ground Lease Commercial Expenses Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity)	0 0 1,227,136 1,702,618 1,371,136 0	0 0 0 1,262,090 1,726,259 1,371,136 0	0 0 0 1,298,093 1,750,024 1,371,136 0	0 0 0 1,335,176 1,773,903 1,371,136 0	0 0 0 1,373,371 1,797,890 1,371,136 0	0 0 0 1,412,712 1,821,974 1,371,136	0 0 0 1,453,233 1,846,146 1,371,136	0 0 0 1,494,970 1,870,397 1,371,136	0 0 0 1,537,959 1,894,715 1,371,136	0 0 1,582,238 1,919,090 1,371,136	0 0 0 1,627,845 1,943,509 1,371,136	0 0 0 1,674,821 1,967,961 1,371,136	0 0 1,723,205 1,992,432 1,371,136	0 0 0 1,773,041 2,016,908 1,371,136	0 0 0 1,824,373 2,041,376 1,371,136	0 0 0 1,877,244 2,065,820 1,371,136	0 0 0 1,931,701 2,090,224 1,371,136	0 0 0 1,987,792 2,114,571 1,371,136	0 0 0 2,045,566 2,138,845 1,371,136	0 0 0 2,105,073 2,163,026 1,371,136
Other Reserves Ground Lease Commercial Expenses Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service	0 0 0 1,227,136 1,702,618 1,371,136 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0	1,298,093 1,750,024 1,371,136 0	0 0 0 1,335,176 1,773,903 1,371,136 0 0	1,373,371 1,797,890 1,371,136 0	0 0 0 1,412,712 1,821,974 1,371,136 0 0	0 0 0 1,453,233 1,846,146 1,371,136	0 0 0 1,494,970 1,870,397 1,371,136	0 0 0 1,537,959 1,894,715 1,371,136 0 0	0 0 0 1,582,238 1,919,090 1,371,136 0 0	1,627,845 1,943,509 1,371,136	0 0 0 1,674,821 1,967,961 1,371,136	1,723,205 1,992,432 1,371,136	0 0 0 1,773,041 2,016,908 1,371,136 0 0	0 0 0 1,824,373 2,041,376 1,371,136	0 0 0 1,877,244 2,065,820 1,371,136	0 0 0 1,931,701 2,090,224 1,371,136	0 0 0 1,987,792 2,114,571 1,371,136 0 0	0 0 0 2,045,566 2,138,845 1,371,136 0 0	2,105,073 2,163,026 1,371,136
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service	1,227,136 1,702,618 1,371,136 0 0 109,353 1,480,489	0 0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489	1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489	0 0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489	0 0 0 1,373,371 1,797,890 1,371,136 0 0 109,353 1,480,489	0 0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489	0 0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489	0 0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489	0 0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489	1,627,845 1,943,509 1,371,136 0 109,353 1,480,489	1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489	1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489	1,931,701 2,090,224 1,371,136 0 109,353 1,480,489	0 0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service	1,371,136 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489	0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489	1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489	0 0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489	0 0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489	0 0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489	0 0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489	1,627,845 1,943,509 1,371,136 0 0 109,353 1,480,489	0 0 0 1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489	1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419	0 0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331	1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489 658,356	0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489
Other Reserves Ground Lease Commercial Expenses Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR)	0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129	0 0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489	1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489	0 0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489	0 0 0 1,373,371 1,797,890 1,371,136 0 0 109,353 1,480,489	0 0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489	0 0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489	0 0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489	0 0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489	0 0 0 1,627,845 1,943,509 1,371,136 0 0 109,353 1,480,489	1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489	1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489	1,931,701 2,090,224 1,371,136 0 109,353 1,480,489	0 0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489	0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489
Other Reserves Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Miss. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H	0 0 1,227,136 1,702,618 1,371,136 0 0 109,353 1,480,489 222,129 1.15	0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770	1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535	0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414 1.20	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485	0 0 1,453,233 1,846,146 1,371,136 0 109,353 1,480,489 365,657 1.25	0 0 1,494,970 1,870,397 1,371,136 0 109,353 1,480,489 389,908 1.26	0 0 1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 1.28	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30	0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31	0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33	0 0 1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943	0 0 1,773,041 2,016,908 1,371,136 0 109,353 1,480,489 536,419 1.36	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38	0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331	0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735	0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537
Other Reserves Ground Lease Ground Lease Ground Lease 2.0% Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees	0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129	0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489	1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489	0 0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489	0 0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489	0 0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489	0 0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489	1,627,845 1,943,509 1,371,136 0 0 109,353 1,480,489	0 0 0 1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489	1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419	0 0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331	1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489 658,356	0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489
Other Reserves Ground Lease Ground Lease Ground Lease 2.0% Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to	1,227,136 1,702,618 1,371,136 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0	0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770 1.17	1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535 1.18	0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414 1.20	0 0 1,373,371 1,797,890 1,371,136 0 0 109,353 1,480,489 317,401 1,21	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23	0 0 1,453,233 1,846,146 1,371,136 0 109,353 1,480,489 365,657 1,25	1,494,970 1,870,397 1,371,136 0 109,353 1,480,489 389,908 1.26	0 0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489 414,226 1.28	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30	1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31	0 0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33	0 0 0 1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943 1.35	0 0 1,773,041 2,016,908 1,371,136 0 109,353 1,480,489 536,419 1.36	0 0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38	0 0 0 1,877,244 2,065,820 1,371,136 0 0 109,353 1,480,489 585,331 1.40	0 0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082 1.43	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44	0 0 0 2,105,073 2,163,026 1,371,136 0 109,353 1,480,489 682,537 1.46
Other Reserves Ground Lease Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Miss. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt payments	0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15	0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770	1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535	0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414 1.20	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485	0 0 1,453,233 1,846,146 1,371,136 0 109,353 1,480,489 365,657 1.25	0 0 1,494,970 1,870,397 1,371,136 0 109,353 1,480,489 389,908 1.26	0 0 1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 1.28	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30	0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31	0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33	0 0 1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943	0 0 1,773,041 2,016,908 1,371,136 0 109,353 1,480,489 536,419 1.36	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38	0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331	0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735	0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537
Other Reserves Ground Lease Ground Lease Ground Lease 2.0% Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual Receipts Loar Cash Available for Residual Receipts Loar	1,371,136 1,371,136 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0	0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770 1.17	1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535 1.18	0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23	0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 365,657 1.25	0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26	0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489 414,226 1.28	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30	1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31	0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33	1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943 1.35	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 1.36	0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887 1.38	0 0 1,877,244 2,065,820 1,371,136 0 0 109,353 1,480,489 585,331 1.40	0 0 1,931,701 2,090,224 1,371,136 0 0 109,353 1,480,489 609,735 1.41	0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082 1.43	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489 658,356 1.44	0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46
Other Reserves Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt payments Cash Available for Residual Receipts Loar and Sponsor Distributions	0 0 0 1,227,136 1,702,618 1,371,136 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 S 222,129	0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770 0 0	0 0 1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535 1.18	0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414 1.20 0	0 0 1,373,371 1,797,890 1,371,136 0 0 109,353 1,480,489 317,401 0 0	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 0 0	0 0 1,453,233 1,846,146 1,371,136 0 109,353 1,480,489 365,657 1,25 0	0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0	1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 0 0 414,226	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 0 0	0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 0 463,020	0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0	0 0 1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943 0 0	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 0 0	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 0 0	0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331 1.40	0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41	0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082 0 634,082	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46
Other Reserves Ground Lease Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt payments Cash Available for Residual Receipts Loar and Sponsor Distributions Sponsor Distributions 50%	0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 s 222,129 111,065	0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489 245,770 1.17 0 0	0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0	0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0	0 0 1,412,712 1,821,974 1,371,136 0 109,353 1,480,489 341,485 1.23 0 0	0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 365,657 1.25 0	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954	0 0 1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 0 0 414,226 207,113	0 0 1,582,238 1,919,090 1,371,136 0 109,353 1,480,489 438,601 1.30 0	0 0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31 0	0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0	0 0 1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943 1.35 0 0	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 0 0	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38 0	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331 1.40 0	0 0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867	0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082 1.43 0	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 109,353 1,480,489 682,537 1.46 0
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Bridge Loan (repaid from Investor equity) 7 Total Required Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual Receipts Loar and Sponsor Distributions Sponsor Distributions Sponsor Distributions HCD Residual Payment 50%	0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 122,129 1.15 CD Projects 0 0 s 222,129 111,065 111,065 111,065	0 0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489 245,770 1.17 0 0 245,770 122,885 122,885	0 0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0	0 0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707	0 0 1,373,371 1,797,890 1,371,136 0 0 109,353 1,480,489 317,401 0 0	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23 0 0 0 341,485 170,742 170,742	0 0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 365,657 1.25 0 0	0 0 0 1,494,970 1,870,397 1,371,136 0 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954	1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 0 0 414,226	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30 0 0 438,601 219,300 219,300	0 0 0 1,627,845 1,943,509 1,371,136 0 0 109,353 1,480,489 463,020 1.31 0 0 463,020 231,510 231,510	0 0 0 1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489 487,472 1.33 0 0 0 487,472 243,736 243,736	0 0 0 1,723,205 1,992,432 1,371,136 0 0 0 109,353 1,480,489 511,943 1.35 0 0 0 511,943 255,971 255,971	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 0 0 0	0 0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887 1.38 0 0	0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331 1.40	0 0 0 1,931,701 2,090,224 1,371,136 0 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867 304,867	0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082 0 634,082	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268
Other Reserves Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Loar and Sponsor Distributions Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payment Other Residual Payments	0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 s 222,129 111,065 111,065 0 0	0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489 245,770 1.17 0 0	0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0	0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700	0 0 1,412,712 1,821,974 1,371,136 0 109,353 1,480,489 341,485 1.23 0 0	0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 365,657 1.25 0	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954	0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489 414,226 1.28 0 0	0 0 1,582,238 1,919,090 1,371,136 0 109,353 1,480,489 438,601 1.30 0	0 0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31 0	0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0	0 0 1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943 1.35 0 0	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 0 0	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38 0	0 0 0 1,877,244 2,065,820 1,371,136 0 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665	0 0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 109,353 1,480,489 682,537 1.46 0
Other Reserves Ground Lease Ground Lease Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt payments Cash Available for Residual Receipts Loar and Sponsor Distributions Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payments Ofther Residual Payments 0%	0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 115,065 111,065 0 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770 1.17 0 0 245,770 122,885 122,885	0 0 0 1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535 1.18 0 0 269,535 134,767 134,767	0 0 1,335,176 1,773,903 1,371,136 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707	0 0 1,373,371 1,797,890 1,371,136 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700 0	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23 0 0 341,485 170,742 170,742 0	0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 1.25 0 0 0 365,657 12,828 182,828 28	0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954 194,954	1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 0 0 414,226 207,113 207,113	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30 0 438,601 219,300 219,300 0	0 0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 0 463,020 231,510 0	0 0 0 1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489 487,472 1.33 0 0 487,472 243,736 243,736	0 0 0 1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943 1.35 0 0 511,943 255,971 255,971	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38 0 0 560,887 280,443 280,443	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665	0 0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867 304,867 0	0 0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041 0	0 0 0 2,045,566 2,138,845 1,371,136 0 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual Receipts Loar and Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments	0 0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 0 s 222,129 111,065 111,065 0 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489 245,770 1.17 0 245,770 122,885 122,885 0 0	0 0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0 269,535 134,767 134,767	0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707 0 0	0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700 0	0 0 1,412,712 1,821,974 1,371,136 0 109,353 1,480,489 341,485 1.23 0 0 341,485 170,742 170,742 0 0	0 0 0 0 1,453,233 1,846,146 0 0 0 109,353 1,480,489 0 0 0 0 365,657 1.25 0 0 0 365,657 182,828 182,828 0 0 0	0 0 0 1,494,970 1,870,397 1,371,136 0 109,353 1,480,489 389,908 1,26 0 0 389,908 194,954 194,954 0 0	0 0 1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 0 0 414,226 207,113 207,113 0	0 0 1,582,238 1,919,090 1,371,136 0 109,353 1,480,489 438,601 1.30 0 438,601 219,300 219,300 0	0 0 0 1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31 0 0 463,020 231,510 0 0	0 0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0 0 487,472 243,736 243,736 0 0	0 0 0 1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943 1.35 0 0 511,943 255,971 0 0	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 0 0 536,419 268,210 268,210 0	0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38 0 0 560,887 280,443 280,443	0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665 0 0	0 0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41 0 609,735 304,867 304,867	0 0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041 0 0	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268 0 0
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage 3rd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt payments Cash Available for Residual Receipts Loar and Sponsor Distributions Sponsor Distributions Sponsor Distributions Sponsor Distributions Sponsor Distributions Sponsor Distributions Sponsor Distributions Sponsor Distributions Sponsor Distributions Other Residual Payments	0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 s 222,129 111,065 111,065 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489 245,770 1.17 0 245,770 122,885 122,885 0 0	0 0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0 269,535 134,767 134,767	0 0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707 0 0	0 0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700 0 0	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23 0 0 341,485 170,742 170,742 0 0 0	0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 365,657 1.25 0 0 366,657 182,828 182,828 0 0	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954 194,954	0 0 0 1,537,959 1,894,715 1,371,136 0 0 109,353 1,480,489 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30 0 0 438,601 219,300 219,300 0 0	1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31 0 463,020 231,510 231,510 0 0	0 0 0 1,674,821 1,967,961 1,371,136 0 0 109,353 1,480,489 487,472 1.33 0 0 487,472 243,736 243,736 0 0 0	0 0 0 1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943 1.35 0 0 0 511,943 255,971 255,971 0 0	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 1.36 0 0 0 0 0 0	0 0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887 1.38 0 0 560,887 280,443 280,443	0 0 0 1,877,244 2,065,820 1,371,136 0 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665 0 0	0 0 0 1,931,701 2,090,224 1,371,136 0 0 109,353 1,480,489 609,735 1.41 0 609,735 304,867 304,867 0 0	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041 0 0	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268 0 0
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual Receipts Loar and Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payments	0 0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 0 s 222,129 111,065 111,065 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0 0 109,353 1,480,489 245,770 1.17 0 245,770 122,885 122,885 0 0 0	0 0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0 269,535 134,767 134,767	0 0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707 0 0	0 0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700 0 0	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23 0 0 341,485 170,742 170,742 170,742	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954 194,954 194,954	0 0 0 0 1,537,959 1,894,715 1,371,136 0 0 19,353 1,480,489 0 0 0 414,226 207,113 207,113 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30 0 0 438,601 219,300 219,300 0 0	1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31 0 463,020 231,510 231,510 0 0 0	0 0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0 0 487,472 243,736 243,736 0 0	0 0 0 1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943 1.35 0 0 0 511,943 255,971 255,971 0 0 0	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 268,210 268,210 0 0 0	0 0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887 1.38 0 0 560,887 280,443 280,443 0 0 0	0 0 0 1,877,244 2,065,820 1,371,136 0 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665 0 0 0	0 0 0 1,931,701 2,090,224 1,371,136 0 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867 304,867 0 0	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041 0 0	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268 0 0
Other Reserves Ground Lease Ground Lease Commercial Expenses 3.0% Total Expenses & Reserves Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Miss.: Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt payments Cash Available for Residual Receipts Loar and Sponsor Distributions Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payments Ofther Residual Payments Ofther Residual Payments Other Residual Payments	0 0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 111,065 111,065 111,065 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770 1.17 0 245,770 122,885 122,885 122,885 0 0 0	0 0 0 1,298,093 1,750,024 1,371,136 0 0 109,353 1,480,489 269,535 1.18 0 0 269,535 134,767 134,767	0 0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707 0 0 0	0 0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700 0 0	0 0 0 1,412,712 1,821,974 1,371,136 0 109,353 1,480,489 341,485 1.23 0 0 341,485 170,742 170,742 0 0 0	0 0 0 1,453,233 1,846,146 1,371,136 0 0 109,353 1,480,489 365,657 1.25 0 0 0 365,657 182,828 182,828 182,828	0 0 0 1,494,970 1,870,397 1,371,136 0 109,353 1,480,489 389,908 1,26 0 0 389,908 194,954 194,954 0 0 0	0 0 1,537,959 1,894,715 1,371,136 0 109,353 1,480,489 414,226 0 0 414,226 207,113 207,113 0 0 0	0 0 0 1,582,238 1,919,090 1,371,136 0 109,353 1,480,489 438,601 1.30 0 438,601 219,300 219,300 0 0	1,627,845 1,943,509 1,371,136 0 109,353 1,480,489 463,020 1.31 0 463,020 231,510 231,510 0 0 0	0 0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0 0 487,472 243,736 243,736 0 0 0	0 0 0 1,723,205 1,992,432 1,371,136 0 109,353 1,480,489 511,943 1.35 0 0 511,943 255,971 255,971 0 0 0	0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 1.36 0 0 0 536,419 268,210 0 0 0	0 0 0 1,824,373 2,041,376 1,371,136 0 109,353 1,480,489 560,887 1.38 0 0 0 560,887 280,443 280,443 0 0 0	0 0 0 1,877,244 2,065,820 1,371,136 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665 0 0 0	0 0 0 1,931,701 2,090,224 1,371,136 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867 304,867 0 0	0 0 0 1,987,792 2,114,571 1,371,136 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041 0 0 0	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178 0 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268 0 0
Other Reserves Ground Lease Ground Lease Ground Lease 3.0% Total Expenses Net Operating Income Debt Service 1st Mortgage Bridge Loan (repaid from Investor equity) 2nd Mortgage Debt Service Misc. Financial Expenses: (specify) Total Required Debt Service Cash Flow after all debt service Debt Service Coverage Ratio (DSCR) Use of Cash Flow After Debt Service - H Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual Receipts Loar and Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payments	0 0 0 0 1,227,136 1,702,618 1,371,136 0 0 0 109,353 1,480,489 222,129 1.15 CD Projects 0 0 0 0 222,129 111,065 111,065 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,262,090 1,726,259 1,371,136 0 0 109,353 1,480,489 245,770 1.17 0 245,770 122,885 122,885 122,885 0 0 0	0 0 0 1,298,093 1,750,024 1,371,136 0 0 0 109,353 1,480,489 269,535 1.18 0 0 269,535 134,767 134,767	0 0 0 1,335,176 1,773,903 1,371,136 0 0 0 109,353 1,480,489 293,414 1.20 0 0 293,414 146,707 146,707 0 0	0 0 0 1,373,371 1,797,890 1,371,136 0 0 0 109,353 1,480,489 317,401 1.21 0 0 317,401 158,700 158,700 0 0	0 0 1,412,712 1,821,974 1,371,136 0 0 109,353 1,480,489 341,485 1.23 0 0 341,485 170,742 170,742 170,742	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,494,970 1,870,397 1,371,136 0 0 109,353 1,480,489 389,908 1.26 0 0 389,908 194,954 194,954	0 0 0 0 1,537,959 1,894,715 1,371,136 0 0 19,353 1,480,489 0 0 0 414,226 207,113 207,113 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,582,238 1,919,090 1,371,136 0 0 109,353 1,480,489 438,601 1.30 0 0 438,601 219,300 219,300 0 0	1,627,845 1,943,509 1,371,136 0 0 109,353 1,480,489 463,020 1.31 0 463,020 231,510 231,510 0 0 0	0 0 0 1,674,821 1,967,961 1,371,136 0 109,353 1,480,489 487,472 1.33 0 0 487,472 243,736 243,736 0 0	0 0 0 1,723,205 1,992,432 1,371,136 0 0 109,353 1,480,489 511,943 1.35 0 0 0 511,943 255,971 255,971 0 0 0	0 0 0 1,773,041 2,016,908 1,371,136 0 0 109,353 1,480,489 536,419 268,210 268,210 0 0 0	0 0 0 1,824,373 2,041,376 1,371,136 0 0 109,353 1,480,489 560,887 1.38 0 0 560,887 280,443 280,443 0 0 0	0 0 0 1,877,244 2,065,820 1,371,136 0 0 109,353 1,480,489 585,331 1.40 0 0 585,331 292,665 292,665 0 0 0	0 0 0 1,931,701 2,090,224 1,371,136 0 0 109,353 1,480,489 609,735 1.41 0 0 609,735 304,867 304,867 0 0	0 0 0 1,987,792 2,114,571 1,371,136 0 0 109,353 1,480,489 634,082 1.43 0 0 634,082 317,041 317,041 0 0	0 0 0 2,045,566 2,138,845 1,371,136 0 109,353 1,480,489 658,356 1.44 0 0 658,356 329,178 329,178 0 0	0 0 0 2,105,073 2,163,026 1,371,136 0 0 109,353 1,480,489 682,537 1.46 0 0 682,537 341,268 341,268 0 0

