

Infill Infrastructure Grant Program

Notice of Funding Availability (NOFA) May 12, 2021

Qualifying Infill Area (QIA) and Qualifying Infill Project (QIP) Application

Rev. 6/21/21



**State of California
Governor Gavin Newsom**

**Lourdes Castro Ramirez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

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Balboa Reservoir QIA Overview										6/21/21	
When opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros may not work with Microsoft's Excel version for Apple Mac.											
Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FAAST. Click here for FAAST upload instructions and user manual.											
Are you applying for funds for a Capital Improvement Project (CIP) within a Qualifying Infill Area (QIA) or for a Qualified Infill Project (QIP)?										QIA	
QIA Name: Balboa Reservoir QIA				County QIA is located: San Francisco		Geographic Region: Northern					
If QIA or QIP is also known under another name(s) or was formerly known under another name(s), provide the name(s).				Balboa Reservoir Building E							
Have you applied, do you plan to apply, or has the CIP, QIA or QIP been awarded other HCD program funds?										Yes	
Other HCD Program(s) Name(s):				Funding Amount		Funding Status		NOFA Date		Award Date/Expected Award Date	
AHSC Round 6 (Balboa Reservoir)				\$29,585,486		Application submitted		6/8/21		10/1/21	
Project or Area Information											
Does the QIA meet the definition and requirements in §302(aa) - A residential or mixed-use residential development project designated in the Program application that is located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins parcels that are developed with Urban Uses. A property is adjoining the side of a project site if the property is separated from the project site only by an improved public right-of-way.										Yes	
File Name		Site Plan		§308(a)(1) Provide documentation of compliance with §302(aa) certified by a California State-licensed professional such as an engineer, surveyor, or landscape architect.					Uploaded to HCD?		Yes
QIA - Provide the description of the Project Area including the designated housing within the QIA.											
This site is surrounded by a combination of leafy neighborhoods, multiple recreation centers, major employment hubs, transit hubs including BART and Muni Light Rail, shopping districts, and schools, the new residents in this community will have an abundance of walkable and bikeable amenities. The project area is bounded by Junipero Serra to the West, Mt Davidson to the North, and the Outer Mission to the South and East. The QIP lies adjacent to the City College of San Francisco, a major employer in the area.											
QIA - include all info for all QIPs.		For all QIA attachments, clearly identify and label the "Required QIP" documents						Docs identified for Required QIP?		Yes	
	QIP Name	QIP (Describe unit mix and tenant population)				QIP Address	QIP City	QIP Zip	Census Tract	APN	
Required QIP #1	Balboa Reservoir Building E	Balboa Reservoir Building E is a proposed new construction 128-unit Low Income Housing Tax Credit (LIHTC) development located at 11 Frida Kahlo Way, in San Francisco, California. The property will offer 127 affordable rental units restricted to households earning 30, 50 and 60 percent of the area median				11 Frida Kahlo Way	San Francisco	94112	6075031000	Block 3180/Lot 190	
	Balboa Reservoir Building A	Balboa Reservoir Building A is a proposed new construction 159-unit Low Income Housing Tax Credit (LIHTC) development located at 11 Frida Kahlo Way, in San Francisco, California. The property will offer 158 affordable rental units restricted to households earning 30, 50 and 60 percent of the area median				11 Frida Kahlo Way	San Francisco	94112	6075031000	Block 3180/Lot 190	
QIP #2											
QIP #3											
QIP #4											
QIP #5											
QIP(s) Names that CIP will support		Related CIP Description and Scope §304									
CIP(s) (Identify all if more than one)	Balboa Reservoir Building E		The CIP budget covers the infrastructure for the Balboa Reservoir Project, including site clearing, demolition, and grading. It also funds street and transportation improvements such as vehicular and pedestrian traffic safety measures, a low-pressure water system, a combined sewer system, stormwater management, and dry utility systems, all necessary for constructing Building E.								
	Balboa Reservoir Building A		The CIP budget covers the infrastructure for the Balboa Reservoir Project, including site clearing, demolition, and grading. It also funds openspace, street and transportation improvements such as vehicular, pedestrian, and bike lanes, traffic safety measures, a low-pressure water system, a combined sewer system, stormwater management, and dry utility systems, all necessary for constructing Building E.								
Is the required QIP a scattered site project?		No		If yes, complete the section below:							
Site Address						Homeowner or Rental					
Required QIP - Total Land Area in Acres:						0.763		Other QIP(s) - Total Land Area in Acres:		1.1	
Required QIP - Commercial Square Feet								Other QIP(s) - Commercial Square Feet			
Amenities within the required QIP											
Number of parking spaces		151	Gated site entry	Yes	Community room	Yes	Fitness room	Yes	Work Lounge		
Number of laundry rooms		0	Building card key	Yes	Community kitchen	No	Picnic/BBQ area	Yes			
Swimming pool		No	Security patrol	No	Computer room	No	Tot lot or playground	No			

Balboa Reservoir QIA Overview										6/21/21
Jacuzzi/Sauna	No	Security cameras	Yes	High speed internet	No	Sports/tennis court	No			
Eligible Applicant (Applicant) §302(k)										
Applicant #1										
Entity Name	City and County of San Francisco					Applicant Type	(2) City and county that have jurisdiction over the QIA			
Address	1 S Van Ness Avenue			City	San Francisco	State	CA	Zip	94103	
Auth Rep	Eric Shaw		Title	Director	Authorized Rep. Email	eric.shaw@sfgov.org		Phone	415-701-5500	
Contact	Sara Amaral		Title	Senior Project Manager	Email	sara.amaral@sfgov.org		Phone	415-701-5614	
Address	1 S Van Ness Avenue			City	San Francisco	State	CA	Zip	94103	
File Name	App1 Cert of BIPOC	See Applicant Documents worksheet.						Uploaded to HCD?	N/A	
File Name	App1 Cert & Legal	See Certification & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?	N/A	
File Name	App1 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	N/A	
File Name	App1 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	App1 Cert of Good Standing	Certificate of Good Standing certified by Secretary of State prior to application due date.						Uploaded to HCD?	N/A	
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	N/A	
Applicant #2										
Entity Name						Applicant Type				
Address				City		State		Zip		
Auth Rep			Title		Authorized Rep. Email			Phone		
Contact			Title		Email			Phone		
Address				City		State		Zip		
File Name	App2 Cert of BIPOC	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 Cert & Legal	See Certification & Legal worksheet.						Uploaded to HCD?		
File Name	App2 Resolution	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 FISCAL TIN Form	See Applicant Documents worksheet.						Uploaded to HCD?		
File Name	App2 Cert of Good Standing	Certificate of Good Standing certified by Secretary of State prior to application due date.						Uploaded to HCD?		
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?		

Required Applicant Documentation		6/21/21
Black, Indigenous, and Other People of Color - Nonprofit Developer of a QIP		
A completed and signed letter of self-certification by authorized signatory is required for each Joint Applicant identifying as black, indigenous or other person of color. Each applicable Joint Applicant must sign an individual Certification.		
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 IIG 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 IIG website.		

Balboa Reservoir QIA Project Narrative

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1. Summarize the scope of work for the CIP(s). Describe the distinct infrastructure improvements relating to utilities, surface improvements, landscape and amenities, environmental mitigation and remediation, replacement transit, residential parking and/or transit, etc. §304:

The work for the CIP includes the demolition, grading, street and transportation improvements, (vehicular, pedestrian, and bike lanes), open space improvements, a low pressure water system, combined sewer system, stormwater management, and dry utility systems.

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

Balboa Reservoir Building E is a proposed new construction 128-unit affordable development that will include a mix of one bedrooms, two bedrooms, and three bedrooms. Amenities include community room and outdoor areas.

