

File No. 240990

Committee Item No. 9

Board Item No. 23

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date October 30, 2024

Board of Supervisors Meeting

Date November 5, 2024

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Information Form                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Budget – Expenditure Schedule          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Contract/Agreement                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Award Letter                                 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

**OTHER** (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Brent Jalipa

Date October 24, 2024

Completed by: Brent Jalipa

Date October 31, 2024

1 [Accept and Expend Grant - California Department of Housing and Community Development  
2 Affordable Housing and Sustainable Communities Program - 160 Freelon Street -  
3 \$41,162,574]

4 **Resolution authorizing the Mayor’s Office of Housing and Community Development**  
5 **(“MOHCD”) to execute the Standard Agreements with the California Department of**  
6 **Housing and Community Development (“HCD” or “Department”) under the Affordable**  
7 **Housing and Sustainable Communities Program for a total award of \$41,162,574**  
8 **including \$29,000,000 disbursed by HCD as a loan to The Related Companies of**  
9 **California, LLC and the San Francisco Housing Development Corporation (collectively,**  
10 **the “Developer”) for a 100% affordable housing project at 160 Freelon Street and**  
11 **\$12,162,574 to be disbursed as a grant to the City for public transportation**  
12 **improvements near 160 Freelon Street, for the period starting on the execution date of**  
13 **the Standard Agreements through November 30, 2044; authorizing MOHCD to accept**  
14 **and expend the grant of up to \$12,162,574 for transportation, streetscape and**  
15 **pedestrian improvements and other transit oriented programming and improvement as**  
16 **approved by HCD.**

17  
18 WHEREAS, The State of California, the Strategic Growth Council (“SGC”) and the  
19 Department of Housing and Community Development (“Department”) issued a Notice of  
20 Funding Availability (“NOFA”) dated January 19, 2024, under the Affordable Housing and  
21 Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the  
22 Public Resources Code commencing with Section 75200; and

23 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC  
24 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines

1 adopted by SGC on December 14, 2023 (“Program Guidelines”), an application package  
2 released by the Department for the AHSC Program (“Application Package”), and an AHSC  
3 standard agreement with the State of California (“Standard Agreement”), the Department is  
4 authorized to administer the approved funding allocations of the AHSC Program; and

5 WHEREAS, The AHSC Program provides grants and loans to applicants identified  
6 through a competitive process for the development of projects that, per the Program  
7 Guidelines, will create new affordable housing and achieve greenhouse gas reductions and  
8 benefit disadvantaged communities through increased accessibility to affordable housing,  
9 employment centers and key destinations via low-carbon transportation; and

10 WHEREAS, The AHSC Program requires that joint applicants for a project will be held  
11 jointly and severally liable for completion of such project; and

12 WHEREAS, Developer requested that the City and County of San Francisco (the  
13 “City”), acting by and through the Mayor’s Office of Housing and Community Development  
14 (“MOHCD”), be a joint applicant for AHSC Program funds for its project located at 160 Freelon  
15 Street consisting of new construction of a 84-unit 100% affordable multifamily rental housing  
16 development affordable to low-income households plus 1 manager’s unit, with 22 units set  
17 aside for formerly homeless residents (the “Project”) identified as 160 Freelon Street; and

18 WHEREAS, The San Francisco Municipal Transportation Agency (“SFMTA”) plans to  
19 implement certain street improvements in connection with the Project, including Howard  
20 Streetscape; Transit Lane Only Lane Colorization; and 3rd Street Transit and Safety Project  
21 (the “SFMTA Work”); and

22 WHEREAS, SFMTA and MOHCD will enter into a Memorandum of Understanding to  
23 make commitments related to the SFMTA Work as included in the Application package; and

24 WHEREAS, On February 9, 2023, by Notice of Final Approval of an AB-2162 Project,  
25 the Planning Department determined that the development of the Property with an 85-unit

1 affordable housing development and a ground floor community facility, met all the standards  
2 of the Planning Code and would be eligible for ministerial approval under California  
3 Government Code, Section 66583 (Assembly Bill 2162) and the CEQA Guidelines, Sections  
4 15002(i)(1), 15268, and 15369, and would therefore not be subject to the California  
5 Environmental Quality Act; said CEQA determination is on file with the Clerk of the Board of  
6 Supervisors in File No. 230263 and is incorporated herein by reference; and

7 WHEREAS, The grant budget includes a provision for indirect costs of up to  
8 \$1,824,386; and

9 WHEREAS, The grant does not require an ASO amendment; and

10 WHEREAS, Through a Conditional Award Commitment and Acceptance of Terms and  
11 Conditions dated August 23, 2024, the Department made an award in the total amount of  
12 \$41,162,574 which includes \$29,000,000 to be disbursed by HCD as a loan to the Developer  
13 for the Project, and up to \$12,162,574 to be disbursed as a grant to the City for the SFMTA  
14 Work, and other transit-oriented programming and improvements approved by HCD, subject  
15 to the terms and conditions of the STD 213, Standard Agreement (“Standard Agreement”), for  
16 the period starting on the execution date of the Standard Agreements through November 30,  
17 2044; a copy of which is on file with the Clerk of the Board of Supervisors in File No. 240990;  
18 now, therefore, be it

19 RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD to  
20 enter into the Standard Agreements with the Department, with terms and conditions that  
21 AHSC Program funds are to be used for allowable capital asset project expenditures identified  
22 in Exhibit A; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors authorizes the City to accept  
24 and expend the grant funds disbursed under the Standard Agreement; and, be it

25

1           FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
2 MOHCD (or his designee) to execute and deliver any documents in the name of MOHCD that  
3 are necessary, appropriate or advisable to accept and expend the AHSC Program funds from  
4 the Department, and all amendments thereto, and complete the transactions contemplated  
5 herein and to use the funds for eligible capital asset(s) in the manner presented in the  
6 application as approved by the Department and in accordance with the NOFA and Program  
7 Guidelines and Application Package; and, be it

8           FURTHER RESOLVED, That all actions authorized and directed by this Resolution and  
9 heretofore taken are ratified, approved and confirmed by this Board of Supervisors; and, be it

10           FURTHER RESOLVED, That within thirty (30) days of the Standard Agreement being  
11 fully executed by all parties, MOHCD shall provide the final agreement to the Clerk of the  
12 Board for inclusion into the official file.



**File Number:** 240990  
(Provided by Clerk of Board of Supervisors)

**Grant Resolution Information Form**  
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. **Grant Title:** Affordable Housing and Sustainable Communities Program – 160 Freelon

2. **Department:** Mayor’s Office of Housing and Community Development

3. **Contact Person:** Benjamin McCloskey Telephone: 415-701-5575

4. **Grant Approval Status (check one):**

Approved by funding agency                       Not yet approved

5. **Amount of Grant Funding Approved or Applied for:** \$12,162,574

6a. **Matching Funds Required:** \$0

b. **Source(s) of matching funds (if applicable):** N/A

7a. **Grant Source Agency:** California Department of Housing and Community Development

b. **Grant Pass-Through Agency (if applicable):** N/A

8. **Proposed Grant Project Summary:** Transportation infrastructure & transit-related amenity improvements

9. **Grant Project Schedule, as allowed in approval documents, or as proposed:**

Start-Date: TBD                      End-Date: 11/30/2044

10a. **Amount budgeted for contractual services:** N/A

b. **Will contractual services be put out to bid?** N/A

c. **If so, will contract services help to further the goals of the Department’s Local Business Enterprise (LBE) requirements?** N/A

d. **Is this likely to be a one-time or ongoing request for contracting out?** N/A

11a. **Does the budget include indirect costs?**  Yes                       No

b1. **If yes, how much? \$** Up to \$1,824,386

b2. **How was the amount calculated?** 15% of grant award

c1. **If no, why are indirect costs not included?**

Not allowed by granting agency                       To maximize use of grant funds on direct services

Other (please explain):

c2. **If no indirect costs are included, what would have been the indirect costs?** N/A

12. **Any other significant grant requirements or comments:**

**\*\*Disability Access Checklist\*\*\*(Department must forward a copy of all completed Grant Information Forms to the Mayor’s Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Existing Site(s)      | <input type="checkbox"/> Existing Structure(s)       | <input type="checkbox"/> Existing Program(s) or Service(s)       |
| <input type="checkbox"/> Rehabilitated Site(s) | <input type="checkbox"/> Rehabilitated Structure(s)  | <input checked="" type="checkbox"/> New Program(s) or Service(s) |
| <input type="checkbox"/> New Site(s)           | <input checked="" type="checkbox"/> New Structure(s) |  |

14. The Departmental ADA Coordinator or the Mayor’s Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor’s Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

Departmental ADA Coordinator or Mayor’s Office of Disability Reviewer:

Madeleine Sweet  
(Name)

Compliance Coordinator – Data, Evaluation and Compliance  
(Title)

Date Reviewed: September 18, 2024

Madeleine Sweet  
(Signature Required)



**Department Head or Designee Approval of Grant Information Form:**

Daniel Adams  
(Name)

Director, Mayor’s Office of Housing and Community Development  
(Title)

Date Reviewed: 9/24/2024 | 7:19 PM PDT

DocuSigned by:  
Daniel Adams  
(Signature Required)



**STANDARD AGREEMENT**

AGREEMENT NUMBER

PURCHASING AUTHORITY NUMBER (if applicable)

STD 213 (Rev. 04/2020)

24-AHSC-18463

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

## CONTRACTING AGENCY NAME

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## CONTRACTOR'S NAME

The Related Companies of California, LLC, City and County of San Francisco, and San Francisco Housing Development Corporation

2. The term of this Agreement is:

## START DATE

Upon HCD Approval

## THROUGH END DATE

11/30/2044

3. The maximum amount of this Agreement is:

\$12,162,574.00

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

EXHIBITS	TITLE	PAGES
Exhibit A	Authority, Purpose and Scope of Work	5
Exhibit B	Budget Detail and Payment Provisions	4
Exhibit C*	State of California General Terms and Conditions	GTC - 04/2017
Exhibit D	AHSC Program Terms and Conditions	16
Exhibit E	Project Specific Provisions and Special Terms and Conditions	16
TOTAL NUMBER OF PAGES ATTACHED		41

*Items shown with an asterisk (\*), are hereby incorporated by reference and made part of this agreement as if attached hereto.*

*These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>*

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

**CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

See Attached

CONTRACTOR BUSINESS ADDRESS 18201 Von Karman Avenue, Suite 900	CITY Irvine	STATE CA	ZIP 92612
PRINTED NAME OF PERSON SIGNING	TITLE		
CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED		

**STATE OF CALIFORNIA**

## CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS 651 Bannon Street	CITY Sacramento	STATE CA	ZIP 95811
PRINTED NAME OF PERSON SIGNING	TITLE Contract Services Section Manager		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		

California Department of General Services Approval (or exemption, if applicable)

Exempt per; SCM Vol. 1 4.04.A.3 (DGS memo dated 06/12/1981)

**EXHIBIT A**AUTHORITY, PURPOSE, AND SCOPE OF WORK1. Authority

This Standard Agreement, STD 213, (the "Agreement") is the result of the Sponsor's application (the "Application") for funding under the Affordable Housing and Sustainable Communities Program ("Program") pursuant to:

- A. Part 1 of division 44 of the Public Resources Code (commencing with Section 75200);
- B. The Round 8 Program Guidelines dated December 14, 2023 (the "Guidelines") as may be amended from time to time; and
- C. The Program's Notice of Funding Availability (the "NOFA") issued by the Department of Housing and Community Development (hereinafter the "Department" or "HCD"), dated January 19, 2024.

This Agreement is entered under the authority of, and in furtherance of the purposes of the Program.

2. Purpose

In accordance with the authority cited above, Sponsor's Application was made to HCD for financial assistance from the Program for the purpose of assisting in the development, operation, and maintenance of a residential rental Affordable Housing Development on certain real property (the "Property") as identified in the Application. The Application, including all representations made therein, and the Project Report dated as of the date set forth in provision Ex. A-E.1 in Exhibit E of this Agreement (the "Project Report") are hereby incorporated in this Agreement by this reference. The financial assistance from the Program shall be in the form of a permanent loan as detailed in the award letter dated as of the date specified in provision Ex. A-E.2 of Exhibit E of this Agreement ("Award Letter") (the "Loan") either directly to the Sponsor, or to an approved affiliate of the Sponsor (either of the foregoing entities, in the capacity as borrower of the Loan funds only, the "Borrower"), as owner of the Development evidenced by a promissory note, secured by a deed of trust and subject to a regulatory agreement between the Borrower and the Department. The purpose of the Loan is to ensure that the Development is constructed, owned, managed, maintained and operated in accordance with the requirements of the Program, the requirements of the Guidelines, and the representations of the Application, and to ensure that certain residential units therein shall be occupied by eligible households at affordable rents as defined in the Guidelines for the full term of the Loan, regardless of sale or transfer of

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8- Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

**EXHIBIT A**

the Property or prepayment of the Loan. To further effect this purpose, if Borrower is an entity other than the Sponsor identified in the Application, HCD may require the Sponsor to enter into a Sponsor Operating Guaranty as a condition of closing the Loan. By entering into this Agreement and thereby accepting the award of Program Loan funds, the Sponsor agrees to comply with applicable statutory law, the Guidelines, the NOFA, and this Agreement, and to abide by the representations contained in the Application, and in the Project Report.

**3. Definitions**

Capitalized terms herein shall have the meaning of the definitions set forth in the Guidelines, and in page 1 of this Exhibit A, in addition:

- A. The "Development" refers to the residential rental Affordable Housing Development described in the Application and meeting the criteria set forth in the Project Report providing the affordable housing units, as described therein, in consideration of the Program Loan. The Development shall meet all criteria as set forth in the Guidelines.
- B. "Agreement" refers to this Standard Agreement.
- C. "Sponsor" refers to the entity or entities that made the Application to the Department for the Development and identified as "Contractor" on page 1 to this Agreement (STD 213). "Sponsor" also includes any affiliate or assignee of the Sponsor approved by the Department and undertaking all the obligations of the Sponsor hereunder. In the case of joint applicants, "Sponsor" shall refer to each applicant or the approved assignee of such applicant. Each joint applicant shall be jointly and severally liable for all obligations of a Sponsor as set forth herein.
- D. "TCAC" refers to the California Tax Credit Allocation Committee.
- E. Any reference to a specific "Section" or "section" of the Guidelines shall initially refer to that specific numbered section of the Guidelines adopted on and dated December 14, 2023. Notwithstanding, if and when the Strategic Growth Council ("SGC") amends any portion of the Guidelines, all references herein to any such portion of the Guidelines shall be deemed to refer to the updated version of the Guidelines, either in whole or in part, as may be applicable. To the extent that any Guidelines section or sections (Section or Sections) provision is or are amended, and thereafter receive(s) a new Guidelines section number(s), any reference herein to the old Guidelines section(s) number(s) shall be interpreted to refer instead to the Guidelines section(s) that is (or are) intended to replace the content and substance of the former Guidelines section(s).

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8- Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

**EXHIBIT A****4. Scope of Work**

The Scope of Work ("Work") for this Agreement shall consist of the development and construction by or on behalf of Sponsor of the Development identified in the Award Letter and described in the Application. The Development is to be developed and constructed by the Sponsor, or by a developer on behalf of the Sponsor, as provided in the Application, and must meet the criteria specified in Exhibit E of this Agreement as provision Ex. A–E.3:

Upon completion, the Development must meet or exceed the applicable minimum Net Density as set forth in Section 103(a)(1)(A)(iv) of the Guidelines.

Further, the Sponsor shall take such actions, pay such expenses, and do all things necessary to complete the Development as identified in the Award Letter and described in the Application, and in the Project Report in accordance with the schedule for completion set forth therein and within the terms and conditions of this Agreement. All written materials or alterations submitted as addenda to the original Application, and which are approved in writing by a Division of Financial Assistance Operations Manager or higher Departmental official, as appropriate, are hereby incorporated as part of the Agreement. The Department reserves the right to review and approve all Work to be performed by the Sponsor in relation to this Agreement. Any proposed revision of the Work must be submitted in writing for review and approval by the Department. Approval shall not be presumed unless such approval is made by the Department in writing.

**5. Evidence of Point Generating Activities**

Based on the points awarded to its Application, Sponsor assures the Department of the existence or planned aspects of all point generating activities as detailed in the Project Report. At the request of the Department, Sponsor shall provide further and additional evidence sufficient to demonstrate the existence and/or completion of the items for which the Sponsor's Application received points. Failure to provide such evidence to the reasonable satisfaction of the Department may result in a reevaluation of the Application and the reduction or cancellation of the award, require repayments of any disbursed Program funds, and result in the disencumbrance of Program funds awarded.

**EXHIBIT A****6. Approved Schedule of the Development**

The schedule of construction for the Development approved by the Department, which may be updated from time to time is specified in Exhibit E of this Agreement as provision Ex. A-E.4. When Sponsor misses or anticipates missing an approved Development construction schedule date, Sponsor shall notify the Department in writing as soon as is reasonably practicable. In this notification, Sponsor shall explain why the date has been or will likely be missed; provide a status update relative to the other Development construction schedule dates; and provide assurances that it will meet the remaining Development construction schedule dates. Sponsor's failure to provide a timely written notification shall be considered a default under this Agreement.

**7. Performance Milestones**

Recipient shall ensure the completion of the Performance Milestones set forth in Exhibit E of this Agreement as provision Ex. A-E.5 by the designated dates.

**8. HCD Coordinator**

The coordinator of this Agreement for HCD is the Loan Closing AHSC Program Manager for the Affordable Housing and Sustainable Communities, Division of Financial Assistance. Any notice, report, or other communication required by this Agreement shall be mailed by first class mail to the AHSC Program Manager at the following address:

Loan Closing, AHSC Program Manager  
Department of Housing and Community Development  
Division of State Financial Assistance – Loan Closing Branch  
P.O. Box 952054  
Sacramento, California 94252-2054

**9. Sponsor Contract Coordinator**

The Sponsor's Coordinator for this Agreement is listed in Exhibit E of this Agreement as provision Ex. A-E.6. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the contact at the address specified in Exhibit E of this Agreement as provision Ex. A-E.6:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8- Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

**EXHIBIT B****BUDGET DETAIL AND PAYMENT PROVISIONS****1. Terms of Loan**

- A. **Principal Amount:** The principal amount of the Loan shall be the lesser of (i) the principal amount as stated in the Award Letter, or (ii) the amount later approved by the Department as consistent with the requirements of the Guidelines, which incorporate section 7307 of the Multifamily Housing Program Guidelines by reference.
- B. **Interest and Payment:** The Loan shall bear interest at the rate and be payable as provided in section 75218(a) of part 1 of division 44 of the Public Resources Code, and in section 104 of the Guidelines, which incorporates section 7308 of the Multifamily Housing Program Guidelines by reference, and under the terms of the Department's promissory note to be executed at loan closing. The Loan may not be prepaid without the prior written consent of the Department.

**2. Invoicing and Payment**

- A. All Loan proceeds shall be disbursed through an independent escrow/title company. The Department shall prepare and submit instructions to the escrow holder, detailing the requirements for the release of Loan proceeds to the Borrower.
- B. The Loan shall be released through escrow upon the Department's approval of the estimated settlement statement and the satisfaction of the terms of the Award Letter and this Agreement. HCD reserves the right to retain ten (10) percent of the approved loan proceeds pending receipt and acceptance of any remaining loan closing checklist items.

**3. Payees**

- A. Payee Data Record Form must be filled out by each Recipient receiving loan funds. All payees receiving loan funds are listed in Exhibit E of this Agreement as provision Ex. B-E.1.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

**EXHIBIT D****AHSC PROGRAM TERMS AND CONDITIONS****1. Effective Date, Commencement of Work and Completion Dates**

This Agreement is effective upon approval by all parties and the Department, which is evidenced by the date signed by the Department on page one, Standard Agreement, STD. 213 (the “Effective Date”). The Sponsor agrees that the construction of the Development has not commenced as of the deadline for submittal of applications set forth in the Notice of Funding Availability. The Sponsor agrees that the Work shall be completed as specified in this Agreement, as set forth in the Project Report, incorporated herein by reference, and subject to the Agreement expiration date specified on page 1, number 2, of this Agreement (STD 213), and in Paragraph 3 below, unless a written request for an extension is submitted and written approval by the Department is provided within 90 days prior to the expiration date of the Agreement. Any extension to the expiration date shall require an amendment to this Agreement executed by all parties.

**2. Termination**

The Department may terminate this Agreement at any time for cause by giving at least 14 days’ notice in writing to the Sponsor. The Department shall have cause if the Sponsor violates any of the General Terms and Conditions, or Special Conditions, of this Agreement. Examples of cause for termination include but are not limited to:

- A. Failure of the Loan to close on or before the Loan closing deadline as stated under Paragraph 3, “Timing”, in these General Terms and Conditions.
- B. Failure of the Sponsor to satisfy in a timely manner each of the conditions set forth in these General Terms and Conditions, Special Conditions set forth in Exhibit E of this Agreement, and the Award Letter.
- C. Determination by the Department that: (a) any material fact or representation made or furnished to the Department by the Sponsor in connection with the Application, or the Award Letter shall have been untrue or misleading at the time that such fact or representation was made known to the Department, or subsequently becomes untrue, or (b) the Sponsor shall have concealed any material fact from the Department related to the Application or the Development.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**



**EXHIBIT D**

- D. Filing a petition by Sponsor, or any affiliate or general partner of Sponsor, for relief under the Bankruptcy Code; the filing of any pleading or an answer by Sponsor, or any general partner of Sponsor, in any involuntary proceeding under the Bankruptcy Code; a general assignment by Sponsor, or any affiliate or general partner of Sponsor, for the benefit of creditors; or the filing of an application for the appointment of a receiver, trustee, custodian or liquidator of Sponsor or any of its property, or any affiliate or general partner of Sponsor or any of its property.
- E. Failure of Sponsor, or any general partner of Sponsor, to effect a full dismissal of any involuntary petition under the Bankruptcy Code that is filed against Sponsor, or any general partner of Sponsor, or that in any way restrains or limits Sponsor, or any general partner of Sponsor, or the Department regarding the Program Loan or the Development, prior to the earlier of the entry of any court order granting relief sought in such involuntary petition, or 30 days after the date of filing of such involuntary petition.
- F. Attachment, levy, execution, or other judicial seizure of any portion of the Development, or any substantial portion of the other assets of Sponsor, or any general partner of Sponsor, that is not released, expunged, bonded, discharged, or dismissed within 30 days after the attachment, levy, execution, or seizure.
- G. Pendency of any proceeding challenging the legal existence or authority of Sponsor, or any general partner of Sponsor, or any proceeding challenging the legality of the Development.
- H. Failure of Sponsor to close the Department-approved construction financing on or before the date indicated under Paragraph 3, "Timing", in these General Terms and Conditions. Any reference in this Agreement to "construction" shall include rehabilitation construction, if applicable.

**3. Timing**

- A. The Sponsor shall close the construction financing approved by the Department and commence construction of the Development in accordance with the development schedule set forth in the Project Report. The Project Report including its special conditions, is reflective of data and conditions established at the time of Award and will not be altered or updated to reflect subsequent changes to the Project approved by the Department. Upon the Department's request, the Sponsor shall promptly provide evidence of recorded deeds of trust for all construction financing, payment of all construction lender fees, issuance of

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**



**EXHIBIT D**

building permits (a grading permit does not suffice to meet this requirement) and notice to proceed delivered to the contractor. If no construction lender is involved, and the project is receiving low-income housing tax credits, evidence must be submitted that the equity partner has been admitted to the ownership entity, and that an initial disbursement of funds has occurred.

- B. Pursuant to section 111 of the Guidelines, construction of the Development must commence within two years of the Program award and must be completed within five years of the Program award date.
- C. The Sponsor shall satisfy all conditions required to close the Program Loan on or before September 30, 2029. In order to ensure this disbursement happens, the Sponsor must provide the Department with a certificate of occupancy (or an equivalent form of occupancy certification or approval) for the Project by no later than March 30, 2029. If the Program Loan does not ultimately close by September 30, 2029, the Program funds will be disencumbered from the Project.
- D. This Agreement shall expire on November 30, 2044, the date specified on page 1, number 2, of this Agreement (STD 213).

**4. Disputes**

Applicable law, including the Department's and the Program's statutes, rules, regulations, and Guidelines shall apply and be enforced in the event of any conflict that becomes apparent to the Department at any time, notwithstanding the Department's preliminary prior review of Project documentation at the time of construction loan closing.

