

Infill Infrastructure Grant Program of 2019

2019 Notice of Funding Availability

Qualifying Infill Area and Qualifying Infill Project Supplemental Application



**State of California
Governor Gavin Newsom**

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

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

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NOFA: October 30, 2019

Rev. 12/23/19

Overview

12/23/19

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

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

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

QIP Name:		County QIP is located:		Geographic Region:	
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Project or Area information for

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

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

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

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

Is the required QIP a scattered site project?		If yes, complete the section below
Site Address		Homeownership or Rental

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

Eligible Applicant §302(j)

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

Applicant #1							
Entity Name				Applicant Type			
Address			City	State	Zip		
Auth Rep	Title	Authorized Rep. Email			Phone		
Contact	Title	Contact Email			Contact Phone		
Address			City	State	Zip		

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

Project Narrative

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

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

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

4. Explain any required demolition at the required QIP:

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

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

Grant Amount (generated by QIP Units excluding the required QIP Units above)																			
	Income Level	Points §310(b)	Number of Units						Basic Grant Limit x Units										
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total					
Owner Occupied	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	<= Moderate Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	<= Lower Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	Total Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
Rental Unit	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	<= 60% AMI to >50% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	<= 50% AMI to >40% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	<= 40% AMI to >30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
	<= 30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0					
Total Rental	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0						
Total Rental & Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0						
§309(b)(1) QIP Affordability: Points will be awarded based on the "Lowest Income Point Table" below. 60 points max.																	0.00		
Is this Project in a Rural Area as defined by H&S Code §50199.21. Applicant must use the TCAC Method for determining rural status. Reference document on the MHP webpage and include documentation of rural status.																			
If Project is in a Rural Area, which methodology is being used to demonstrate that the project area is rural?																			
FAAST File:		Rural Status						TCAC Method for determining rural status.						File Uploaded?					
Red cells at right. Points available to Rural set-aside projects only	% AMI	55%		50%		45%		40%		35%		30%		25%		20% and below		Total Points	
	% of Units	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded		
	50%	5.00		12.50		18.75		17.50		18.75		25.00		25.00		25.00			0.00
	45%	5.00		11.25		16.90		17.50		18.75		25.00		25.00		25.00			0.00
	40%	5.00		10.00		15.00		17.50		18.75		25.00		25.00		25.00			0.00
	35%	4.40		8.75		13.15		17.50		18.75		25.00		25.00		25.00			0.00
	30%	3.75		7.50		11.25		15.00		18.75		22.50		25.00		25.00			0.00
	25%	3.15		6.25		9.40		12.50		15.65		18.75		21.90		25.00			0.00
	20%	2.50		5.00		7.50		10.00		12.50		15.00		17.50		20.00			0.00
	15%	1.90		3.75		5.65		7.50		9.40		11.25		13.10		15.00			0.00
10%	1.25		2.50		3.75		5.00		6.25		7.50		8.75		10.00		0.00		

Eligibility and Threshold

Eligible Projects §303

(a) Is the CIP an integral part of, or necessary for the development of a QIP or housing designated within a QIA?
 FAAST File: CIP Integral to QIP Applicant narrative and documentation evidencing the locality requiring the CIP. File Uploaded?

(b) Does the proposed Project include a QIP that is a discrete development (all housing development components have been planned as one development and jointly considered for local land use approval; have common, affiliated or contractually-related ownership and financing structures)? (QIA must have a QIP)

(c)(1) Is located in an Urbanized Area?
 FAAST File: Urban Area Provide documentation of location in an urban area. File Uploaded?

(c)(2) Is located in a locality that has an adopted housing element in substantial compliance with Art. 10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)? [A jurisdiction's current housing element compliance status is obtainable thru HCD's website.](#)

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

(c)(4) Does include not less than 15% of total residential units as Affordable Units (AU) in				Total AUs	0	Total Units	0	No
Required QIP Residential Units	Total QIP Rental AUs	0	Total QIP Ownership AUs	0	Total QIP AUs	0	Total QIP Units	0
other-QIP (QIA) Res. Units	Total non-QIP Rental AUs	0	Total non-QIP Ownership AUs	0	Total non-QIP AUs	0	Total non-QIP Units	0