	Balboa Reservoir Sustainable Transportation Infrastructure (STI) PIN 47683 4/27/21																	
								roject Su	mmar	у			ı	T				
	Project Na	ame re	of each ST eplaced. P as key	I improveme lease includ gaps close	the general loo ent and note it le other descr d and connect	f sidewalks a iptive inform tions establis	re new or ation such shed.)		ddress		City		Zip	County	1	Census Tracts	Α	PNs
	Purchase of 2 Rail Cars				w BART cars. The prridor Core Cap			Alameda, San Franc			San Francis	00	94112	San Francis	co 607	75031000		
					ns operating throe train lengths, a			Mateo Co	unties									
L#1		ca	apacity throu		tem, increasing													
STI		pa	assengers.															
	Latitude: 37.	72627	etallation of	2 802 LE of n	Eongitude:	-122.454094	and Class	11 Frida K			primary tra San Francis		de suppo	rted by this S				
	Transportation	ı IV	bikeways o	on Lee Ave tha	at connect to exis	sting bike netwo	orks.	TTTTIGG TV	ariio vv	, ay	our rando	50	04112	Carrianois	607	75031000		
				strian network	ew sidewalks ald gap closure.	ong Lee Ave, w	nich results											
1#2																		
STI																		
	Latitude: 37.	37.72627 Longitude: -122.454094 Select the primary								primary tra	ınsit mo	de suppo	rted by this S	STI: N/A	'			
	•								•									
83																		
STI #3																		
	Latituda				l amaituda.					Calaat tha			de europe	mand but thin C	TI.			
	Latitude: Bike Facility	(BF) 1 -	Linear Mile	es 0.11	Longitude: BF1 Type Cla	ss II Bike F	acility 2 - Li	near Miles			ype Class			rted by this S 3 - Linear M		35 BF3	Type	Class IV
	and Accessi	ole Walkv	ways - leng	gth (in feet) o	f new or replac	ed sidewalk	2,419	# of	Transi	it Routes I	mproved	1	Add	ed or Improv	ed Trans	sit Service		Olass IV
		Crosswall		AHSC Funds Funds \$5,0	\$131,000 034,000 Si	Overcro		AHSC F	unds \$0	\$0 Bu		dercros AHSC F	,	AHSC Fui	nds	\$0		
each		Shuttle		AHSC Funds	\$0	Vans 0	AHSC F	unds	\$0	Total	New Vehic	les		al AHSC Ne	w Vehicle	e Funding	\$5,0	34,000
(i) A	anlicant cartif	ioo oonito	limprovon	manta in the	STI budget res	Eligible Co							odo obift	av anhanaine	v. 1\ nub	lia transit a		. 2)
pede	estrian netwo	k; or 3) b	oicycle netv	work (include	s public bike-sl	nare infrastruc	cture and fle	eet) within	the de	fined Proj	ect Area m	eeting t	he §102(d	c) or (d) trans	sit require	ements.	ccess	Yes Yes
(ii) T	otal amount o	of eligible	STI soft o	osts cannot e	exceed 30% of	the total AHS	C Program	award					geted 80	\$8,875		Ove:		Ok
(iv) 7	Total amount	of Activity	y Delivery	Costs associ	ated with the ir				t cann	ot exceed	10% of		7,617	\$962,		\$		Ok
	costs associa: Capital Projec				ed as a condition	on of local app	proval for th	ie STI?	No I	If Yes, uplo	oad docum	entation	below					
File	Name ST	I Cap Pro	oject Cost	ts	Documen	tation showin	g Capital P	roject cost		•		n of loc	al approv	al for STI.	Uplo	paded to H	CD?	N/A
					our STI Capital not include any	_			canno	t exceed \$	510M?							Ok
` '		0			e, available so			0			,							
serv	ice expansior	, includin	ng expansi	on beyond se	rtation infrastru ervice levels off					ot includin	y mamena	ince or i	operation	s associateu	WILLI ALL	SC runded	lians	Yes
` '	n lieu fees for Ongoing opera			٠. ٠	ams; the grant (thre	e vears) for P	rogram Cos	sts:										103
(5) A	II costs asso	ciated with	h automob	ile or motorc	ycle parking (e	xcluding elect			nfrastru	ucture);								
(6) C	osts and fee	s associa	uea with th	e ongoing pr	ovision of inter	net service.	STI Gra	int Terms	§104	l(c)								
` '	,	0			ofit that exceed		rcially reas	onable ran	ige for	other imp								Yes
					nds will be dist ard of funds. Co											rd Agreem	ent in	Yes
		lge if the	STI Projec	ct includes m	ultiple phases o	or developme	nts, all entit	lements ar	nd cons	struction f	unding con	nmitmer	nts for the	first phase r	nust be i	received p	rior to	Yes
disbi	ursement.						STI Th	reshold	§106(a	a)								
` '			ng Commit	ments (EFC)	: see Appendi	x A (t) - for an				-	Commitmen	ts (EFC	;).		-		-	
#)-	Committed by Full App	Comm	nitment		ource Name	111- 3	Source Ty	ne i	en	Amoun	t	Inte	rest Rate	•	Term - # of	Require		Balloon
L EF	Deadline?	Da	ate	HSC STI Gran	rder of lien pr	iority)	State HCF		lo.	\$7,000 O	Rate)	Тур	e i	months	Debt Ser	vice	?
2	Yes Yes	12/1		T <mark>A Formula Fu</mark>			State-HCE Fed		/A	\$7,988,93 \$1,633,75			N/A	\	N/A	N/A		N/A
3																		
5																		
6 7																		
8																		
9																		
\$1,				n-AHSC STI		TAL (must e				\$9,622,6								
Prov	ide a descrip	tion of un	nusual or ex	xtraordinary	circumstances	that have res	ulted in higl	her than ex	xpecte	d Project of	costs and p	rovide a	a justificat	ion as to wh	y these o	costs are re	eason	able.