**5. Consent**

The parties agree that wherever the consent or approval of the Department or the Sponsor is required under this Agreement, such consent or approval will not be unreasonably withheld or delayed, unless the same is specified as being in that party's sole discretion or other words of similar import.

**PRE-CONSTRUCTION LOAN REQUIREMENTS**

Unless otherwise approved in writing by the Department, the following conditions require compliance prior to the close of the construction loan(s) for the Development (construction loan includes a rehabilitation loan):

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D****6. Site Control**

The Sponsor shall have Site Control of the real property on which the Development is located, as required by the Guidelines. Such control shall not be contingent on the approval of any other party. The status and nature of the Sponsor's title and interest in the property shall be subject to the Department's approval. Site Control must comply with UMR sections 8303 and 8316, and must be evidenced by one of the following:

- A. Fee title;
- B. A leasehold interest on the project property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit compliance, prior to loan closing, with all Program requirements. Where site control will be satisfied by a long-term ground lease, the Department will require the execution and recordation of the Department's form lease rider, which shall be entered into by and among the ground lessor, the ground lessee, the Department, and any other applicable parties, without modification. In all cases, the lease rider shall be recorded against the fee interest in the Project property;
- C. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;
- D. An executed disposition and development agreement right of way, or irrevocable offer of dedication to a Public Agency;
- E. An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- F. An executed agreement with a public agency that gives the Sponsor exclusive rights to negotiate with that agency for acquisition of the site, provided that the major terms of the acquisition have been agreed to by both parties; or
- G. A land sales contract or other enforceable agreement for the acquisition of the property.
- H. If the Sponsor's interest in the Property is a leasehold, the lease must provide adequate security for the Loan and comply with the requirements of the Uniform Multifamily Regulations ("UMR"), Section 8316. The Sponsor shall provide a copy of the ground lease for the Department's approval and review of its compliance with UMR Section 8316. The lessor and lessee will be required to

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D**

sign the Department's standard form Lease Rider and Estoppel Agreement without modification, unless the lessor agrees to sign the Loan documents as required by the Department and encumber all its interest in the Development. Where the lessee and lessor are related or affiliated parties, the Program loan documents shall be recorded against the Sponsor's interest in the Project and the fee interest in the land.

**7. Title Report**

The Sponsor shall provide a current title report for the real property on which the Development is located. If the Sponsor's interest in the Property is leasehold, then the Sponsor shall provide a current title report for the leasehold interest and the fee interest.

**8. Site Inspection**

The Department reserves the right, upon reasonable notice, to inspect the Development site and any structures or other improvements thereon to determine whether the Development site meets the requirements of the Program Guidelines and the criteria set forth in the Project Report. If the Department reasonably determines that the site is not acceptable for the proposed Development in accordance with the Guidelines, the Department reserves the right to rescind the award and the Loan.

**9. Adaptability and Accessibility**

The Sponsor and the Development shall comply with all applicable federal, state, and local laws regarding adaptability and accessibility in the design, construction, and rehabilitation of residential projects for persons with disabilities.

**10. Physical Needs Assessment**

If the Development involves rehabilitation of existing units, the Sponsor shall provide a post-rehabilitation physical needs assessment acceptable to the Department, in accordance with instructions provided by the Department.

**11. Reserve Study**

Upon request by the Department, Sponsor shall provide an independent, third-party replacement reserve study acceptable to the Department.

**12. Development Budget**

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

## EXHIBIT D

Unless otherwise approved in writing by the Department, prior to the close of any construction financing, the Sponsor shall provide to the Department for its review and approval, a copy of the construction lender's (or lenders') approved development budget.

### 13. Reasonable Development Costs

Sponsor shall provide to the Department evidence that total development costs are reasonable and necessary for the proposed improvements. To verify cost reasonableness, the Department may require qualified third-party verification of costs, evidence of the competitive bidding of major trades and real estate appraisals. Where the Development is a component of a larger development, the Sponsor shall submit to the Department for its approval, a development cost sharing breakdown for the entire development which covers all development costs for each of the individual components of the entire development and includes a discrete development budget for the Development consistent with the budget in the Application and Project Report. Eligible costs for Developments are limited to costs as specified in Section 103 of the Guidelines.

### 14. Sponsor Control of Development

Sponsor shall provide evidence satisfactory to the Department that the Sponsor entity identified as the AHD Developer in the Application that demonstrated the requisite experience, pursuant to Section 106 (b)(7) of the Guidelines, in the application process, has and will retain full control over the development, construction, ownership and management of the Development through control of the Borrower entity either directly as Borrower, or as the controlling general partner of Borrower, or as the member/manager of the controlling general partner of the Borrower, if Borrower is a partnership. The same control requirement applies to any Borrower organized as a limited liability company. The failure to demonstrate the requisite control of the Borrower by the AHD Developer Sponsor entity may result in significant delay in the processing, or potentially the cancellation, of the Loan. The AHD Developer Sponsor entity that demonstrated the requisite experience of owning and developing affordable rental housing, shall execute the Department's Sponsor Operating Guaranty, or the Department's Sponsor Operating and Control Agreement if required by the Department, to ensure that the Sponsor has the resources and experience to develop, own and manage the Development. The organizational structure of the Borrower, including the control and ownership by the Sponsor or Sponsors, and any changes thereto, must be reviewed and approved by the Department and must comply with all Program requirements.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED

**EXHIBIT D**15. Borrower Limited Partnership Agreement (LPA)

If the Borrower is a limited partnership, the Department neither approves nor disapproves of the LPA, but may require changes if necessary to ensure that the Sponsor has sufficient control of the limited partnership entity, and that the term of the LPA is equal to or greater than the term of the Program Loan documents. In the event of any conflict between the LPA and the Program Loan documents, the Program Loan documents, and Program requirements shall control.

16. Relocation Plan

If there is or will be any residential or commercial displacement directly or indirectly caused by the Development, the Sponsor shall provide a relocation plan conforming to the requirements of state law and the regulations adopted by the Department in California Code of Regulations, Title 25, Section 6000 et seq. The Development budget shall contain sufficient funds to pay all costs of relocation benefits and assistance as set forth in the relocation plan accepted by the Department. Should a relocation plan not be required, Sponsor must provide documentation for Department approval that there are no relocation requirements and execute the Department's certification of no relocation form without amendment.

17. Architect Contract

The Sponsor shall enter into a contract with an architect to provide professional services for the Development. The contract shall require an architect to supervise the construction work, conduct periodic site visits, prepare periodic inspection reports, verify the validity of the construction contractor's payment requests, prepare or review change orders, and, upon completion of construction, provide the certification described in paragraph 31 of these General Conditions.

18. Appraisals

If the property for the Development is being purchased, the Sponsor shall provide an appraisal acceptable to the Department of the as-is value of the property, prepared by a qualified, licensed appraiser.

19. Non-Department Financing

The Sponsor shall qualify for and obtain the financial assistance, loans and grants described in the Application for both the construction and permanent periods. Final terms and conditions of the non-Department financing must substantially conform to the

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED

## EXHIBIT D

terms and conditions of the Sponsor's loan application. The terms and conditions of all financing shall be subject to the Department's review and approval.

### 20. Senior Loan Terms and Disclosures

The terms of loans in a lien position senior to the Program Loan must comply with all the underwriting standards of UMR Sections 8310 and 8315.

No subordination may limit, or place conditions on, the Department's exercise of its remedies and must comply with UMR Section 8315.

Balloon payments are not allowed on senior debt, except as provided in UMR section 8310. Senior loans are prohibited from including call option language in the terms of the loan other than is reasonable in case of default, nor may Sponsor be required to remarket bonds prior to expiration of the senior loan. Financial instruments on senior loans (including but not limited to swaps, collars, and interest rate hedges) must extend for the full term of the senior loan and cannot be required to be renewed or extended prior to the end of the full term.

Sponsors must obtain an interest rate cap on any interest rate that is not fixed for the full term of the senior loan. The interest rate at the cap must not jeopardize project feasibility. Interest rate resets, renewals, extensions of letters of credit, or other senior loan provisions, must not require the Sponsor to re-qualify.

All payments, lender fees, bond fees, issuer fees, trustee fees, letter of credit fees, swaps fees, hedge fees, enhancement fees, credit facility and liquidity fees, and other fees, charges, and costs, in addition to principal and interest payments, must be fully disclosed to the Department in the loan closing transaction summary and in the operating budget.

The Department's lien shall not be subordinated to the liens of a lender affiliated with an entity that has an ownership interest in the Project unless a covenant, regulatory agreement, or similar instrument is recorded senior to the lender's documents that includes the provisions of UMR Section 8310(f).

### 21. Environmental Conditions

The Sponsor shall provide a Phase I Environmental Site Assessment ("ESA") for the Development, in conformance with ASTM Standard Practice E 1527, evaluating whether the Development is affected by any recognized environmental conditions. In the event the Phase I ESA indicates evidence of recognized environmental conditions

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED

## EXHIBIT D

and the Sponsor desires to proceed with the Development, the Sponsor shall provide the Department with a Phase II report, and such further reports as required by the Department in form acceptable to the Department. Any remediation work to be performed shall be subject to Department approval. The Sponsor shall also provide an asbestos assessment and a lead-based paint report for the Department's approval if the Development involves rehabilitation or demolition of existing improvements.

### 22. Article XXXIV

All Projects shall comply with Article XXXIV, section 1 of the California Constitution ("Article XXXIV"), as clarified by the Public Housing Election Implementation Law (Health & Safety Code, §§ 37000 – 37002). Prior to disbursement of Program funds, the Sponsor shall submit documentation which shows, to the Department's satisfaction, that the Project complies with or is exempt from Article XXXIV.

## CONSTRUCTION PHASE REQUIREMENTS

### 23. Construction Phase Information

If requested by the Department, the Sponsor shall provide the Department information during the construction period including but not limited to all change orders and modifications to the construction documents, all inspection reports prepared by the Development architect and other consultants, and information relative to Development income, expenses, occupancy, relocation benefits and expenses, contracts, operations, and conditions of the Development. Upon written notice to Sponsor, Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life, or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Sponsor shall not authorize or approve any change orders rejected by the Department.

### 24. Inspection

The Department, and any authorized representative of the Department, shall have the right, during construction and thereafter, to enter upon and inspect the construction of the Development. Such right to inspect shall include, but shall not be limited to, the right to inspect all work done, all materials and equipment used or to be used, and all books and records, including payroll records, maintained in connection with the construction work. Such right of inspection shall be exercised in a reasonable manner.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED



## EXHIBIT D

The Department shall have no affirmative duty to inspect the Development and shall incur no liability for failing to do so. Once having undertaken any inspection, neither the Department, nor any representative of the Department shall incur any liability for failing to make any such inspection properly, or for failing to complete any such inspection. The fact that such inspection may or may not have occurred shall not relieve the Sponsor, the contractor, the construction lender, the architect, the structural engineer, the locality, or anyone else of any obligation to inspect the Development.

### 25. Updated Information

Sponsor shall provide the Department updated documentation for any change in the information previously provided relating to the Loan, including updated sources and uses and income information. All changes shall be subject to Department approval. However, if the Development is changed in any way as to make it ineligible under Section 103(a)(1) and 106 of the Guidelines, then the Loan commitment will be cancelled, and all Loan funds awarded to the Sponsor shall be disencumbered.

### 26. Evidence of Existence of Application Selection Criteria

Upon request, Sponsor shall provide to the Department evidence of the existence of the amenities, services, improvements, features and characteristics of the Development which were included in the Application and as set forth in the Project Report and awarded points under Section 107 of the Guidelines in the Department's rating of the Application.

### 27. Signage

Sponsor shall place signs on the construction site for the Work stating that the Department and SGC are providing financing through the Program in an appropriate location(s), typeface and size containing the message set forth in Exhibit E of this Agreement as provision Ex. D-E.1

The sign shall be maintained in a prominent location visible and legible to the public through construction completion. If the job sign includes the acknowledgment and/or logo of one or more other public lenders, the acknowledgment and logos required by this Paragraph 27 shall also be displayed in a similar size and layout. Copies of the Department, SGC, and California Climate Investments ("CCI") logos can be obtained by contacting the AHSC Program Manager.

Upon installation of the sign, the Sponsor shall submit a digital photograph thereof to the Department to verify compliance with these signage requirements.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED



**EXHIBIT D**28. Photographs

The Sponsor will provide the Department, upon request, with copies of any photographs that may be taken of the Development by or on behalf of the Sponsor or the Development's architect. The Sponsor will provide an acceptable written consent and release agreement authorizing use of said photographs, all at no expense to the Department.

**COMPLETION OF CONSTRUCTION**29. Relocation Plan Implementation Report

The Sponsor shall provide a report, in a form acceptable to the Department, summarizing the actions taken and identifying all Sponsors of relocation assistance and benefits, and the amounts paid, and benefits provided, to or on behalf of each Sponsor.

30. Architect Certification

Where required by the Department, the Sponsor shall cause the Development architect(s) or other appropriate professional to certify to the Department, in form acceptable to the Department, that all construction is completed in accordance with the "as-built" plans and specifications and in compliance with all applicable federal, State, and local laws relating to disabled accessibility.

31. Cost Certification

At the request of the Department, the Sponsor shall submit a Development cost certification audited by an independent certified public accountant in accordance with the requirements of the Department and TCAC, if applicable. The Sponsor (and the developer or builder if there is an identity of interest with the Sponsor) shall keep and maintain records of all construction costs not representing work done under the construction contract and to make such records available for review by the Department.

32. Recorded Notice of Completion

The Sponsor shall provide to the Department a certified copy of any Notice of Completion for the Development recorded in the county in which the Development is located.

**PROGRAM LOAN CLOSING REQUIREMENTS**

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

## EXHIBIT D

The Department shall not be obligated to close or fund the Loan unless the Sponsor has complied with and satisfied all the terms and conditions of the Guidelines, the NOFA, this Agreement, representations made in the Application and the criteria set forth in the Project Report, all in a manner satisfactory to the Department in its sole discretion, on or before the earlier of the Loan closing, the Loan closing deadline or such earlier time, all as indicated herein.

### 33. Development Construction

The Development shall be constructed in compliance with the plans and specifications, subject to any change order(s) accepted by the Department where such acceptance is required.

### 34. Title Insurance

The Sponsor shall provide an updated title report and an ALTA As-Built Survey acceptable to the Department. The Sponsor shall provide a pro forma ALTA lender's policy of title insurance if requested by Department. The Sponsor shall ensure the issuance to the Department of an ALTA lender's policy of title insurance. The condition of title, insurer, liability amount, form of policy and endorsements shall be subject to the approval of the Department. Such endorsements shall include, but not be limited to a CLTA endorsement 100, and may include, but shall not be limited to, CLTA endorsements 103.1-06, 105, 110.9-06 and 116 (modified for apartments). The policy shall insure that the Sponsor holds good and marketable fee simple title (or leasehold, if approved by Department) and that the Department holds a fee mortgage (or leasehold) lien on the Development, free and clear of all encumbrances, encroachments, other interests, and exceptions to title other than as shall have been previously approved in writing by the Department. The Department's Deed of Trust and Regulatory Agreement and the other loans indicated under "Permanent Funding" in the Application shall have the lien priority as indicated in the Application.

### 35. Sponsor's Status

The Sponsor shall provide the Department with copies of all organizational documents, including but not limited to, partnership agreements, operating agreements, corporate documents, and related documents and agreements, as required by the Department. As of the date of the Loan closing, the Sponsor and Borrower shall be a duly organized and validly existing limited or general partnership, corporation, limited liability company, nonprofit public benefit corporation, or other valid legal entity under California law. The

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED

**EXHIBIT D**

Sponsor, or Sponsor-controlled Borrower, has and shall have the authority to enter into the Loan and related loan documents.

**36. Prevailing Wage Compliance**

Where applicable, prevailing wage rates shall be paid with respect to the Work, as the term is defined in this Agreement, performed in connection with the Development. Prior to closing the Loan, a certificate signed by the Sponsor is required, certifying compliance with Labor Code Section 1720 et seq., and that labor records shall be maintained and made available to any enforcement agency upon request.

**37. Insurance**

The Sponsor shall obtain and maintain for the term of the Loan hazard and liability insurance for the Development in accordance with the Department's requirements, including flood insurance if applicable. The Department shall be named as a loss payee or an additional insured on all such policies. Such policies also shall provide for notice to the Department in the event of any lapse of coverage and in the event of any claim thereunder. The Sponsor shall provide evidence satisfactory to the Department of compliance with these insurance requirements.

**38. Program Loan Documents**

The Sponsor shall enter into this Standard Agreement with the Department, which shall govern the encumbrance by the Department of the funds to be used to fund the Loan. In addition, the Sponsor shall enter into a Regulatory Agreement with the Department, governing certain matters related to the use, operation and occupancy of the Development, including, but not limited to, the imposition of certain low income occupancy requirements, regulation of rents on the low income units, audits and other financial controls and reserve requirements, management oversight by the Department, compliance with federal and state laws, and other Department requirements. In addition to the Regulatory Agreement, the Loan shall be evidenced by a Promissory Note and secured by a Deed of Trust. The Regulatory Agreement shall be recorded prior to the Department's Deed of Trust. The Sponsor shall execute and enter into additional agreements and documents, as the Department may deem reasonable and necessary to meet the Program requirements and the terms and conditions of this Agreement. The Sponsor and any affiliate of the Sponsor which demonstrated the requisite experience of owning and developing affordable rental housing, must execute the Department's Sponsor Operating Guaranty, or Sponsor Operating and Control Agreement if required by the Department, to ensure that the Sponsor has the resources and experience to develop, own and manage the Development.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D**39. Restrictions on Transfer and Change of Ownership

The Sponsor shall not, without the prior written approval of the Department: a) sell, transfer, convey, encumber, hypothecate or pledge any of the Development or the Development property, or any portion or interest in either of them; b) discharge or replace any general or managing partner if Sponsor is a partnership, or amend, modify or add to its partnership agreement except that the Sponsor may sell or transfer limited partnership interests without the Department's approval; c) if Sponsor is a limited liability company: change the manager(s), amend, modify or add to its operating agreement or management structure; d) wind up, liquidate or dissolve its affairs or enter into any transaction of merger or consolidation; or e) change the organizational structure of the Sponsor.

40. Rental Subsidy Contract

The Sponsor shall provide the Department with complete copies of all contracts and amendments thereto, regarding rental subsidies to be provided to tenants residing in the Development.

41. Substitution of Rent or Social Service Subsidy

Sponsor may substitute a source of funding equivalent to the original rent or social service subsidy. The amount, terms, and conditions of the new source of funding must provide an equivalent or greater level of subsidy to the project, acceptable to the Department.

42. Final Certificate of Occupancy

The Sponsor shall provide a final certificate of occupancy (or an equivalent form of occupancy certification or approval) issued by the local agency having jurisdiction over such certificates.

43. Environmental Conditions Remedial Work

All remedial work on recognized environmental conditions shall be completed prior to Loan closing. The Sponsor shall provide the Department with an environmental update/operations and maintenance plan if remedial work was required with evidence of lead-based paint and/or asbestos-containing materials remediation if applicable.

44. Reserve Accounts

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D**

The Sponsor shall establish and maintain reserve accounts as required by applicable law, the Department and as further described in the Regulatory Agreement. All withdrawals shall require prior written approval from the Department, as provided in the Regulatory Agreement.

45. Operating Reserve Account

The Sponsor shall fund an operating reserve account in accordance with Section 8308 of the UMRs and subject to the requirements thereof. The specific amount of the Operating Reserve Account shall be set forth in the Regulatory Agreement.

46. Replacement Reserve Account

The Sponsor shall establish a replacement reserve account in accordance with Section 8309 of the UMRs. The replacement reserve account shall be funded by monthly deposits from operating income, or a combination of operating income and development sources as indicated in the Regulatory Agreement. The amount of the monthly deposits may be adjusted, as determined by the Department, in its sole discretion, based on reserve studies performed by an independent third party at the Sponsor's expense as requested by the Department or as based on other reliable indicators of future reserve needs.

47. Capitalized Reserve Accounts

If Program funds are used to fund a reserve account, the Department shall disburse such funds in a manner to ensure the proper funding of the reserve. The proceeds of the Loan may be used to capitalize only operating and replacement reserve accounts and amounts required by UMRs Sections 8308 and 8309. Proceeds of the Loan may not be used to capitalize rental subsidy reserves, Pooled Transition Reserve fee, ~~except as authorized in accordance with Section 114(a) of the Guidelines~~, or any reserves established to pay recurring operating costs, including, but not limited, to the required 0.42 percent annual payment on the Loan.

48. CalHFA and HUD Funded Projects

Projects subject to the HUD Section 811 and 202 programs or receiving a permanent loan from CalHFA shall not be subject to Program reserve requirements during the time such projects are regulated by HUD or CalHFA and the Sponsor complies with the applicable CalHFA or HUD reserve requirements.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D**49. Asset Management and Compliance Requirements

The Sponsor shall obtain the Loan Closing Checklist in the course of closing the Program Loan, and must submit all documents required, for the Department's approval, including, but not limited to, the following (in a format provided or approved by the Department):

- A. AMC 186 - Project Closing Report for MHP Projects with Supportive Housing (SH), Governor's Homeless Initiative (GHI), Homeless Youth (HY) and/or Special Needs Populations (SNP).
- B. Proposal for Management Agent.
- C. A management contract, execution of which is subject to the Department's written approval.
- D. A management plan checklist.
- E. Management plan.
- F. Rental Agreement exhibits and HCD Lease Addendum.
- G. Appeal and grievance procedure.
- H. Evidence of hazard and liability insurance. Submit certificate with the liability endorsement.
- I. Initial proposed operating budget and explanation of budgeted costs (electronic version required).
- J. Schedule of Rental Income (electronic budget).

Prior to close of the Program Loan, the Sponsor shall obtain the Department's review and approval of the above-mentioned items A. through J. and any additional documents required by the Department. Furthermore, the Sponsor shall be provided links to Department's Asset Management and Compliance Web page, which, in conjunction with the regulatory agreement, sets forth the obligations and requirements for the use, operation and occupancy of the Development. The Department may amend such requirements from time to time and will note such amendments on the Web page or inclusion on the Loan Closing Checklist.

50. Affirmative Fair Housing Marketing Plan and Fair Housing Compliance

Sponsor shall develop and implement an affirmative fair housing marketing plan satisfactory to the Department. Appropriate aspects of the initial plan shall be incorporated into the ongoing management plan to ensure positive outreach and informational efforts to those who are least likely to know about and apply for assisted units in the Development. Sponsor is encouraged to refer to HUD's guidelines for Affirmative Fair Housing Marketing Plans. Sponsor shall comply with all state and federal fair housing laws. At the request of the Department, Sponsor will submit

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED

**EXHIBIT D**

documentation acceptable to the Department demonstrating that the proposed tenant selection criteria in the tenant selection plan do not violate any applicable state or federal fair housing laws.

**51. CDLAC-TCAC and Other Regulatory Agreements**

The Sponsor shall provide the Department with a copy of the TCAC Regulatory Agreement if the Development budget includes tax credits and any other regulatory agreements pertaining to the Development.

**52. Property Tax Exemption**

Unless expressly waived in writing by the Department, Sponsor shall provide evidence of eligibility for property tax exemption for the Development and a copy of the tax exemption application to the local tax assessor(s).

**53. Compliance with State and Federal Laws, Rules, Guidelines and Regulations**

The Sponsor agrees to comply with all State and Federal laws, rules and regulations that pertain to construction, health and safety, labor, fair employment practices, equal opportunity, and all other matters applicable to the Development, the Sponsor, its Contractors or Subcontractors, and any loan activity.

**54. Change of Conditions**

The Department reserves the right to re-underwrite the Development based on new information or funding sources. Particular attention will be paid to the continued feasibility of the Development and the maintenance of the security position of the Loan. If the new information demonstrates a reduction or elimination of financing gap being addressed by the Loan, the Department will reduce the amount of the Loan Request stated in the Application and the amount of the award accordingly. If the Department has underwritten the Loan using CalHFA or HUD requirements and the Development subsequently does not utilize the CalHFA or HUD financing, the Loan will be re-underwritten by the Department using Program requirements. In the event the Department determines the Development is no longer financially feasible, the award and any Loan commitment issued by the Department may be revoked.