(c)(5) Average Residential Net Density (dwelling units per acre)
 Are parcels to be developed within a Rural Area per H&S Code §50199.21? ([Refer to the document entitled IIG Program, Rural Area Determination Procedures](#)) If yes (project is rural), parcels to be developed must have a net density of 10 units per acre. 0

If non-rural, enter minimum net density for parcels to be developed per locality ([see Appendix 1, click here](#)): Housing Units per Acre (Net Density) 0.0 Is the density equal to or greater than required §303(c)(5)? Yes

Total Site Area in Square Feet	0	NOT qualified site deductions: utility easements, setbacks, private drives/walkways, landscaping, common areas and facilities, off street parking, drainage facilities exclusive to a development project & other related mitigation space required.	0 Bedroom Density Calculation:	0	Commercial Square Ft.	0
Less Qualified Site Deductions* in square feet			1 Bedroom Density Calculation:	0		
Public Streets			2 Bedroom Density Calculation:	0		
Public Sidewalks			3 Bedroom Density Calculation:	0		
Public Open Space			4 Bedroom Density Calculation:	0		
Public Drainage Facilities		If contains commercial answer V22-23 below:	Commercial Density Calculation:	0		
Net Site Area in Acres (43,560 square feet per acre)	0.00	0.7	Square ft. of largest residential unit:		adjusted net density as a percentage of required density §309(c)(2)	0.00%
			# of bedrooms in largest unit:			

(c)(6) Is located in area designated for mixed-use or residential development pursuant to one of the following plans? If yes, select plan.
 FAAST File: Relevant Development Plan Provide, label and attach a copy of the relevant plan showing area designation. File Uploaded?

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

FAAST File: Net Density Verification Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density. File Uploaded?

(c)(8) Will the applicant **designate the proposed residential units** in the QIP, and/or within the QIA (non-QIP), that the Applicant intends to utilize for the purpose of establishing the max Program grant amount pursuant to §305, and for the purpose of rating applications pursuant to §309 or §310.

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

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

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

Eligible Costs §304

(a)(4) Total # of required replacement transit station parking spaces: Are replacement transit parking spaces costs less than \$50,000 per space?

(a)(5) Minimum residential per unit parking spaces as required by local land-use entitlement approval: Spaces exceed one space per unit? No Are costs less than \$50,000 per space?

(b) Impact fees for the CIP are required by local ordinance? If yes, impact fees do not to exceed 5% of the total Program grant amount? Describe fee(s), the association to CIP and locality:

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

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

Application Threshold Requirements - §308

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

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

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

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

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

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

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

Describe any special circumstances:

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

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

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

QIP and all CIPs Sources of Funds 12/23/19

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

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

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

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

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

QIP Residential and all CIP Permanent Sources of Funds

Commercial Sources

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

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

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

Verification of Environmental Review & Land Use Entitlements

12/23/19

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

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

Applicant

Entity Name				Applicant Type			
Address				City		State	Zip

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

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

Environmental Review

Is this QIP approved "by right"?

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

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

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

Signature Block for Environmental Review

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

Date:		Signature of party completing form:					
Printed name of party completing form:							
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:				

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 "wet signatures". Faxes or electronically transmitted versions of this document will not be accepted.

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

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

Affordability §309(b) - 60 Points Max

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

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

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

Type	Transit Name	Contact	Phone	Planned Station Service Date
FAAST File:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes.		File Uploaded?
(1) Is QIP within one-quarter mile of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from nearest boundary of QIP? (If yes, skip to §309(e)) - 20 points				
(2) Is QIP within one half mile of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from the nearest boundary of QIP? (If yes, skip to §309(e)) - 10 points				

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

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

(1) The QIP is within what distance from a public park (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities)? - 4 or 6 points

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
FAAST File:	Park Access	Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes.	
File Uploaded?			
(2) The QIP is within what distance from a locally recognized employment center with a minimum of 50 full-time employees? An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed QIP, such as a large hospital, industrial park, commercial district, or office area. - 4 or 7 points			

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
FAAST File:	Employment Access	Provide scaled map showing distance to employment center.	
File Uploaded?			
(3) The QIP is within what distance from a locally recognized retail center with a minimum of 50 full-time employees? A retail center is a downtown area or recognized neighborhood or regional shopping mall. - 4 or 7 points			

FAAST File:	Retail Access	Provide scaled map certified showing distances to retail center.		File Uploaded?
(4) Only for QIPs where 50% of units have 2 or more bedrooms: - 4 or 7 points				
# of two+ bedrooms in QIP (see <i>Max Funds and Units worksheet</i>):		0	% of two+ bedrooms	0%
Below 50% skip to (5)				
The QIP is within what distance from a public school or community college that residents of the QIP may attend (only for QIPs with 50% of the units have two or more bedrooms)?				