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 Re	servoir Sus	tainable Trar	nsportation	Infrastructu	ıre (STI) Sοι	rces and U	ses Budget	PIN 47683				4/27/21
If proposing multiple distinct STI Capital Projects, pro	ovide detail for e	ach Project in se	parate budgets	s below. Amoun	ts from each bu	dget will autosu	ım at the bottom	n. The sum will b	e used to deteri	mine the total ST	TI funds requeste	ed and cost cap.
					ALL	FUNDING SOUP	RCES					
Cost Category	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	Comments
			ST	I BUDGET #1 - P	urchase of 2 BA	RT Rail Cars			L	L		
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): Total Soft Costs	**	**	***	60	***	**	**	***	60	¢0	\$0	
Clearing and Grubbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Demolition											\$0 \$0	
Grading											\$0 \$0	
Soil Stabilization (Lime, etc.)											\$0 \$0	
Erosion/Weed Control											\$0 \$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer	**	7-		¥.	4-5		**	**	***	**	\$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 Other traffic calming surface improvements											\$0 \$0	
Other Complete Street Improvements (Specify):											\$0 \$0	
Other Complete Street Improvements (Specify):											\$0 \$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)	φU	φυ	Ψ0	φυ	φυ	Ψυ	φυ	φ0	ΨU	φυ	\$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 60	
Urban Greening (Specify): Total Urban Greening	60	¢o.	¢o.	¢o.	¢o.	¢o.	60	60	60	60	\$0 \$0	
Provide Name of Impact Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Provide Name of Impact Fee Provide Name of Impact Fee											\$0 \$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Other Activity Costs (Specify):	φυ	Ψυ	Ψ	φυ	Ψυ	Ψυ	φυ	φυ	ψU	Ψ		I Rudget
ALICO DE				Doo	0 21 of 52						CŤI CO	I Dudget

Balboa Reservoir Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47683

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.