**55. Investor Commitments**

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**



**EXHIBIT D**

If the Development will be receiving an allocation of tax credits from TCAC, the Sponsor shall provide the Department with a copy of all tax credit investor commitments, including referenced financial projections and any amendments.

**56. Restricted Units**

All units designated in the Application approved by the Department as restricted units that are not also assisted units, shall be restricted on a long-term basis by a public agency at the income and rent levels shown in the Application. Similarly, all units designated in the Application as restricted units and that are not also assisted units, shall be restricted on a long-term basis by a public agency to the designated target population.

**57. Asset Management Fees**

Asset management, partnership management, and similar fees shall be in compliance with UMR Section 8314(a)(1)(B).

**58. Reduction of AHSC Loan Amount**

Notwithstanding any development agreement, in the event that development costs are less than predicted in the development budget, the Department shall reduce its Loan for the amount of the cost savings prorated with other residual receipt lenders.

**59. Sponsor Representations**

- A. Sponsor represents and warrants that as of the date of this Agreement, the Sponsor is a duly organized and validly existing entity under California law and the person signing this Agreement on behalf of Sponsor has the authority to act on behalf of and bind the Sponsor in accordance with the terms of this Agreement.
- B. Sponsor represents and warrants that as of the date of the Loan closing, the Borrower may be a duly organized and validly existing limited partnership under California law and that such limited partnership will have the authority to enter into the Loan and related loan documents.
- C. Sponsor further represents and warrants that as of the date of the Loan closing, the person(s) executing the Loan documents will have full authority to act on behalf of and bind the Sponsor, and the Borrower, in accordance with the terms of those documents.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: TO BE ADDED



**EXHIBIT D**60. Survival of Obligations

The obligations of the Sponsor as set forth in this Agreement shall survive the Loan closing, and the Sponsor shall continue to cooperate with the Department and perform acts and provide documents as provided herein.

61. Litigation

If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of the Department, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are, and shall be, deemed severable. The Sponsor shall notify the Department immediately of any claim or action undertaken by or against it which affects or may affect this Agreement or the Department and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of the Department.

62. Obligations of Sponsor with Respect to Certain Third-Party Relationships

The Sponsor shall remain fully obligated under the provisions of this Agreement notwithstanding its designation of any third party or parties for the undertaking of all or any part of the Development with respect to which assistance is being provided under this Agreement. The Sponsor shall comply with all lawful requirements of the Department necessary to ensure the completion, occupancy, and use of the Development in accordance with this Agreement.

63. Waivers

No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of the Department to enforce at any time the provisions of this Agreement or to require at any time performance by the Sponsor of these provisions shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of the Department to enforce these provisions.

64. Audit/Retention and Inspection

- A. The Department, its representatives, or employees, or its delegatee shall have the right to review, obtain, and copy all records pertaining to performance of the Agreement. Sponsor shall provide the Department or its delegatee with any

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D**

relevant information requested and shall permit the Department or its delegatee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material. Sponsor further agrees to maintain such records for a minimum period of four years after final payment under the Agreement unless a longer period of records retention is stipulated.

- B. At any time during the term of this Agreement, the Department may perform or cause to be performed a financial audit of any and all phases of the Development. At the Department's request, the Sponsor shall provide, at its own expense, a financial audit prepared by a certified public accountant.
- C. The audit shall be performed by a qualified State, Department, local or independent auditor. The Agreement for audit shall include a clause which permits access by the Department to the independent auditor's working papers.
- D. If there are audit findings, the Sponsor shall submit a detailed response to the Department for each audit finding. The Department will review the response and, if it agrees with the response, the audit process ends, and the Department will notify the Sponsor in writing. If the Department is not in agreement, the Sponsor will be contacted in writing and will be informed as to the corrective actions required to cure any audit deficiencies. This action could include the repayment of disallowed costs or other remediation.
- E. If so directed by the Department upon termination of this Agreement, the Sponsor shall cause all records, accounts, documentation and all other materials relevant to this Agreement to be delivered to the Department as depository.

**65. Reporting Requirements**

Upon Department's request, the Sponsor shall provide to the Department any and all necessary data that it is legally and factually able to provide that is required to be reported pursuant to the most recently adopted Funding Guidelines for California Climate Investments by the California Air Resources Board.

**66. AHSC Cross-Default Provision**

- A. This award was based on the total points awarded Sponsor's Application during a highly competitive process. That Application proposed an integrated combination of some or all of the following Project components: Affordable Housing Development (AHD); Housing-Related Infrastructure (HRI); Sustainable

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep Date: **TO BE ADDED**

**EXHIBIT D**

Transportation Infrastructure (STI); Transportation-Related Amenities (TRA); and Programs (PGM). The Application's point score was based, in part, on the Project's total projected reduction of greenhouse gas (GHG) emissions. All of the Project components (AHD, HRI, STI, TRA, and PGM) that were proposed in the Application and approved by the Department must be completed in order to achieve this projected reduction of GHG emissions.

- B. By executing this Agreement, Sponsor acknowledges and agrees that if the HRI, STI, TRA, or PGM component, as applicable, is not timely completed pursuant to Program requirements, then Sponsor will no longer qualify for the Loan award. In the event the Loan has not yet been disbursed, the Loan award will be disencumbered. In the event the Loan has been disbursed, the Department will avail itself of any and all remedies available to it as set forth in the Loan documents in order to recapture the amount of the Loan disbursement, subject to the limitations set forth in subparagraph C. below.
- C. The Department and Sponsor further acknowledge that the Loan funds provided pursuant to this Agreement constitute a non-recourse loan ("NR-Loan") secured against the AHD real property as required by the Program (and as may be required in order to comply with tax credit requirements). Any proceeds from the foreclosure of the NR-Loan may only be used to satisfy financial obligations owed under the NR-Loan's promissory note; additionally, a foreclosure may also be appropriate and necessary to remedy a substantial breach under the associated regulatory agreement. The Department hereby represents and warrants that, in the absence of the foregoing, the Department shall not foreclose upon the NR-Loan to obtain proceeds to satisfy any liability related to or arising out of the failure of the timely completion of the HRI, STI, TRA, or PGM components, as applicable.
- D. The Department recognizes that the Sponsor may enter into a separate side agreement to address each individual Sponsor entity's responsibilities with respect to each other and with regard to the Loan and Program Grant funds; provided, however, in no event shall any such agreement alter or amend the respective obligations of the Sponsors to the Department under the applicable Loan Documents or Program Grant Documents, including the joint and several nature thereof.

**67. Departmental Cross-Default Provision**

In the event the Project or Development is or has been awarded any other Departmental grant or loan funding in addition to the Program Loan and Program Grant Affordable Housing and Sustainable Communities (AHSC) Program Round 8 Loan  
NOFA Date: 01/19/2024  
Approved Date: 03/18/2024  
Prep Date: TO BE ADDED

## EXHIBIT D

contemplated by the Award Letter from the Department to Sponsor (each such funding, including the Program Loan and Program Grant referenced in the Award Letter, being a “Departmental Funding”), then each Departmental Funding will be cross-defaulted to the other Departmental Fundings so that:

- A. the compliance by the obligated party(ies) under the Department’s documentation relating to one Departmental Funding shall be a condition precedent to the funding and disbursement of the funds to be provided under all of the other Departmental Fundings; and
- B. a default under one Departmental Funding shall constitute a default under all of the other Departmental Fundings.

The loan and grant documentation for each Departmental Funding shall reflect the cross-defaulted nature of all such fundings.

## EXHIBIT E

### PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS

#### 1. Project-Specific Provisions

The following are project-specific terms and conditions and shall inform the references made to project-specific information not contained in prior exhibits.

Provision Ex. A-E.1 (As Referenced in Exhibit A, paragraph 2)

The date of the Project Report is [DATE].

Provision Ex. A-E.2 (As Referenced in Exhibit A, paragraph 2)

The date of the Award Letter is [DATE].

**EXHIBIT E**

Provision Ex. A-E.3 (As Referenced in Exhibit A, paragraph 4)

Insert location of Development (APN, address, parcel map, specific plan or similar reference) City and County			Insert Project Name	
Enter the number of units by bedroom size and income level.				
# of Bedrooms	# of Project Units	AHSC Assisted Units*	Income Limit (Percent of AMI)	TOTAL RESTRICTED UNITS**
<b>Total Project Units</b>	0	0		0

\*Program Assisted Units must equal at least twenty percent of the total residential units.

\*\*Total Restricted units include all units restricted by the Program and TCAC. The Program Loan amount was calculated based on the number of Total Restricted Units.

**EXHIBIT E**

Provision Ex. A-E.4 (As Referenced in Exhibit A, paragraph 6)

DATES REQUIRED FOR ALL MILESTONES- NONE MAY BE "N/A"

DEVELOPMENT	APPROVAL DATE
Executed binding agreement between the Sponsor and developer of the proposed Development detailing the terms and conditions of the Project development.	
Site Control of Development site(s) by proposed housing developer.	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	
Obtaining all necessary and discretionary public land use approvals.	
Obtaining all enforceable funding commitments for at least the first phase of the Development supported by the Infrastructure Project.	
Obtaining all enforceable funding commitments for all construction period financing.	
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and tax credit syndication documents for remaining phases of Project.	
Submission of final construction drawings and specifications to the appropriate local building department or permitting authority.	
Occupancy by eligible households	
Program funds fully disbursed.	

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

**EXHIBIT E**

Provision Ex. A-E.5 (As Referenced in Exhibit A, paragraph 7)

AHD PERFORMANCE MILESTONES	DATE
Commencement of Development construction.	
Construction of the Development complete, as evidenced by receipt of a Certificate of Occupancy	

Provision Ex. A-E.6 (As Referenced in Exhibit A, paragraph 9)

Sponsor:	Insert Contact Info Here
Authorized Representative Name:	Insert Contact Info Here
Authorized Representative Title:	Insert Contact Info Here
Address:	Insert Contact Info Here
Phone No.:	Insert Contact Info Here
Email Address:	Insert Contact Info Here

Provision Ex. B-E.1 (As Referenced in Exhibit B, paragraph 3)

Payee Name	Activity	Award Amount

**PAYEE NAME IN WHITE ROW**

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**



## EXHIBIT E

Provision Ex. D-E.1 (As Referenced in Exhibit D, paragraph 27)

### DEVELOPMENT NAME

THIS PROJECT HAS BEEN MADE POSSIBLE  
BY FINANCING FROM  
CALIFORNIA CLIMATE INVESTMENTS  
(funded through the GREENHOUSE GAS REDUCTION FUND)  
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM  
THROUGH THE  
STRATEGIC GROWTH COUNCIL AND  
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## 2. Special Terms and Conditions

### [USE IF INCLUDING LP ON LOAN SA, OTHERWISE, "None."]

Exhibit A, Paragraph 3C Definition of Sponsor: This provision is amended to add the following:

[ULTIMATE BORROWER] ("LP") is an affiliate of [AHD DEVELOPER SPONSOR] ("Corp"). Corp is the [SOLE MEMBER/ MANAGER/ MANAGING MEMBER] of [NAME OF LLC] ("LLC"), the [MANAGING GENERAL PARTNER/ ADMINISTRATIVE GENERAL PARTNER] of LP. Corp [AND ANY OTHER AWARDEES] [WAS/WERE JOINTLY] awarded the Program Loan funds pursuant to the Award Letter. The Department acknowledges that the LP will be the ultimate borrower of the Program Loan funds and as such will execute the Program Loan Documents. For the purposes of this Agreement, LP and Corp [ADD ANY OTHER AWARDEES] will be collectively referred to herein as "Sponsor." As such, the LP and Corp [ADD ANY OTHER AWARDEES] shall be jointly and severally liable for all the obligations of a Sponsor as set forth herein. Performance satisfactory to the Department by the LP or the Corp [ADD ANY OTHER AWARDEES] of any duties and obligations under this Agreement, or under any other agreements as required by the Department, will be deemed as performance by the Sponsor.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 8 - Loan

NOFA Date: 01/19/2024

Approved Date: 03/18/2024

Prep. Date: **TO BE ADDED**

## HCD AHSC Grant 160 Freelon 24-AHSC-18463 Expenditure Schedule

Proposed expenditures for the 160 Freelon Street HCD AHSC Grant – 24-AHSC-18463

STI	Agency	Project Description	HCD Funding Amount
	<p>San Francisco Municipal Transportation Agency (SFMTA) via the Mayor’s Office of Housing and Community Development (MOHCD)</p>	<p>The first STI component proposes a new two-way protected bike lane on Howard Street (1.8 lane miles) and 0.2 lane miles on 5th Street replacing a temporary bike lane with a permanent poured concrete facility. The Project will also include new concrete protection for bicyclists in intersections, new separated bike signals with dedicated phases for cyclists, and raised bikeways at alley crossings to prioritize cyclist right of way. Pedestrian improvements include new corner bulb-outs, improved traffic signals, raised pedestrian crossings to prioritize pedestrians, raised crosswalks, and a raised and signaled mid-block crossing. Pedestrian improvements will be at all intersections on both sides of Howard Street for a total of 9,504 linear feet.</p> <p>The second STI component includes new permanent red colorized bus-only lanes on five street segments: 1) 7th Street from Townsend Street to Mission Street, 2) 8th Street from Market Street to Bryant Street, 3) 4th Street from Berry Street to 200 feet north of Channel Street; 4) Sutter St from Kearny to Stockton and 5) Hyde Street from Market St. to Eddy St. Based on ridership and travel time data, these transit lanes will benefit customers on seven MUNI routes and three Golden Gate routes critical to neighborhoods with high percentages of people of color and low-income households.</p> <p>The third STI component will improve transit and pedestrian infrastructure along 3rd Street from Mission Street to King Street in the South of Market (SoMa) neighborhood. The 3rd Street Transit and Safety Project reduce bus delays and improve safety for people walking on 3rd Street between Townsend and Market Streets. The Project includes the relocation of an existing colorized transit-only lane on 3rd Street from Howard to Brannan Street, from its position near the curb to a location near the center of the street, as well as relocation and reduction in the total number of transit stops along 3rd Street from Mission to King Streets. The Project also includes upgrades to traffic signals including transit signal priority for one consecutive lane mile and no-right turn signal phases to further enhance pedestrian safety. The Project plans to install cloud-based Transit Signal Priority equipment and software at 31 intersections along Mission Street</p>	<p>\$8,037,630</p>

**HCD AHSC Grant 160 Freelon 24-AHSC-18463 Expenditure Schedule**

		from Main Street to 10th Street, a distance of at least one consecutive lane mile.	
TRA	San Francisco Municipal Transportation Agency (SFMTA) via the Mayor’s Office of Housing and Community Development (MOHCD)	The TRA component will provide two bus boarding bulbs on 3rd Street at Bryant and at Townsend, as well as adding three bus boarding bulbs located at 4th Street & Mission, 7th Street & Mission, and Eddy Street & Jones. All bulb-outs will be at transit stops.	\$3,430,000
PGM	160 Freelon Housing Partners, L.P. via The Related Companies of California, LLC, San Francisco Housing Development Corporation	<p>The first PGM component will provide one free monthly MUNI transit pass that allows unlimited rides to each Restricted Unit in the AHD for three years.</p> <p>The second PGM component will provide career development opportunities for young adults with an interest in construction, real estate development, architecture and engineering, civic engagement, and urban design. The Program includes implementing a targeted community outreach and engagement program to identify BIPOC and first-generation college students located within proximity to the Project, including engagement with University of California, State, and community colleges in the area. Program goals are to provide direct construction industry work experience, a comprehensive leadership and mentorship component, and personal, educational, and career development opportunities for young adults that may ultimately lead to pursuing education and career opportunities within the field.</p> <p>The third PGM component will provide a Tenant Counseling Program through the South of Market Community Action Network to address outreach and education on tenant rights and fair housing and discrimination laws. Additionally, tenant counselors will provide direct assistance to residents with the following 1) determining eligibility for rental assistance programs and back rent programs in San Francisco, 2) responding to eviction notices, landlord harassment, and buyout offers, 3) securing tenant rights representation, 4) filing appeals to the San Francisco Rent Board, 5) educating residents about tenant participation in the San Francisco Small Sites program, and 6) providing ongoing tenant support to assist with other issues affecting housing stability.</p>	\$694,944

**HCD AHSC Grant 160 Freelon 24-AHSC-18463 Expenditure Schedule**

		The fourth PGM component will provide Resident Support through workshops and classes aimed at addressing the barriers that low-income residents face. AHD residents will be provided with free and accessible educational and skills-building classes onsite, eliminating the need for residents to find and schedule transportation, child care, etc.	
--	--	--	--

**Total:                   \$12,162,574**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

651 BANNON STREET, 8<sup>th</sup> FLOOR, SACRAMENTO, CA 95811  
P.O. BOX 952054, SACRAMENTO, CA 94252-2054  
(916) 263-2771  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 23, 2024

Ann Silverberg, VP / CEO NorCal Affordable  
The Related Companies of California, LLC  
18201 Von Karman Avenue, Suite 900  
Irvine, CA 92612

David Sobel, Chief Executive Officer  
San Francisco Housing Development Corporation  
4439 Third Street  
San Francisco, CA 94124

Daniel Adams, Director, Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1946 South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103

Dear Ann Silverberg, David Sobel, and Daniel Adams:

**RE: Conditional Award Commitment and Acceptance of Terms and Conditions  
Affordable Housing and Sustainable Communities (AHSC)  
Notice of Funding Availability, Fiscal Year 2023/2024, Round 8  
The Related Companies of California, LLC, San Francisco Housing Development  
Corporation, and City and County of San Francisco – 160 Freelon  
Contract No. 24-AHSC-18463 and 24-AHSC-18467**

The California Department of Housing and Community Development (“**Department**” or “**HCD**”) issued an AHSC Round 8, Notice of Funding Availability on January 19, 2024. The Department is now pleased to inform you of this conditional award to The Related Companies of California, LLC, San Francisco Housing Development Corporation, and City and County of San Francisco (“**Awardees**”). This conditional award is a loan and grant in the amount of \$41,162,574 (the “**Conditional Award**”) for the above-referenced project (the “**Project**”) and includes the following:

<b>AHSC Program Award Components</b>	<b>Award Amount</b>	<b>Contract Number</b>
AHSC Program Loan Award	\$29,000,000	24-AHSC-18467
AHSC Program Grant Award	\$12,162,574	24-AHSC-18463

The Conditional Award is based on and subject to the Applicant Representations and the Terms and Conditions of Conditional Award, both as further specified and described in this notice of the Conditional Award (the “**Conditional Award Commitment**”). This Conditional Award may only be accepted by timely delivery of a fully executed Acceptance of Terms and

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment  
The Related Companies of California, LLC, San Francisco Housing Development Corporation,  
and City and County of San Francisco – *160 Freelon*  
Contract No. 24-AHSC-18463 and 24-AHSC-18467  
August 23, 2024  
Page 2

Conditions of Conditional Award form to the Department (an executed copy of this form is enclosed herein).

**I. Applicant Representations – Basis of Conditional Award**

In response to the above-mentioned NOFA, the Awardee(s) submitted an application for financing of the Project (that application, and all communications and documentation submitted to the Department in support thereof, the “**Application**”).

The Department is making this Conditional Award to the Awardee(s) on the basis of, and in reliance upon, the representations, warranties, projections, and descriptions that the Awardee(s) submitted as part of the Application (the “**Applicant Representations**”).

The Department may rescind this Conditional Award if the Department discovers, at any time prior to disbursement of the Conditional Award, that the Applicant Representations included material misrepresentations or omissions, regardless of whether or not such misrepresentations or omissions were innocent, unintentional, and/or based upon belief.

**II. Terms and Conditions of Conditional Award**

TIME IS OF THE ESSENCE IN THE SATISFACTION OF THESE TERMS AND CONDITIONS OF CONDITIONAL AWARD.

The Department may rescind this Conditional Award if any of the terms and conditions enumerated in this Section II (the “**Terms and Conditions of Conditional Award**”) are not timely satisfied. The Terms and Conditions of this Conditional Award and their corresponding timelines are described below.

If the Terms and Conditions of this Conditional Award are timely satisfied, the Department will (i) promptly provide a written notification to the Awardee(s) via electronic mail; and (ii) circulate an executed copy of an STD 213, Standard Agreement, for all appropriate signatures and approvals in accordance with the timeline specified in Section III of this Conditional Award Commitment.

All timelines shall be calculated in calendar days. Any deadline falling on a weekend or State of California holiday shall be extended to the next business day.

**A. Timely Execution of Acceptance of Terms and Conditions of Conditional Award Form**

The Awardee(s) shall execute and deliver a copy of the enclosed Acceptance of Terms and Conditions of Conditional Award to the Department within ten (10) calendar days of the date of this Conditional Award Commitment.

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment  
The Related Companies of California, LLC, San Francisco Housing Development Corporation,  
and City and County of San Francisco – *160 Freelon*  
Contract No. 24-AHSC-18463 and 24-AHSC-18467  
August 23, 2024  
Page 3

The Department will deem this condition to be unsatisfied if it receives an executed Acceptance of Terms and Conditions of Conditional Award that has been substantively modified, altered, or amended in any way. The signed Acceptance of Terms and Conditions of Conditional Award form must be submitted to [AHSC@hcd.ca.gov](mailto:AHSC@hcd.ca.gov).

## **B. Timely Delivery of Authorization and Organizational Documents.**

If not provided at the time of application, the Awardee(s) shall deliver to the Department, within sixty (60) calendar days of the date upon this Conditional Award Commitment, a legally sufficient set of Authorization and Organizational Documents, as further described and specified below. Specifically, the Awardee(s) shall deliver a duly adopted authorizing resolution, as well as a complete and duly filed or adopted set of organizational documents and all amendments (the “**Authorization and Organizational Documents**”), for each of the following entities as applicable: each Awardee entity; the ultimate borrower of the Conditional Award funds (the

“**Borrower**”); and each separate legal entity that is part of the Awardee’s or Borrower’s organizational structure. Each entity’s resolution must constitute, to the Department’s reasonable satisfaction, an unconditional, duly adopted, and legally binding authorization of the entity to accept the total amount of these Conditional Award funds, to fully participate in the relevant Department program, and to be legally bound by the requirements of the Department program. The Department may agree to an extension of fifteen (15) calendar days based on the Awardee’s demonstration of necessity.

**Note:** Local Public Entities, as defined in the above-mentioned NOFA and/or Final Program Guidelines, are not required to submit a complete and duly filed or adopted set of organizational documents and amendments. Both the Conditional Award and this Conditional Award Commitment are subject to Health and Safety Code section 50406, subdivision (p), as subsequently amended (“**AB 1010**”).

The Department has posted resolution templates on its website as informational guidance. Please note that use of the resolution templates is not compulsory. However, use of the provided templates will assist in the timely review and approval of the Standard Agreement. While entities may choose to use modified language in their resolutions, Sponsors should be aware that this may delay preparation of the Standard Agreement or, if deemed insufficient, may result in the need to submit a revised resolution.

At any point prior to disbursement, the Department may also require the Awardee(s) to resubmit Authorization and Organizational Documents if the original submittals were determined to be inaccurate or incomplete.

Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment  
The Related Companies of California, LLC, San Francisco Housing Development Corporation,  
and City and County of San Francisco – *160 Freelon*  
Contract No. 24-AHSC-18463 and 24-AHSC-18467  
August 23, 2024  
Page 4

### **III. Delivery of Standard Agreement**

In an effort to be responsive to each Awardee's closing needs and to ensure timely commitment of funds, the Department commits to delivering an executed copy of the Standard Agreement relative to this Conditional Award within ninety (90) calendar days of receiving all required documents, including all legally sufficient Authorization and Organizational Documents, in connection with this Project and as applicable.

Please be advised that the form of the Standard Agreement, Exhibits A through D, were posted on the Department's website and will not be circulated for public comment or otherwise subject to change or negotiation except as may be required to achieve compatibility with the requirements of other governmental programs and third-party lenders.

Your contract is assigned to a Single Point of Contact (SPOC), Amy Turner, Housing and Community Development Representative II, at (916) 776-7422 or [Amy.Turner@hcd.ca.gov](mailto:Amy.Turner@hcd.ca.gov), which will serve as your contact for any and all inquiries related to the development and execution of the Standard Agreement. If this project has previously received funding from HCD, this new award will be referred to the same contact as your previous award so as to minimize the points of contact from within HCD. You will receive an email from your SPOC within 48 hours of receipt of your signed Acceptance of Terms and Conditions of Conditional Award.