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
FAAST File:	Education	Provide scaled map showing distances to school/college.	
File Uploaded?			
(5) For a QIP that is a special needs or single room occupancy development, per TCAC, or a special needs or supportive housing project, as defined under MHP, the QIP is within what distance from a social service facility that operates to serve residents of QIP? - 4 or 7 points			

Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
FAAST File:	SPN or SH	Provide scaled map showing distances to social service facility.	
File Uploaded?			

(6) For a QIP that is reserved for qualified senior citizens under Civil Code §51.2, 51.3 and 51.4, the QIP is within what distance from a senior center or a facility regularly offering services specifically designed for seniors? 4 or 7 points											
Entity Name			Responsible Jurisdiction								
Site Address			City		State		Zip				
Contact			Title		Phone		Date In Service				
FAAST File:	Qualified Seniors		Provide scaled map showing distances to senior center or facility regularly offering services.						File Uploaded?		
(7) Only for QIPs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms or larger with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map. - 20 points				# of two bedrooms in QIP (see Max Funds and Units worksheet):		0	% of two bedrooms	0%	skip to §309(f)		
				# of three+ bedrooms in QIP (see Max Funds and Units worksheet):		0	% of three+ bedrooms	0%	skip to §309(f)		
				Does QIP have restrictions or preference for Senior Units?		No	Does QIP have restrictions or preference for Special Needs Units?		N		
(a) QIP located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html											
If Yes, Select or Enter The Entire TCAC/HCD Opportunity Area Map Tract ID #:											
FAAST File:	Opportunity Area		Documentation of TCAC/HCD Opportunity Area status.						File Uploaded?		
Consistency with Regional Plans §309(f) - 10 Points Max											
Points awarded for each of the following											
(A)	Does QIP support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points										
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIP supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission. - 5 points										
(C)	Not less than 50% of the land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points										
FAAST File:	QIP Consistency		Submit letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.						File Uploaded?		
Tie Breaker §307(b)(3); NOFA											
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.										Application due date: 2/18	
(1) 10 bonus points to the QIP having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.										Ratio= 0.0	
(2) If tie still exists, 3 points to the QIP for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline .											
Development Name:			IIG prior NOFA Date		Cert. of Occup Date:		0				
Development Name:			IIG prior NOFA Date		Cert. of Occup Date:		0				
Development Name:			IIG prior NOFA Date		Cert. of Occup Date:		0				
Development Name:			IIG prior NOFA Date		Cert. of Occup Date:		0				