4/27/21

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	Comments
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	2 - Active Transp	ortation						
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	• -	•		1	*-						\$0	
Irrigation			1								\$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	Ų.	40	4.0	40	40	- +	40	Ţ	40	4.0	\$0	
Asphalt Pavement	\$15,690										\$15,690	
Sidewalk, Curb and Gutter	\$1,471,110										\$1,471,110	
Street Lights	\$1,111,110										\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals	\$83,371										\$83,371	
Roundabouts, median islands or curb extensions	ψου,υ										\$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)	÷.,•,•=+	+-	7-	4-	45		4-5	Ţ	Ţ	7.	\$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	

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.

ALL FUNDING SOURCES													
Cost Category	AHSC STI Grant	FTA Formula Funds	0	0	0	0	0	0	0	0	Sources Total	Comments	
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.

				CTI	BUDGET #3 -							
				SII	BUDGET #3 -		1					
Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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)					e 33 of 53			***	**			U Budget

		TC	TAL SUSTAINA	BLE TRANSPO	RTATION INFRA	ASTRUCTURE (S	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

				Balbo	oa Reservoi	r Transportation	on Rela	ited Ame	enities (T	RA) P	IN 476	683					4/2	27/21
								oject Sun	nmary	_		,						
	Project Na	ıme D	escript		the general loon TRA improve	cation and descri	ription	Add	dress		City		Zip	County	, I	Census Tracts	Αſ	PNs
TRA #1	Next Generati Fare Gates at Balboa Park B Station	ART through the control of the contr	rk BART oughout re prove lions of o ability as orporate	nstall 20 Next G Station as part its system. BAR in ineffective in o dollars annually. Is they age. The Ness a tall, swing-st	eneration Fare G of an effort to up T's current fare leterring fare eva The existing fare Vext Generation yle gate with imp	grade all fare gates grade all fare gates gates are decades o ision, which costs B e gates are also dec Fare Gate design proved passenger modern appearance	old and BART clining in	401 Geneva	a Ave	San F	Francisco	0	94112	San Francis		75031000		
			•		•													
		72627			•	-112.454094				•	,		- ''	ed by this TI		avy rail		
	Street Lighting Balboa Reserv		tallation	of 10 street light	s on the Balboa	Reservoir campus	4	401 Geneva	a Ave	San F	rancisc	0	94112	San Francis	co 60	75031000		
TRA #2	Campus																	
	Latitude: 37.	72627			Longitude:	-112.454094			Select t	he prima	ary trans	sit mode	supporte	ed by this TI	RA: <mark>N/A</mark>			
TRA #3																		
	Latitude:				Longitude:				Soloati	ho prima	n, tron	oit made	aupport	ad by this Ti	24.			
Ente	er # & Amt. o	new: B	us She	Iters 0 AHS	SC Funds	\$0 Bicycle	e Parking /	At Transit		Funds	\$(ed by this TI Benches		ISC Funds	q	\$0
Safe	and Accessi	ole Walkwa	ays - le	ngth (in feet) o	f sidewalk dired	ctly improved (ex.	provided	d shade to,	illuminate					ths (linear fe				Sidewalk
	Transit Route			8 Sosed active tr		Transit Access Im			ce with tra	fic laws		Other ba	arriers that	may have ex	isted on	route (descri	be bek	ow)
	oved sight dis				tion of potentia	conflict points			ular speed							,		
(B)(i) We certify th	e capital i	improve	ements in the T		A Eligible Costs publicly accessib							strians ar	nd transit ric	lers (i e	bike parkin	a bus	
						ea meeting the §1					.,				`		•	Yes
(B)(i	i) Total amou	nt of eligib	le TRA	soft costs can	not exceed 10%	6 of the total AHS	C Progra	am award.				Budg \$0		\$2,958		Over \$0	_	Ok
	v) Total amou e costs assoc				ociated with th	e implementation	of the Ca	apital Proje	ect cannot	exceed 1	0%	\$0	0	\$269,	814	\$0)	Ok
(B)(v) Capital Pro	ect costs i	in budg	et that are requ		lition of local appro								mentation b				
		A Cap Pro				tation showing Ca Projects and TRA						of local a	approval f	or TRA.	Upl	loaded to HO	CD?	N/A Ok
(1) (2) F serv (3) II (4) ((5) A	Costs are not a costs are not contine maintained expansion in lieu fees for costs associated associated expansion operated to the costs associated expansion operated	eligible if the enance or , including local inclu tional costiated with	here is operatige expansionary its beyon autome	another feasible ons of transpositions of transposition beyond seven housing progrand the term of	e, available so rtation infrastru ervice levels off ams; the grant (thre- ycle parking (e		d funding e general COVID-19 ram Costs rehicle ch	for the ST Il transit fle pandemic s;	et, not incl c; rastructure	uding ma								
						eds the commercia										ard Agrass	ont in	Yes
the a	amount not to	exceed th	ne AHS	C Program awa	ard of funds.		, ,	. ,										Yes
` '	Ve acknowled ursement.	ge if the T	RA Pro	oject includes n	nultiple phases	or developments,	, all entitle	ements an	id construc	ion fund	ing con	nmitmer	nts for the	first phase	must be	e received p	rior to	Yes
)			reshold §				- /- /	1					
#	Committed): see Append ource Name	ix A (t) - for an ex	pianation			ing Com	ımıtmer		est Rate	T	Term -	Paguir	٦,	Balloon
FFC	by Full App Deadline?	Commi			rder of lien pr	iority) Sou	rce Type	e Lie	I AM	ount	Rate		Type		# of months	Require Debt Serv		?
1	Yes			AHSC TRA Gra			ate-HCD		\$1,73	2,406	Nate		турс			'		
3	Yes Yes	4/28/		Federal Transit Adn Regional Ballot I	ninistration Formula Measure RR		Fed Other	N/A		1,335 1,399	N/A N/A		Gran Gran		N/A N/A	N/A N/A		N/A N/A
4																		
5 6																		
7																		
9																		
10	065,734 <7	otal Comp	nitted N	Ion-AHSC TRA	Funds 1	OTAL (must equ	ual TPA	Rudget A	mt) \$2.60	8 140							4	
						that have resulted					and pr	ovide a	justificati	on as to wh	y these	costs are re	asona	ible.
File	Name EF	C TRA1: F	EFC TR	RA2; EFC TRA	3 Supportin	g documentation	for the 2	non-AHS0	C TRA fund	ing com	mitmen	ıts.			Unl	loaded to H	CD?	N/A
(8)(8	A) Applicant a					ion of all necessa							nents mu	ust be attain				
gran NEP	t funds. A: AHSC	R6			Is Federal	funding proposed	that will	trigger NE	PA require	ments?		If Yes,	enter date	e of "Author	ity to Us	se Grant Fµ	1 2/5	7/29/10