Among the responsibilities of the SPOC will be to maintain contact throughout the next several months as you work to secure all necessary funding sources to begin construction. Your SPOC will be reaching out to you monthly to inquire on status and progress. In the meantime, should you have any changes to the status or make up of your project we ask that you communicate these changes as soon as possible to your assigned SPOC.

### **IV. Deadline to Secure Permanent Financing**

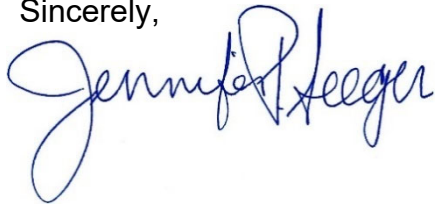
Please note, that the Awardee must secure all permanent financing, including tax credits and bond allocations, within 24 months of the date of the first Department funding award to the Project, consistent with the Department's Disencumbrance Policy ([Administrative Notice Number 2022-02: Disencumbrance Policy](#)). Sponsors must demonstrate that all permanent financing is in place allowing the project to commence construction. Failure to meet this requirement shall result in the withdrawal or recapture of this Conditional Award and any other prior or subsequent funds awarded to the Project.



Affordable Housing and Sustainable Communities Round 8, Conditional Award Commitment  
The Related Companies of California, LLC, San Francisco Housing Development Corporation,  
and City and County of San Francisco – *160 Freelon*  
Contract No. 24-AHSC-18463 and 24-AHSC-18467  
August 23, 2024  
Page 5

Congratulations on your successful Application. For further information, please contact your SPOC as outlined in Section III above.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Seeger". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Seeger".

Jennifer Seeger  
Deputy Director  
Division of State Financial Assistance

Enclosure: Acceptance of Terms and Conditions of Conditional Award form

**California Department of Housing and Community Development**

**Affordable Housing and Sustainable Communities  
Acceptance of Terms and Conditions of Conditional Award**

The Related Companies of California, LLC, San Francisco Housing Development Corporation and City and County of San Francisco (“**Awardees**”)  
160 Freelon (“**Project**”)


Affordable Housing and Sustainable Communities award totaling \$41,162,574 (“**Conditional Award**”), as detailed below:

<b>AHSC Program Award Components</b>	<b>Award Amount</b>	<b>Contract Number</b>
Loan Award	\$29,000,000	24-AHSC-18467
Grant Award	\$12,162,574	24-AHSC-18463
HRI component	\$0	
STI component	\$8,037,630	
TRA component	\$3,430,000	
PGM component	\$694,944	

By signing this Acceptance of Terms and Conditions of Conditional Award, the Awardee acknowledges having read and fully understood the terms and conditions of the Conditional Award Commitment, dated August 23, 2024, in connection with the Project.

In addition, the Awardee acknowledges having read and fully understood all of the Department’s requirements relative to the Conditional Award, including the requirements set forth in Administrative Notice Number 2022-22: Disencumbrance Policy, and the Awardee agrees to abide by and comply with those requirements.

In addition, the Awardee(s) must acknowledge that it has reviewed and verified the accuracy of the project report prepared by the Department no later than 7 business days of receipt.

  
\_\_\_\_\_  
Ann Silverberg, VP / CEO NorCal Affordable  
The Related Companies of California, LLC

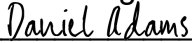
08/26/2024 | 4:05 PM PDT

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
David Sobel, Chief Executive Officer  
San Francisco Housing Development Corporation

08/26/2024 | 10:26 AM PDT

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Daniel Adams, Director, Mayor's Office of Housing  
and Community Development  
City and County of San Francisco

08/26/2024 | 6:36 PM PDT

\_\_\_\_\_  
Date

**\*\* For HCD Use Only \*\***

Authorized Representatives Verified  
 All Parties Signed  
 Date Received: \_\_\_\_\_

# Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 8 (January 19, 2024)

## Funding Application



CALIFORNIA STRATEGIC  
GROWTH COUNCIL



## State of California

Gavin Newsom, [Governor](#)

## Business, Consumer Services and Housing Agency

Tomiquia Moss, [Secretary](#)

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

## California Strategic Growth Council

Lynn von Koch-Liebert, [Executive Director](#)

[ahsc@sgc.ca.gov](mailto:ahsc@sgc.ca.gov)

<https://sgc.ca.gov>

## Department of Housing and Community Development (HCD)

Gustavo Velasquez, [Director](#)

2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833

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

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

## Instructions

---

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

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



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

---

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

### AHSC Round 8 applications will be accepted as set forth in the NOFA.

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

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

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

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

"Yellow" cells	are for Applicant input. It is very important that you answer <b>ALL</b> yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.
"Orange" cells	are <b>required</b> attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Sponsor/Applicant.
"Red" cells	indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

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

**Project Overview**

V1 1/19/24

**HCD APP#:** AHSC0001219

Project Area Type  Housing Type  Geographic Area

**"Optional Answer"** will not affect application review or ranking. Applicant(s) or Joint Venture Entity meets CDLAC Definition of BIPOC Organization? per CDLAC 523(f)(1)(B), TCAC 10327(c)(2)(E)?

Select Yes to all that apply

Affordable Housing Development (AHD)	<input type="text" value="Yes"/>
Housing Related Infrastructure (HRI)	<input type="text" value="No"/>
Sustainable Transportation Infrastructure (STI)	<input type="text" value="Yes"/>
Transportation-Related Amenities (TRA)	<input type="text" value="Yes"/>
Program Costs (PGM)	<input type="text" value="Yes"/>

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
AHD	\$104,427,449	\$29,000,000	70.45%	\$75,427,449
HRI	\$0	\$0	0.00%	
STI	\$57,947,198	\$8,037,630	19.53%	\$49,909,568
TRA	\$4,580,000	\$3,430,000	8.33%	\$1,150,000
PGM	\$694,944	\$694,944	1.69%	\$0
<b>AHD &amp; HRI Total</b>	<b>\$104,427,449</b>	<b>\$29,000,000</b>	<b>70.45%</b>	<b>\$75,427,449</b>
<b>STI &amp; TRA Total</b>	<b>\$62,527,198</b>	<b>\$11,467,630</b>	<b>27.86%</b>	<b>\$51,059,568</b>
<b>Grand Total</b>	<b>\$167,649,591</b>	<b>\$41,162,574</b>	<b>100.00%</b>	<b>\$126,487,017</b>

Was Project awarded funds in prior AHSC rounds?	<input type="text" value="No"/>
Is Project a phase of a previously awarded project?	<input type="text" value="No"/>
Select Metropolitan Planning Org. or "non-MPO area"	<input type="text" value="Metropolitan Transportation Commission (MTC)"/>

**Affordable Housing Development (AHD)**

Project Name:  Address:

City:  Zip Code:  County:  Latitude:  Longitude:

Census Tracts:

APNs

**Description** (include: descriptive information such as on-site resident or community amenities, climate adaptive features, and resources in the immediate vicinity)

The Project is a 100% affordable 85-unit 9-story building with a ground floor residential lobby, large community room, children's play yard, and offices for on-site property management and resident services. The residential unit mix includes 15 (18%) studios, 24 (28%) one-bedrooms, 22 (26%) two-bedrooms, and 23 (27%) three-bedrooms to serve families with incomes ranging from 30% to 60% TCAC AMI. Of the residential units, 22 units (25%) are set aside to serve formerly homeless households and 5 units are set aside to serve households with at least one resident living with HIV. There is one two-bedroom unrestricted unit that will be designated as a manager's unit. The Project will achieve a GreenPoint Rated Gold rating and will be all-electric. The Project will include 85 Class I bike parking spots and no on-site car parking due to the Project's proximity to several high quality transit lines including the SFMTA Muni Stop at 4th Street and Brannan Street less than one block away.

**Sustainable Transportation Infrastructure (STI)**

STI Project #1 Type of Project

Project Name:  Address:

City:  Zip Code:  County:  Latitude:  Longitude:

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

The Howard Streetscape Project will make extensive bicycle and pedestrian safety improvements along Howard Street from 4th Street to 11th Street. The Project will address dire safety concerns on Howard Street that resulted in three fatalities on the corridor between 2014 and 2019. In total, 152 traffic collisions have occurred on the Folsom-Howard couplet over this time, placing the corridor on San Francisco's Vision Zero High Injury Network, where 13 percent of San Francisco's streets endure 75 percent of the total severe and fatal traffic collisions involved a person walking or biking. The Project will include a new two-way protected bike lane on Howard Street (1.8 lane miles) plus another 0.2 lane miles on 5th Street that will replace a temporary bike lane with a permanent poured concrete facility. The Project will also include new concrete protection for bicyclists in intersections, new separated bike signals with dedicated phases for cyclists, and raised bikeways at alley crossings to prioritize cyclist right of way. Pedestrian improvements will include new corner bulb-outs to shorten crossing distances, improved traffic

STI Project #2?

Type of Project

Project Name:  Address:

City:  Zip Code:  County:  Latitude:  Longitude:

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

The Red Carpet Lanes (Transit Only Lanes) Project will create new permanent red colored bus-only lanes on five street segments: 1) 7th Street from Townsend Street to Mission Street, 2) 8th Street from Market Street to Bryant Street, 3) 4th Street from Berry Street to 200 feet north of Channel Street; 4) Sutter St from Kearny to Stockton and 5) Hyde Street from Market St. to Eddy St. Based on ridership and travel time data, these transit lanes will benefit customers on 7 Muni routes and 3 Golden Gate routes critical to neighborhoods with high percentages of people of color and low-income households. Since improvements support faster service on the entire line, all passengers will benefit, even if the transit lane is not in their neighborhood. Transit lanes help protect public health by reducing traffic congestion and improving Muni customer travel times as buses are kept out of traffic. Transit lanes allow buses to complete routes in less time and return back into service more quickly.

STI Project #3?

Type of Project

**Project Overview**

V1 1/19/24

Project Name:	3rd Street Transit and Safety Project - STI & Mission Street Transit Signal Priority			Address:	N/A				
City:	San Francisco	Zip Code:	N/A	County:	San Francisco	Latitude:	37.46571	Longitude:	-122.23508

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

The San Francisco Municipal Transportation Agency (SFMTA) plans to make several improvements to transit and pedestrian infrastructure along Third Street from Mission Street to King Street in the South of Market (SoMa) neighborhood. The aims of the 3rd Street Transit and Safety Project are to reduce bus delays and improve safety for people walking on 3rd Street between Townsend and Market Streets. The Project includes the relocation of a previously existing colored transit-only lane on Third Street from Howard to Brannan Street from its position near the curb to a location near the center of the street, as well as relocation and reduction in the total number of transit stops along Third Street from Mission to King Streets. The project also includes upgrades to traffic signals including transit signal priority for one consecutive lane mile, and no-right turn signal phases to further enhance pedestrian safety. These improvements will have a meaningful impact for transit speed and reliability for three bus routes: the 30 Stockton, the 31 Balboa and the 45 Union/Stockton, leading to quantifiable increased ridership and GHG

<b>Quantity</b> of new or repaired <b>STI</b> facilities funded by AHSC										
# of Transit Routes Improved	21	Crosswalks	32	\$2,235,710	ADA Curb Ramps	94	\$1,151,730	Overcrossings / Undercrossing	0	\$0
Transit Vehicles	0	\$0	Transit Operations	\$0	Bikeshare infrastructure & operations	\$0				
EV Carshare infrastructure & operations	\$0	Other (Specify)	\$0			Other (Specify)	\$0			

**Transportation-Related Amenities (TRA)**

TRA Project #1	Select the primary transit mode supported by this TRA	Local bus							
Project Name:	3rd Street Transit and Safety Project - TRA								
Address:	N/A								
City:	San Francisco	Zip Code:	N/A	County:	San Francisco	Latitude:	37.46571	Longitude:	-122.23508

**Description** (include the general location and description of each TRA improvement) If components of this TRA project will be along the block face(s) that include a transit station or stop, indicate which components.

The 3rd Street Transit and Safety TRA Project is adding two bus boarding bulbs on Third Street at Bryant and at Townsend as well as adding three bus boarding bulbs located at 4th Street & Mission, 7th Street & Mission, and Eddy Street & Jones. All bulbouts will be at transit stops, thus meeting the "at or along a block-face" requirement for TRA points.

TRA Project #2?  No

TRA Project #3?  No

<b>Quantity</b> of new or repaired <b>TRA</b> facilities funded by AHSC									
Bus Bulb-Outs	5	\$3,430,000	Street lights	0	Street trees or plantings	0	Bus Shelters	0	
Bicycle Parking At Transit	0	Bus Stop Benches	0						
Amount of TRA funds along block face(s) that include a Transit Station or Stop			\$3,430,000						

**Program Costs (PGM)**

Program Name:	Free Transit Passes for AHD Residents			Address:	160 Freelon Street				
City:	San Francisco	Zip Code:	94107	County:	San Francisco	Proposed program type	Transit Passes		

The Project will provide one free monthly Muni transit pass that allows unlimited rides to each restricted unit in the AHD Project for three years.

Who are the targeted users for the Program  
AHD Project residents in the 84 restricted units will be the recipients of this program.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?  
This Program attempts to address several key equity and transit goals of the AHSC Program. By providing free unlimited ride transit passes to residents, the Program aims to reduce reliance on automobiles and increase transit ridership. Free passes will provide low-income residents with increased options for mobility and improve residents' access to jobs, key destinations, and community services.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.  
The cost to procure standard adult monthly Muni passes for 84 units for three years is \$244,944.

Program Costs in Project include  3) Offer new program service and implementation

PGM #2?	<input checked="" type="checkbox"/> Yes							
Program Name:	CIWI Internship Program		Address:	1485 Bayshore Boulevard, Suite 379				

**Project Overview**

V1 1/19/24

City:	San Francisco	Zip Code:	94124	County:	San Francisco	Proposed program type	Workforce Development
-------	---------------	-----------	-------	---------	---------------	-----------------------	-----------------------

**Program Description**  
 The Program provides career development opportunities for young adults with an interest in construction, real estate development, architecture and engineering, civic engagement and urban design. CIWI was specifically created to identify BIPOC/first generation college students from low-income households and socio-economic backgrounds that have been largely underrepresented in the real estate and construction industries at a professional level. The Program includes implementing a targeted community outreach and engagement program to identify BIPOC and first generation college students located within the proximity to the Project, including engagement with local, UC, State, and community colleges in the area. Program goals are to provide direct construction industry work experience; a comprehensive leadership and mentorship component; and personal, educational, and career development opportunities for young adults that may ultimately lead to pursuing education and career opportunities within the field.

**Who are the targeted users for the Program**  
 The Program targets BIPOC, first generation and/or lower-income college students with an interest in construction, real estate development, architecture and engineering, civic engagement, and urban design.

**What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?**  
 The Program attempts to address the historic underrepresentation of first generation college students from low-income households in the real estate, construction, architecture and engineering industries at the professional level by providing technical training, first-hand exposure to various real estate related fields, and mentorship and connections to established professionals in the industry to promote a path to long-term employment. The CIWI Internship Program strategy for 8 interns includes the following strategies: placements with the AHD Project team, professional services firms, general contractors and/or subcontractors, as well as subsidizing placements with other community stakeholders and related organizations.

**Describe additional design challenges and development costs incurred to meet the requirements of the Program.**  
 None

**Program Costs in Project include**      2) Expansion of existing programs to serve new populations

<b>PGM #3?</b>	Yes						
<b>Program Name:</b>	SOMCAN Tenant Counseling Program	<b>Address:</b>	1038 Mission Street				
City:	San Francisco	Zip Code:	94103	County:	San Francisco	Proposed program type	Anti-displacement activities

**Program Description**  
 Since 2016, the South of Market Community Action Network (SOMCAN) has carried out a robust bilingual Tenant Counseling Program, which is offered in English and Filipino, to serve SOMA residents. SOMCAN recognizes the barriers to affordable housing that residents of the SOMA community encounter, including language barriers, escalating rents, high cost of living, poverty, low-wage jobs and lack of career ladder opportunities, and lack of knowledge of San Francisco housing laws. To address these barriers, the Tenant Counseling Program provides culturally-competent outreach and education on tenant rights and fair housing and discrimination laws. In addition, the tenant counselors provide direct assistance to residents with the following 1) determining eligibility for rental assistance programs and back rent programs in San Francisco, 2) responding to eviction notices, landlord harassment, buyout offers, 3) securing tenant rights representation, 4) filing appeals to the San Francisco Rent Board, 5) educating residents about tenant participation in the San Francisco Small Sites program, and 6) providing ongoing tenant

**Who are the targeted users for the Program**  
 Targeted users of the Program include low-income, immigrant and/or BIPOC residents in the SOMA neighborhood who are at greater risk of displacement due to a variety of reasons, including language barriers, escalating rents, high cost of living, poverty, low-wage jobs and lack of career ladder opportunities, and lack of knowledge of San Francisco housing laws.

**What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?**  
 The Program attempts to address the ongoing gentrification and displacement issues that have affected the neighborhood since the late 1990s by addressing the many barriers to affordable housing that residents of the SOMA community encounter. Tenant Counseling Program provides robust culturally-competent outreach and education on tenant rights and fair housing and discrimination laws as well as comprehensive case management by tenant counselors who work directly with tenants to resolve their housing issues.

**Describe additional design challenges and development costs incurred to meet the requirements of the Program.**  
 None

**Program Costs in Project include**      2) Expansion of existing programs to serve new populations

<b>PGM #4?</b>	Yes						
<b>Program Name:</b>	160 Freelon AHD Resident Support	<b>Address:</b>	160 Freelon Street				
City:	San Francisco	Zip Code:	94107	County:	San Francisco	Proposed program type	AHD resident support

**Program Description**  
 SFHDC is a co-developer of the AHD Project and will also act as the services provider. In addition to the services staff and programming supported by the Project's operating budget, SFHDC will also provide AHSC-funded resident services to further enrich the lives of the AHD residents. This Program will provide instructor-led adult educational, health and wellness, and/or skill building classes and workshops. Workshops and classes may center around topics such as financial literacy, debt reduction, first time homeownership, computer skills training, resume building, cooking, nutrition and exercise, health awareness, adult recreation, art, parenting and youth-focused programming.

**Who are the targeted users for the Program**  
 The targeted users of the Program are the residents of the AHD. The programming will occur at the AHD project, typically in the community room.

**What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?**  
 Workshops and classes will attempt to address the barriers that low-income residents may face, such as lack of financial wellness, lower health outcomes, and greater difficulty securing employment by providing AHD residents with free and accessible educational and skills-building classes onsite. Hosting free classes onsite removes the need for AHD residents to find and schedule transportation, child care, or other costs so that residents can more easily take advantage of opportunities to learn essential skills.

**Describe additional design challenges and development costs incurred to meet the requirements of the Program.**  
 None.

**Program Costs in Project include**      3) Offer new program service and implementation



**Project Overview**

V1 1/19/24

PGM #5?  No

PGM #6?  No Use this "PGM #6" only for "OTHER" if your proposed program does not fall within the **program types listed in guidelines.**

**Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project?**  No

Utilizing Tax Credits?		4%	
Federal	<input checked="" type="checkbox"/> Yes	Proposed equity investor contribution (\$)	\$46,559,524
State	<input type="checkbox"/> No	Proposed equity investor contribution (\$)	\$0
		Anticipated tax credit factor	\$1.0000
		Anticipated tax credit factor	\$0.0000
Timeframe for applying for 4% Tax Credits		Proposed month	August
		Proposed year	2024
		Tax Credit Reservation Awarded?	No
Is the Project a scattered site housing Project? UMR §8303(b)			<input type="checkbox"/> No
Total Units	LIHTC Units	Project Site Area	Units per Acre
85	84	0.30 Acres	283 Per Acre
Age Restrictions		Special Facility Type	Tenure Type
None		N/A	Permanent
Rental Subsidy?	Commercial Space?	Relocation Required?	
No	No	No	
Operating Subsidy?	<input checked="" type="checkbox"/> Yes	HUD 811 Project?	<input type="checkbox"/> No
Any type of demolition required?		<input type="checkbox"/> No	
Number of buildings?	1	Total building(s) stories?	9
Number of elevators?	2	Total Homeownership square feet?	0
Total Commercial square feet?	0	Total Residential Rental square feet?	74,376
Total Residential Non-rental square feet?	0	Total Residential Non-rental square feet?	27,850
Total Mixed-use Space (square feet)			
0			
For <b>Operating Subsidies</b> : Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years). For <b>Project-Based Rental Assistance</b> : Projects having or proposing project-based rental assistance must provide documentation of current contract rents. A fully executed subsidy contract shall be required prior loan closing. Projects having or proposing project-based rental assistance shall fund a Transition Reserve in accordance with <b>MHP §7312(f)(2)</b> .			
File Name:	03. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Uploaded to HCD? <input checked="" type="checkbox"/> Yes
File Name:	04. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Uploaded to HCD? <input type="checkbox"/> N/A

**§105 Eligible Applicants**

(a) Applicant(s) acknowledges and understand the requirement of "Eligible Applicants"  Yes

(1) Eligible applicant entities shall include any of the following:

A **Locality**, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA), local (A) Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.

(i) For **STI** or **TRA** components only, an applicant may provide an executed agreement with a specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC Project for which funding is sought.

Will the Application include the Locality or transportation agency responsible for the STI or TRA components as a joint application?  Yes

(B) A **Developer** or **Program Operator**.

(C) A **Tribal Entity** whose **Project** meets requirements listed in detail in Appendix B.

Is Project being proposed by a **Tribal Entity** and meets requirements listed in detail in Appendix B?  No

A special purpose entity formed and controlled by the **Developer**, and which will serve as the ultimate borrower of AHSC loan funds, is not an eligible **Applicant**. A (2) special purpose entity ultimate borrower meeting the requirements of **UMR §8313.2** may be listed on the **AHSC Program** application in the appropriate, designated fields for listing such a borrower entity.

(A) Single purpose entities not meeting the requirements of a special purpose entity pursuant to **UMR §8313.2**, whether serving as an intermediate entity within the ultimate borrower structure or not, are not **Eligible Applicants**. Such single purpose entities will not be included as a separate party on any **AHSC Program** legal documents, including but not limited to, Standard Agreements, nor are they eligible to be **Recipients** or payees of **AHSC Program** funds.

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

Will a **Public Agency** have a real property interest in the proposed Project?  Yes

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

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

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

"**Developer**" means the entity that the **Department** and the **Council** rely upon for experience, **Site Control**, and capacity, and which controls:

- 1) Rental **AHD** during development through occupancy;
- 2) **HRI** and homeownership **AHD** during development through completion;
- 3) **STI** during development through operation; or
- 4) **TRA** during development through operation.