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

The Balboa Reservoir 17-acre master development site is host to a variety of uses including parking for City College, a motorcycle training school, urban wildlife habitat, and a neighborhood dog walking destination. In order to plan for the development of this parcel the City of San Francisco has guided the neighborhood through an intensive community engagement process. The Balboa Reservoir neighborhood has been engaged in community planning efforts since the beginning of the Balboa Area Station Plan in 2000. Following the selection of Balboa Reservoir as a Public Lands for Housing site in 2014, City staff participated in over 30 public meetings to seek feedback on the community's priorities for the site's development. In the spring of 2015, the Board of Supervisors created the Balboa Reservoir Community Advisory Committee (BRCAC), consisting of seven members appointed by the Mayor and the District 7 Supervisor and two representatives of local neighborhood associations. The BRCAC has served as the primary forum for community feedback during the creation of the project's principles and parameters which the BRCAC endorsed in September 2016. These principles informed the programming goals included in the Request for Proposals issued by the City and SFPUC in 2017. Following the proposal and selection process of BRIDGE, the Reservoir neighborhood project sponsors collaborated with the BRCAC to lead a community process to shape the master plan for the Reservoir. This phase of the community process included eight meetings with the BRCAC, two on-site tours, two community-wide open house events, and multiple meetings with individuals and community groups. This engagement process also included ongoing meetings and coordination with City College, as well as city agencies.

4. Explain any required demolition at the required QIP:

Not applicable

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

BRIDGE Housing Corporation is a leading affordable housing developer, owner and property manager in California for over 40 years. BRIDGE has extensive experience with developing affordable housing, including complicated public private partnerships and master developments, and the ability to develop complicated large scale master plan projects and transit oriented developments with multiple Local, State and Federal funding sources.

San Francisco

Balboa Reservoir QIA Eligibility and Threshold										6/21/21		
Eligible Projects §303												
(a) Is the CIP an integral part of, or necessary for the development of a QIP or housing designated within a QIA?										Yes		
File Name	CIP Integral to QIP	Applicant narrative and documentation evidencing the Locality requiring the CIP.						Uploaded to HCD?	Yes			
(c)(1) Is QIA located in an Urbanized Area? Yes - defined by the U.S Census Bureau												
File Name	Urban Area	Provide documentation of location in an Urbanized Area. §302(II)						Uploaded to HCD?	Yes			
(c)(2) Is QIA located in a Locality that has an adopted housing element in substantial compliance with Art. 10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?										Yes		
A jurisdiction's current housing element compliance status is obtainable thru HCD's website.												
(c)(2)(A) QIA located in a Locality at time of application that has submitted its housing element annual progress reports (required by Gov. Code §65400) for the current and prior year.												
(c)(3) Does QIA include 15% or more Affordable Units (AU) excluding replacement units?												
Total AUs (excluding replacement unit AUs) 285										Total Units 287	Yes	
Required QIP:	Rental AUs	127	HO AUs	0	Rental AUs to be replaced		HO AUs to be replaced		Net QIP AUs	127	Total QIP Units	128
Other-QIPs (QIA only)	Rental AUs	158	HO AUs	0	Rental AUs to be replaced		HO AUs to be replaced		Net other-QIP AUs	158	Total other-QIP Units	159
File Name	Replacement Housing Plan	Provide the Replacement Housing Plan if there will be replacement units						Uploaded to HCD?	N/A			
(c)(3) Does QIA have a disposition and development agreement or other specific agreement executed on or before August 24, 2007 between the Developer and the local agency having jurisdiction over the project that includes affordability covenants that subject the QIA to the production of Affordable Units for Very Low-, Lower- or Moderate-Income households?										No		
File Name	Development Agreement	Agreement executed prior to August 24, 2007 that contains affordability covenants.						Uploaded to HCD?	N/A			
(c)(4) Average Net Density (dwelling units per acre)												
Are parcels to be developed within a Rural Area per §302(ee)? (Refer to the document entitled IIG Program. Rural Area Determination Procedures)										No		
If non-Rural, enter minimum Net Density for parcels to be developed per Locality (see Appendix 1, click here):										30		
Net Density: housing units per acre										180.0		
Is the QIA Net Density equal to or greater than required §303(c)(4)?										Yes		
Total QIA site area in square feet		81,065		Non-qualified site deductions: utility easements, setbacks, private drives/walkways, landscaping, common areas and facilities, off street parking, drainage facilities exclusive to a development project & other related mitigation space required.				0 bedroom Net Density calculation		12		
Less QIA qualified site deductions* in square feet								1 bedroom Net Density calculation		92		
Public streets								2 bedroom Net Density calculation		113		
Public sidewalks								3 bedroom Net Density calculation		118		
Public Open Space								4 bedroom Net Density calculation		0		
Public drainage facilities				If QIA contains commercial, answer V24-25 Square ft. of largest residential unit				Commercial Net Density calculation		0		
Net site area in acres (43,560 square feet per acre)		1.86		0.7		# of bedrooms in largest unit		QIA adjusted Net Density as a percentage of required density §309(c)(2)		599.86%		
(c)(5) Is QIA located in area designated for mixed-use or residential development pursuant to one of the following plans? If Yes, select plan.												
(B) A project area redevelopment plan adopted pursuant to the Health and Safety Code §33330.												
File Name	Relevant Development Plan	Provide, label and attach a copy of the relevant plan showing area designation.						Uploaded to HCD?	Yes			
(c)(6) Can the Applicant identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, to reliably ensure that future development will occur at an overall Net Density set forth in §303(c)(4)? This mechanism must be in effect and legally enforceable prior to the disbursement of Program funds.										Yes		
File Name	Net Density Verification	Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density.						Uploaded to HCD?	Yes			
(c)(7) Will the Applicant designate the proposed residential units in the QIP, and/or within the QIA (non-QIP), that the Applicant intends to utilize for the purpose of establishing the max Program grant amount pursuant to §305, and for the purpose of rating applications pursuant to §309 or §310.												
(c)(8) Does this application demonstrate that the percentage of Affordable Units (AUs), and units restricted to other income limits and rents as designated for the purpose of determining the max Program grant amount shall be maintained or exceeded through the completion of each proposed residential development?												
(c)(9) Applicant certifies construction shall not have commenced on any units designated in the application prior to the application submittal deadline?												
File Name	Construction exception	If applicable, label and attach agreement requiring AUs be built as a local approval condition.						Uploaded to HCD?	N/A			
Eligible Costs §304												
(a)(4)(A) Total number of Structured Parking spaces - that are (1) required replacement of Transit Station parking spaces or (2) public Structured Parking required as a condition of approval for the QIP within one-half mile of a Major Transit Stop or Transit Station:										0		
Are costs less than or equal to \$50,000 per parking space?												
(a)(4)(B) Total number of residential per unit parking spaces in Structured Parking, as required by local land-use entitlement approval, not to exceed one parking space per residential unit, and not to exceed \$50,000 per permitted space:										0		
Spaces exceed one space per unit?										No		
Are costs less than or equal to \$50,000 per parking space?												
(a)(15) Impact fees for the CIP are required by local ordinance?												
Yes										If Yes, impact fees do not to exceed 5% of the total Program grant amount? Describe below the fee(s), Locality and how the impact fee(s) will be used for the CIP:		
Impact fees include, but are not limited to, Job's/Housing fee, Street Tree Fees, Transportation Sustainability fees, Water fees, Waste Water fees, School fees, and Community Infrastructure Impact fees.												
We certify the CIP funded costs do not include any of the following ineligible costs:												
(b)(1) Developer Fees or profit.										Yes		
(b)(2) Costs of site acquisition for housing and mixed use structural improvements.												
(b)(3) Costs of housing or mixed use structures.												
(b)(4) Soft costs related to ineligible costs.												
(b)(5) In lieu fees for local inclusionary programs.												
Application Threshold Requirements - §308												
(a)(2) We certify that construction of the CIP has not commenced as of the application deadline set forth in the NOFA?												
(a)(3) We certify the CIP is infeasible without Program funds, and other available funds are not and will not be supplanted by Program funds?												
(a)(4) Does Applicant have Site Control §302(gg) for the CIP Project? If Yes, enter form of Site Control and the most recent execution date below.												
Form of Site Control §302(gg):										Enforceable Option to Lease or Purchase		
Most recent document execution date:										2/18/21		
(a)(5) We certify all proposed uses of Program funds must be eligible pursuant to §304?												
(b) Is application sufficiently complete to assess feasibility of application and its compliance with Program requirements?												
Describe any special circumstances:												
N/A												
File Name	CIP Site Control	Appropriate documentation to demonstrate the form of Site Control indicated above.						Uploaded to HCD?	Yes			
Does the required QIP trigger State Relocation Assistance Law (CA Gov Code §7260-7277)?												
No												