0
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3/20
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Large Jurisdiction QIA Scoring																																																																																														
250 Points Max (points in blue shaded cells)			Total QIP Self Score	0.00																																																																																										
Area Readiness §310(a) - 100 Points Max																																																																																														
FAAST File:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of locality at beginning of document.	File Uploaded?																																																																																											
(1) Multiple Qualifying Infill Projects - 10 points max																																																																																														
<p>(A) For the QIA, we have three or more QIPs that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process. - 10 points</p>			0																																																																																											
<p>(B) For the QIA, we have two QIPs that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process. - 5 points</p>																																																																																														
(2) Environmental Review Status - 25 points max																																																																																														
<p>(A) For the QIA, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 25 points</p>			0																																																																																											
<p>(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</p>																																																																																														
<p>(C) For the QIA, we have a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (D). - 5 points</p>																																																																																														
<p>(D) For the QIA, not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date. - 5 points</p>																																																																																														
(3) Land Use Entitlement Status - 25 points max																																																																																														
<p>(A) The QIA, meets the criteria in (C) below and can demonstrate that all necessary local land use approvals, excluding design review, for not less than 50% of the housing units proposed for development within the QIA have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 25 points</p>			0																																																																																											
<p>(B) The QIA, meets the criteria in (C) below and can demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the QIA have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 20 points</p>																																																																																														
<p>(C) The QIA, can demonstrate that it is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the QIA is located and the housing proposed in the application is consistent with such plan? <i>identify in table below</i> - 10 points</p>																																																																																														
<p>(D) The QIA, can demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the CIP within the QIA have been granted? <i>identify in table below</i> - 5 points</p>																																																																																														
Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. <i>This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.</i>																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Agency / Issuer</th> <th style="width: 20%;">Land Use Approval Date</th> <th style="width: 20%;">Approval Type</th> <th colspan="2" style="width: 30%;">Type and Comments</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments																																																																																						
Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments																																																																																											
NEPA: Federal funding proposed that will trigger NEPA? Describe special circumstances below: If Yes, enter date of "Authority to Use Grant Funds":																																																																																														
CEQA: Project approved "by-right"? Is Project Categorically Exempt? Negative Declaration Date: Final EIR Date: Describe special circumstances below:																																																																																														
(4) Funding Commitments - 20 points max																																																																																														
<p>(A) Points awarded based on percentage of total residential units to be developed in QIA that are in developments for which enforceable commitments have been obtained for all necessary construction period funding. All funding sources on the Dev Sources worksheet must identify whether funding is committed. §310(a)(4)(A) and (D).</p>			0.00%	0.0																																																																																										
Total Construction funding commitments as a % of Total Development Costs less deferred costs - 10 points max																																																																																														
FAAST File:	Const EFC #1, #2, etc	Commitment letter or other evidence documenting construction financing commitments	File Uploaded?																																																																																											
<p>(B) Points shall be awarded for obtaining enforceable commitments for all construction period funding for the CIP, excluding funding provided by another HCD funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment. <i>(must identify all CIP construction funding sources on Dev Sources worksheet).</i></p>																																																																																														
Total CIP Construction funding commitments as a % of Total CIP Costs - 10 points			0.00%	0																																																																																										
FAAST File:	CIP EFC #1, #2, etc	Commitment letter or other evidence documenting CIP construction financing commitments	File Uploaded?																																																																																											
<p>(C) Points shall be awarded for obtaining/attaching documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the CIP. - 5 points</p>																																																																																														
FAAST File:	Letters of Intent	Letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the CIP	File Uploaded?																																																																																											
(5) Local Support - 12 points max																																																																																														
(A) & (B) All funding sources on the Dev Sources worksheet must include Yes or No regarding whether funding is from Local Support.			0	0																																																																																										
Total Local Public Agencies Funding Commitment Amt:		\$0	CIP Grant Amount	\$0																																																																																										
		Commitments as a % of Grant	0.00%	0																																																																																										
<p>(C) Points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application - 3 points</p>																																																																																														
			0	0																																																																																										