		Balboa R	eservoir Transporta	tion Related Amenit	ies (TR <i>A</i>	A) PIN 4	7683	4/	/27/21
			t Categorically Exempt?				Final EIR Date:		
Discuss below	any s	pecial NEPA and/or CEQA Special	Circumstances or exemp	otions and provide estima	ated/actua	l completio	n dates of all necessary envir	onmental clearances.	
		Next Generation Fare Gate project							
equipment). R	efer to	23 CFR § 771.118(c)(7). HUD 70	15.16 is not applicable; A	authority to use grant fund	ds was gra	inted as of	7/29/10, the date when the fa	are collection equipment p	roject
File Name	TRA	Environmental	Copy of all environmenta	I clearances (e.g. Enviro	nmental In	npact Repo	ort) or Notice of Exemption.	Uploaded to HCD?	N/A
			For NEPA only, copy of t					i i	NI/A
File Name	IKA	Auth to Use Grant Funds	status of the issuance of	the HUD form.	•		·	Uploaded to HCD?	N/A
(9) If applicabl	e, pro	vide a listing and status of all discre	etionary local land use en	titlements and permits, e	xcluding d	esign revie	w, required to complete each	TRA Project that have be	een
granted, subm	nitted	or to be applied for to the appropria		sistent with local planning	documen	ts.			
	4	gency / Issuer	Land Use Approval	Approval Type			Comme	ents	
		.g, ,	Date						
(11) Does ann	licant	or Developer of Project have Site (Control for each TRA Proj	act? If yes enter site co	ntrol form	and the mo	est recent execution date held	ow (Site Control Appendix	A) Yes
		(See Site Control in Appendix A):		ect: if yes, effici site co	IIIIOI IOIIII	and the mi	Most recent document		A) 165
If leasehold e		,	stricted land value?	Is acquisition cost	\$0 in Dev	Budget?		loan used? If so answer (a-c)
		based on the Present Value of leas	se l			Ŭ		,	
payments?			(b) Lende	r requesting Res. Receip	ots (not pe	rmissible)	(c) Has loan amount be	en entered as a finance co	ost?
Describe any	specia	Il circumstances, e.g. if there are m	ultiple TRA Projects prov	ide site control information	on for each	٦.	•		•
BART has site	conti	ol for TRA #1, the Next Generation	Fare Gate project.						
									\
File Name			Appropriate documentati					Uploaded to HCD?	Yes
. , , , , , , , , , , , , , , , , , , ,		nust demonstrate prior experience b	, ,				, ,	,	npleted
		ing the ten years preceding the app	•	•				•	
		ncy non-applicant so long as the ap AHSC Project for which funding is s		ecuteu agreement with th	iai speciilo	Locality 0	i i ransportation Agency for t	ne completion of the TRA	
		t demonstrates the prior experience	•	ge Housing Corporation					
(12) Willow up	piiodi		A Past Project #1	go riodollig Corporation			TRA Past Project	#2	
Project Name	,	MacArthur BART Station Transit Villag			Richmond	Intermodal I	mprovement Project		
Development		San Francisco Bay Area Rapid Transit	District (BART)		San Franci	isco Bay Are	ea Rapid Transit District		
Entity									
Completion D	ate	12/1/19			12/1/15				
		MacArthur BART Station Transit Villag					onfiguration and reconstruction of		
		road improvements, including a redesign MacArthur BART station for a more con				, sidewalks, scale lightin	curb ramps, storm water manag	gement, urban greening, and	
Brief Descrip	tion	circulation of the station area for BART			pedestriari	Scale lightii	ig.		
		improvements include a secure 200-sp							
		bus shelters and, lighting to improve th	e multimodal transfer waitin Where the party making		AUCC in	not a nublic	a antity on avacutad	I 1	
File Name	Dact		agreement from a public				•	Uploaded to HCD?	N/A
i ile ivallie	ı ası		improvements.	agency certifying the sat	islacioly c	ompletion	or similar immastructure	Opioaded to FIGD:	13/73
(13) We certify	y as o	f the application date, the applicant	•	y is not party to or the su	bject of an	y claim or	action in the state or federal	courts.	
		construction of the Project has not			•	•			
. ,		ct will not result in the loss or conve					or other uses according the D	ept. of Conservation's	
		and Monitoring Program (FMMP) w							
		cumentation the TRA Project site is							
			Demonstrate TRA site is		ed as agric	cultural land	per FMMP tool.	Uploaded to HCD?	Yes
If "No", demor	strate	that the AHD Project site qualifies	,					I	
File Name	TRA	Ad Intill		•		n must der	monstrate that the TRA site	Uploaded to HCD?	N/A
		y a local public works department,	qualifies as an Infill Site (•	provide de	cument below. Loortify that t	· ·	2
		pplicable local rules, regulations, co		• • •		•	comeni below. Toeriny inat t	ing 11/4 improvements are	Yes
				<u> </u>			with all applicable local rules,) (
File Name	TRA	I OCAL Approvals	regulations, codes, polici	,	,			Uploaded to HCD?	Yes
(21)(B) If the T	TRA P	roject involves demolition of existin	g units affordable to lowe	r income households, the	e application	on must de	monstrate the replacement o	f demolished units, compa	arable in
size, of equal	or gre	ater affordability, and equal to or gr	eater than the number of	the demolished affordab	le units lo	cated within	n comparable access to trans	it and include first right of	return to
		These no net loss requirements (§							
	_	units affordable to lower income hor	,	r where there have been	dwelling u	ınits restric	ted to lower-income househo	lds which have been vaca	ted or
demolished wi	thin th	ne five year period preceding the ap	pplication.						
				TRA Milestones					
Please provide	the :	actual or anticipated completion dat	e for the following perform		h annlicah	le Canital	Project If a milestone is not	annlicable to a Canital Pro	niect
please enter "I		actual of anticipated completion dat	c for the following perion	nance inicatories for eac	л аррпсас	oc Oapitai	roject. Il a filliostorio is flot	applicable to a Capital Fro	Joot,
·		dged that some of the following mil	estones may have alread	ly been achieved. For th	ose milest	ones which	have previously been met.	please enter the month and	d vear
		se milestones not yet completed, pl	•	•					
Project, please	e indic	cate "NA" below.							
Capital Projed	ct Mil	estone Schedule							Date
		reement between the Recipient an	d developer of the propos	sed development detailin	g the term	s and conc	litions of the Project developr	nent.	6/8/21
		s) by proposed developer.							N/A
		cessary environmental clearances,		under CEQA and NEPA.					6/8/21
		ary and discretionary public land us		a facilities (60) (20)					N/A
		Construction Drawings and Specific	cations to the appropriate	e local permitting authorit	у.				N/A
Construction									7/1/24 12/31/26
oonstruction C		etion and closeout.							12/31/26
Program funds	e frillv								

Drinking Fountains AHSC R6

Street Furniture

Bicycle Repair Kiosks

Bicycle Storage or Parking

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\$0 TRA S&U Budget

\$0

\$0

\$0

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.

			<u> </u>									
					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds		0	0	0	0	0	0	0	Sources Total	Comments
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 BUDO	GET #2 - Street L	ighting at Balbo	a Reservoir Car	mpus					
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 AHSC R6	\$30,300			D	e 38 of 53						¢3 €3000 0	J Budget

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.

					Al I	FUNDING SOUR	DCES.					
Cost Category	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds		0	0	0	0	0	0	0	Sources Total	Comments
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 DrainAHSC R6				Pac	e 39 of 53						T#94.S&

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.

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds	Regional Ballot Measure RR	0	0	0	0	0	0	0	Sources Total	Comments
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):										1	\$0	
Other Urban Greening (Specify):										1	\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture		Ţ	Ţ	4 5	7.	Ţ	Ţ	7-	-	7.5	\$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	φυ	ψU	Ψ	Ψ	Ψ	Ψυ	φU	φυ	φU	φυ	\$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):	ΨU	ψU	φυ	φυ	ąυ	φU	ψU	ąυ	ψU	φu	\$0	
Other Activity Costs (Specify): Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting	φu	ΦU	ΦU	φu	φu	φu	ΦU	φu	ΦU	φu		
											\$0	
Vehicles Other Copital Costs (Specific):											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):		45	A	A	A			-			\$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	

			TOTAL TRAI	NSPORTATION	RELATED AMEN	IITIES (TRA) BI	JDGET				
Total Soft Costs	\$0	\$390,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,210
Total Site Preparations	\$0	\$0	\$0	\$0 Pac	e 40 % f 53	\$0	\$0	\$0	\$0	\$0	T /\$9 A S&U Budget

Balbo	oa Reservoir	Transportati	on Related A	Amenities (TRA) Source	s and Uses	Budget PI	N 47683				4/27/21
If proposing multiple distinct TRA Capital Projects, p	rovide detail for e	each Project in se	eparate budgets	below. Amoun	ts from each bu	dget will autosu	m at the bottom	. The sum will b	e used to deterr	nine the total 1	TRA funds reques	ted and cost cap.
					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	Federal Transit Administration Formula Grant Funds		0	0	0	0	0	0	0	Sources Total	Comments
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	i

				Balboa	Reser	voir Programs								4/27/	21
						PGM Project Sur									
	Programs in	clude education		• •	-	or Active Transport ducation, and subs				•		on; workf	orce devel	opment	
Com	e cell comment plete all yellow r each Progran	cells		Pro	gram Des	scription			Add	Iress	City		Zip	Cour	nty
PGM #1	Transit Riders Transit Passes f Residents	or of retail co		s. Each card or p	ass will ha	e (1) discounted pass ve a minimum value o cy.				S	an Francisco	941	12	San Fran	ncisco
	Latitude: 37.72	627		Longitude:	-122.4540	94		S	elect the P	rogram Cos	t Type §103(b	o)(1): <mark>Pro</mark>	gram Creat	ion	
PGM #2	Workforce De GRID Alternative	The solar solar insta the solar a receive so	training is a comp llation learning op ind related constr	rehensive progra portunities with uction industries uch as resume w	am that pro particular fo . Trainees or riting and c	ning program for up to ovides trainees with bo ocus on the most com receive certificates of completing job applica oo.	th virtual a petitive ski completion	nd hands-on lls to land jobs in as well as		S	an Francisco	941	12	San Fran	ncisco
	Latitude: 37.72	627		Longitude:	-122.4540	94		S	elect the P	rogram Cos	t Type §103(b	o)(1): <mark>Pro</mark>	gram Expar	nsion	
PGM #3															
	Latitude:			Longitude:				S	elect the P	rogram Cos	t Type §103(b	o)(1):			
	PGM Eligi	ble Costs §1	03(b) and Inel	igible Costs	§103(c) -	eligible costs ma	y includ	e operational	costs fo	r program	s for the ter	m of the	grant (3 y	ears)	
` /	rogram Costs i					sion of existing prog					gram service	and impl	ementation		
GRII rece	has successf	ully funded thei m financial ins	r workforce dev titution partners	elopment prog	rams throu	beyond the term of ugh a diversity of co so and state grants s	rparate ar	nd foundation g	rants as w	ell as throug				-	
									red p	udgeted les quired trans asses/cards	it Cost	t Cap	Over	age	
` '	•		n Costs within a ng required tran:	,		eed 30% of the fund ad in \$106(a)	ding reque	est for the overa	all	\$100,012	\$500	0,000	\$0)	Ok
§103 (1) C (2) R servi (3) Ir (4) C (5) C	(c) We certify to costs are not eli- coutine mainten ce expansion, n lieu fees for lo ongoing operationsts associate	he AHSC PGM gible if there is ance or operat including expan ical inclusionar onal costs beyond with automob	If funded costs of another feasible tions of transport insion beyond set y housing proground the term of	do not include a e, available so tation infrastru ervice levels off ams; the grant (three e parking (excl	any of the urce of concture inclused fered during e years) for uding elect	following ineligible committed funding for uding the general trang the COVID-19 particles or Program Costs; ctric vehicle charging e.	STI portionsit fleet, ndemic;	not including m							Yes
(7) E	GM Enforceah	le Funding Cor	nmitments (EEC) See AHSC (Quidalinas	PGM Thres Appendix A - Defini			f Enforces	hle Funding	Commitment	te (EEC)			
EFC#	Committed by Full App Deadline?	Commitment Date	So	ource Name rder of lien pr		Source Type	Lien No.	Amount	Rate	Interest Ra		Term - # of months	Require Debt Serv		lloon ?
1	Yes		AHSC PGM G	rant		State-HCD		\$253,741	Trans		ill not contri	bute to \$	500k AHSC	PGM c	ар.
3															
4															
5															
7															
8															
9															
,			Von-AHSC PGN			AL (must equal PGI				<u>. </u>					
Prov	ide a description	n of unusual o	r extraordinary	circumstances	that have	resulted in higher th	an expec	ted Project cos	s and pro	vide a justific	cation as to w	hy these	costs are re	asonabl	e.
File	Name EFC	PGM1, EFC P	GM2, EFC PGN	M3 Supportin	g docume	entation for the 0 nor	n-AHSC P	GM funding co	mmitment	s.		laU	oaded to H	CD?	N/A
(12)	Demonstrate p	rior experience	by providing ev	vidence of two	prior PGM	projects similar to t	the propos				which have b				
(12)	Which applicar	t demonstrates	s the prior expe	rience noted be PGM Past Pr		Bridge Housing Co	rporation			PGM	Past Project	t #2			
_		Ironhorse at Ce		. Om i ast Fi	Jool #1			Installation Bas				. #2			
Ope	rating Entity	BRIDGE Housin	ng Corporation					GRID Alternativ	es						