Balboa Reservoir QIA Eligibility and Threshold

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<p>If Yes, provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No, provide documentation supporting relocation is not required.</p>	<p>The QIP is being built on a parcel that is vacant and cleared, as shown in the satellite image uploaded as "QIP Relocation Plan".</p>
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File Name	QIP Relocation Plan	Must provide a Relocation Plan or documentation supporting no relocation.	Uploaded to HCD?	Yes
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<p>(c) We certify we will comply with all state and federal fair housing laws. Compliance with state law includes but is not limited to the duty to carry out the program in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with Affirmatively Furthering Fair Housing pursuant to CA Gov Code §8899.50?</p>				Yes
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File Name	Fair Housing Self-Certification	Must provide a self-certification document that is acceptable to HCD certifying that the Occupancy restrictions will be carried out in a manner that is consistent with federal fair housing laws	Uploaded to HCD?	Yes
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Market Study

<p>Does Market study demonstrate QIP is financially feasible? - <i>Must submit a market study that meets the requirements specified in TCAC Regs §10322(h)(10)</i></p>				Yes
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File Name	Market Study	Must provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
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Tax Credits (TC)

<p>Select appropriate entry for each item:</p>									
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Project Tax Credit Type	N/A								

File Name	Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation.	Uploaded to HCD?	N/A
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Milestones

What covenants or regulatory agreements are already on title?	None
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What covenants or regulatory agreements are anticipated?	None
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Note: Some of the following milestones may have already been achieved. For previously met milestones, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

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

	CIP Date	QIP Date
Executed binding agreement between Applicant and Developer of the proposed QIP detailing the terms and conditions of the development.	8/28/20	8/28/20
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	8/28/20	8/28/20
Obtaining all necessary and discretionary public land use approvals.	8/28/20	8/28/20
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction/permanent loan documents, and Tax Credit syndication documents for remaining phases of Project.	6/1/25	6/1/25
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	10/15/24	10/15/24
Commencement of construction.	6/15/25	6/15/25
Construction complete and the filing of the Notice of Completion.	6/15/27	6/15/27

Balboa Reservoir QIA QIP(s) and all CIP(s) Sources of Funds

6/21/21

See §310(a)(4) for an explanation of funding commitments

QIP (Required by QIA) and all CIPs Construction Period Sources of Funds														
Funding Committed by Application Due Date?	Unit Type	CIP or QIP #1	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
													Amount	Description
1	Yes	Rental	CIP	IIG CIP Grant	State-HCD	No	\$20,095,616		\$20,095,616					
2	Yes	Rental	QIP #1	Construction Loan	Private	No	\$77,756,160		\$77,756,160					
3	Yes	Rental	QIP #1	MOHCD Gap Financing	Local	Yes	\$13,594,128		\$13,594,128					
4	Yes	Rental	CIP	29 Sunset Muni Forward	Local	Yes	\$8,750,000		\$8,750,000					
5	Yes	Rental	QIP #1	LP Equity	Private	No	\$3,384,895		\$3,384,895					
6	Yes	Rental	QIP #1	Joint Venture Partner Subsidy loan	Private	No	\$6,134,258		\$6,134,258					
7	No	Rental	CIP	MOHCD Gap Financing for CIP	Local	Yes	\$5,904,384		\$5,904,384					
8									\$0					
9									\$0					
10									\$0					
11									\$0					
12									\$0					
13									\$0					
14									\$0					
15									\$0					
16									\$0					
17									\$0					
18									\$0					
19									\$0					
20		Rental	QIP #1	Deferred costs (detail at right)			\$0		\$0					
21	No	Rental	QIP #1	Equity Investor					\$0					
		\$129,715,057	<Total funds committed		95.65%	<% Funds committed		TOTALS	\$135,619,441	\$0	\$135,619,441		\$0	
128	<Rental Units	\$129,715,057	<Total Rental funds committed		95.65%	<% Rental funds committed								
0	<HO Units	\$0	<Total HO funds committed		0.00%	<% HO funds committed								
		\$28,845,616	<Total CIP funds committed		83.01%	<% Funds committed								

QIPs (excluding the required QIP above) Construction Period Sources of Funds														
Funding Committed by Application Due Date?	Unit Type	QIP #2, 3, 4 or 5	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
													Amount	Description
1	No	Rental	QIP #2	Construction Loan	Private	No	\$118,202,325		\$118,202,325					
2	No	Rental	QIP #2	MOHCD Gap Financing	Local	Yes	\$14,000,000		\$14,000,000					
3	No	Rental	QIP #2	Deferred Developer Fee	Private	No	\$1,300,000		\$1,300,000					
4	No	Rental	QIP #2	GP Equity	Private	No	\$15,346,318		\$15,346,318					
5	No	Rental	QIP #2	LP Equity	Private	No	\$7,620,228		\$7,620,228					
6									\$0					
7									\$0					
8									\$0					
9									\$0					
10									\$0					
11									\$0					
12									\$0					
13									\$0					
14									\$0					
15									\$0					
16									\$0					
17									\$0					
18									\$0					
19									\$0					
20			All QIPs	Deferred costs (detail at right)			\$0		\$0					
21			All QIPs	Equity Investor					\$0					
		\$0	<Total funds committed		0.00%	<% Funds committed		TOTALS	\$156,468,871	\$0	\$156,468,871		\$0	

QIP (Required by QIA) and all CIP Permanent Sources of Funds																
Funding Committed by Application Due Date?		Rental vs Homeowner (HO)	CIP or QIP #1	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate		Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service
											Type	Rate	Type	Due in (yrs)		
1	Yes	Rental	CIP	IIG CIP Grant	State-HCD	No	1	\$20,095,616		\$20,095,616						
2	Yes	Rental	QIP #1	Permanent Loan	Private	No		\$21,591,000		\$21,591,000						
3	Yes	Rental	CIP	29 Sunset Muni Forward	Local	Yes		\$8,750,000		\$8,750,000						
4	Yes	Rental	QIP #1	MOHCD Gap Financing	Local	Yes		\$13,594,128		\$13,594,128						
5	Yes	Rental	QIP #1	LP Equity	Private	No		\$33,848,946		\$33,848,946						
6	Yes	Rental	QIP #1	GP Equity	Private	No		\$9,044,095		\$9,044,095						
7	Yes	Rental	QIP #1	Deferred Developer Fee	Private	No		\$1,300,000		\$1,300,000						
8	Yes	Rental	QIP #1	Joint Venture Partner Subsidy loan	Private	No		\$6,134,358		\$6,134,358						
9	No	Rental	CIP	MOHCD Gap Financing for CIP	Local	Yes		\$5,904,384		\$5,904,384						
10	No	Rental	QIP #1	AHP	Private	No		\$1,230,000		\$1,230,000						
12	No	Rental	QIP #1	AHSC AHD Funds	State-HCD	No		\$19,610,404		\$19,610,404						
12																
13																
14			QIP #1	Private mortgage financing	Private	No										
15			QIP #1	Deferred costs												
16			QIP #1													
				Equity investor												
					TOTALS					\$141,102,931	\$0	\$141,102,931	TOTALS		\$0	\$0
128	<Rental Units	\$85,512,527	<Total QIP Rental funds committed		80.40%	<% QIP Rental funds committed										
0	<HO units	\$0	<Total QIP HO funds committed		0.00%	<% QIP HO funds committed										
Applicant comments: Include a description of balloon payments and unusual or extraordinary circumstances that have resulted in higher than expected project costs and provide a justification as to why these costs are reasonable.																