<b>Applicant #1</b>	Entity name	The Related Companies of California, LLC	
Eligible applicant type	Developer	Organization type	Limited Liability Company
File Name:	10. App1 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD? <input checked="" type="checkbox"/> Yes
File Name:	10. App1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD? <input checked="" type="checkbox"/> Yes

**Project Overview**

V1 1/19/24

File Name:	10. App1 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	Yes
File Name:	10. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	10. App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	10. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	10. App1 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Uploaded to HCD?	Yes
File Name:	10. App1 TIN Form	<a href="#">Completed Government TIN form.</a>	Uploaded to HCD?	Yes

<b>Applicant #2</b>	Entity name	San Francisco Housing Development Corporation		
Eligible applicant type	Developer	Organization type	Non-profit Public Benefit Corporation	
File Name:	11. App2 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	11. App2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	11. App2 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	Yes
File Name:	11. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	11. App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	11. App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes
File Name:	11. App2 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Uploaded to HCD?	Yes
File Name:	11. App2 TIN Form	<a href="#">Completed Government TIN form.</a>	Uploaded to HCD?	Yes

<b>Applicant #3</b>	Entity name	The City and County of San Francisco		
Eligible applicant type	Locality	Organization type	Public Agency	
File Name:	12. App3 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	12. App3 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	N/A
File Name:	12. App3 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	N/A
File Name:	12. App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	12. App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	N/A
File Name:	12. App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
File Name:	12. App3 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Uploaded to HCD?	N/A
File Name:	12. App3 TIN Form	<a href="#">Completed Government TIN form.</a>	Uploaded to HCD?	Yes

<b>Applicant #4</b>	Entity name	N/A		
---------------------	-------------	-----	--	--

<b>Owner/Borrower</b>	Entity name	160 Freelon Housing Partners, L.P.		
File Name:	14. Owner Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	14. Owner OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	14. Owner Org Chart	MGP Organization Chart.	Uploaded to HCD?	Yes
File Name:	14. Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	14. Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	14. Owner Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Uploaded to HCD?	Yes
File Name:	14. Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

<b>Managing General Partner</b>	Entity name	SFHDC 160 Freelon LLC		
File Name:	15. MGP Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	15. MGP OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	15. MGP Org Chart	MGP Organization Chart.	Uploaded to HCD?	Yes
File Name:	15. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	15. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	15. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

<b>Administrative General Partner #1</b>	Entity name	Related/160 Freelon Development Co., LLC		
File Name:	16. AGP1 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	16. AGP1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	16. AGP1 Org Chart	AGP Organization Chart.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	16. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

<b>Administrative General Partner #2</b>	Entity name	N/A		
--	-------------	-----	--	--

<b>Manager of LLC</b>	Entity name	The Related Companies of California, LLC		
File Name:	18. MLLC Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	18. MLLC OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Uploaded to HCD?	Yes
File Name:	18. MLLC Org Chart	Manager of LLC Organization Chart.	Uploaded to HCD?	Yes
File Name:	18. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes
File Name:	18. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name:	18. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A

**§101 AB-1550 Priority Populations**

**Project Overview**

V1 1/19/24

**AB-1550 Priority Populations** "Priority Populations" include residents of: (1) census tracts identified as disadvantaged by [California Environmental Protection Agency per SB 535](#); (2) census tracts identified as low-income per [AB 1550](#); or (3) a low-income household per [AB 1550](#). See [§VII.B](#) of the GGRF Funding Guidelines for more information on the definitions. See the Priority Populations Maps for more information.

**Priority Population maps**

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

Project 10 digit census tract:	6075018000	Disadvantaged Community:	No	Low-Income Community:	No	Half Mile Buffer Communities	Yes
File Name:	19. AB1550	<a href="#">Applicable CARB Priority Population Benefit Criteria Tables.</a>				Uploaded to HCD?	Yes

**§102 Eligible Projects**

- (a) Applicant(s) acknowledges and certifies that the **Project Area** is the area which encompasses transit, housing, and destinations and is the area in which **Project** funds will be primarily focused. Each Project Area must:
- (1) Be a contiguous circular area measured from any single point inside the parcel of the AHD. For **TOD Project Areas** and **ICP Project Areas**, the radius must be no greater than a one (1.0) mile. For **RIPAs**, the radius must be no greater than a two (2.0) miles. Projects that are made up of **Scattered Sites** must choose a single point in any one of the **AHD** parcels of the applicant's choice;
  - (2) Include at least one **Transit Station/Stop** consistent with the requirements set forth in (b)(1), (b)(2), or (b)(3) and is located no farther than one-half (0.50) mile from the **AHD** along a **Pedestrian Access Route**;
    - (A) If the **Pedestrian Access Route** is not already in place at the time of application, the **Applicant** must affirm that the route will be in place by the effective date of the **AHD** certificate of occupancy. The **Sustainable Transportation Improvements (STI)** and **Transportation Related Amenities (TRA)** components of the **Project** can fund this improvement;
    - (3) Include all AHSC-funded **Sustainable Transportation Improvements (STI)** and **Transportation Related Amenities (TRA)** components;
      - (A) **STI** components (e.g., a bus-only lane, **Transit Signal Priority**, a bikeway, or sidewalk) may extend beyond the boundaries of the **Project Area**, but a pedestrian or cyclist entrance to the facility must be located within the **Project Area**. If making an **STI** improvement to a fixed route transit route that includes a portion outside the **Project Area**, there must be a **Transit Station/Stop** on that route within the **Project Area** at the time of application. If making an **STI** improvement to a **Flexible Transit Service**, the service area must include the **AHD**; and
      - (B) **TRA** components must be wholly inside the **Project Area**.
    - (4) Include one **AHD** and/or **HRI** and at least one of the following: **STI**, **TRA**, or **Program Costs (PGM)**;

Yes

File Name:	<a href="#">20. Project Area Map</a>	Map the items as outlined in the Project Area Mapping Guide. Items marked with PAM in this application must be identified on the Project Area Map (PAM)" File must be submitted in a KML/KMZ format.	Uploaded to HCD?	Yes
------------	--------------------------------------	--	------------------	-----

- The **AHSC Program** includes three eligible **Project Area Types**: 1) **Transit-Oriented Development (TOD) Project Areas**; 2) **Integrated Connectivity Project (ICP) Project Areas**, and 3) **Rural Innovation Project Areas (RIPA)**. The frequency of nearby transit is the primary differentiating requirement between each **Project Area Type**, as described [§102\(b\)\(1\)](#), (2), and (3).

Applicant(s) acknowledge that all **Projects**, regardless of **Project Area Type**, must demonstrate VMT reduction through fewer or shorter vehicle trips or through mode shift to transit use, bicycling, or walking within transit areas.

Yes

Projects should seek to integrate low-carbon transportation and affordable housing with an emphasis on providing benefits to **Disadvantaged Communities** or **Low-Income Communities**.

- (1) Applicant(s) acknowledge that **TOD Project Areas** must include at least one (1) **Transit Station/Stop** that is served by **High Quality Transit** at the time of application submittal;

Yes

File Name:	21. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Uploaded to HCD?	Yes
File Name:	22. Transit Service Schedule	Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Uploaded to HCD?	Yes

**§103 Eligible Costs**

Applicant(s) acknowledges that The AHSC Program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas consistent with requirements of [§102\(b\)\(1\)](#), (2), and (3).

Yes

**§103 (a) Capital Projects**

- (1) To be eligible for **AHD Eligible Costs**, **AHD Capital Projects** must:

- (A) Consist of one or more of the following:

**Note:** Re-syndication of an **AHD** is not an eligible **Capital Project**.

Select from Dropdown:

New Construction

Mixed Use Development?

No

- (B) Be located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in [§102\(b\)](#). The one-half (0.50) mile is to be measured from any point along the perimeter of the **AHD** parcel to the pedestrian entrance to a **Transit Station/Stop** along a **Pedestrian Access Route**. If the **Pedestrian Access Route** is not clearly identified in the submitted supporting documentation, additional clarification may be requested to substantiate compliance with requirements.

Is **AHD** located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements?

Yes

**AHD** distance from **Transit Station/Stop**  miles. Minimum distance transit requirements met.

- (C) Rental and homeownership **Affordable Housing Developments** must include at least 20 percent of the total residential units as **Affordable Units**.

For **Rental Units**, does the proposed Project include at least 20 percent of the total residential units as Affordable Units?

TRUE

% Affordable units

99.00%

Rental **AHD** Projects must have an overall Project average affordability of all **Restricted Units** within the Project no greater than 50 percent represented by Area Median Income (AMI).

**Project Overview**

V1 1/19/24

Does the proposed Rental Project have an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent?

TRUE

Rental % average affordability 43.00%

(D) The AHD must demonstrate a minimum Net Density not less than that shown in §103(a)(1)(D)(i) or (ii)

Note: Applicants must calculate Net Density as the number of dwelling units per acre in the AHSC Benefits Calculator Tool.

(i) For the total number of dwelling units in the project to be used in the calculation of Net Density, the Applicant may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size as described in §103(a)(1)(D)(ii).

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

Project meet the Minimum Net Density for any of the following?

TOD Residential Project meets un-adjusted minimum net density		TRUE		Mixed Use Developments (Floor Area Ratio)		TRUE	
Total Sites Area in Square Feet		13,068		Total Buildings Floor Area in Sq. Feet		102,226	
(Less Qualified Square Feet Deductions):				(Less Excluded Areas in Square Feet):			
Dedicated streets		0		Mechanical Space		6,020	
Sidewalks		0		Cellar space			
Parks		0		Floor space in open balconies			
Open Space		0		Enclosed parking			
Other (Specify)		0		Elevator or stair bulkheads		4,790	
Net Site Area-acres	0.30	Net Site Square Feet	13,068	Net Building Square Feet	91,416		

(ii) For the total number of dwelling units in the Project to be used in the calculation of Net Density, the Applicant may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size by multiplying the factors in this subsection by the total number of units in each unit size category, then summing the resulting products:

Number of units to be used for Net Density by multiplying the adjusting factors shown in §103(a)(1)(D)(ii) 103

File Name:	23. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
------------	------------------------------	--	------------------	-----

Must supply at least one (1) Secure Overnight Bicycle Parking spot that is not publicly accessible and is completely enclosed for every two residential units.

(E) Bicycle parking at the Affordable Housing Development will be considered an eligible cost but may not be used to meet required Project Area components as outlined in §102.

Total # of bicycle parking spaces 85 Parking ratio: bicycle spaces/total units 1:1 Requirement met

(2) Applicant(s) acknowledges that a Project may not contain more than one Affordable Housing Development Capital Project. A single Affordable Housing Development Capital Project may not include more than one Affordable Housing Development, nor may it include an Affordable Housing Development that contains multiple development sites when one development site is receiving 4 percent low-income housing tax credits, and another is receiving 9 percent low-income housing tax credits, or when the multiple development sites are each receiving separate 4 percent low-income housing tax credits. An application proposing an Affordable Housing Development with both 4 percent low-income housing tax credits and 9 percent low-income housing tax credits, or with multiple 4 percent low-income housing tax credits, will be disqualified on the grounds that it is not proposing a Project within the meaning and design of the AHSC Program. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent Projects, each of which must submit an entirely separate application and qualify independently of the other.

Yes

The purpose of this subsection is to clarify which types of Project structures are eligible within a single AHSC application and award. This reinforces AHSC's directive to SGC, HCD, and CARB to identify and fund unified, cohesive Projects in which interdependent components truly work together to create reductions in VMTs and ultimately GHG emissions. Any Project that represents at application as a single Affordable Housing Development for scoring purposes, but after receiving an award letter attempts to split its single Affordable Housing Development into multiple Affordable Housing Developments with separate ownership structures or separate financing structures will be disencumbered as it no longer meets the requirements of AHSC.

(3) Applicant(s) acknowledges that AHD Capital Projects may include or consist as stated below?

Yes

(A) Include residential units that are rental or homeownership, or a combination of both;

Consist of a Scattered Site constituting a single, integrated Affordable Housing Development. Rental Affordable Housing Developments on a Scattered Site must meet all the requirements set forth by §8303(b) of the Uniform Multifamily Regulations (UMRs). For Homeownership Affordable Housing Developments on Scattered Sites, the individual sites must have a single owner at the time of execution of the AHSC loan Standard Agreement;

(C) Include nonresidential uses that are compatible under local zoning.

(4) Applicant(s) acknowledges that any Sustainable Transportation Infrastructure (STI) or Transportation Related Amenities (TRA) that is publicly accessible must be equally accessible to all members of the public in accordance with state and federal anti-discrimination laws. This includes providing full and equal access to people with disabilities.

Yes

(5) Applicant(s) acknowledges that the AHD and HRI Capital Projects must comprise at least fifty percent (50.0%) of total AHSC funds requested, but shall not exceed \$35,000,000.

Yes

(6) Applicant(s) acknowledges that the total combined grant amount for Sustainable Transportation Infrastructure Capital Projects and Transportation Related Amenities Capital Projects shall not exceed \$15,000,000.

Yes

(b) Eligible Costs for Affordable Housing Development Capital Projects are limited to:

(1) Applicant(s) acknowledge loans for rental Affordable Housing Development. Eligible loan costs for a Housing Development, as specified in §7304 and §7305 of the MHP Guidelines.

Yes

(2) Applicant(s) acknowledges grants for homeownership Affordable Housing Development. Eligible grant costs as specified in §400.2 of the CalHome Guidelines dated December 30, 2022. Construction and Substantial Rehabilitation work is also an Eligible Cost.

Yes

§400.2 of the CalHome Guidelines dated December 30, 2022.

**Project Overview**

V1 1/19/24

- (3) Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. **Soft costs shall not exceed 10 percent of costs associated with the funding request for the AHD Capital Project.**

Are soft costs less than or equal to 10 percent of costs associated with the funding request for the AHD Capital Project? TRUE

- (4) Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC application**? TRUE

**(d) Eligible Costs for Sustainable Transportation Infrastructure Capital Projects** (including **Active Transportation** and transit infrastructure)

- (1) Applicant(s) acknowledges that eligible costs are for Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access, speed, and/or reliability; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project Area** meeting the transit requirements detailed in §102 (b)(1), (2) or (3). Yes

- (2) Soft costs such as those incidentally but directly related to construction or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**.

Does the soft costs not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**? TRUE

- (3) Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC application**? TRUE

- (4) **Activity Delivery Costs** that are associated with the implementation of the **STI Capital Project** not to exceed 10 percent of the costs associated with the **STI Capital Project**.

Does the **Activity Delivery Costs** not exceed 10 percent of the costs associated with the **STI Capital Project**? TRUE

- (5) Applicant(s) acknowledges that eligible STI costs include transit operations expenditures for up to 10 years that directly expand fixed route, flexible, and paratransit transit service by supporting new, restored, or expanded routes and may include wages, maintenance, and other costs to operate those services. Yes

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

- (7) Applicant(s) acknowledge that other **STI Capital Project** costs required as a condition of local approval for the **STI Capital Project**, as approved by the **Department**. Yes

Are there any other **STI Capital Project** costs in budget that are required as a condition of local approval for the **STI Capital Project**? No

**(e) Eligible Costs for Transportation Related Amenities Capital Projects** are limited to:

- (1) Applicant(s) acknowledges capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (e.g., bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in §102(b)(1), (2) or (3). Yes

- (2) Soft costs such as those incidentally but directly related to construction project plans, specifications, and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of costs associated with the **TRA Capital Project**.

Does the soft costs not exceed 10 percent of costs associated with the **TRA Capital Project**? TRUE

- (3) Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **TRA Capital Project**? TRUE

- (4) **Activity Delivery Costs** that are associated with the implementation of the **TRA Capital Project** are not to exceed 10 percent of the costs associated with the **TRA Capital Project**.

Does the **Activity Delivery Costs** not exceed 10 percent of the costs associated with the **TRA Capital Project**(s)? TRUE

- (5) Applicant(s) acknowledge that other **TRA Capital Project** costs required as a condition of local approval for the **TRA Capital Project**, as approved by the **Department**. Yes

Are there any **other Capital Project** costs in budget that are required as a condition of local approval for the **TRA Capital Project**? No

**(f) Program Costs**

- (1) Applicant(s) acknowledges that **Program Costs** include those costs typically associated with 1) program creation or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (three years). Eligible programs include education, outreach, and training programs for **Active Transportation** or transit ridership; air pollution exposure reduction; workforce development partnerships; tenant legal counseling services; and outreach, education, and subsidy to low-income residents for **ZEV** car sharing. Access and availability of **Programs** may be limited to **AHD** residents or may be offered to the greater community. Additionally, costs and fees associated with the ongoing provision of broadband internet service, as defined in Section 106, provided free of charge to the **AHD** residents are an eligible **Program Cost**. Yes

- (A) Applicant(s) acknowledges that tenant legal counseling services cannot be provided by the Developer, building manager, or related entity and must be offered through a third party. Yes

- (2) The total grant amount for **Program Costs** within a **Project Area** shall not exceed \$600,000. Costs incurred for required transit passes or cards described in §106(b)(2) will not contribute to this cap.

Does the total grant amount for **Program Costs** within a **Project Area** not exceed 30 percent of the funding request for the overall Project up to \$600,000? TRUE

- (g) Applicant(s) acknowledges that ineligible costs include, but are not limited to, all the following: Yes

- (1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the **Project** portion thereof to be funded by the **AHSC Program** or if the cost is incurred prior to **AHSC Program** award;

- (2) Routine maintenance or operations of transportation infrastructure unrelated to AHSC-funded transit service, including the general transit fleet

**Project Overview**

V1 1/19/24

- (3) In lieu fees for local inclusionary housing programs
- (4) Ongoing operational costs beyond the term of the grant (three years) for **Program Costs**; and
- (5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure)
- (6) Costs associated with fossil fuel-based backup power

**§104 Assistance Terms and Limits**

Applicant(s) acknowledge, understand and agree to comply with §104 (a-g)?

Yes

(h) Grants for **HRI, STI, TRA, PGM, and AHD** (homeownership) components shall be subject to the following terms:

- (1) Applicant(s) acknowledges that the applicant must demonstrate that the grant will not result in a profit that exceeds the commercially reasonable range for other developments of similar size and level of risk.
- (2) Applicant(s) acknowledges that the **AHSC Program** grant funds will be disbursed as reimbursed progress payments only after the execution of the Standard Agreement in the amount not to exceed the **AHSC Program** award of funds.
- (3) Applicant(s) acknowledges that eligible costs incurred after the award date are eligible for reimbursement once the Standard Agreement is executed. Costs incurred prior to award are not eligible for reimbursement.

Yes  
Yes  
Yes

Existing versus proposed Units (include Manager's Units)												
	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm	Total # Units	Total # Bedrooms	Total # Buildings	Total # Mgr. Units	Total # of Parking Spaces
Existing	N/A	0	0	0	0	0	0	0	0	0	0	0
Proposed	N/A	15	24	23	23	0	0	85	154	1	1	0

Building types	New Construction			Rehabilitation			Unit Size	Baths	Layout	Avg. Sq. Ft.	All Units	Restricted
	Units	Stories	Bldgs.	Units	Stories	Bldgs.						
Townhouse/Row House							0 Bdrm.	1	Flat	467	15	15
One or Two Story Walk-Up							1 Bdrm.	1	Flat	609	24	24
Mid-Rise (3-5 stories)							2 Bdrm.	1	Flat	875	23	22
High-Rise (6+stories)	85	9	1				3 Bdrm.	2	Flat	1,201	23	23
Detached Single Family							4 Bdrm.				0	0
Duplex/4-Plex							5 Bdrm.				0	0
Non-Residential Bldg(s)												
<b>Totals</b>	<b>85</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				<b>Total Units</b>	<b>85</b>	<b>84</b>

Sponsor/Applicant Notes  
N/A

**Amenities**

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

Project Amenities											
Elevator(s)	Yes	2	Laundry Rms.	Yes	1	Washers	Yes	9	Dryers	Yes	9
Yes	Community Room	Yes	Community Kitchen	No	Computer Room	Yes	High Speed Internet				
No	Fitness Room	No	Picnic/BBQ Area(s)	Yes	Tot Lot/Playground	No	Sports Court				
No	Tennis Court	No	Swimming Pool	No	Jacuzzi/Sauna	Yes	Bike Parking				
Yes	Courtyard		(Other)		(Other)		(Other)				

Security & Other							
No	Gated Entry	Yes	Bldg. Card Key	No	Security Patrol	Yes	Security Cameras

Describe any mandatory charges to tenants beyond allowable Rents.  
N/A

Other onsite Services?  
Onsite services will be available to all Project residents to support family growth and success. Residents will have access to housing retention services as well as SFHDC's established network of health and wellness counseling, caseworkers, food distribution programs, and other community services to improve resident wellness. Additional programming tailored to the ages and needs of residents will be provided. This may include financial empowerment or career development classes for adults and academic developmental and recreational after-school and

**Miscellaneous Information**

Residential Space									
Residential Units	74,376	Common Areas	1,112	Community Room	1,435	Leasing Office	120	Additional Storage Space	
Subtotal Residential SF	77,043								
Maintenance Shop	363	Childcare Center		Service Area	6,020	Service Office	544		



**Project Overview**

V1 1/19/24

Bicycle Parking	773	Circulation	16,030	Staff Workspace	1453	(Other)	
<b>Total Residential SF</b>		102,226					
<b>Residential Parking</b>							
<b>Free Residential Parking Spaces</b>							
Uncovered Tenant Parking	0	Covered Tenant Parking	0	Enclosed Tenant Parking	0	Tenant Guest Spaces	0
Subtotal Parking Spaces		0					
<b>Extra Spaces Tenants may Rent</b>							
Uncovered Parking	0	Covered Parking	0	Enclosed Parking	0	Total Handicap Parking Spaces	0
Grand Total Parking Spaces		0					
<b>Commercial Space</b>							
<b>Commercial Square Feet</b>							
Commercial Area	0	Offices	0	Childcare Center	0	Storage Space	0
<b>Total Commercial SF</b>		0					
<b>Parking Spaces for Commercial Tenants</b>							
Uncovered Parking	0	Covered Parking	0	<b>Total Spaces</b>		0	
Describe other available parking for commercial patrons							
There is no commercial space associated with the AHD.							

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

**Laundry**

No. of Units Using Central Laundry	85
Weekly Assumed Income Per Unit	\$2.42
<b>Annual Total Laundry Income</b>	\$10,711

**Other Leased Spaces**

	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross
<b>Residential</b>				
N/A				\$0
				\$0
				\$0
				\$0
<b>Commercial</b>				
N/A				\$0
				\$0
				\$0
<b>Total Income from Other Leased Spaces</b>				\$0

**Residential Parking**

Tenant Rental Spaces	0
Monthly Income Per Space	\$0
<b>Annual Residential Parking Income</b>	\$0

**Commercial Parking**

Number of Rental Spaces	0
Monthly Income Per Space	\$0
<b>Annual Commercial Parking Income</b>	\$0

**Monthly utility allowance**

Utilities	Type of Utility (Select from dropdown)	Does the owner or tenant pay utilities?	Enter Allowances for Tenant or Homeownership Paid Utilities by Bdrm. Size					
			0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	Electric	Tenant	\$13	\$19	\$24	\$29		
Cooking	Electric	Tenant	\$18	\$25	\$33	\$40		
Other Electric	Electric	Tenant	\$52	\$73	\$94	\$115		
Air Conditioning	Electric	Tenant	\$2	\$3	\$4	\$5		
Water Heating								
Water								
Sewer								
Trash								
Other								
<b>Total Tenant Utility Allowance</b>			\$85	\$120	\$155	\$189	\$0	\$0

**Source for utility allowances**

Local PHA?	Yes	Name:	San Francisco Housing Authority				Effective date:	1/1/2024
HUD?	No	Utility Company (Actual Survey)?	No	CUAC?	No	Other?	No	
Sponsor/Applicant Notes:								
Tenants of the 22 units set aside for formerly homeless residents will not pay for utilities.								
File Name::	28. Utility allowance		Schedule of utility allowances.			Uploaded to HCD Portal?	Yes	

**California State Prevailing Wage Law**

Sponsor/Recipient certifies that the Project will comply with California's prevailing wage law (Lab. Code, §1720 et seq.); The Sponsor should seek professional legal advice about the law's requirements.