	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 Gr provide solar installation training and job placement	ant program to
	AC Transit EasyPasses have been purchased annually for the property since it's	This project addresses the issue of unemployment and recidivism in communi	ties of concern,
experience of the	construction completion in 2011. One pass is provided per unit (99 units), plus one pass is	in particular with low-income individuals, people of color and the formerly incar	cerated,
Program Operator	provided to a designated member of the property's Management Office (100 passes total).	through our 200-hour Installation Basics Training program (IBT-200), which pro	ovides low-
with operating	Passes may be utilized for unlimited usage on all AC Transit local and Transbay buses. The	income job seekers with intensive, skills-based training to successfully launch	careers in
similar successful	development is located in an AC Transit Level of Transit Service (LTS) area 4 and each	solar and related construction sectors. This program provides up to 50 traineer	s in our IBT-
programs.	discounted pass is available for approximately \$103.50 each. Passes will be provided to	200 program in San Joaquin, Sacramento and Butte County during the grant p	eriod.
(22) We certify the	PGM is infeasible without AHSC Program funds, and other committed funds are not a	and will not be supplanted by AHSC Program funds.	Yes
	Program Need and Rea	diness	

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 handson 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 citiznes 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

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

4/27/21

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

	Balhoa	Reservoir I	Programs (F	PGM) Source	es and Uses	Budget PII	N 47683					4/27/21
If proposing multiple distinct Programs, provide detail for	each Program ir	the PGM work	sheet and in se	parate budgets				m at the bottom	i. The sum will l	be used to dete	rmine the total P	GM funds requested.
	ı			1	ALL	FUNDING SOUR	RCES					
Cost Category	AHSC PGM	0	0	0	0	0	0	0	0	0	Sources Total	Comments
	Grant											
Discot Otalf Cont. 4 (Consilla)	1		PG	M BUDGET #1 -	Transit Passes	for Residents	1	1				
Direct Staff Cost 1 (Specify) Direct Staff Cost 2 (Specify)											\$0 \$0	
Direct Staff Cost 3 (Specify)											\$0 \$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)	to.	¢0	to.	to.	to.	**	**	**	to.	to.	\$0 \$0	
Total Indirect Staff Costs Total Staff Costs	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	
Travel	40	-	Ų.	Ų.	Ţ.	Ţ,	Ţ.	40	Ţ.	+-	\$0	
Equipment											\$0	
Required Transit Passes/Cards (see cell comment)	\$153,729										\$153,729	
Other Transit Passes											\$0	
Supplies (Specify)											\$0	
Supplies (Specify) Other Capital Costs (Specify)											\$0 60	
Other Capital Costs (Specify) Other Capital Costs (Specify)											\$0 \$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)											\$0 \$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	
Diseast Staff Coast 4 (Specific), Staff	050.000		1	PGM BUDGET	T#2 - GRID Alter	rnatives		1			450.000	
Direct Staff Cost 1 (Specify): Staff Direct Staff Cost 2 (Specify)	\$52,960										\$52,960	
Direct Staff Cost 2 (Specify) Direct Staff Cost 3 (Specify)											\$0 \$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 60	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$9,092	
Total Staff Costs Travel	\$62,052 \$7,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,052 \$7,960	
Equipment	φ1,900										\$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) Other Capital Costs (Specify)											\$0	
Other Capital Costs (Specify) Other Capital Costs (Specify)											\$0 \$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) Direct Staff Cost 3 (Specify)											\$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify)											\$0 \$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 Equipment											\$0 \$0	
Required Transit Passes/Cards (see cell comment)											\$0 \$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 60	
Other Capital Costs (Specify) Other Capital Costs (Specify)											\$0 \$0	
Total Other Capital Costs	\$0	\$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 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
	. + 1	70			GRAM (PGM) BU		. +•	70	70	. 40		
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	