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

Balboa Reservoir QIA QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds																	6/21/21	Commercial Sources		
USES OF FUNDS	IIG CIP Grant	Permanent Loan	29 Sunset Muni Forward	MOHCD Gap Financing	LP Equity	GP Equity	Deferred Developer Fee	Joint Venture Partner Subsidy loan	MOHCD Gap Financing for CIP	AHP	AHSC AHD Funds	0	0	Private mortgage financing	Deferred costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
Required QIP (QIA applications only)																				
LAND COST/ACQUISITION																				
Land Cost or Value					\$4,092,000												\$4,092,000	\$0		
Demolition																	\$0	\$0		
Legal																	\$0	\$0		
Land Lease Rent Prepayment					\$79,900												\$79,900	\$0		
Total Land Cost or Value		\$0	\$0	\$0	\$4,171,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,171,900	\$0	\$0	\$0
Existing Improvements Cost or Value																	\$0	\$0		
Off-Site Improvements					\$2,839,170												\$2,839,170	\$0		
Total Acquisition Cost		\$0	\$0	\$0	\$2,839,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,839,170	\$0	\$0	\$0
Total Land Cost / Acquisition Cost		\$0	\$0	\$0	\$7,011,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,011,070	\$0	\$0	\$0
Predevelopment Interest/Holding Cost					\$100,000												\$100,000	\$0		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																	\$0	\$0		
Excess Purchase Price Over Appraisal																	\$0	\$0		
Total Relocation Costs																	\$0	\$0		
NEW CONSTRUCTION																				
Site Work					\$694,695												\$694,695	\$0		
Structures		\$21,591,000		\$13,594,128	\$774,214			\$6,134,358		\$1,230,000	\$19,610,404						\$62,934,104	\$0		
General Requirements																	\$0	\$0		
Contractor Overhead																	\$0	\$0		
Contractor Profit																	\$0	\$0		
Prevailing Wages																	\$0	\$0		
General Liability Insurance																	\$0	\$0		
Urban Greening																	\$0	\$0		
Other New Construction: Solar Photovoltaic Systems					\$683,730												\$683,730	\$0		
Other New Construction: Security					\$125,000												\$125,000	\$0		
Other New Construction: (Specify)																	\$0	\$0		
Total New Construction		\$21,591,000	\$0	\$13,594,128	\$2,277,639	\$0	\$0	\$6,134,358	\$0	\$1,230,000	\$19,610,404	\$0	\$0	\$0	\$0	\$0	\$64,437,529	\$0	\$0	\$0
ARCHITECTURAL FEES																				
Design					\$1,574,689												\$1,574,689	\$0		
Supervision					\$200,000												\$200,000	\$0		
Total Architectural		\$0	\$0	\$0	\$1,774,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,774,689	\$0	\$0	\$0
Total Survey & Engineering					\$913,790												\$913,790	\$0		
CONSTRUCTION INTEREST & FEES																				
Construction Loan Interest					\$6,551,541												\$6,551,541	\$0		
Origination Fee					\$413,917												\$413,917	\$0		
Credit Enhancement/Application Fee					\$0												\$0	\$0		
Bond Premium					\$0												\$0	\$0		
Cost of Issuance					\$535,360												\$535,360	\$0		
Title & Recording					\$50,000												\$50,000	\$0		
Taxes					\$185,120												\$185,120	\$0		
Insurance					\$1,277,272												\$1,277,272	\$0		
Employment Reporting					\$0												\$0	\$0		
Other Construction Int. & Fees: Construction Expenses and General Costs					\$30,000												\$30,000	\$0		
Other Construction Int. & Fees: Lender Expenses					\$40,000												\$40,000	\$0		
Other Construction Int. & Fees: (Specify)																	\$0	\$0		
Other Construction Int. & Fees: (Specify)																	\$0	\$0		
Total Construction Interest & Fees		\$0	\$0	\$0	\$9,083,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,083,210	\$0	\$0	\$0
PERMANENT FINANCING																				
Loan Origination Fee					\$161,933												\$161,933	\$0		
Credit Enhancement/Application Fee					\$0												\$0	\$0		
Title & Recording					\$20,000												\$20,000	\$0		
Taxes					\$0												\$0	\$0		
Insurance					\$0												\$0	\$0		
Other Perm. Financing Costs: Lender Expenses and General Costs					\$25,000												\$25,000	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Other Perm. Financing Costs: (Specify)																	\$0	\$0		
Total Permanent Financing		\$0	\$0	\$0	\$206,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,933	\$0	\$0	\$0
Subtotals Forward		\$21,591,000	\$0	\$13,594,128	\$21,367,331	\$0	\$0	\$6,134,358	\$0	\$1,230,000	\$19,610,404	\$0	\$0	\$0	\$0	\$0	\$83,527,221	\$0	\$0	\$0
LEGAL FEES																				
Legal Paid by Applicant					\$60,000												\$60,000	\$0		
Other Attorney Costs: (Specify)					\$15,000												\$15,000	\$0		
Other Attorney Costs: (Specify)					\$7,500												\$7,500	\$0		
Other Attorney Costs: (Specify)					\$49,000												\$49,000	\$0		
Total Legal Fees		\$0	\$0	\$0	\$131,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,500	\$0	\$0	\$0

Balboa Reservoir QIA QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds																	6/21/21	Commercial Sources		
USES OF FUNDS	IIG CIP Grant	Permanent Loan	29 Sunset Muni Forward	MOHCD Gap Financing	LP Equity	GP Equity	Deferred Developer Fee	Joint Venture Partner Subsidy loan	MOHCD Gap Financing for CIP	AHP	AHSC AHD Funds	0	0	Private mortgage financing	Deferred costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
RESERVES																				
Operating Reserve					\$679,995												\$679,995	\$0		
Replacement Reserve																	\$0	\$0		
Transition Reserve																	\$0	\$0		
Rent Reserve																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Other Reserve Costs: (Specify)																	\$0	\$0		
Total Reserves		\$0	\$0	\$0	\$679,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$679,995	\$0	\$0	\$0
CONTINGENCY COSTS																				
Construction Hard Cost Contingency					\$6,715,170												\$6,715,170	\$0		
Soft Cost Contingency					\$649,274												\$649,274	\$0		
Total Contingency		\$0	\$0	\$0	\$7,364,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,364,444	\$0	\$0	\$0
OTHER PROJECT COSTS																				
TCAC App/Allocation/Monitoring Fees					\$90,309												\$90,309	\$0		
Environmental Audit					\$15,000												\$15,000	\$0		
Local Development Impact Fees					\$813,440												\$813,440	\$0		
Permit Processing Fees					\$331,177												\$331,177	\$0		
Capital Fees					\$0												\$0	\$0		
Marketing					\$238,750												\$238,750	\$0		
Furnishings					\$248,000												\$248,000	\$0		
Market Study					\$10,000												\$10,000	\$0		
Accounting/Reimbursable					\$0												\$0	\$0		
Appraisal Costs					\$10,000												\$10,000	\$0		
Other Costs: Soft Costs					\$0												\$0	\$0		
Other Costs: Audit/Cost Certification					\$124,000												\$124,000	\$0		
Other Costs: Printing					\$50,000												\$50,000	\$0		
Other Costs: Syndication Consultant					\$25,000												\$25,000	\$0		
Other Costs: Construction Supervision					\$75,000												\$75,000	\$0		
Other Costs: (Specify)					\$75,000												\$75,000	\$0		
Total Other		\$0	\$0	\$0	\$2,105,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,105,676	\$0	\$0	\$0
Subtotal Project Costs		\$21,591,000	\$0	\$13,594,128	\$31,648,946	\$0	\$0	\$6,134,358	\$0	\$1,230,000	\$19,610,404	\$0	\$0	\$0	\$0	\$0	\$93,808,836	\$0	\$0	\$0
DEVELOPER COSTS																				
Developer Overhead/Profit					\$2,200,000	\$9,044,095	\$1,300,000										\$12,544,095	\$0		
Consultant/Processing Agent																	\$0	\$0		
Project Administration																	\$0	\$0		
Broker Fees Paid to a Related Party																	\$0	\$0		
Construction Oversight by Developer																	\$0	\$0		
Other Developer Costs: (Specify)																	\$0	\$0		
Total Developer Costs	\$0	\$0	\$0	\$0	\$2,200,000	\$9,044,095	\$1,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,544,095	\$0	\$0	\$0
TOTAL PROJECT COST	\$0	\$21,591,000	\$0	\$13,594,128	\$33,848,946	\$9,044,095	\$1,300,000	\$6,134,358	\$0	\$1,230,000	\$19,610,404	\$0	\$0	\$0	\$0	\$0	\$106,352,931	\$0	\$0	\$0
Capital Improvement Project(s) (CIP)																				
Site acquisition of CIP including easements and right of ways																	\$0			
Other:																	\$0			
Total Site Acquisition (not parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Clearing and Grubbing																	\$0			
Demolition	\$1,057,955																\$1,057,955			
Excavation																	\$0			
Grading	\$2,916,880																\$2,916,880			
Soil Stabilization (Lime, etc.)																	\$0			
Erosion/Weed Control																	\$0			
Dewatering																	\$0			
Other:																	\$0			
Other:																	\$0			
Total Site Preparation	\$3,974,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,974,835			
Sanitary Sewer	\$874,903																\$874,903			
Potable Water	\$1,210,000																\$1,210,000			
Non-Potable Water	\$3,380,000																\$3,380,000			
Storm Drain	\$545,045								\$5,904,384								\$6,449,429			
Detention Basin/Culverts																	\$0			
Joint Trench	\$1,335,000																\$1,335,000			
Other: Site Clearing	\$688,445																\$688,445			
Total Site Utilities	\$8,033,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,904,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,937,777			