Yes
-----

**Capital Projects milestones**

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

**Project Overview**

V1 1/19/24

**Note:** It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/DD/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

<b>AHD/HRI milestones</b>	<b>AHD</b>	<b>HRI</b>
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project	8/29/22	N/A
Site Control of Affordable Housing Development site(s) by proposed housing developer	4/1/23	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA	2/9/23	N/A
Obtaining all necessary and discretionary public land use approvals	2/9/23	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project	3/19/24	N/A
Obtaining all enforceable funding commitments for all construction period financing	3/19/24	N/A
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project	3/19/24	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority	12/31/24	N/A
Commencement of construction	6/30/25	N/A
Construction complete and the filing of the Notice of Completion	4/30/27	N/A
Program funds fully disbursed	4/30/28	N/A
<i>Have all milestone dates been entered above?</i>	Yes	N/A

<b>STI milestones</b>	<b>Date</b>
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development	3/19/24
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	5/1/25
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	5/1/25
Commencement of construction.	7/1/25
Construction completion and closeout.	7/1/29
Program funds fully disbursed.	7/15/29
<i>Have all milestone dates been entered above?</i>	Yes

<b>TRA milestones</b>	<b>Date</b>
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.	3/19/24
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	5/1/25
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	5/1/25
Commencement of construction.	7/1/25
Construction completion and closeout.	7/1/29
Program funds fully disbursed.	7/15/29
<i>Have all milestone dates been entered above?</i>	Yes

<b>PGM Proposed Implementation Timeline</b>	<b>Date</b>
Program designed.	3/19/24
Program operator identified.	3/19/24
Obtaining all enforceable funding commitments.	3/19/24
Program operations start.	12/31/25
Identification and commitment of program operator and partners.	3/19/24
Completion of a business or a work plan.	6/30/25
Identification of ongoing support for operation costs beyond grant period.	N/A
Program funds fully disbursed.	7/15/29
<i>Have all milestone dates been entered above?</i>	Yes



Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Contact Name	Title	Email	Phone #	Contact Address	City	State	Zip Code
Applicant #1	The Related Companies of California, LLC	Developer	Limited Liability Company	18201 Von Karman Avenue, Suite 900	Irvine	CA	92612	Ann Silverberg	Vice President	<a href="mailto:asilverberg@related.com">asilverberg@related.com</a>	415-677-9000	Thu Nguyen	Asst Vice President	<a href="mailto:tnquyen@related.com">tnquyen@related.com</a>	206-383-6928	44 Montgomery Street, Suite 1310	San Francisco	CA	94104
Applicant #2	San Francisco Housing Development Corporation	Developer	Non-profit Public Benefit Corporation	4439 Third Street	San Francisco	CA	94124	David J. Sobel	Chief Executive Officer	<a href="mailto:david@sfhdc.org">david@sfhdc.org</a>	415-822-1022	Michael Manigault	Project Manager	<a href="mailto:michael.manigault@sfhdc.org">michael.manigault@sfhdc.org</a>	323-445-4914	4439 Third Street	San Francisco	CA	94124
Applicant #3	The City and County of San Francisco	Locality	Public Agency	1 S Van Ness Ave	San Francisco	CA	94103	Sara Amaral	Director of Housing Development	<a href="mailto:sara.amaral@sfgov.org">sara.amaral@sfgov.org</a>	628-652-5808	Sara Amaral	Director of Housing Development	<a href="mailto:sara.amaral@sfgov.org">sara.amaral@sfgov.org</a>	628-652-5808	1 S Van Ness	San Francisco	CA	94103
Owner / Borrower Entity	160 Freelon Housing Partners, L.P.		Limited Partnership	18201 Von Karman Avenue, Suite 900	Irvine	CA	92612	Ann Silverberg	President and Secretary	<a href="mailto:asilverberg@related.com">asilverberg@related.com</a>	415-677-9000	Thu Nguyen	Asst Vice President	<a href="mailto:tnquyen@related.com">tnquyen@related.com</a>	206-383-6928	44 Montgomery Street, Suite 1310	San Francisco	CA	94104
Managing General Partner	SFHDC 160 Freelon LLC		Limited Liability Company	4439 Third Street	San Francisco	CA	94124	David J. Sobel	Chief Executive Officer	<a href="mailto:david@sfhdc.org">david@sfhdc.org</a>	415-822-1022	Michael Manigault	Project Manager	<a href="mailto:michael.manigault@sfhdc.org">michael.manigault@sfhdc.org</a>	323-430-9622	4439 Third Street	San Francisco	CA	94124
Administrative GP #1	Related/160 Freelon Development Co., LLC		Limited Liability Company	18201 Von Karman Avenue, Suite 900	San Francisco	CA	92612	Ann Silverberg	President and Secretary	<a href="mailto:asilverberg@related.com">asilverberg@related.com</a>	415-677-9000	Thu Nguyen	Asst Vice President	<a href="mailto:tnquyen@related.com">tnquyen@related.com</a>	206-383-6928	44 Montgomery Street, Suite 1310	San Francisco	CA	94104
Manager of LLC	The Related Companies of California, LLC		Limited Liability Company	18201 Von Karman Avenue, Suite 900	Irvine	CA	92612	Ann Silverberg	Vice President	<a href="mailto:asilverberg@related.com">asilverberg@related.com</a>	415-677-9000	Thu Nguyen	Asst Vice President	<a href="mailto:tnquyen@related.com">tnquyen@related.com</a>	206-383-6928	44 Montgomery Street, Suite 1310	San Francisco	CA	94104
Transportation Infrastructure Partner for STI	The City and County of San Francisco			1 S Van Ness Ave	San Francisco	CA	94103					Sara Amaral	Director of Housing Development	<a href="mailto:sara.amaral@sfgov.org">sara.amaral@sfgov.org</a>	628-652-5808				
Transportation Infrastructure Partner for TRA	The City and County of San Francisco			1 S Van Ness Ave	San Francisco	CA	94103					Sara Amaral	Director of Housing Development	<a href="mailto:sara.amaral@sfgov.org">sara.amaral@sfgov.org</a>	628-652-5808				
Property Management Agent	Related Management Company			18201 Von Karman Avenue, Suite 900	Irvine	CA	92612					Lori Horn	Senior Vice President - Affordable Housing	<a href="mailto:lhorn@related.com">lhorn@related.com</a>	949-265-4833				
Financial Consultant	N/A			N/A	N/A	N/A	N/A					N/A	N/A	N/A	N/A				
Lead (primary) Service Provider	San Francisco Housing Development Corporation			4439 Third Street	San Francisco	CA	94124					Michael Manigault	Project Manager	<a href="mailto:michael.manigault@sfhdc.org">michael.manigault@sfhdc.org</a>	323-445-4914				
Borrower Legal Counsel	Bocarsly Emden Cowan Esmail & Arndt LLP			633 West Fifth Street, 64th Floor	Los Angeles	CA	90071					Nicole Deddens	Partner	<a href="mailto:ndeddens@bocarsly.com">ndeddens@bocarsly.com</a>	213-239-8029				
General Contractor	Cahill Contractors			425 California Street, Suite 2200	San Francisco	CA	94104					Alex Schiefer	Project Director	<a href="mailto:aschiefer@cahill.com">aschiefer@cahill.com</a>	415-677-0640				
Architect	LMS Architects			1940 Bryant Street	San Francisco	CA	94110					Aaron Thornton	Principal	<a href="mailto:athornton@lmsarch.com">athornton@lmsarch.com</a>	415-495-1700				
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			

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



San Francisco	30%	70%	\$390,590	\$400,673	\$430,779	\$458,725	\$482,924
San Francisco	25%	65%	\$413,526	\$425,738	\$460,885	\$493,584	\$521,817
San Francisco	20%	60%	\$437,406	\$450,802	\$490,991	\$528,299	\$560,566
San Francisco	15%	55%	\$460,885	\$476,010	\$521,097	\$563,159	\$599,459

Income and Rent Calculation Tables								
TCAC/CDLAC/AHSC/CalFA Income Limits Calculated from HUD 50% Income Limits								
Income Level	Household Size							
	1	2	3	4	5	6	7	8
120%	\$156,120	\$178,440	\$200,760	\$222,960	\$240,840	\$258,720	\$276,480	\$294,360
110%	\$143,110	\$163,570	\$184,030	\$204,380	\$220,770	\$237,160	\$253,440	\$269,830
100%	\$130,100	\$148,700	\$167,300	\$185,900	\$200,700	\$215,600	\$230,400	\$245,300
95%	\$123,955	\$141,225	\$158,655	\$176,510	\$189,655	\$204,820	\$218,985	\$233,035
90%	\$117,800	\$133,830	\$150,570	\$167,220	\$180,530	\$194,040	\$207,320	\$220,770
85%	\$111,595	\$126,395	\$142,205	\$157,830	\$170,595	\$183,260	\$195,840	\$208,505
80%	\$104,090	\$118,990	\$133,840	\$148,640	\$160,590	\$172,480	\$184,320	\$196,240
75%	\$97,575	\$111,525	\$125,475	\$139,350	\$150,525	\$161,700	\$172,800	\$183,975
70%	\$91,070	\$104,000	\$117,110	\$130,060	\$140,490	\$150,920	\$161,280	\$171,710
65%	\$84,565	\$96,655	\$108,745	\$120,770	\$130,455	\$140,140	\$149,760	\$159,445
60%	\$78,060	\$89,220	\$100,380	\$111,480	\$120,420	\$129,360	\$138,240	\$147,180
55%	\$71,555	\$81,795	\$92,015	\$102,190	\$110,385	\$118,580	\$126,720	\$134,915
50%	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,900	\$115,200	\$122,650
45%	\$58,545	\$66,915	\$75,285	\$83,610	\$90,315	\$97,020	\$103,680	\$110,385
40%	\$52,040	\$59,480	\$66,920	\$74,320	\$80,280	\$86,240	\$92,160	\$98,120
35%	\$45,535	\$52,045	\$58,555	\$65,030	\$70,245	\$75,460	\$80,640	\$85,855
30%	\$39,030	\$44,610	\$50,190	\$55,740	\$60,210	\$64,680	\$69,120	\$73,590
25%	\$32,525	\$37,175	\$41,825	\$46,450	\$50,175	\$53,900	\$57,600	\$61,325
20%	\$26,020	\$29,740	\$33,460	\$37,160	\$40,140	\$43,120	\$46,080	\$49,060
15%	\$19,515	\$22,305	\$25,095	\$27,870	\$30,105	\$32,340	\$34,560	\$36,795

CalFA 50% Rent Limits						
(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)						
Level	0 Bdrms.	1 Bdrms.	2 Bdrms.	3 Bdrms.	4 Bdrms.	5 Bdrms.
San Francisco	\$1,626	\$1,859	\$2,091	\$2,323	\$2,509	\$2,695

TCAC/CDLAC/AHSC Rent Limits						
(Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)						
TCACrentTb	0 Bdrms.	1 Bdrms.	2 Bdrms.	3 Bdrms.	4 Bdrms.	5 Bdrms.
San Francisco	\$3,903	\$4,162	\$5,019	\$5,797	\$6,468	\$7,135
San Francisco	\$3,577	\$3,833	\$4,600	\$5,314	\$5,929	\$6,540
San Francisco	\$3,252	\$3,485	\$4,182	\$4,831	\$5,390	\$5,946
San Francisco	\$3,089	\$3,310	\$3,973	\$4,589	\$5,120	\$5,648
San Francisco	\$2,927	\$3,136	\$3,764	\$4,348	\$4,851	\$5,351
San Francisco	\$2,764	\$2,962	\$3,555	\$4,106	\$4,581	\$5,054
San Francisco	\$2,602	\$2,788	\$3,346	\$3,865	\$4,312	\$4,757
San Francisco	\$2,439	\$2,613	\$3,136	\$3,623	\$4,042	\$4,459
San Francisco	\$2,276	\$2,439	\$2,927	\$3,381	\$3,773	\$4,162
San Francisco	\$2,114	\$2,265	\$2,718	\$3,140	\$3,503	\$3,865
San Francisco	\$1,951	\$2,091	\$2,509	\$2,898	\$3,234	\$3,567
San Francisco	\$1,788	\$1,916	\$2,300	\$2,657	\$2,964	\$3,270
San Francisco	\$1,626	\$1,742	\$2,091	\$2,415	\$2,695	\$2,973
San Francisco	\$1,463	\$1,568	\$1,882	\$2,174	\$2,425	\$2,675
San Francisco	\$1,301	\$1,394	\$1,673	\$1,932	\$2,156	\$2,378
San Francisco	\$1,138	\$1,219	\$1,463	\$1,690	\$1,886	\$2,081
San Francisco	\$975	\$1,045	\$1,254	\$1,449	\$1,617	\$1,783
San Francisco	\$813	\$871	\$1,045	\$1,207	\$1,347	\$1,486
San Francisco	\$650	\$697	\$836	\$966	\$1,078	\$1,189
San Francisco	\$487	\$522	\$627	\$724	\$808	\$891

Kern	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Kings	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lake	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lassen	\$29,350	\$33,560	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
Los Angeles	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
Madera	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Marin	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
Mariposa	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Mendocino	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Merced	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Modoc	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Mono	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Monterey	\$42,150	\$48,200	\$54,200	\$60,200	\$65,050	\$69,850	\$74,650	\$79,500
Napa	\$46,750	\$53,400	\$60,100	\$66,750	\$72,100	\$77,450	\$82,800	\$88,150
Nevada	\$38,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Orange	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$89,000	\$94,750
Placer	\$37,550	\$42,000	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Plumas	\$29,350	\$33,560	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
Riverside	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
Sacramento	\$37,550	\$42,000	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
San Benito	\$38,000	\$44,550	\$50,100	\$56,650	\$60,150	\$64,600	\$69,050	\$73,500
San Bernardino	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
San Diego	\$48,250	\$55,150	\$62,050	\$68,900	\$74,450	\$79,950	\$85,450	\$90,950
San Francisco	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
San Jose	\$30,700	\$35,100	\$39,500	\$43,850	\$47,400	\$50,900	\$54,400	\$57,900
San Luis Obispo	\$40,550	\$46,350	\$52,150	\$57,900	\$62,550	\$67,200	\$71,800	\$76,450
San Mateo	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
Santa Barbara	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
Santa Clara	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350	\$103,500	\$110,650	\$117,750
Santa Cruz	\$57,650	\$65,900	\$74,150	\$82,350	\$88,950	\$95,550	\$102,150	\$108,750
Shasta	\$29,400	\$33,600	\$37,800	\$42,000	\$45,400	\$48,750	\$52,100	\$55,450
Sierra	\$29,950	\$34,200	\$38,500	\$42,750	\$46,200	\$49,600	\$53,050	\$56,450
Skagway	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Solano	\$40,050	\$45,800	\$51,500	\$57,200	\$61,800	\$66,400	\$70,950	\$75,500
Sonoma	\$44,050	\$50,350	\$56,650	\$62,900	\$67,950	\$73,000	\$78,000	\$83,050
Stanislaus	\$29,550	\$33,800	\$38,000	\$42,200	\$45,600	\$49,000	\$52,350	\$55,750
Sutter	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tahama	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Trinity	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tulare	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tuolumne	\$30,850	\$35,250	\$39,650	\$44,050	\$47,600	\$51,100	\$54,650	\$58,150
Ventura	\$46,500	\$53,150	\$59,800	\$66,400	\$71,750	\$77,050	\$82,350	\$87,650
Yolo	\$38,750	\$42,000	\$47,250	\$52,450	\$56,650	\$60,850	\$65,050	\$69,250
Yuba	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450

Quantitative Policy Scoring – 52 Points Maximum

Total Quantitative Self Score **48.000**

<b>(a) Active Transportation and Transit Improvements – 15 Points Maximum</b>								<b>13</b>	
(1) <u>Up to 4 points</u> for the total length (in <b>Lane Miles</b> ) of AHSC-funded <b>Context Sensitive Bikeways (PAM)</b> , as follows:								<b>4</b>	
(A) 4 points for at least two (2.0) lane miles (B) 1 point for at least one (1.0) lane mile									
Class 1 Bikeways		Class 2 Bikeways		Class 3 Bikeways		Class 4 Bikeways	2.020	Total Context Sensitive Bikeway Mileage	2.020
Street (or closest parallel street if off-street bikeway)	Cross A (Closest street to start)	Cross B (Closest street to end)	Distance (lane mile, to the 0.1)	AADT	Speed Limit	Current Bikeway Facility Class	Proposed Bikeway Facility Class	Context Sensitive	
Howard	4th Street	11th Street	1.8	7860	25	Class 4	Class 4	Yes	
5th St	Harrison	Bryant St	0.2	21686	25	Class 4	Class 4	Yes	
2 points - Will the <b>Projects</b> expand an existing bicycle network?									
(2) A new <b>Context Sensitive Bikeway</b> funded by AHSC must have an entry point within the <b>Project Area</b> and directly intersect with an existing bikeway as a way to connect to the existing bike network. The existing bikeway and bikeway network is not required to be comprised of <b>Context Sensitive Bikeways (PAM)</b>								Yes <b>2</b>	
Context Sensitive Bikeway (must match one of the named above)	Intersecting existing bikeway (Street name)		Comments/Notes, if necessary						
Howard	7th St		N/A						
(3) <u>Up to 3 points</u> for the length of AHSC-funded <b>Safe and Accessible Walkways</b> as follows: <b>(PAM)</b>								<b>3</b>	
(A) 3 points for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 2,000 feet of continuous <b>Safe and Accessible Walkway</b> . (B) 1 point for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 1,000 but at or less than 2,000 feet of continuous <b>Safe and Accessible Walkway</b> .									
Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps						9,504			
Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of Accessible Walkway (feet)	Total distance of New or Repaired walkways?	Number of new/reconstructed Pedestrian Ramps along walkway	Number of new/repainted crosswalks along walkway			
Howard	4th	11th	9504	898	57	32			
(4) <u>Up to 2 points</u> for <b>Projects</b> that fund the construction of new pedestrian facilities where none exist at the time of application submission. <b>(PAM)</b>								<b>0</b>	
(A) 2 points for at least 1,000 continuous linear feet of new pedestrian facilities where none exist at the time of application submission. (B) 1 point for at least 500 continuous linear feet of new pedestrian facilities where none exist at the time of application submission.									
New pedestrian facilities - length (in linear feet) of new pedestrian facilities where none exist at the time of application submission.						0			
Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of New Facility	# of new/reconstructed Pedestrian Ramps along walkway	# of new/repainted crosswalks along walkway				
(5) <u>Up to 4 points</u> for <b>Projects</b> that improve a local bus route by implementing any (or a multiple) of the following will be eligible for <u>two points</u> for each strategy. <b>(PAM)</b>								<b>4</b>	
(A)	At least one (1.0) <b>Lane Mile</b> of a Bus Only Lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) Lanes that are in effect at least eight (8) hours a day, at least five (5) days a week.						No		
(B)	Installation of new at-grade boarding infrastructure at five (5) or more stops in the <b>Project Area</b> .						No		
(C)	Installation of bus bulb-outs or transit boarding islands that eliminate the need for buses to pull out of the general flow lane at least five (5) or more stops in the <b>Project Area</b> .						Yes		
(D)	Installation of new or upgraded <b>Transit Signal Priority</b> hardware and software along all signals for one (1.0) consecutive <b>Lane Mile</b> .						Yes		
(E)	Installation of at least five (5) new bus shelters where none currently exist in the <b>Project Area</b> .						No		
(F)	Procurement of at least one new ZEV transit vehicle that allows the provider to modify published schedules that will achieve headways of 15 minutes or less during <b>Peak Hours</b> or reduce <b>Peak Hour</b> existing headways by more than 10 minutes.						No		
File Name:	72. Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.				Uploaded to HCD?	Yes		

<b>(b) Green Buildings and Renewable Energy - 3 Points Maximum</b>					<b>3</b>	
<p><u>3 points</u> will be awarded for <b>Affordable Housing Developments</b> that commit to design and construction that achieves green building status beyond California mandatory building code requirements as certified by the project architect, energy analyst, and/or sustainability consultant. <b>Applicants</b> may select from the following green building certification programs:</p>						
Construction Type:		Residential_Construction				
Green building status beyond State mandatory building code requirements as verified:				Green Point Rated New Construction: Gold		
File Name:	73. Green Building Status	Provide signed letter from the project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.			Uploaded to HCD?	Yes

<b>(c) Housing and Transportation Collaboration - 10 Points Maximum</b>					<b>9</b>			
<p><u>Up to 5 points</u> for applications with an AHSC funds request for <b>Sustainable Transportation Infrastructure</b> that comprises at least a certain amount of funds or a percentage of the total AHSC funds request (whichever is the lower amount) as detailed below:</p>								
<b>STI Funds Request as an amount or percentage of Total AHSC Funding Request</b>				<b>Points</b>				
At least \$7,500,000 or 25.0% of total funding request				5 points				
At least \$4,500,000 or 15.0% of total funding request				2 points				
AHD & HRI Requested:	\$29,000,000	STI Requested:	\$8,037,630	Total AHSC Funds Requested:	\$41,162,574	STI % of Total AHSC Requested:	20%	<b>5</b>
<p><u>2 points</u> for applications which invest at least \$1,500,000 or five (5.0%) percent of total AHSC funding request (whichever is the lower amount) in <b>Transportation Related Amenities</b> at or along the same block of a <b>Transit Station/Stop</b>. The <b>Transit Station/Stop</b> need not be served by the <b>Qualifying Transit</b> but must be within the <b>Project Area</b>.</p>								
TRA (Transit Station or Stop) Requested:		\$3,430,000		TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:		0%		<b>2</b>
<p><u>3 points</u> for <b>Projects</b> which provide documentation that their site is:</p>								
<p><b>(A) Near an environmentally cleared High-Speed Rail Station:</b> An <b>AHD</b> that is within one (1.0) mile of an environmentally cleared California high-speed rail station;</p>								
Is AHD within one (1.0) mile of an environmentally cleared California high-speed rail station?					<b>No</b>			
<p><b>(B) Funding the construction of community-identified components from another SGC Program:</b> A <b>Project</b> that funds community-identified components from another SGC-funded project, such as Transformative Climate Communities (TCC), Sustainable Agricultural Lands Conservation (SALC);</p>								
Has the proposed Project received funds from another California Strategic Growth Council (SGC) Program?					<b>No</b>			
<p><b>(C) Utilizing Publicly-Owned Land:</b> An <b>AHD</b> which is to be developed on land designated as Excess Land (EO N-06-19) or any land declared as Surplus Land by a local agency. <b>Projects</b> developed on land donated by or leased at a discounted rate from a transit agency are also eligible for these points.</p>								
<p><b>(i)</b> For excess state-owned property, the <b>AHD</b> must be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property.</p>								
Is the <b>AHD</b> located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property?					<b>No</b>			
<p><b>(ii)</b> For surplus land owned by a local agency, including transit agencies, points shall be awarded as follows:</p>								
Is the <b>AHD</b> located on surplus land owned by a local agency, including transit agencies?					<b>Yes</b>			
<p><b>a</b> <u>1 point</u> for documentation of written compliance with the Surplus Land Act (SLA) as demonstrated by an exempt surplus findings letter or standard surplus disposition findings letter from HCD, available at the HCD catalogue of findings letters; and either,</p>								
<p><a href="#">HCD catalogue of findings letters</a></p>								
Will the Applicant(s) provide to the Department a copy of the documentation of written compliance with the Surplus Land Act (SLA)?					<b>No</b>			
<p><b>1</b> <u>1 point</u> if the disposition is discounted at least 20% or more from the property's current appraised value or market rate lease terms. Current appraised value should be supported by an independent third-party appraisal prepared by a Member Appraisal Institute qualified appraiser within one year prior to the Application deadline; OR,</p>								
Is the disposition discounted at least 20% or more from the property's current appraised value or market rate lease terms?					<b>No</b>			
<p><b>2</b> <u>2 points</u> if the disposition is provided as a land donation or equivalent, or leased for a nominal fee of \$20,000 or less per year.</p>								
Is disposition provided as a land donation or equivalent, or leased for a nominal fee of \$20,000 or less per year?					<b>Yes</b>			
File Name:	74. Housing and Transportation Collaboration	Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in §107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in §107 Quantitative Policy Scoring(c)(3)(C).			Uploaded to HCD?	Yes		

<b>(d) Location Efficiency and Access to Destinations - 3 Points Maximum</b>					<b>3.000</b>
<p><u>Up to 3 points</u> will be given for projects that provide the location of existing <b>Key Destinations</b> within one-half (0.50) mile of the <b>AHD</b>. For <b>TOD Project Areas</b> and <b>ICP Project Areas</b> each type of <b>Key Destination</b> is worth one third (0.333) of a point. For <b>RIPA Project Areas</b> each type of <b>Key Destination</b> is worth one half (0.50) of a point.</p>					
<p><b>(1)</b> Each <b>Key Destination</b> category may only be counted once. Facilities that meet multiple categories (e.g., a Grocery Store with a Pharmacy) may be counted toward multiple categories. Please see definitions and further specifications for each <b>Key Destination</b> in Appendix A. Please see <b>Project Area Mapping Guidance</b> for how to map and document <b>Key Destinations</b>.</p>					
<p><b>(A)</b> Market or Grocery store (SNAP Retailer)</p>					<b>Yes</b>

(B) Food Bank	Yes
(C) Medical clinic that accepts Medi-Cal payments or offers free medical services to low-income individuals	Yes
(D) Licensed childcare facility as identified by the California Department of Social Services	Yes
(E) Pharmacy	Yes
(F) Park accessible to the general public	Yes
(G) Community Center accessible to the general public	Yes
(H) Public library	Yes
(I) Public elementary, middle, high school, non-profit university or non-profit junior college	Yes
(J) Bank, or credit union	Yes
(K) Post Office	Yes