			boa itt	eservoir Quantitative Policy Scoring §107 PIN 47683 55 Points Max (points in blue shaded cells) Total Quan	titative Self Score	53.0
			Activ	ve Transportation Improvements §107(b) - 10 Points Max	ilitative Sell Score	10
(1) Length o	of Context Sensitive Bil	koways (PAM) .		1 1 0 (7		10
				tive Bikeways (from STI worksheet): 0.53		2
				or Stop to an existing bicycle network or a bicycle network identified in an official public	planning	
	0 1	,		e directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within		1
of either the	AHD or Qualifying Trans	sit Station or Sto		existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeway	/s 1 point	
File Name	Bicycle Network Co	onnectivity	netw	ntify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle work on the Transit Service Map (from Overview worksheet). Upload the official public planning ument including map showing connectivity.	Uploaded to HCD?	Yes
(3) Barriers	to safe access of bicyo	cle routes - 2 po		ax (one point for each)	l l	
Select how P	Project will address safe	access of routes		Eliminate potential conflict points Eliminate potential conflict points		2
File Name	Safe Bicycle Route	:S	condem	vide one of the following: Traffic and safety studies that detail existing problems, existing traffic ditions and traffic projections from a Public Agency; photos of existing conditions that nonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the tent problems with the bikeway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
(4) Length o	of Safe and Accessible	Walkways (PAI		·	ļ	
				and TRA sidewalks improved (from STI & TRA worksheets): 4,838		2
				lestrian networks - 1 point y links two pedestrian networks that are unlinked for one quarter mile: placement of new si	idowalk	1
				M - identify a pedestrian crossing point that directly links two pedestrian networks that are		
File Name	Pedestrian Network	k Connectivity		nked for one quarter mile along a walkable route.	Uploaded to HCD?	Yes
. ,				s max (one point for each)		
Select how P	Project will address safe	access of routes		Eliminate potential conflict points Eliminate potential conflict points		2
File Name	Safe Pedestrian Ro	outes	cond	vide one of the following: Traffic and safety studies that detail existing problems, existing traffic ditions and traffic projections from a Public Agency; photos of existing conditions that nonstrate existing problems with the walkway; or a letter from a Public Agency that explains the rent 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
. ,	uilding Status - 3 point			Construction Type: Residential Construction		3
Green buildir	ng status beyond State r	mandatory building		e requirements as verified: Green Point Rated New Constructi	on: Gold	
File Name	Green Building Star	tus		vide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed ineer stating the green building status.	Uploaded to HCD?	Yes
(2) AHD or N	Mixed Use Developmen	nt powered enti-		ough electricity - 7 points max	<u> </u>	
	Project's level of			entirely through electricity with no connections to natural gas infrastructure.		7
electric desig	gn:	Project will be po				
File Name	Electric Design			rument the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?	Yes
(4) CTI F	do Dominado dos moras			ng and Transportation Collaboration §107(d) - 9 Points Max		8
AHD & HRI Re				Requested - 6 points max \$\frac{1}{2}\\$7,988,935 \text{Total AHSC Funds Requested:} \\$29,585,486 \text{3111 unus Requested as 7}	9 01 10tal Al 130 27%	6
				Stop) as percentage of Total AHSC Requested - 2 points max	Regulested: 2170	
`	\$1 732 406 TRA	A (Transit \$1.67	78,600	Total AHSC Funds \$29 585 486 TRA (Transit Station/Stop) Funds 6% TRA Funds Re	equested as % 6%	2
(3a) Funding		or Stop)	on Fur	Requested: Req as % of Total AHSC Req: of Total AHS	SC Requested: 076	v
	ram Project has received		U.I. U.I.		Amount:	0
				vide proof of funding: Notice of Final award (must include amount of program funding awarded		
File Name	GGRF Fund Eviden	ice		date of award), or documentation detailing how the funds received from said Program will tribute to the development of the AHSC Project.	Uploaded to HCD?	N/A
				tion Planning Area - 1 point max		
	thin environmentally clea			·	No	0
File Name	High Speed Rail Are			rument Project being within environmentally cleared High Speed Rail Station Planning Area.		
		LU		Efficiency and Access to Dostinations \$107(a) - 6 Points May	Uploaded to HCD?	N/A
(1) Location	Efficiency - Walkabilit	ty - 3 points ma		Efficiency and Access to Destinations §107(e) - 6 Points Max er Project address (or Project's center most point if no specific address) on US EPA Walkability I	·	6.0
			x Ente	Efficiency and Access to Destinations §107(e) - 6 Points Max er Project address (or Project's center most point if no specific address) on <u>US EPA Walkability Indicaso</u> , CA 94112 Walkability Index: Most	Index to determine Walka	6.0
Project addre	ess or corridor: 11 Fri	rida Kahlo Way, S	x Ente	er Project address (or Project's center most point if no specific address) on US EPA Walkability I	Index to determine Walka t Walkable	6.0 bility.
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I and har	Balb	oa Reservoir Quantitative Policy	Scoring §10	7 PIN 47683					4/27/21
Lanu Dai		ng with a cumulative value of at least \$1,0			1.				
	banking program totalling at		,						
least \$1,000,00	00 in allocations, enter the								
program name	followed by program type.								
	nity benefit zoning and/or other land val								
	· · · · · · · · · · · · · · · · · · ·	e assistance, or multi-lingual tenant legal o	counseling serv	rices.					
	to facilitate the development of new acc	•							
Density b	bonus ordinances that expand on state						1		
File Name	Anti-Displacement Resident	Document each strategy or program an exceed state requirements, if applicable Implemented by Applicants" and how th	e; and who will				Uploaded t	o HCD?	Yes
this Project to be given for a p be given for two	prevent the displacement of locally policy, strategy, or program that either of	programs that either currently exist or vo- owned businesses from the area surrocurrently exists or is newly implemented the er as one currently existing and one newly pint per strategy - 2 points max	ounding the Proprough this Prop	oject. One point will ect. Two points will	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 s for every small busin		advocate	office and single	point of	contact
	Creation and maintenance of a small		Will be Implemented	Increased visibility of	-				
	Formal program to ensure that some to goods and services come from local between	fraction of a jurisdiction's purchases of pusinesses		Prioritization of Mino contracting	rity and Wome	en Busine	ss Enterprises (M	1WBE) f	or public
File Name	Anti-Displacement Business	Document who is responsible for each brief explanation or a web link to the Apof the strategy, policy, or program.					Uploaded t	o HCD?	Yes
	Loca	Il Workforce Development & Hiring I	Practices §10	7(g) - 3 Points Max	(3
		development strategy - 1.5 points per opment strategies must include an explan					# of Strateg	ies 2	
A. Funding wor	rkforce development organization that h	has a track record of success serving disa				·	lacement rates f	or	
								Yes	
File Name	Workforce Strategy A, B, C, D	partnering with, the demographic data	on the population	on they serve, and a v				o HCD?	Yes
B. Funding a pa			on the population y undertaken a	on they serve, and a vond its outcomes.	vritten agreem	ent that	Uploaded t		
B. Funding a pa	artnership with a workforce developmen	partnering with, the demographic data of details the partnership strategy or policy	on the population on the population of the population of the population of the population of the demograph of the demograph of the demograph of the demograph of the demograph of the demograph of the demograph of the population o	on they serve, and a vend its outcomes. Ivantaged populations lics and numbers of in	written agreeme	ent that onstrate s	Uploaded t	cement	
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B. Funding a parates for trained File Name C. Project is be File Name D. Projects that File Name E. Projects that File Name (1) AHSC Fund Proposed Eligit	artnership with a workforce development es from Disadvantaged Communities. Workforce Development ound by a Skilled and Trained workforce Skilled Workforce It have developed a Project labor or core Workforce Agreement It are located in jurisdictions with local head workforce Local Hires Its Restricted to Extremely Low Income of the Program: Workforce Doing Workf	partnering with, the demographic data of details the partnership strategy or policint board that has a track record of success. Must submit program metrics detailing trained, and placed into state-certified a commitment. A letter of intent letter of intent between outlining the mechanism to deliver on the munity workforce agreement. Provide agreements, including a plan to with close and demonstrable connection ire ordinances that directly apply to the Procumentation of those requirements a of targeted workers or apprenticeships from which they will be pulled. Housing Affordability \$107 (ELI) Households: 26 Total A Programs \$107(i) - 2	on the population on the population of the demograph apprenticeships on the developer the term of that the demograph apprenticeships on the developer the term of that the pull a defined as to state-cent project. The pull a defined as the control of the control	on they serve, and a very not its outcomes. Ivantaged populations sics and numbers of interest or related jobs. and the certified approximation of pre-apprentices ified apprentices ified apprentices in the comply, include the mechanism for doing is Max	enticeship pro	ent that onstrate s uited, gram ograms number rograms	Uploaded t Uploaded t Uploaded t Uploaded t Uploaded t	o HCD? o HCD? o HCD?	Yes Yes Yes 5
B. Funding a parates for trained File Name C. Project is be File Name D. Projects that File Name E. Projects that File Name (1) AHSC Fund Proposed Eligit (2) Applicant F	artnership with a workforce development es from Disadvantaged Communities. Workforce Development bund by a Skilled and Trained workforce Skilled Workforce It have developed a Project labor or conworkforce Agreement are located in jurisdictions with local how workforce Local Hires Its Restricted to Extremely Low Income and the Program: Workforce Development Workforce Workforce Workforce Local Hires Workforce Development	partnering with, the demographic data of details the partnership strategy or policint board that has a track record of success. Must submit program metrics detailing trained, and placed into state-certified a commitment. A letter of intent letter of intent between outlining the mechanism to deliver on the immunity workforce agreement. Provide agreements, including a plan to with close and demonstrable connectionize ordinances that directly apply to the Procumentation of those requirements a of targeted workers or apprenticeships from which they will be pulled. Housing Affordability §107 (ELI) Households: 26 Total A Programs §107(i) - 2	on the population on the population of the demograph apprenticeships on the developer the term of that the population of the developer the term of that the population of the developer the term of that the population of the term of that the population of the term of that the population of the term of that the population of the term of that the term of that the term of that the term of that the term of that the term of that the term of	on they serve, and a very not its outcomes. Ivantaged populations sics and numbers of interest or related jobs. and the certified approximation of pre-apprentices ified apprentices ified apprentices in the comply, include the mechanism for doing is Max	enticeship pro	ent that onstrate s uited, gram ograms number rograms	Uploaded t Uploaded t Uploaded t Uploaded t Uploaded t	o HCD? o HCD? o HCD?	Yes Yes Yes Yes 1
B. Funding a parates for trained File Name C. Project is be File Name D. Projects that File Name E. Projects that File Name (1) AHSC Fund Proposed Eligit (2) Applicant F	artnership with a workforce development es from Disadvantaged Communities. Workforce Development bund by a Skilled and Trained workforce Skilled Workforce It have developed a Project labor or conworkforce Agreement are located in jurisdictions with local how workforce Local Hires Its Restricted to Extremely Low Income and the Program: Workforce Development Workforce Workforce Workforce Local Hires Workforce Development	partnering with, the demographic data of details the partnership strategy or policint board that has a track record of success. Must submit program metrics detailing trained, and placed into state-certified a commitment. A letter of intent letter of intent between outlining the mechanism to deliver on the munity workforce agreement. Provide agreements, including a plan to with close and demonstrable connection ire ordinances that directly apply to the Procumentation of those requirements a of targeted workers or apprenticeships from which they will be pulled. Housing Affordability \$107 (ELI) Households: 26 Total A Programs \$107(i) - 2	on the population on the population of the demograph apprenticeships on the developer the term of that the population of the term of that the population of the developer the term of the term of that the population of the term of that the population of the term of that the population of the term of that the population of the term of that the term of that the term of that the term of that the term of that the term of that the term of th	on they serve, and a very not its outcomes. Ivantaged populations sics and numbers of interest or related jobs. and the certified approximation of pre-apprentices iffed apprenticeships. plan to comply, include mechanism for doing its Max 24 ELI Restricted	and can demondrate and can demon	ent that onstrate s onstrate s uited, gram ograms number rograms a % of To	Uploaded t Uploaded t Uploaded t Uploaded t Uploaded t	o HCD? o HCD? o HCD?	Yes Yes Yes 5