Required QIP Annual Income and Expenses

Employee Information					Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
		On-Site Manager(s)	\$62,000	\$0	
		On-Site Assistant Manager(s)	\$0	\$0	
		Supportive Services Staff Supervisor(s)	\$0		
		Supportive Services Coordinator, On-Site	\$60,000		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
		On-Site Maintenance Employee(s)	\$0	\$0	
		On-Site Leasing Agent/Administrative Employee(s)	\$42,440	\$0	
		On-Site Security Employee(s)		\$0	
		Janitor	\$37,940	\$0	
		Repairs	\$47,840	\$0	
Total Salaries and Value of Free Rent Units			\$250,220	\$0	
	6711	Payroll Taxes	\$19,022	Show free rent as an expense?	
	6722	Workers Compensation	\$17,120		
	6723	Employee Benefits	\$53,618		Yes
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$89,760		
Total Employee(s) Expenses			\$339,980		
Employee Units					
Income Limit	Job Title(s) of Employee(s) Living On-Site		Unit Type (No. of bdrms.)	Square Footage	
	On-Site Manager(s)		2	900	
			0	0	
			0	0	
Total Square Footage				900	
Annual Operating Budget					
Acct. No.	Revenue - Income	Residential	Commercial	Comments	
5120/5140	Rent Revenue - Gross Potential		\$0		
	Restricted Unit Rents	\$3,026,940			
	Unrestricted Unit Rents	\$0			
5121	Tenant Assistance Payments				
	Subsidy Program Name	\$0			
	Subsidy Program Name	\$0			
	Operating Subsidies	\$0			
	Other: (specify)	\$0	\$0		
5910	Laundry and Vending Revenue	\$25,000			
5170	Garage and Parking Spaces		\$0		
5990	Miscellaneous Rent Revenue		\$0		
Gross Potential Income (GPI)		\$3,051,940	\$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)	\$152,597	\$0		
Effective Gross Income (EGI)		\$2,899,343	\$0		
Acct. No.	Expenses	Residential	Commercial	Comments	
Administrative Expenses: 6200/6300					
6203	Conventions and Meetings	\$5,114	\$0		
6210	Advertising and Marketing	\$500	\$0		
6250	Other Renting Expenses	\$1,000	\$0		
6310	Office/Administrative Salaries -- from above	\$42,440	\$0		
6311	Office Expenses	\$10,000	\$0		
6312	Office or Model Apartment Rent	\$0	\$0		
6320	Management Fee	\$73,800	\$0		
6330	Site/Resident Manager(s) Salaries -- from above	\$62,000	\$0		
6331	Administrative Free Rent Unit -- from above	\$0	\$0		
6340	Legal Expense -- Project	\$4,000	\$0		
6350	Audit Expense	\$10,500	\$0		
6351	Bookkeeping Fees/Accounting Services	\$14,022	\$0		
6390	Miscellaneous Administrative Expenses	\$120,000	\$0		
6263T	Total Administrative Expenses	\$343,376	\$0		

Required QIP Annual Income and Expenses

Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expenses: 6400				
6450	Electricity	\$47,232	\$0	
6451	Water	\$73,800	\$0	
6452	Gas	\$0	\$0	
6453	Sewer	\$103,320	\$0	
	Other Utilities: (specify)	\$0	\$0	
6400T	Total Utilities Expenses	\$224,352	\$0	
Operating and Maintenance Expenses: 6500				
				Comments
6510	Payroll -- from above	\$85,780	\$0	
6515	Supplies	\$12,000	\$0	
6520	Contracts	\$65,000	\$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	
6500T	TOTAL Operating & Maintenance Expenses	\$258,948	\$0	
Taxes and Insurance: 6700				
				Comments
6710	Real Estate Taxes	\$3,000	\$0	
6711	Payroll Taxes (Project's Share) -- from above	\$19,022	\$0	
6720	Property and Liability Insurance (Hazard)	\$154,612	\$0	
6729	Other Insurance (e.g. Earthquake)	\$0	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation -- from above	\$17,120	\$0	
6723	Health Insurance/Other Employee Benefits--from above	\$53,618	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$6,250	\$0	
6700T	Total Taxes and Insurance	\$253,622	\$0	
Supportive Services Costs: 6900				
				Comments
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$60,000	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead		\$0	
6990	HOA		\$0	
6990	TDM		\$0	
6900T	Total Supportive Services Costs	\$60,000	\$0	
		Total Operating Expenses	\$1,140,298	\$0
				Comments
Funded Reserves: 7200				
		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$62,000	\$0	
7220		\$0	\$0	
7230		\$0	\$0	
7240	Other Reserves: (specify)	\$0	\$0	
		Total Reserves	\$62,000	\$0
Ground Lease				
		Residential	Commercial	
	Ground Lease	\$0	\$0	
		Total Ground Lease	\$0	\$0
		Net Operating Income	\$1,697,045	\$0
Financial Expenses: 6800				
				Comments
6820	1st Mortgage Debt Service	\$1,371,136	\$0	
6830	2nd Mortgage Debt Service	\$0	\$0	
6840	3rd Mortgage Debt Service	\$0	\$0	
6890	HCD must pay debt service	\$82,364	\$0	
6890	Annual Issuer Fees	\$26,989	\$0	
6890			\$0	
6890			\$0	
6800T	Total Financial Expenses	\$1,480,489	\$0	
		Cash Flow	\$216,556	\$0
7190	Asset Management/Similar Fees	\$0	\$0	
Total Operating Expenses Per Unit		Per Year	Per Month	
Without any Adjustments		\$8,909	\$742	
With the Value of Rent-Free Units Included		\$8,909	\$742	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Free Units Included		\$8,416	\$701	

Required QIP Cash Flow Analysis

Is Income from Restricted Units based on Restricted or Proposed Rents?		Restricted Rents														
Income From Housing Units	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Restricted Unit Rents	2.5%	3,026,940	3,102,614	3,180,179	3,259,683	3,341,175	3,424,705	3,510,322	3,598,080	3,688,032	3,780,233	3,874,739	3,971,608	4,070,898	4,172,670	4,276,987
Unrestricted Units	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments																
Subsidy Program Name	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Program Name	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: (specify)	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Housing		3,026,940	3,102,614	3,180,179	3,259,683	3,341,175	3,424,705	3,510,322	3,598,080	3,688,032	3,780,233	3,874,739	3,971,608	4,070,898	4,172,670	4,276,987
Other Income																
Laundry & Vending	2.5%	25,000	25,625	26,266	26,922	27,595	28,285	28,992	29,717	30,460	31,222	32,002	32,802	33,622	34,463	35,324
Other Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Other		25,000	25,625	26,266	26,922	27,595	28,285	28,992	29,717	30,460	31,222	32,002	32,802	33,622	34,463	35,324
Gross Potential Income - Total		3,051,940	3,128,239	3,206,444	3,286,606	3,368,771	3,452,990	3,539,315	3,627,798	3,718,493	3,811,455	3,906,741	4,004,410	4,104,520	4,207,133	4,312,311
Vacancy Assumptions																
Restricted Units	5.0%	151,347	155,131	159,009	162,984	167,059	171,235	175,516	179,904	184,402	189,012	193,737	198,580	203,545	208,634	213,849
Unrestricted Units	5.0%	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
Other: (specify)	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laundry/Vending/Other Income	5.0%	1,250	1,281	1,313	1,346	1,380	1,414	1,450	1,486	1,523	1,561	1,600	1,640	1,681	1,723	1,766
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vacancy Loss		152,597	156,412	160,322	164,330	168,439	172,649	176,966	181,390	185,925	190,573	195,337	200,220	205,226	210,357	215,616
Effective Gross Income		2,899,343	2,971,827	3,046,122	3,122,275	3,200,332	3,280,340	3,362,349	3,446,408	3,532,568	3,620,882	3,711,404	3,804,189	3,899,294	3,996,776	4,096,696
Operating Expenses & Reserve Deposits																
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	1,077,298	1,115,003	1,154,029	1,194,420	1,236,224	1,279,492	1,324,274	1,370,624	1,418,596	1,468,247	1,519,635	1,572,822	1,627,871	1,684,847	1,743,816
Real Estate Taxes	2.0%	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657	3,730	3,805	3,881	3,958
Supportive Services Costs	2.5%	60,000	61,500	63,038	64,613	66,229	67,884	69,582	71,321	73,104	74,932	76,805	78,725	80,693	82,711	84,778
Replacement Reserve	0.0%	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Expenses	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses & Reserves		1,202,298	1,241,563	1,282,187	1,324,217	1,367,700	1,412,689	1,459,234	1,507,391	1,557,215	1,608,764	1,662,097	1,717,278	1,774,369	1,833,438	1,894,553
Net Operating Income		1,697,045	1,730,263	1,763,935	1,798,059	1,832,632	1,867,652	1,903,115	1,939,017	1,975,353	2,012,118	2,049,307	2,086,911	2,124,925	2,163,338	2,202,143
Debt Service																
1st Mortgage		1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136	1,371,136
Bridge Loan (repaid from Investor equity)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3rd Mortgage Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Financial Expenses: (specify)		109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353	109,353
Total Required Debt Service		1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489	1,480,489
Cash Flow after all debt service		216,556	249,774	283,446	317,570	352,143	387,163	422,626	458,528	494,864	531,629	568,818	606,422	644,436	682,849	721,654
Debt Service Coverage Ratio (DSCR)		1.15	1.17	1.19	1.21	1.24	1.26	1.29	1.31	1.33	1.36	1.38	1.41	1.44	1.46	1.49