<b>(e) Funds Committed - 4 Points Maximum</b>	<b>4</b>
<p><u>4 points</u> will be awarded for applications demonstrating committed funding for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: the amount requested from the <b>AHSC Program</b>, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. For <b>Projects</b> with bond financing, any applicable permanent lender commitment of bond financing is required for these points. Assistance for capital expenditures will be deemed to be an <b>Enforceable Funding Commitment</b> if it has been awarded to the <b>Project</b> or if the <b>Department</b> approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax-exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.</p> <p>For homeownership <b>Affordable Housing Developments</b> only: Construction loans which will be repaid with revenue from the sale of homes to low-income or moderate-income homebuyers will be considered committed funding.</p> <p>Does Applicant meet the above requirements? <input type="text" value="TRUE"/></p>	

<b>(f) Prohousing Designation – 2 Points Maximum</b>	<b>2</b>
<p><u>2 Points</u> will be awarded for <b>Projects</b> located in jurisdictions that have applied for a "Prohousing designation" by the application due date, and is certified by the Department within 45 days after the application due date.</p> <p>Is Project located in a jurisdiction that has been awarded "Prohousing Designation" or has applied by the application due date? If applied, points are conditional on designation within 45 days of application due date. <input type="text" value="Yes"/></p>	

<b>(g) Anti-Displacement Activities - 4 Points Maximum</b>	<b>4</b>												
<p><u>Up to 4 points</u> for <b>Projects</b> that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed in this section, as supported by an assessment of housing needs and displacement vulnerability.</p> <p>All proposals must complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) that describes how each program or activity will be implemented. <a href="#">AHSC Guidelines</a></p> <table border="1" style="float: right;"> <tr> <td># of Activities to be implemented</td> <td>1</td> </tr> </table> <p><b>Projects</b> may select any activity listed in this section. These activities must be implemented by an independent non-profit or <b>Locality</b> with dedicated <b>Program Cost (PGM)</b> funding of a minimum \$150,000 per activity:</p> <ul style="list-style-type: none"> <li>(A) A non-profit and/or <b>Locality</b> developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan. <input type="text" value="No"/></li> <li>(B) A non-profit and/or <b>Locality</b> implementing a policy or action identified in a previously-adopted Anti-Displacement Plan that is not listed below. <input type="text" value="No"/></li> <li>(C) A non-profit and/or <b>Locality</b> implementing a policy identified in an existing Community-Driven, Neighborhood-Scale Anti-Displacement Plan. <input type="text" value="No"/></li> <li>(D) A non-profit and/or <b>Locality</b> developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers. <input type="text" value="No"/></li> <li>(E) A non-profit and/or <b>Locality</b> developing or implementing a process for data collection, monitoring, and tracking systems related to the causes of displacement (e.g., rental property registry, inventory of at-risk units, landlord licensing, local eviction tracking, a speculation watchlist, or tracking the loss and formation of culturally-relevant and community-serving small businesses). <input type="text" value="No"/></li> <li>(F) A non-profit and/or <b>Locality</b> developing or implementing foreclosure or eviction prevention and landlord anti-harassment programs. <input type="text" value="Yes"/> Expanded</li> <li>(G) A non-profit and/or <b>Locality</b> developing, administering, or implementing rental assistance or voucher programs. <input type="text" value="No"/></li> <li>(H) A non-profit and/or <b>Locality</b> developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area. <input type="text" value="No"/></li> <li>(I) A non-profit and/or <b>Locality</b> developing or operating a Community Land Trust or Land Banking activities. <input type="text" value="No"/></li> <li>(J) A non-profit and/or <b>Locality</b> developing or implementing programs that provide subsidized work to weatherize or repair existing <b>Low-Income Households</b> to increase energy efficiency and/or air quality in the <b>Project Area</b>. <input type="text" value="No"/></li> </ul> <table border="1"> <tr> <td>File Name:</td> <td>75. AD Commitment Letter workplan</td> <td>All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.</td> <td>Uploaded to HCD?</td> <td>Yes</td> </tr> <tr> <td>File Name:</td> <td>76. Assessment Housing Needs</td> <td>Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.</td> <td>Uploaded to HCD?</td> <td>Yes</td> </tr> </table>		# of Activities to be implemented	1	File Name:	75. AD Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Uploaded to HCD?	Yes	File Name:	76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Uploaded to HCD?	Yes
# of Activities to be implemented	1												
File Name:	75. AD Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Uploaded to HCD?	Yes									
File Name:	76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Uploaded to HCD?	Yes									

<b>(h) Local Workforce Development and Hiring Practices - 3 Points Maximum</b>	<b>3</b>		
<p><u>Up to 3 points</u> (1.5 points per strategy) for <b>Projects</b> that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within <b>Priority Populations</b> census tracts or <b>Low-Income Households</b>. Strategies should aim to connect these populations with training and hiring opportunities created by the <b>Project</b>. Workforce development strategies may be implemented during <b>Project</b> construction or after completion of the <b>Project</b>, but they must be implemented within the contract reporting period. Choose from the following workforce development strategies:</p> <p>Choose from the following AHSC workforce development strategies:</p> <table border="1" style="float: right;"> <tr> <td># of Strategies</td> <td>2</td> </tr> </table>		# of Strategies	2
# of Strategies	2		

160 Freelon Quantitative Policy Scoring §107 App AHSC0001219

V1 1/19/24  
Yes

<b>(A) Partnership with a Workforce Development organization or a Workforce Development Board.</b>				
File Name:	77. Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing submit the certification letter submitted to a local government pursuant to Article 4 in AB 2011 or submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Uploaded to HCD?	Yes
<b>(B) Project is bound by a Skilled and Trained Workforce Commitment.</b>				
No				
<b>(C) Projects that have developed a Project Labor or Community Workforce Agreement.</b>				
No				
<b>(D) Projects that are located in jurisdictions with Local Hire Ordinances</b>				
Yes				
File Name:	80. Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (§107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Uploaded to HCD?	Yes

<b>(i) Housing Affordability - 5 Points Maximum</b>				<b>4.00</b>	
(1) For rental <b>Affordable Housing Developments</b> , the following shall apply:					
<b>(A) Up to 3 points</b> will be awarded based on the percent of total units in a rental <b>AHD</b> restricted to Extremely Low Income (ELI) households as follows:					
(i)	15 to 19.9 percent of total units = 1 points		Extremely Low Income (ELI) Units	22	<b>3.00</b>
(ii)	20.0 to 24.9 percent of total units = 2 points		Total AHD Units	85	
(iii)	25 percent or more of total units = 3 points		ELI Units as a % of Total AHD Units	25.88%	
<b>(B) Up to 2 points</b> will be awarded based on the percent of total units in a rental <b>AHD</b> that are three-bedroom or larger and are restricted to ELI or Very Low-Income (VLI) households as follows:					
(i)	10 to 19.9 percent of total units = 1 points	Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	13		<b>1.00</b>
(ii)	20 percent or more of total units = 2 points		Total AHD Units	85	
		Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	15.29%		

<b>(i) Programs – 3 Points Maximum</b>				<b>3</b>
<p><b>3 points</b> will be awarded to applicants that propose an AHSC-funded <b>Program (PGM) Cost</b> in partnership with a non-profit organization (including churches, Community Based Organizations, or other organization registered as a 501(c)(3) Organization) for at least \$150,000. All proposals in partnership with a non-profit must complete the AHSC Commitment Letter Template provided that describes how each program or activity will be implemented. The template form will require a complete scope of work; current status of work, if applicable; current status of the role the non-profit plays in the <b>Project Area</b>; proposed measures of success &amp; tracking protocols; why the program was chosen; and signatures from the <b>Applicant</b> and the implementing parties signifying an agreement to the scope of work. An <b>Applicant</b> seeking points for an activity under the Anti-Displacement category is not eligible for additional points for that same activity under the <b>Programs</b> section.</p> <p>Note: Not all eligible costs identified as <b>Program (PGM) Costs</b> in §103 will fully satisfy this scoring criteria. Programs proposed under this section must fall under one of these four categories to be eligible for points.</p> <p><b>Active Transportation</b> Encouragement and Safety: <b>Active Transportation</b> programs that encourage residents to walk or bicycle more frequently and more safely. Programs may include, but are not limited to: Bike Safety Workshops, Walking School Buses or other group walking activities, Safe Routes to School or Transit.</p> <p><b>(A)</b> Additionally, distribution of lights, safety equipment, or bicycles to low-income residents are an eligible <b>Program Cost</b> as an incentive for participation in safety education programs.</p> <p><b>(B)</b> Low-Income <b>Zero Emission Vehicle (ZEV)</b> Car Sharing Programs: Programs that provide free or reduced cost access to <b>ZEV</b> Car Sharing Programs.</p> <p><b>AHD Resident Support:</b> Instructor-led adult educational, health and wellness, or skill building classes for residents, including residents with disabilities. Includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.</p> <p><b>(C)</b></p> <p><b>(D)</b> Tenant Legal Counseling: Programs that provide legal advice and education to renters on their rights as a tenant and access to programs to help reduce risks of evictions and displacement. §103(f)(1)(A) applies.</p> <p>Which, above program, category will the applicant(s) choose from to propose the AHSC-funded Program (PGM) <b>(C)</b></p> <p>Program Name <b>Financial Literacy Workshops</b></p> <p>Non-profit organization name <b>San Francisco Housing Development Corporation</b></p>				
File Name:	81. AHSC funded pgm Commitment letter	Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page). Template will include information outlined	Uploaded to HCD?	Yes

160 Freelon Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001219

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Prop B/Developer Fees/Prop L	RAISE Grant	Prop AA Vehicle License Fee	Sources Total	

STI BUDGET #1 - Howard Streetscape - MTA Project from 4th Street to 11th Street						
Environmental review/studies					\$0	
Plan Specification and Estimates		\$4,500,000		\$1,000,000	\$5,500,000	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs: Mobilization			\$710,000		\$710,000	
Other Soft Costs: Traffic Control			\$1,400,000		\$1,400,000	
Other Soft Costs: Demobilization			\$480,000		\$480,000	
Other Soft Costs (Contingency)		\$7,207,345			\$7,207,345	
<b>Total Soft Costs</b>	\$0	\$11,707,345	\$2,590,000	\$1,000,000	\$15,297,345	
Clearing and Grubbing					\$0	
Demolition			\$2,840,000		\$2,840,000	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation: Hazardous Waste Removal			\$94,140		\$94,140	
<b>Total Site Preparation</b>	\$0	\$0	\$2,934,140	\$0	\$2,934,140	
Sanitary Sewer					\$0	
Irrigation		\$1,531,750			\$1,531,750	
Storm Drain	\$462,560	\$322,499			\$785,059	
Detention Basin/Culverts					\$0	
Other Site Utilities (Hydrants, Water Mains)		\$1,127,500			\$1,127,500	
<b>Total Site Utilities</b>	\$462,560	\$2,981,749	\$0	\$0	\$3,444,309	
Aggregate Base			\$2,800,000		\$2,800,000	
Asphalt Pavement			\$1,288,650		\$1,288,650	
Sidewalk, Curb and Gutter	\$3,537,440				\$3,537,440	
Street Lights		\$1,024,500			\$1,024,500	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage		\$1,566,000			\$1,566,000	
Crossing and Traffic Signals		\$1,965,774	\$11,598,885		\$13,564,659	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Sub-sidewalk Basements)			\$1,788,325		\$1,788,325	
Other Complete Street Improvements (Specify)					\$0	
<b>Total Complete Streets Improvements - Construction</b>	\$3,537,440	\$4,556,274	\$17,475,860	\$0	\$25,569,574	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	



**160 Freelon Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001219**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Prop B/Developer Fees/Prop L	RAISE Grant	Prop AA Vehicle License Fee	Sources Total	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (Specify)					\$0	
Other Transit and Station Areas (Specify)					\$0	
<b>Total Transit and Station Areas - Construction</b>	\$0	\$0	\$0	\$0	\$0	
Urban Greening: Street Trees		\$300,000			\$300,000	
Urban Greening: Decorative Crosswalks		\$384,000			\$384,000	
Urban Greening: Landscaping		\$203,700			\$203,700	
<b>Total Urban Greening</b>	\$0	\$887,700	\$0	\$0	\$887,700	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
<b>Total Impact Fees</b>	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs: Electrical Conduit		\$761,000			\$761,000	
Other Activity Costs (Specify)					\$0	
<b>Total Activity Delivery Costs</b>	\$0	\$761,000	\$0	\$0	\$761,000	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
<b>Total Other Capital Asset Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>Howard Streetscape - MTA Project from 4th Street to 11th Street Total Budgeted Project Costs</b>	\$4,000,000	\$20,894,068	\$23,000,000	\$1,000,000	\$48,894,068	

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable. *Urban greening projects include street trees, decorative crosswalks, and landscaping.*

STI BUDGET #2 - Red Carpet Lanes (Transit Only Lanes)						
Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	

160 Freelon Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001219

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Prop B/Developer Fees/Prop L	RAISE Grant	Prop AA Vehicle License Fee	Sources Total	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
<b>Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
<b>Total Site Preparation</b>	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
<b>Total Site Utilities</b>	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Specify)					\$0	
Other Complete Street Improvements (Specify)					\$0	
<b>Total Complete Streets Improvements - Construction</b>	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)	\$1,718,280				\$1,718,280	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	
Other ITS Technology					\$0	
Other Transit and Station Areas (Specify)					\$0	

**160 Freelon Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001219**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Prop B/Developer Fees/Prop L	RAISE Grant	Prop AA Vehicle License Fee	Sources Total	
Other Transit and Station Areas (Specify)					\$0	
<b>Total Transit and Station Areas - Construction</b>	\$1,718,280	\$0	\$0	\$0	\$1,718,280	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
<b>Total Urban Greening</b>	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
<b>Total Impact Fees</b>	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
<b>Total Activity Delivery Costs</b>	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
<b>Total Other Capital Asset Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>Total STI #2 Budgeted Project Costs</b>	\$1,718,280	\$0	\$0	\$0	\$1,718,280	

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

STI BUDGET #3 - 3rd Street Transit and Safety Project - STI & Mission Street Transit Signal Priority						
Environmental review/studies		\$70,000				\$70,000
Plan Specification and Estimates		\$1,180,000				\$1,180,000
Right of way support costs		\$120,000				\$120,000
Site or right of way acquisition for Cap. Improvement Project		\$340,000				\$340,000
Other Soft Costs: Traffic Control Support		\$1,000,000				\$1,000,000
Other Soft Costs: Contingency		\$1,550,000				\$1,550,000
Other Soft Costs: Construction Engineering	\$694,350	\$305,500				\$999,850
Other Soft Costs: MTA Transit Support & Outreach		\$450,000				\$450,000
<b>Total Soft Costs</b>	\$694,350	\$5,015,500	\$0	\$0		\$5,709,850
Clearing and Grubbing						\$0
Demolition	\$45,000					\$45,000
Grading						\$0
Soil Stabilization (Lime, etc.)						\$0
Erosion/Weed Control						\$0

160 Freelon Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001219

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Prop B/Developer Fees/Prop L	RAISE Grant	Prop AA Vehicle License Fee	Sources Total	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
<b>Total Site Preparation</b>	\$45,000	\$0	\$0	\$0	\$45,000	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
<b>Total Site Utilities</b>	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	
Other Complete Street Improvements (Specify)					\$0	
Other Complete Street Improvements (Specify)					\$0	
<b>Total Complete Streets Improvements - Construction</b>	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter	\$220,000				\$220,000	
Street Lights					\$0	
Signage	\$130,000				\$130,000	
Signaling Prioritization Technology	\$1,200,000				\$1,200,000	
Boarding infrastructure					\$0	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Vehicles					\$0	
Other ITS Technology	\$30,000				\$30,000	
Other Transit and Station Areas (Specify)					\$0	
Other Transit and Station Areas (Specify)					\$0	
<b>Total Transit and Station Areas - Construction</b>	\$1,580,000	\$0	\$0	\$0	\$1,580,000	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
<b>Total Urban Greening</b>	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	

**160 Freelon Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001219**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC STI Grant	Prop B/Developer Fees/Prop L	RAISE Grant	Prop AA Vehicle License Fee	Sources Total	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
<b>Total STI #3 Budgeted Project Costs</b>	<b>\$2,319,350</b>	<b>\$5,015,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,334,850</b>	

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

N/A

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET					
Total Soft Costs	\$694,350	\$16,722,845	\$2,590,000	\$1,000,000	\$21,007,195
Total Site Preparation	\$45,000	\$0	\$2,934,140	\$0	\$2,979,140
Total Site Utilities	\$462,560	\$2,981,749	\$0	\$0	\$3,444,309
Total Complete Streets Improvements - Construction	\$3,537,440	\$4,556,274	\$17,475,860	\$0	\$25,569,574
Total Transit and Station Areas - Construction	\$3,298,280	\$0	\$0	\$0	\$3,298,280
Total Urban Greening	\$0	\$887,700	\$0	\$0	\$887,700
Total Impact Fees	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$761,000	\$0	\$0	\$761,000
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0
<b>Total STI Budgeted Project Costs</b>	<b>\$8,037,630</b>	<b>\$25,909,568</b>	<b>\$23,000,000</b>	<b>\$1,000,000</b>	<b>\$57,947,198</b>

**160 Freelon Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001219**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	Prop B	0	0	Sources Total	

<b>TRA BUDGET #1 - 3rd Street Transit and Safety Project - TRA</b>						
Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
<b>Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing					\$0	
Demolition					\$0	
Grading					\$0	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control					\$0	
Dewatering					\$0	
Other Site Preparation (Specify)					\$0	
<b>Total Site Preparation</b>	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer					\$0	
Irrigation					\$0	
Storm Drain					\$0	
Detention Basin/Culverts					\$0	
Other Site Utilities (Specify)					\$0	
<b>Total Site Utilities</b>	\$0	\$0	\$0	\$0	\$0	
Aggregate Base					\$0	
Asphalt Pavement					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals					\$0	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements					\$0	

**160 Freelon Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001219**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	Prop B	0	0	Sources Total	
Other Street Improvements (Specify)					\$0	
<b>Total Complete Streets Improvements - Construction</b>	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb, and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure	\$3,430,000	\$1,150,000			\$4,580,000	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Other ITS Technology					\$0	
Other Transit Station or Stop (Specify)					\$0	
Other Transit Station or Stop (Specify)					\$0	
<b>Total Transit Station or Stop - Construction</b>	\$3,430,000	\$1,150,000	\$0	\$0	\$4,580,000	
Street Trees					\$0	
Bioswales					\$0	
Landscaping					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
<b>Total Urban Greening</b>	\$0	\$0	\$0	\$0	\$0	
Street Furniture					\$0	
Bicycle Repair Kiosks					\$0	
Bicycle Storage or Parking					\$0	
Drinking Fountains					\$0	
Other Amenities (Specify)					\$0	
Other Amenities (Specify)					\$0	
<b>Total Amenities</b>	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
<b>Total Impact Fees</b>	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
<b>Total Activity Delivery Costs</b>	\$0	\$0	\$0	\$0	\$0	
Employee Reporting					\$0	

**160 Freelon Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001219**

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	Prop B	0	0	Sources Total	
Vehicles					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
<b>3rd Street Transit and Safety Project - TRA Total Budgeted Project Costs</b>	<b>\$3,430,000</b>	<b>\$1,150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,580,000</b>	

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

N/A

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET						
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$3,430,000	\$1,150,000	\$0	\$0	\$4,580,000	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$3,430,000	\$1,150,000	\$0	\$0	\$4,580,000	



160 Freelon Programs (PGM) Sources and Uses Budget App AHSC0001219

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

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

**PGM BUDGET #1 - Free Transit Passes for AHD Residents**

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
<b>Total Direct Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
<b>Total Indirect Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>Total Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)	\$244,944				\$244,944	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
<b>Total Other Capital Costs</b>	\$244,944	\$0	\$0	\$0	\$244,944	
<b>Free Transit Passes for AHD Residents Total Budgeted Project Costs</b>	\$244,944	\$0	\$0	\$0	\$244,944	

**PGM BUDGET #2 - CIWI Internship Program**

Direct Staff Cost: CIWI Project Management Team	\$45,000				\$45,000	
Direct Staff Cost: Earned Income for 8 Interns	\$80,000				\$80,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
<b>Total Direct Staff Costs</b>	\$125,000	\$0	\$0	\$0	\$125,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
<b>Total Indirect Staff Costs</b>	\$0	\$0	\$0	\$0	\$0	
<b>Total Staff Costs</b>	\$125,000	\$0	\$0	\$0	\$125,000	
Travel	\$1,250				\$1,250	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies: PPE Materials for Interns, such as construction hats, vests, etc.	\$1,250				\$1,250	
Supplies (Specify)					\$0	
Other Capital Costs: Payroll related expenses and bookkeeping fees	\$22,500				\$22,500	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
<b>Total Other Capital Costs</b>	\$25,000	\$0	\$0	\$0	\$25,000	
<b>CIWI Internship Program Total Budgeted Project Costs</b>	\$150,000	\$0	\$0	\$0	\$150,000	

**PGM BUDGET #3 - SOMCAN Tenant Counseling Program**

Direct Staff Cost: Staff Salaries for Tenant Counselors	\$100,000				\$100,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
<b>Total Direct Staff Costs</b>	\$100,000	\$0	\$0	\$0	\$100,000	
Other Indirect Staff Cost: Payroll Expenses, Admin Overhead, Insurance	\$29,000				\$29,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
<b>Total Indirect Staff Costs</b>	\$29,000	\$0	\$0	\$0	\$29,000	

160 Freelon Programs (PGM) Sources and Uses Budget App AHSC0001219

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC PGM Grant	0	0	0	Sources Total	
Total Staff Costs	\$129,000	\$0	\$0	\$0	\$129,000	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards <i>(see cell comment)</i>					\$0	
Other Transit Passes					\$0	
Supplies: marketing materials for outreach events	\$6,000				\$6,000	
Supplies <i>(Specify)</i>					\$0	
Other Capital Costs: 10% fiscal fee to Fiscal Sponsor Filipino-Am	\$15,000				\$15,000	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Total Other Capital Costs	\$21,000	\$0	\$0	\$0	\$21,000	
<b>SOMCAN Tenant Counseling Program Total Budgeted Project Costs</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	

PGM BUDGET #4 - 160 Freelon AHD Resident Support						
Direct Staff Cost: Salary for 0.7 FTE Resident Services Staff	\$109,368				\$109,368	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Direct Staff Cost <i>(Specify)</i>					\$0	
Total Direct Staff Costs	\$109,368	\$0	\$0	\$0	\$109,368	
Other Indirect Staff Cost: Payroll Expenses, Admin Overhead, In	\$27,342				\$27,342	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Other Indirect Staff Cost <i>(Specify)</i>					\$0	
Total Indirect Staff Costs	\$27,342	\$0	\$0	\$0	\$27,342	
Total Staff Costs	\$136,710	\$0	\$0	\$0	\$136,710	
Travel					\$0	
Equipment	\$6,200				\$6,200	
Required Transit Passes/Cards <i>(see cell comment)</i>					\$0	
Other Transit Passes					\$0	
Supplies: Supplies for Workshops/Classes such as exercise mats	\$7,090				\$7,090	
Supplies <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Other Capital Costs <i>(Specify)</i>					\$0	
Total Other Capital Costs	\$13,290	\$0	\$0	\$0	\$13,290	
<b>160 Freelon AHD Resident Support Total Budgeted Project Costs</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	

TOTAL PROGRAMS (PGM) BUDGET						
Total Direct Staff Costs	\$334,368	\$0	\$0	\$0	\$334,368	
Total Indirect Staff Costs	\$56,342	\$0	\$0	\$0	\$56,342	
Total Other Capital Costs	\$304,234	\$0	\$0	\$0	\$304,234	
Total PGM Budgeted Project Costs	\$694,944	\$0	\$0	\$0	\$694,944	

**Development Sources**

			Construction Totals		\$104,427,449	\$0	\$104,427,449	Construction Terms			Permanent Terms					Details of Deferred Costs						
			Permanent Totals		\$104,427,449	\$0	\$104,427,449				Interest Rate		Repayment Terms			\$445,635	\$0	\$57,584,000	\$3,309,492			
Construction	Committed?	AHD vs HRI	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description	
Construction	No	HRI	AHSC HRI Grant	State-HCD																		
Construction	Yes	AHD	Tax-Exempt Construction Loan	Private	1	\$53,700,000		\$53,700,000	8.00%	Interest Only	34								\$53,700,000	\$1,406,234	Deferred City Soft Loan Const. Interest Until Ops	
Construction	Yes	AHD	Taxable Construction Loan	Private	1	\$16,856,337		\$16,856,337	8.00%	Interest Only	34										\$503,258	Operating Reserve Until Perm Conversion
Construction	Yes	AHD	San Francisco MOHCD Soft Loan	Local	2	\$22,577,591		\$22,577,591	3.00%	Deferred	34										\$1,400,000	Deferred Developer Fee Until Perm Conversion
Construction	Yes	AHD	Deferred Developer Fees	Private		\$1,000,000		\$1,000,000														
Construction	Yes	AHD	Other Deferred Costs			\$3,309,492		\$3,309,492														
Construction	Yes	AHD	Developer Fee Contribution																			
Construction	Yes	AHD	GP Equity	Private		\$100		\$100														
Construction	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$6,983,929		\$6,983,929														
<b>Permanent</b>																						
Permanent	No	HRI	AHSC HRI Grant	State-HCD																		
Permanent	No	AHD	AHSC AHD Funding	State-HCD	2	\$29,000,000		\$29,000,000	3.00%	Fixed for Term	55	3.00%	Fixed for Term	55	RR	55	\$121,800					
Permanent	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$3,884,000		\$3,884,000	7.25%	Fixed for Term	30	7.25%	Fixed for Term	30	FAM	17	\$317,949		\$3,884,000			
Permanent	Yes	AHD	San Francisco MOHCD Soft Loan	Local	2	\$22,577,591		\$22,577,591	3.00%	Fixed for Term	55	3.00%	Fixed for Term	55	RR	55	\$5,886					
Permanent	Yes	AHD	Deferred City Soft Loan Const. Interest Until Ops	Local	2	\$1,406,234		\$1,406,234	3.00%	Fixed for Term	55	3.00%	Fixed for Term	55	RR	55						
Permanent	Yes	AHD	Deferred Developer Fees	Private		\$1,000,000		\$1,000,000														
Permanent	Yes	AHD	Developer Fee Contribution																			
Permanent	Yes	AHD	GP Equity	Private		\$100		\$100														
Permanent	Yes	AHD	Gross Tax Credit Equity	Private		\$46,559,524		\$46,559,524														

**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.

The AHD Project is challenged by high construction costs due to being a Type I on a small parcel in the City of San Francisco.