		servoir Narrative-Based Scoring §107(k)(I)(m)(n) - 15 Points Max PIN 47683		1/27/21
listed below for	or each section of the write-up; th	F attachment of a write-up that addresses the following questions and prompts below and in the Guidelines. I ne questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not includin	ng required documentation	
point font mir	nimum. Ensure that all relevant in	formation for each section is included either in the response for that section, or the required documentation f	or 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 Pla	nning Efforts *Narrative	Soliaboration a Flamming Stor(k) 41 onto		
Identify what	local planning efforts the Project	implements, and if applicable, describe what particular components of the Project are derived from a local planting the Project are derived from a local planting the Project Project are derived from a local planting the Project Project are derived from a local planting the Project Project are derived from a local planting the Project Projec	an. Explain how local gove	ernmen
File Name	Local Planning Efforts	ing the Project. Refer to Section 107(m)(1) of the Guidelines for further guidance. Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Voo
	and Transportation Collaborati		Opioaded to HCD?	Yes
		plicants or partners that worked together to create the proposed AHSC Project. Explain the process involved	in coming together to cre	ate a
		cribe the integration of housing, transportation, and urban greening infrastructure components in creating a		
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(I) - 6 Points		
(1) Commun	ity Engagement and Leadershi	, , , , , , , , , , , , , , , , , , ,		
File Name	nd made accessible. Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
、 	ng Community Needs *Narrative			
process, a loo For projects I needs that th	cal needs assessment, as part of ocated in a Disadvantaged Com		ons of housing and transp roScreen 3.0 score as cor	ortation mmunit
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		
	Adaptation Assessment Matrix			
	•	atrix (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive me data sources besides those listed below, state where the data are from and if they use different assumption		the
File Name	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
(2) Climate A	Adaptation *Narrative	·		
risks posed b or county has section 65302	by changing climate conditions, are added adaptation measures to t	mate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider to do consequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling General Plan or other local planning documents, describe how the Project conforms to the implementation ines to incorporate climate considerations in the Safety Element of the General Plan or other local plan or docitis.	ng systems, etc.). If your lends of that plan (Governmen	ocal ci
,	,	Community Air Pollution Exposure Mitigation §107(n) - 2 Points Max		
(1) Air Pollut	tion Exposure Mitigation Strate	, , , , , , , , , , , , , , , , , , , ,		
		lentify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5,	Diesel PM, Toxic Release	s to Ai

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: I	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 identifed 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
	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
	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	Uploaded to HCD?	_
FAAST FILE:	Hsng Element Letter	A jurisdiction's current housing element status is obtainable thru HCD's website If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support	Uploaded to HCD?	Yes
FAAST FILE:	Indian Tribe	requirements as described in Appendix B. If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency	Uploaded to HCD?	N/A
	STI TRA Agrmnt	non-applicant for the completion of STI or TRA components for which funding is sought. See Certifications & Legal worksheet.	Uploaded to HCD?	
	App1 Cert & Legal Disclosure App1 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	_
	App1 Resolution App1 OrgDoc1, App1 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	_
FAAST FILE:		See Applicant Documents worksheet.	Uploaded to HCD?	_
FAAST FILE:	App1 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App1 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App1 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App1 Cert of Good Standing App1 Tax-Exempt Status	Dated 30 days or less from the application due date. Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD? Uploaded to HCD?	_
	App2 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	_
	App2 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
	App2 OrgDoc1, App2 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	_
FAAST FILE:		See Applicant Documents worksheet.	Uploaded to HCD?	_
	App2 Signature Block App2 Payee Data Record	See Applicant Documents worksheet. See Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	_
	App2 Fayee Data Record App2 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	_
	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
	App3 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	_
	App3 Resolution App3 OrgDoc1, App3 OrgDoc2, etc.	Signature required; see Applicant Documents worksheet. See Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	_
FAAST FILE:		See Applicant Documents worksheet.	Uploaded to HCD?	_
	App3 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App3 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App3 FISCAL TIN FORM	See Applicant Documents worksheet. Dated 30 days or less from the application due date.	Uploaded to HCD?	_
	App3 Cert of Good Standing App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD? Uploaded to HCD?	_
	App4 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	_
	App4 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?)
	App4 OrgDoc1, App4 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	11 0	See Applicant Documents worksheet.	Uploaded to HCD?	
	App4 Signature Block App4 Payee Data Record	See Applicant Documents worksheet. See Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	_
	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?	,
	App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	_
	App5 Cert & Legal Disclosure App5 Resolution	See Certifications & Legal worksheet. Signature required; see Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	_
FAAST FILE:	App5 Resolution App5 OrgDoc1, App5 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	_
FAAST FILE:	App5 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App5 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
	App5 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App5 FISCAL TIN FORM App5 Cert of Good Standing	See Applicant Documents worksheet. Dated 30 days or less from the application due date.	Uploaded to HCD? Uploaded to HCD?	_
FAAST FILE:	App5 Cert of Good Standing App5 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
	Owner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	_
FAAST FILE:	Owner Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	_
	Owner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	_
	Owner OrgChart Owner Signature Block	See Applicant Documents worksheet. See Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	_
	Owner Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	_
FAAST FILE:	Owner FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
	Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	_
	Owner Tax-Exempt Status AGP Cert & Legal	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. See Certifications & Legal worksheet.	Uploaded to HCD? Uploaded to HCD?	
FAAST FILE:		Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	AGP OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
		See Applicant Documents worksheet.		Yes

		See Applicant Documents worksheet.		т —
FAAST FILE:	AGP Signature Block		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?	
		See Applicant Documents worksheet.		
FAAST FILE:	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgChart		Uploaded to HCD?	_
FAAST FILE:	Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	1
FAAST FILE:	Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	TIN	See Applicant Documents worksheet.	Uploaded to HCD?	ı
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:		See Applicant Documents worksheet.	Uploaded to HCD?	
	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		-
FAAST FILE:	OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	<u> </u>
FAAST FILE:	Signature Block	··	Uploaded to HCD?	<u> </u>
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 Explanation	Certification and Legal Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	ΙΝΙ/Δ
TAAOTTIEE.	Cort & Edgar Explanation	AHD-HRI	opioaded to FIOD:	111/73
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
	Cap Improvements Req SFH Lease Addendum	Documentation from a Locality, transit agency or special district that capital improvements are required §106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close.	Uploaded to HCD? Uploaded to HCD?	_
	AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	_
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?	
FAAST FILE:	AHD Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
	AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	_
	AHD Preliminary Title Report Past Exp AHD1, Past Exp AHD2	PTR, that is no more than 6 months old for the AHD Project. Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD? Uploaded to HCD?	_
	AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	_
FAAST FILE:	•	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site		
	AHD Ag Infill	qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	
	HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the	Uploaded to HCD? Uploaded to HCD?	
	HRI Auth to Use Grant Funds HRI Market Study	issuance of the HUD form. Completed market study prepared within one year of the application due date.	Uploaded to HCD?	
	HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	_
	Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	
FAAST FILE:	HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	_
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
	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?	
FAAST FILE:	Article XXXIV Attorney Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered.	Uploaded to HCD?	
	Article XXXIV Authority Tax Credit Reservation	Copy of document providing Authority. If the Project has already received a tax credit reservation, upload documentation.	Uploaded to HCD? Uploaded to HCD?	_
. 70 OT TILL.	- ax oroan resorvation	Max Funds & Unit Mix	Epiodada to HOD!	113/74
FAAST FILE:	Utility Allowance	Local housing authority document showing current utility allowance chart, with relevant components circled.	Uploaded to HCD?	Yes
		Dev Sources	ı	
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		
	STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Uploaded to HCD?	
FAAST FILE:	FFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 0 non-AHSC STI funding commitments. Page 50 of 53 Uploa	Uploaded to HCD?	Yes
/ 11		· ago oo or oo	J.13011110t	

E	Iami m		I	Thura	
FAAST FILE:	STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the	Uploaded to HCD?	N/A	
FAAST FILE:	STI Auth to Use Grant Funds	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	Uploaded to HCD?	Yes	
FAAST FILE:		public agency certifying the satisfactory completion of similar infrastructure improvements. Demonstrate the STI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes	
		Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an	'		
FAAST FILE:	STI Ag Infill	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	
FAAST FILE:	TRA Cap Project Costs	TRA Documentation showing Capital Project costs are required as condition of local approval for TRA.	Uploaded to HCD?	NI/A	
	EFC TRA1; EFC TRA2; EFC TRA3;	Supporting documentation for the 0 non-AHSC TRA funding commitments.	'		
FAAST FILE:	etc.		Uploaded to HCD?		
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 in not a public entity, an executed agreement from a	Uploaded to HCD?	N/A	
		public agency certifying the satisfactory completion of similar infrastructure improvements.			
	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool. Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as	Uploaded to HCD?		
FAAST FILE:		an Infill Site (as defined in Appendix A). Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations,	Uploaded to HCD?		
FAAST FILE:	TRA Local Approvals	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	Uploaded to HCD?	Yes	
FAAST FILE:	Electric Design	the green building status. Document the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?		
	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	Uploaded to HCD?		
EAACT EU E.	High Coast Dail Area	development of the AHSC Project.	Uniceded to UCD2	NI/A	
	High Speed Rail Area	Document Project's location within environmentally cleared High Speed Rail Station Planning Area. Executed agreement between the community based organization and applicant identifying the outcomes of the	Uploaded to HCD?		
FAAST FILE:	Community Based Org Agrmnt	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?	1	
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	
	Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.			
		Devide a completed AUCC Devid C Community Face visual Trades			
	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker. Letter of support from local community-based, grassroots organization describing the community engagement	Uploaded to HCD?		
FAAST FILE:	Community Needs	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
	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
	GHG Transit Map	Map documenting new or expanded transit routes or capital improvements	Uploaded to HCD?	Yes
FAAST FILE:	GHG PVWatts Results		Uploaded to HCD?	Yes
FAAST FILE:	GHG Solar PV System	- 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: ArcGISgeodatabase (.gdb), layer package (.lpk), 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

Pleas	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.									
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Application Development Team (ADT) Support Form

4/27/21