Balboa Reservoir QIA Verification of Environmental Review & Land Use Entitlements										6/21/21
File Name	Auth to Use Grant Funds	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.						Uploaded to HCD?	Yes	
File Name	Environmental	Provide a copy of all environmental clearances or Notice of Exemption.						Uploaded to HCD?	Yes	
<p>TO THE APPLICANT: Submit this form to the agency or department of local government responsible for administration of the items listed. This form may be submitted to more than one agency or department, if necessary. QIP Applicants need only submit one completed form per Locality. If the NEPA Responsible Entity is not a local government, submit a copy of this form to the appropriate NEPA Responsible Entity. If an item is not required, include the reason why in the box provided.</p>										
Applicant										
Entity Name					City and County of San Francisco		Applicant Type		City and County that have jurisdiction over the QIA	
Address					1 S Van Ness Avenue		City		San Francisco	
							State		CA	
							Zip		94103	
Required QIP	Project Name	Brief Description	Address	City	Zip	County	Census Tracts	APNs		
	Balboa Reservoir Building E	Balboa Reservoir Building E is a proposed new construction 128-unit Low Income Housing Tax Credit (LIHTC) development located at 11 Frida Kahlo Way, in San Francisco, California. The property will offer 127 affordable rental units restricted to households earning up to 30, 50 and 60 percent of the area median income (AMI). The remaining two-bedroom unit will be a non-rental manager's unit. The Project will exceed City Green Standards, with solar, zero parking, and green building best practices. At Building E, all of the individual and	11 Frida Kahlo Way	San Francisco	94112	San Francisco	6075031000	Block 3180/Lot 190		
<p>TO THE LOCAL JURISDICTION OR NEPA RESPONSIBLE ENTITY: The Applicant named above will submit an application to the State of California, Department of Housing and Community Development, requesting funding for the project named above under the Infill Infrastructure Grant Program (IIG). Projects will be evaluated based upon readiness. Please answer the following questions:</p>										
Environmental Review										
Is this QIP approved "by right"?										
This form must be completed in its entirety regardless of the answer to the preceding question.										
All Environmental Clearances (CEQA/NEPA) necessary to begin construction are:		Not Required for this Project	Has a Negative Declaration been issued?	Final Date of Public Comment Period	Date(s) EIR Certified / Notice of Determination filed	Date Appeal Period Ends	Have any appeals been filed?			
CEQA										
NEPA*										
In the box below, explain why any items are not required and include documentation, if applicable:										
Signature Block for Environmental Review										
I certify that the information on this form is true and correct to the best of my knowledge.										
Date:		Signature of party completing form:								
Printed name of party completing form:										
Title of party completing form:		Agency and/or Dept. name:								
Agency/Dept. Address		City				State		Zip		
Land Use Entitlements (indicate below the status of the following local approvals)										
All necessary and discretionary public land use approvals except building permits and other ministerial approvals are:			Not Required for this Project	QIP is consistent with local planning documents & zoning ordinances	An Application has been submitted, accepted and deemed complete for processing.			Date Approved		
General Plan Amendment:										
Site Plan Review:										
Zoning Approval:										
Conditional Use Permits:										
Density Bonus:										
Other Variances:										
Other Variances:										
Other Variances:										
Other Variances:										
Other Variances:										
In the box below, explain why any items are not required and include documentation, if applicable:										
Signature Block for Land Use Entitlements										
I certify that the information on this form is true and correct to the best of my knowledge.										
Date:		Signature of party completing form:								
Printed name of party completing form:										
Title of party completing form:		Agency and/or Dept. name:								
Agency/Dept. Address		City				State		Zip		
HCD requires an original, fully completed form with signatures.										

QIA Scoring										6/21/21
250 Points Max (points in blue shaded cells)										Total QIA Self Score
240.00										
Area Readiness §310(a) - 100 Points Max										
File Name	E&L Use	Provide signed copies of Env & Land Use Verification worksheet. Identify name of Locality at beginning of document.						Uploaded to HCD?	Yes	
(1) Multiple QIPs - 10 points max (if the number of QIPs within the QIA is more than one and land use entitlements required for construction has been secured and submitted to HCD by the application due date, select "Yes" below)								Number of QIPs within the QIA?	Two QIPs	
(B) The QIA will have two QIPs that provide a minimum of 150 new or rehabilitated housing units and can secure all land use entitlements required for construction within a reasonable period of time following the submittal of the Program application or that all applications required for construction have been submitted under a Nondiscretionary Local Approval Process. - 5 points									10	
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. This information must match the information provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.										
Required QIP #1 - Agency / Issuer		Land Use Approval Date	Approval Type	Type and Comments						
				Site Plan Review						
				Conditional Use Permits						
				Zoning Approval						
San Francisco Planning Commission		5/28/20	(A) Approved	Certification of the Final EIR						
Board of Supervisors - City of San Francisco		8/18/20	(A) Approved	Approved a General Plan Amendment, Planning Code and Zoning Ma						
				Other (specify)						
				Other (specify)						
				Other (specify)						
				Other (specify)						
QIP #2 - Agency / Issuer		Land Use Approval Date	Approval Type	Type and Comments						
				Site Plan Review						
				Conditional Use Permits						
				Zoning Approval						
San Francisco Planning Commission		5/28/20	(A) Approved	Certification of the Final EIR						
Board of Supervisors - City of San Francisco		8/18/20	(A) Approved	Approved a General Plan Amendment, Planning Code and Zoning Ma						
				Other (specify)						
				Other (specify)						
				Other (specify)						
				Other (specify)						
(2) Environmental review status - 25 points max (if environmental reviews and necessary entitlements have been secured and submitted to HCD by the application due date, select "Yes" below)										
(A) For the QIA, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and NEPA, if applicable and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 25 points								Yes	25	
(B) For the QIA, we have a draft of a program, master or tiered environmental impact report that has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (C). - 15 points										
(C) For the QIA, we have a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (D). - 10 points										
(D) For the QIA, not less than 50% of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date. - 5 points										
NEPA:	Federal funding proposed that will trigger NEPA? Describe circumstances below:			No	If Yes, enter date of "Authority to Use Grant Funds":			N/A		
CEQA:	Project approved "by-right"?	No	Is Project Categorically Exempt?	No	Negative Declaration Date:	N/A	Final EIR Date:	5/28/20	Describe special circumstances below:	
On May 28, 2020, the Planning Commission of San Francisco certified the Final Subsequent EIR (Motion No. 20730); adopted CEQA Findings, a Statement of Overriding Considerations, and the Mitigation, Monitoring and Reporting Program (Motion No. 20731); recommended approval of General Plan Amendments (Resolution No. 20732); recommended approval of Planning Code and Zoning Map Amendments (Resolution No. 20733); approved Design Standards and Guidelines (Motion No. 20734); and recommended approval of a Development Agreement between the City and Reservoir Community										
(3) Land use entitlement status - 25 points max (if necessary entitlements from the local jurisdiction have been secured and submitted to HCD by the application due date, select "Yes" below)										
(A) All necessary local land use approvals for developments within the QIA, have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? identify in table below - 25 points.								Yes	25	
(B) The developments within the QIA are consistent with all relevant local planning documents and zoning ordinances and applications for all necessary discretionary local land use approvals have been submitted and deemed complete by the appropriate local agencies? identify in table below - 15 points.										
(C) The QIP within the QIA is eligible to receive all necessary local land use approvals per a Nondiscretionary Local Approval Process? identify in table below - 10 points										
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. This information must match the information provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.										
Agency / Issuer		Land Use Approval Date	Approval Type	Type and Comments						
				Site Plan Review						
				Conditional Use Permits						
				Zoning Approval						
San Francisco Planning Commission		5/28/20	(A) Approved	Certification of Final EIR						
Board of Supervisors - City of San Francisco		8/18/20	(A) Approved	Approved a General Plan Amendment, Planning Code and Zoning Ma						
				Other (specify)						
IIG 2021 NOEA				Other (specify)						