(6) Following Prohousing Policies - 8 points max				0
(i)	Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points			0
(ii)	Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points			0
(iii)	Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum regional housing need allocation for the Lower Income allocation in the current housing element cycle. - 4 points			0
(iv)	Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points - Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; - Processing or impact fee waivers or reductions of 50% or more; - Ministerial approval in fewer than 45 days; - Reduction or modifications of development standards for side yard setbacks of five feet or less; - Reduction or modifications of development standards to two story heights; - Reduction or modifications of development standards to allow 60% or more lot coverage; - No minimum lot size requirement; - Provisions for affordability; or offering support programs such as a user-friendly website			0
(v)	Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points			0
Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).	
Affordability §310(b) - 60 Points Max				
Points based on % of QIA units restricted to occupancy by various income groups. (see Max Funds and Unit Mix worksheet - all QIPs)				0.00
Density §310(c) - 40 Points Max				
Points based on extent to which the average Net Density of QIA, adjusted by unit size, exceeds the required density §303(a)(4). (see Eligibility and Threshold worksheet)	Minimum Net Density =	0	% QIA meets or exceeds required net density:	0.00%
				0
Access to Transit §310(d) - 20 Points Max				
Points based on the percentage of residential units in the QIA which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in §309(d) relative to the total number of housing units in the QIA. §309(d) Proximity is within one half mile of QIPs within the QIA to a Transit Station or Major Transit Stop. The distance to a Transit Station or Major Transit Stop shall be evidenced by a date stamped map certified by a California State-licensed professional such as an engineer, surveyor or landscape architect. Provide a walkable route map, current transit maps and route schedules, highlighting the appropriate routes.				
# of residential units in QIA which are in developments meeting the criteria for proximity to a Transit Station or Major Transit Stop?	Total residential Units	% of residential units meeting criteria vs. total residential Units	0.00%	0
FAAST File:	Transit Access	Provide scaled map showing all Transit Stations or Major Transit Stops and walkable routes.	File Uploaded?	
Proximity to Amenities §310(e) - 20 Points Max				
Points based on the amenities in the QIA or within one-half mile of its boundary, including amenities that will be in service when construction of the QIP for the QIA is completed. The one-half mile radius will be measured from the established boundaries of the QIA, as defined in local planning documents. Distances are measured "as the crow flies". Amenities serving QIAs consisting of fewer than 200 residential units will yield 4 points each. Amenities serving QIAs consisting of 200 or more residential units will yield 2 points each.			QIA Residential Units	0
(A) QIA will include how many park(s) not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities? (must identify park(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).				0
Park Type:	Responsible Jurisdiction:			
Site Address	City	State	Zip	
Contact	Title	Phone	Date In Service	
Provide link to local planning documents:	Specify page numbers info can be found:			
Park Type:	Responsible Jurisdiction:			
Site Address	City	State	Zip	
Contact	Title	Phone	Date In Service	
Provide link to local planning documents:	Specify page numbers info can be found:			
(B) QIA will include how many locally recognized employment centers with a minimum of fifty full-time employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area? (must identify employment center(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).				0
Type of Employment Center:	Responsible Jurisdiction:		Date In Service	
Employment Center Name:	Responsible Jurisdiction:			
Site Address	City	State	Zip	
Provide link to local planning documents:	Specify page numbers info can be found:			
Type of Employment Center:	Responsible Jurisdiction:		Date In Service	

Employment Center Name:		Responsible Jurisdiction	
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
(C) QIA will include how many locally recognized retail centers with a minimum of 50 full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall? (must identify retail center type(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).			0
Type of Retail Center:		Date In Service	
Retail Center Name:	Responsible Jurisdiction		
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
Type of Retail Center:		Date In Service	
Retail Center Name:	Responsible Jurisdiction		
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
(D) Only for QIAs where 50% of units have 2 or more bedrooms:	# of two+ bedrooms in QIA (see Max Funds and Units worksheet):	0	% of two+ bedrooms 0% Below 50% skip to (E) 0
The QIA will include how many public schools/community colleges that residents of the QIA may attend (must identify type of school below)? - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).			
Type of school:		Date In Service	
Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
Type of school:		Date In Service	
Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Provide link to local planning documents:		Specify page numbers info can be found:	
(E) The QIA has designated units in the application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the QIA? - 4 points			0
Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
Provide link to local planning documents:		Specify page numbers info can be found:	
(F) The QIA will have designated units reserved for qualified senior citizens under §51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the QIA? - 4 points			0
Entity Name	Responsible Jurisdiction		
Site Address	City	State	Zip
Contact	Title	Phone	Date In Service
Provide link to local planning documents:		Specify page numbers info can be found:	
(G) Only for QIAs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms or larger with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map. - 20 points	# of two bedrooms in QIA (see Max Funds and Units worksheet):	0	% of two bedrooms 0% skip to §310(f)
	# of three+ bedrooms in QIA (see Max Funds and Units worksheet):	0	% of three+ bedrooms 0% skip to §310(f)
	Does QIA have restrictions or preference for Senior Units?	No	Does QIA have restrictions or preference for Special Needs Units?
(a) QIA located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html			
If Yes, enter the entire TCAC/HCD Opportunity Area Map Tract ID #:			
FAAST File:	Opportunity Area	Documentation of TCAC/HCD Opportunity Area status.	File Uploaded?
Consistency with Regional Plans §310(f) - 10 Points Max			
Points awarded for each of the following			0
(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		0
(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		0
FAAST File:	QIA Consistency	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File Uploaded?
Tie Breaker §307(b)(3); NOFA			
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.			Application due date: 2/18/20
(1) 10 bonus points to the QIA having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.			Ratio= 0.00%
(2) If tie still exists, 3 points to the QIA for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline.			
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0
Development Name:	IIG prior NOFA Date	Cert. of Occup Date:	0

IIG Round 6 Document Checklist

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

IIG Round 6 Document Checklist

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