QIA Scoring										6/21/21	
										Other (specify)	
										Other (specify)	
(4) Leveraged funding commitments - 20 points max											
All funding sources on the Dev Sources worksheet rows 59 to 74 must include: "Rental" or "Homeowner" and "CIP" or "QIP #1".											
Rental funding commitments as a % of total development costs less private mortgage financing and deferred costs:								Permanent:	80.40%	Points:	10
HO funding commitments as a % of total development costs less private mortgage financing & deferred costs:								Permanent:	0.00%	Points:	0
File Name		Perm EFC #1, #2, etc		Proof(s) of permanent financing, see §302(m)				Uploaded to HCD?		Yes	
(5) Local support - 12 points max											
(A) Obtaining a funding commitment(s) from a local public agency(ies) for the QIP or CIP - 12 points (All funding sources on Dev Sources worksheet rows 6 to 24 must include "Yes" or "No" regarding whether it is Local Support)										12	
Total Local Public Agencies Funding Commitment Amount:				\$22,344,128	CIP Grant Amount		\$20,095,616	Commitments as % of Grant:		111.19%	
File Name		Local EFC #1, #2, etc		Proof(s) of local support, see §309(a)(4)(B)				Uploaded to HCD?		Yes	
(6)(A) Prohousing Policies - 8 points max											
(i) Projects located in jurisdictions that have implemented programs over the last five years, which are currently in effect, that finance infrastructure with accompanying increased housing capacity in areas of high segregation and poverty or low resource opportunity area (see TCAC/HCD Opportunity Area Maps) or disadvantaged community pursuant to Senate Bill 535 and Assembly Bill 1550 or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points										0	
(ii) Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points										Yes 4	
(iii) Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle. - 4 points										0	
(iv) Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points 1. Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; 2. Processing or impact fee waivers or reductions of 50% or more; 3. Ministerial approval in fewer than 45 days; 4. Reduction or modifications of development standards for side yard setbacks of five feet or less; 5. Reduction or modifications of development standards to two story heights; 6. Reduction or modifications of development standards to allow 60% or more lot coverage; 7. No minimum lot size requirement; 8. Provisions for affordability; or 9. Offering support programs such as a user-friendly website										Yes 4	
(v) Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points										0	
Select Strategy Type (from above)	Strategy Description			Enter name of source document and the hyperlink to where the document can be accessed.		Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).					
(ii) Non-discretionary Approval Processes	Purpose: Ordinance amending the Planning Code to create the 100 Percent Affordable Housing and Educator Housing Streamlining Program; to allow affordable housing and affordable teacher housing in Public zoning districts; and to provide timelines for the review and approval of affordable housing and			100% Affordable Housing and Educator Housing Streamlining Program: https://sfgov.legistar.com/View.ashx?M=F&ID=7977063&GUID=A5C7DE0C-E4A6-4C07-90FE-53F6CE0DE6E0		<ul style="list-style-type: none"> Up to 3,000 new units allowed in residential zoning districts and in public zoning districts, except on property used for parks Reducing the total number of days from up to 365 to no more than 180 days for approval from the Planning Department, due to the Planning Department's authority to administratively approve 100% Affordable and Educator Housing projects, without review by the Planning Commission. 					
(iv) Accessory Dwelling Units (ADU)	Strategy: Planning, Administrative Codes - Construction of Accessory Dwelling Units Purpose: Ordinance amending the Planning Code to allow the construction of Accessory 4 Dwelling Units (ADUs, also known as Secondary or In-Law Units) on all lots in the City 5 in areas that allow residential use; amending the Administrative Code			https://sfplanning.org/accessory-dwelling-units#about and https://sfdbi.org/adu		<ul style="list-style-type: none"> Simplify the permit process to expedite the backlog of 900 applications. Legitimize over 340 unwarranted units to allow for rent control protections. <p>As of mid-2019, the City of San Francisco received over 1,700 applications for Accessory Dwelling Units over the course of 5 years. Of these applications, a total of 865 Accessory Dwelling Units were approved to be built. Along with fee waivers covering approximately 9% of total ADU development costs, and additional assistance, the City of San Francisco can review more permits for</p>					
Affordability §310(b) - 60 Points Max											
Points based on % of QIA units restricted to occupancy by various income groups. (see Max Funds and Unit Mix worksheet)								§310(b)(1) points=	36.43	§310(b)(2) points=	60.00
											60.00
Density §310(c) - 40 Points Max											
Points based on extent to which the Net Density of QIA, adjusted by unit size, exceeds the required Net Density §303(c)(4). see Eligibility and Threshold worksheet AJ114 & U15						Minimum Net Density =	30	% QIA meets or exceeds required Net Density:	599.86%	40	
Access to Transit §310(d) - 20 Points Max											
Points for proximity of QIP to a Transit Station or Major Transit Stop. Distance must be evidenced by a scaled map. Walkable Route is defined in §302(qq).											
Type	Major Transit Stop	Transit Name	SFMTA Muni K	Contact	Kristin Michael, SFMTA Kristin.Michael@sfmta.co	Phone	415-701-2311	Planned Station Service Date	N/A		
(1) Is QIP within one-quarter mile of a Transit Station or Major Transit Stop measured by a Walkable Route from nearest boundary of QIP to the outer boundary of the site of the Transit Station or Major Transit Stop? - 20 points										Yes	
(2) Is QIP within one half mile of a Transit Station or a Major Transit Stop, measured by a Walkable Route from the nearest boundary of the QIP to the outer boundary of the site of the Transit Station or Major Transit Stop and located in an area of high segregation and poverty or low resource opportunity area (see TCAC/HCD Opportunity Area Maps) or disadvantaged community pursuant to Senate Bill 535 and Assembly Bill 1550? - 15 points										20	
(3) Is QIP within one half mile of a Transit Station or Major Transit Stop measured by a Walkable Route from the nearest boundary of QIP to the outer boundary of the site of the Transit Station or Major Transit Stop? - 10 points											
File Name		Transit Access		Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.				Uploaded to HCD?		Yes	

QIA Scoring										6/21/21
File Name	TCAC Opportunity Map	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.					Uploaded to HCD?		Yes	
File Name	Transit Schedule	Transit service schedule publicly posted between January 2020 and date of application.					Uploaded to HCD?		Yes	
Access to Opportunity and Proximity to Amenities §310(e) - 20 Points Max										
Points based on the proximity or accessibility of QIP to the following existing amenities or amenities that will be in service when the construction of the QIP is completed. Distance to amenities shall be evidenced by a certified date stamped scaled map.							Rural Area Project?	No	20	
(1) The QIP is located in a High or Highest Resource Area as specified on a TCAC/HCD Opportunity Area Map? - 20 points							Yes	20		
(2) The QIP is within what distance from a Park §302(y) (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities)? - 3 or 5 points								0		
Entity Name						Responsible jurisdiction				
Site Address						City	State	Zip		
Contact						Title	Phone	Date In Service		
File Name	Park Access	Provide scaled map showing distance to Park.					Uploaded to HCD?			
(3) The QIP is within what distance from a locally recognized Employment Center §302(l) with at least 50 full time employees? - 3 or 5 points.								0		
Entity Name						Responsible jurisdiction				
Site Address						City	State	Zip		
Contact						Title	Phone	Date In Service		
File Name	Employment Access	Provide scaled map showing distance to Employment Center.					Uploaded to HCD?			
Entity Name						Responsible jurisdiction				
Site Address						City	State	Zip		
Contact						Title	Phone	Date In Service		
(4) The QIP is within what distance from a locally recognized Retail Center §302(dd) with at least 50 full-time employees - 3 or 5 points.								0		
File Name	Retail Access	Provide scaled map certified showing distances to Retail Center.					Uploaded to HCD?			
(5) The QIP is within what distance from a public school or community college that residents of the QIP may attend - 3 or 5 points.								0		
Entity name						Responsible jurisdiction				
Site address						City	State	Zip		
Contact						Title	Phone	Date in service		
File Name	Education Access	Provide scaled map showing distances to public school/college.					Uploaded to HCD?			
(6) The QIP is within what distance from a social service facility that operates to serve residents of the QIP? - 3 or 5 points								0		
Entity name						Responsible jurisdiction				
Site address						City	State	Zip		
Contact						Title	Phone	Date in service		
File Name	Social Service Access	Provide scaled map showing distances to social service facility.					Uploaded to HCD?			
Consistency with Regional Plans §310(f) - 10 Points Max										
Points awarded for each of the following								10		
(A)	Does QIA support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points						Yes	5		
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIA supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission. - 5 points							0		
(C)	Not less than 50% of land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points						Yes	5		
File Name	QIA Consistency	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.					Uploaded to HCD?		Yes	
Tie Breaker §307(b)(3); NOFA										
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.							Application due date	7/12/21		
(1) 10 bonus points to the QIA having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per the NOFA.							Ratio=	100.00%		
(2) If tie still exists, 3 points to the QIA for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline.										
Development Name:						IIG prior NOFA Date	Cert. of Occup Date:	0		
Development Name:						IIG prior NOFA Date	Cert. of Occup Date:	0		
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Development Name:						IIG prior NOFA Date	Cert. of Occup Date:	0		
Development Name:						IIG prior NOFA Date	Cert. of Occup Date:	0		

Certification & Legal Disclosure

6/21/21

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

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

4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not party to or the subject of any claim or action at the State or Federal appellate level.

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

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

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

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

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

Exceptions:

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

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

Civil Matters

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

Criminal Matters

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

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

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

Application Development Team (ADT) Support Form

Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov. A member of the Application Development Team will respond to your request within ASAP.

Full Name:		Date Requested:		Application Version Date:	
Organization:		Email:		Contact Phone:	

Justification:

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	IIG							
2	IIG							
3	IIG							
4	IIG							
5	IIG							
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25	IIG							

Balboa Reservoir QIA IIG 2021 Upload Document Checklist				6/21/21
File Name:	Site Plan	§308(a)(1) Provide documentation of compliance with §302(aa) certified by a California State-licensed professional such as an engineer, surveyor, or landscape architect.	File uploaded?	Yes
File Name:	App1 Cert of BIPOC	See Applicant Documents worksheet.	File uploaded?	N/A
File Name:	App2 Cert of BIPOC	See Applicant Documents worksheet.	File uploaded?	0
File Name:	App1 Cert & Legal	Certification & Legal Disclosure	File uploaded?	Yes
File Name:	App2 Cert & Legal	Certification & Legal Disclosure	File uploaded?	0
File Name:	App1 Reso	Resolution	File uploaded?	Yes
File Name:	App2 Reso	Resolution	File uploaded?	0
File Name:	App1 OrgChart	Organizational Chart	File uploaded?	Yes
File Name:	App2 OrgChart	Organizational Chart	File uploaded?	0
File Name:	App1 Org1, App1 Org2, etc.	Organizational Documents	File uploaded?	N/A
File Name:	App2 Org1, App2 Org2, etc.	Organizational Documents	File uploaded?	0
File Name:	App1 Signature	Signature Block (Upload in Microsoft Word Document)	File uploaded?	Yes
File Name:	App2 Signature	Signature Block (Upload in Microsoft Word Document)	File uploaded?	0
File Name:	App1 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)	File uploaded?	N/A
File Name:	App2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)	File uploaded?	0
File Name:	Utility Allowance	Local housing authority document showing current utility allowance chart, with relevant components circled.	File uploaded?	Yes
File Name:	Rural Status	TCAC Method for determining Rural status.	File uploaded?	N/A
File Name:	CIP Integral to QIP	Applicant narrative and documentation evidencing the Locality requiring the CIP.	File uploaded?	Yes
File Name:	Urban Area	Provide documentation of location in an Urbanized Area.	File uploaded?	Yes
File Name:	Replacement Housing Plan	Provide the Replacement Housing Plan if there will be replacement units	File uploaded?	N/A
File Name:	Development Agreement	Agreement executed prior to August 24, 2007 that contains affordability covenants.	File uploaded?	N/A
File Name:	Relevant Development Plan	Provide, label and attach a copy of the relevant plan showing area designation.	File uploaded?	Yes
File Name:	Net Density Verification	Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density.	File uploaded?	Yes
File Name:	Construction exception	If applicable, label and attach agreement requiring AUs be built as a local approval condition.	File uploaded?	N/A
File Name:	CIP Site Control	Appropriate documentation to demonstrate the form of Site Control indicated above.	Files uploaded?	Yes
File Name:	QIP Relocation Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	File uploaded?	Yes
File Name:	Fair Housing Self-Certification	Must provide a self-certification document that is acceptable to HCD certifying that the Occupancy restrictions will be carried out in a manner that is consistent with federal fair housing laws.	File uploaded?	Yes
File Name:	Market Study	Applicants must provide a completed market study prepared within one year of the application due date.	File uploaded?	Yes
File Name:	Tax Credit Reservation	If Project has already received a tax credit reservation, attach documentation.	File uploaded?	N/A
File Name:	Auth to Use Grant Funds	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File uploaded?	Yes
File Name:	Environmental	Provide a copy of all environmental clearances or Notice of Exemption.	File uploaded?	Yes

QIP Scoring Docs

File Name:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of Locality at beginning of document.	File uploaded?	0
File Name:	Perm EFC #1, #2, etc	Proof(s) of permanent financing, see §302(l)	File uploaded?	0
File Name:	Local EFC #1, #2, etc	Proof(s) of local support, see §309(a)(4)(B)	File uploaded?	0
File Name:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.	File uploaded?	0
File Name:	TCAC Opportunity Map	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.	File uploaded?	0
File Name:	Transit Schedule	Transit service schedule publicly posted between January 2020 and date of application.	File uploaded?	0
File Name:	Park Access	Provide scaled map showing distance to Park.	File uploaded?	0
File Name:	Employment Access	Provide scaled map showing distance to Employment Center.	File uploaded?	0
File Name:	Retail Access	Provide scaled map certified showing distances to Retail Center.	File uploaded?	0
File Name:	Education	Provide scaled map showing distances to public school/college.	File uploaded?	0
File Name:	SPN or SH	Provide scaled map showing distances to social service facility.	File uploaded?	0
File Name:	QIP Consistency	Submit letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File uploaded?	0

QIA Scoring Docs

File Name:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of Locality at beginning of document.	File uploaded?	Yes
File Name:	Perm EFC #1, #2, etc	Proof(s) of permanent financing, see §302(l)	File uploaded?	Yes
File Name:	Local EFC #1, #2, etc	Proof(s) of local support, see §310(a)(5)(B)	File uploaded?	Yes
File Name:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and Walkable Routes.	File uploaded?	Yes
File Name:	TCAC Opportunity Map	Provide 'TCAC/HCD Opportunity Area Map' showing QIP is located in an area of high segregation and poverty or low resource opportunity area.	File uploaded?	Yes
File Name:	Transit Schedule	Transit service schedule publicly posted between January 2020 and date of application.	File uploaded?	Yes
File Name:	Park Access	Provide scaled map showing distance to Park.	File uploaded?	0
File Name:	Employment Access	Provide scaled map showing distance to Employment Center.	File uploaded?	0
File Name:	Retail Access	Provide scaled map certified showing distances to Retail Center.	File uploaded?	0
File Name:	Education	Provide scaled map showing distances to public school/college.	File uploaded?	0
File Name:	SPN or SH	Provide scaled map showing distances to social service facility.	File uploaded?	0
File Name:	QIA Consistency	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File uploaded?	Yes