**AHD Development Budget**

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes	
<b>LAND COST/ACQUISITION</b>							
Land Cost or Value	\$0						
Demolition	\$0						
Legal	\$20,000	\$20,000					
Land Lease Rent Prepayment	\$0						
Total Land Cost or Value	\$20,000	\$20,000	\$0				
Existing Improvements Cost or Value	\$0						
Off-Site Improvements	\$0						
Total Acquisition Cost	\$0	\$0	\$0		\$0		
Total Land Cost / Acquisition Cost	\$20,000	\$20,000	\$0				
Predevelopment Interest/Holding Cost	\$0						
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0						
Excess Purchase Price Over Appraisal	\$0						
<b>REHABILITATION</b>							
Site Work	\$0						
Structures	\$0						
General Requirements	\$0						
Contractor Overhead	\$0						
Contractor Profit	\$0						
Prevailing Wages	\$0						
General Liability Insurance	\$0						
Urban Greening	\$0						
Other Rehabilitation (Specify)	\$0						
Other Rehabilitation (Specify)	\$0						
Other Rehabilitation (Specify)	\$0						
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0		
Total Relocation Expenses	\$0						
<b>NEW CONSTRUCTION</b>							
Site Work	\$0			\$0			
Structures	\$65,033,580	\$65,033,580		\$65,033,580			
General Requirements	\$2,756,349	\$2,756,349		\$2,756,349			
Contractor Overhead	\$0			\$0			
Contractor Profit	\$2,273,756	\$2,273,756		\$2,273,756			
Prevailing Wages	\$0			\$0			
General Liability Insurance	\$1,225,184	\$1,225,184		\$1,225,184			
Urban Greening	\$200,000	\$200,000		\$200,000			
Payment & Performance Bonds	\$405,864	\$405,864		\$405,864			
Contractor's Contingency	\$1,254,842	\$1,254,842		\$1,254,842			
	\$0			\$0			
Total New Construction Costs	\$73,149,575	\$73,149,575	\$0	\$73,149,575	\$0		
<b>ARCHITECTURAL FEES</b>							
Design	\$2,708,225	\$2,708,225		\$2,708,225			
Supervision	\$0			\$0			
Total Architectural Costs	\$2,708,225	\$2,708,225	\$0	\$2,708,225	\$0		
Total Survey & Engineering	\$983,715	\$983,715		\$983,715			
<b>CONSTRUCTION INTEREST &amp; FEES</b>							
Construction Loan Interest	\$10,307,767	\$10,307,767		\$5,691,545			
Origination Fee	\$564,451	\$564,451		\$311,668			
Credit Enhancement/Application Fee	\$150,000	\$150,000		\$82,824			
Bond Premium	\$0			\$0			
Cost of Issuance	\$616,920	\$616,920		\$616,920			
Title & Recording	\$150,000	\$150,000		\$82,824			
Taxes	\$0			\$0			
Insurance	\$0			\$0			
Employment Reporting	\$0			\$0			
City Soft Loan Fee	\$275,776	\$275,776		\$152,273			
City Soft Loan Interest	\$1,406,234	\$1,406,234		\$776,467			
Total Construction Interest & Fees	\$13,471,148	\$13,471,148	\$0	\$7,714,521	\$0		
<b>PERMANENT FINANCING</b>							
Loan Origination Fee	\$31,072	\$31,072					
Credit Enhancement/Application Fee	\$110,000	\$110,000					
Title & Recording	\$0						
Taxes	\$0						
Insurance	\$0						

**AHD Development Budget**

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Other Perm. Financing Costs (Specify)	\$0					
Other Perm. Financing Costs (Specify)	\$0					
Total Permanent Financing Costs	\$141,072	\$141,072	\$0			
Subtotals Forward	\$90,473,735	\$90,473,735	\$0	\$84,556,036	\$0	
<b>LEGAL FEES</b>						
Legal Paid by Applicant	\$345,040	\$345,040		\$190,518		
Other Attorney Costs (Specify)	\$0					
Other Attorney Costs (Specify)	\$0					
Other Attorney Costs (Specify)	\$0					
Total Attorney Costs	\$345,040	\$345,040	\$0	\$190,518	\$0	
<b>RESERVES</b>						
Operating Reserve	\$503,258	\$503,258				
Replacement Reserve	\$0					
Transition Reserve Pool Fee	\$70,230	\$70,230				
Rent Reserve	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Total Reserve Costs	\$573,488	\$573,488	\$0			
<b>CONTINGENCY COSTS</b>						
Construction Hard Cost Contingency	\$3,657,479	\$3,657,479		\$3,657,479		
Soft Cost Contingency	\$898,947	\$898,947		\$719,158		
Total Contingency Costs	\$4,556,426	\$4,556,426	\$0	\$4,376,637	\$0	
<b>OTHER PROJECT COSTS</b>						
TCAC App/Allocation/Monitoring Fees	\$86,053	\$86,053				
Environmental Audit	\$0			\$0		
Local Development Impact Fees	\$0			\$0		
Permit Processing Fees	\$1,500,000	\$1,500,000		\$1,500,000		
Capital Fees	\$0			\$0		
Marketing	\$345,000	\$345,000				
Furnishings	\$170,000	\$170,000		\$170,000		
Market Study	\$25,000	\$25,000		\$25,000		
Accounting/Reimbursable	\$37,737	\$37,737				
Appraisal Costs	\$10,000	\$10,000		\$10,000		
Broadband Readiness	\$0					
Planning/Entitlement Processing Expeditor	\$85,000	\$85,000		\$85,000		
Community Relations Consultant	\$12,000	\$12,000		\$12,000		
Owner's Construction Manager/Representative	\$280,600	\$280,600		\$280,600		
Insurance	\$2,427,370	\$2,427,370		\$2,427,370		
	\$0			\$0		
Total Other Costs	\$4,978,760	\$4,978,760	\$0	\$4,509,970	\$0	
SUBTOTAL PROJECT COST	\$100,927,449	\$100,927,449	\$0	\$93,633,160	\$0	
<b>DEVELOPER COSTS</b>						
Developer Overhead/Profit	\$3,500,000	\$3,500,000		\$3,500,000		
Consultant/Processing Agent	\$0					
Project Administration	\$0					
Broker Fees Paid to a Related Party	\$0					
Construction Oversight by Developer	\$0					
Other Developer Costs (Specify)	\$0					
Total Developer Costs	\$3,500,000	\$3,500,000	\$0	\$3,500,000	\$0	
TOTAL PROJECT COST	\$104,427,449	\$104,427,449	\$0	\$97,133,160	\$0	
			Eligible Basis:	\$97,133,160	\$0	
			Total Eligible Basis:	\$97,133,160		

	DF 2023
Total Developer Fee (equals Total Developer Costs above):	\$3,500,000
Total Developer Fee paid from development funding sources:	\$2,499,900
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$1,000,000
Deferred Developer Fee payable from allowable 50% Distribution:	\$0
Developer Fee Contributed as Capital:	\$100

Scroll to the Right for more data input (sources) ----->

160 Freelon AHD and HRI Permanent Sources and Uses App AHSC0001219

Residential Sources and Uses Budget

Commercial Sources

USES OF FUNDS <i>Soft cost in red (total AHSC AHD below) \$0</i>	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	San Francisco MOHCD Soft Loan	Deferred City Soft Loan Const. Interest Until Ops										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																				Total	Total			
<b>LAND COST/ACQUISITION</b>																								
Land Cost or Value	\$0																		\$0	\$0	\$0			\$0
Demolition	\$0																		\$0	\$0	\$0			\$0
Legal	\$20,000																		\$20,000	\$20,000	\$20,000			\$0
Land Lease Rent Prepayment	\$0																		\$0	\$0	\$0			\$0
Total Land Cost or Value	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																		\$0	\$0	\$0			\$0
Off-Site Improvements	\$0																		\$0	\$0	\$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	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																		\$0	\$0	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																		\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																		\$0	\$0	\$0			\$0

REHABILITATION

Site Work	\$0																		\$0	\$0	\$0			\$0
Structures	\$0																		\$0	\$0	\$0			\$0
General Requirements	\$0																		\$0	\$0	\$0			\$0
Contractor Overhead	\$0																		\$0	\$0	\$0			\$0
Contractor Profit	\$0																		\$0	\$0	\$0			\$0
Prevailing Wages	\$0																		\$0	\$0	\$0			\$0
General Liability Insurance	\$0																		\$0	\$0	\$0			\$0
Urban Greening	\$0																		\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																		\$0	\$0	\$0			\$0

NEW CONSTRUCTION

Site Work	\$0																		\$0	\$0	\$0			\$0
Structures	\$65,033,580	\$29,000,000	\$3,884,000	\$22,577,591															\$9,571,989	\$65,033,580	\$65,033,580	\$0		\$0
General Requirements	\$2,756,349																		\$2,756,349	\$2,756,349	\$2,756,349	\$0		\$0
Contractor Overhead	\$0																		\$0	\$0	\$0			\$0
Contractor Profit	\$2,273,756																		\$2,273,756	\$2,273,756	\$2,273,756	\$0		\$0
Prevailing Wages	\$0																		\$0	\$0	\$0			\$0
General Liability Insurance	\$1,225,184																		\$1,225,184	\$1,225,184	\$1,225,184	\$0		\$0
Urban Greening	\$200,000																		\$200,000	\$200,000	\$200,000	\$0		\$0
Payment & Performance Bonds	\$405,864																		\$405,864	\$405,864	\$405,864	\$0		\$0
Contractor's Contingency	\$1,254,842																		\$1,254,842	\$1,254,842	\$1,254,842	\$0		\$0
0	\$0																		\$0	\$0	\$0			\$0
Total New Construction Costs	\$73,149,575	\$29,000,000	\$3,884,000	\$22,577,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,687,984	\$73,149,575	\$73,149,575	\$0	\$0	\$0

ARCHITECTURAL FEES

Design	\$2,708,225																		\$2,708,225	\$2,708,225	\$2,708,225	\$0		\$0
Supervision	\$0																		\$0	\$0	\$0			\$0
Total Architectural Costs	\$2,708,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,708,225	\$2,708,225	\$2,708,225	\$0	\$0	\$0
Total Survey & Engineering	\$983,715																		\$983,715	\$983,715	\$983,715	\$0		\$0

CONSTRUCTION INTEREST & FEES

Construction Loan Interest	\$10,307,767																		\$10,307,767	\$10,307,767	\$10,307,767	\$0		\$0
Origination Fee	\$564,451																		\$564,451	\$564,451	\$564,451	\$0		\$0
Credit Enhancement/Application Fee	\$150,000																		\$150,000	\$150,000	\$150,000	\$0		\$0
Bond Premium	\$0																		\$0	\$0	\$0			\$0
Cost of Issuance	\$616,920																		\$616,920	\$616,920	\$616,920	\$0		\$0
Title & Recording	\$150,000																		\$150,000	\$150,000	\$150,000	\$0		\$0

Residential Sources and Uses Budget

USES OF FUNDS <i>Soft cost in red (total AHSC AHD below) \$0</i>	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	San Francisco MOHCD Soft Loan	Deferred City Soft Loan Const. Interest Until Ops										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources		
																				Residential Costs	Commercial Costs			
																				Total	Total			
Taxes	\$0																	\$0	\$0	\$0	\$0	\$0		
Insurance	\$0																	\$0	\$0	\$0	\$0	\$0		
Employment Reporting	\$0																	\$0	\$0	\$0	\$0	\$0		
City Soft Loan Fee	\$275,776																	\$275,776	\$275,776	\$275,776	\$0	\$0		
City Soft Loan Interest	\$1,406,234				\$1,406,234													\$0	\$1,406,234	\$1,406,234	\$0	\$0		
<b>Total Construction Interest &amp; Fees</b>	<b>\$13,471,148</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,406,234</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,064,914</b>	<b>\$13,471,148</b>	<b>\$13,471,148</b>	<b>\$0</b>	<b>\$0</b>		

PERMANENT FINANCING

Loan Origination Fee	\$31,072																	\$31,072	\$31,072	\$31,072	\$0	\$0
Credit Enhancement/Application Fee	\$110,000																	\$110,000	\$110,000	\$110,000	\$0	\$0
Title & Recording	\$0																	\$0	\$0	\$0	\$0	\$0
Taxes	\$0																	\$0	\$0	\$0	\$0	\$0
Insurance	\$0																	\$0	\$0	\$0	\$0	\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
Other Perm. Financing Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
<b>Total Permanent Financing Costs</b>	<b>\$141,072</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$141,072</b>	<b>\$141,072</b>	<b>\$141,072</b>	<b>\$0</b>	<b>\$0</b>
<b>Subtotals Forward</b>	<b>\$90,473,735</b>	<b>\$29,000,000</b>	<b>\$3,884,000</b>	<b>\$22,577,591</b>	<b>\$1,406,234</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,605,910</b>	<b>\$90,473,735</b>	<b>\$90,473,735</b>	<b>\$0</b>	<b>\$0</b>

LEGAL FEES

Legal Paid by Applicant	\$345,040																	\$345,040	\$345,040	\$345,040	\$0	\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
Other Attorney Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
<b>Total Attorney Costs</b>	<b>\$345,040</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$345,040</b>	<b>\$345,040</b>	<b>\$345,040</b>	<b>\$0</b>	<b>\$0</b>

RESERVES

Operating Reserve	\$503,258																	\$503,258	\$503,258	\$503,258	\$0	\$0
Replacement Reserve	\$0																	\$0	\$0	\$0	\$0	\$0
Transition Reserve Pool Fee	\$70,230																	\$70,230	\$70,230	\$70,230	\$0	\$0
Rent Reserve	\$0																	\$0	\$0	\$0	\$0	\$0
Other Reserve Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
Other Reserve Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
Other Reserve Costs (Specify)	\$0																	\$0	\$0	\$0	\$0	\$0
<b>Total Reserve Costs</b>	<b>\$573,488</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$573,488</b>	<b>\$573,488</b>	<b>\$573,488</b>	<b>\$0</b>	<b>\$0</b>

CONTINGENCY COSTS

Construction Hard Cost Contingency	\$3,657,479																	\$3,657,479	\$3,657,479	\$3,657,479	\$0	\$0
<i>Soft Cost Contingency</i>	<i>\$898,947</i>																	<i>\$898,947</i>	<i>\$898,947</i>	<i>\$898,947</i>	<i>\$0</i>	<i>\$0</i>
<b>Total Contingency Costs</b>	<b>\$4,556,426</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,556,426</b>	<b>\$4,556,426</b>	<b>\$4,556,426</b>	<b>\$0</b>	<b>\$0</b>

OTHER PROJECT COSTS

TCAC App/Allocation/Monitoring Fees	\$86,053																	\$86,053	\$86,053	\$86,053	\$0	\$0
<i>Environmental Audit</i>	<i>\$0</i>																	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Local Development Impact Fees	\$0																	\$0	\$0	\$0	\$0	\$0
Permit Processing Fees	\$1,500,000																	\$1,500,000	\$1,500,000	\$1,500,000	\$0	\$0
Capital Fees	\$0																	\$0	\$0	\$0	\$0	\$0
Marketing	\$345,000																	\$345,000	\$345,000	\$345,000	\$0	\$0
Furnishings	\$170,000																	\$170,000	\$170,000	\$170,000	\$0	\$0
Market Study	\$25,000																	\$25,000	\$25,000	\$25,000	\$0	\$0
Accounting/Reimbursable	\$37,737																	\$37,737	\$37,737	\$37,737	\$0	\$0
Appraisal Costs	\$10,000																	\$10,000	\$10,000	\$10,000	\$0	\$0
Broadband Readiness	\$0																	\$0	\$0	\$0	\$0	\$0
Planning/Entitlement Processing Expeditor	\$85,000																	\$85,000	\$85,000	\$85,000	\$0	\$0
Community Relations Consultant	\$12,000																	\$12,000	\$12,000	\$12,000	\$0	\$0
Owner's Construction Manager/Representative	\$280,600																	\$280,600	\$280,600	\$280,600	\$0	\$0
Insurance	\$2,427,370																	\$2,427,370	\$2,427,370	\$2,427,370	\$0	\$0
0	\$0																	\$0	\$0	\$0	\$0	\$0
<b>Total Other Costs</b>	<b>\$4,978,760</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,978,760</b>	<b>\$4,978,760</b>	<b>\$4,978,760</b>	<b>\$0</b>	<b>\$0</b>

Residential Sources and Uses Budget

USES OF FUNDS <i>Soft cost in red (total AHSC AHD below) \$0</i>	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	San Francisco MOHCD Soft Loan	Deferred City Soft Loan Const. Interest Until Ops										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources		
																				Residential Costs	Commercial Costs			
SUBTOTAL PROJECT COST	\$100,927,449	\$29,000,000	\$3,884,000	\$22,577,591	\$1,406,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,059,624	\$100,927,449	Total	Total	\$0	\$0	\$0

DEVELOPER COSTS

Developer Overhead/Profit	\$3,500,000														\$1,000,000		\$100	\$2,499,900	\$3,500,000	\$3,500,000	\$0			\$0	
Consultant/Processing Agent	\$0																	\$0	\$0	\$0	\$0				\$0
Project Administration	\$0																	\$0	\$0	\$0	\$0				\$0
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0	\$0				\$0
Construction Oversight by Developer	\$0																	\$0	\$0	\$0	\$0				\$0
Other Developer Costs (Specify)	\$0																	\$0	\$0	\$0	\$0				\$0
Total Developer Costs	\$3,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$100	\$2,499,900	\$3,500,000	\$3,500,000	\$0	\$0		\$0	\$0
TOTAL PROJECT COST	\$104,427,449	\$29,000,000	\$3,884,000	\$22,577,591	\$1,406,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$100	\$46,559,524	\$104,427,449	\$104,427,449	\$0	\$0		\$0	\$0

AHD TOTAL PROJECT COSTS	\$104,427,449	\$29,000,000	\$3,884,000	\$22,577,591	\$1,406,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$100	\$46,559,524	\$104,427,449	\$104,427,449	\$0	\$0		\$0	\$0
TOTAL AHD PROJECT COSTS		\$29,000,000	\$3,884,000	\$22,577,591	\$1,406,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$100	\$46,559,524	\$104,427,449	\$104,427,449	\$0	\$0		\$0	\$0

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.  
 Urban greening projects include drought tolerant and native species landscaping and landscape restoration and green roofing.



Annual Income and Expenses

Employee Information

Comments

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
1	1.00	On-Site Manager(s)	\$85,000	\$0	
1	1.00	On-Site Assistant Manager(s)	\$52,400		
1	0.10	Supportive Services Staff Supervisor(s)	\$10,400		
3	2.50	Supportive Services Coordinator, On-Site	\$104,000		
		Other Supportive Services Staff (inc. Case Manager)			
1	1.00	On-Site Maintenance Employee(s)	\$80,080		
		On-Site Leasing Agent/Administrative Employee(s)			
		On-Site Security Employee(s)			
		Other: Janitorial Contract	\$34,000		
		Other (specify)			
Total Salaries and Value of Free Rent Units			\$365,880	\$0	
6711		Payroll Taxes	\$80,439	Show free rent as an expense?	Incl. WC, Employee Benefits
6722		Workers Compensation			
6723		Employee Benefits			
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$80,439		
Total Employee(s) Expenses			\$446,319		

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
None	On-Site Manager(s)	2	875	
Total Square Footage			875	

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$1,415,220		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	SF LOSP	\$363,299		
	Subsidy Program Name (Specify)	\$0		
	Operating Subsidies			
5910	Laundry and Vending Revenue	\$10,711		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$1,789,230	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments			Subsidy is set amount independent of occupancy
	Vacancy Rate:	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income			
5220/5240	Vacancy Loss(es)	\$71,297	\$0	
	Effective Gross Income (EGI)	\$1,717,934	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
<b>Administrative Expenses: 6200/6300</b>				
6203	Conventions and Meetings			
6210	Advertising and Marketing			
6250	Other Renting Expenses	\$5,950		

**Annual Income and Expenses**

6310	Office/Administrative Salaries -- from above	\$0		
6311	Office Expenses	\$49,980		
6312	Office or Model Apartment Rent			
6320	Management Fee	\$82,457		
6330	Site/Resident Manager(s) Salaries -- from above	\$137,400		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$25,500		
6350	Audit Expense	\$21,250		
6351	Bookkeeping Fees/Accounting Services			
6390	Miscellaneous Administrative Expenses	\$24,280		
6263T	Total Administrative Expenses	\$346,817	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
<b>Utilities Expenses: 6400</b>				
6450	Electricity	\$87,125		
6451	Water	\$51,000		
6452	Gas			
6453	Sewer	\$80,750		
	Other Utilities (specify)			
6400T	Total Utilities Expenses	\$218,875	\$0	
<b>Operating and Maintenance Expenses: 6500</b>				
6510	Payroll -- from above	\$114,080		
6515	Supplies	\$29,750		
6520	Contracts			
6521	Operating & Maintenance Free Rent Unit -- from above	\$0		
6525	Garbage and Trash Removal	\$72,250		
6530	Security Contract			
6531	Security Free Rent Unit -- from above	\$0		
6546	Heating/Cooling Repairs and Maintenance			
6548	Snow Removal			
6570	Vehicle & Maintenance Equipment Operation/Reports			
6590	Miscellaneous Operating and Maintenance Expenses			
6500T	TOTAL Operating & Maintenance Expenses	\$216,080	\$0	
<b>Taxes and Insurance: 6700</b>				
6710	Real Estate Taxes	\$3,000		
6711	Payroll Taxes (Project's Share) -- from above	\$80,439		
6720	Property and Liability Insurance (Hazard)	\$84,150		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation -- from above	\$0		
6723	Health Insurance/Other Employee Benefits--from above	\$0		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance			
6700T	Total Taxes and Insurance	\$167,589	\$0	
<b>Supportive Services Costs: 6900</b>				
6990	Staff Supervisor(s) Salaries - from above	\$10,400		
6990	Services Coordinator Salaries, On-Site - from above	\$104,000		
6990	Other Supportive Services Staff Salaries - from above	\$0		
6990	Supportive Services Admin Overhead	\$28,467		
6990	Other Supportive Services Costs: Materials & Supplies	\$33,412		
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$176,279	\$0	
	Total Operating Expenses	\$1,125,640	\$0	Comments
<b>Funded Reserves: 7200</b>				
		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$42,500		
7220	Other Reserves (specify)			
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$42,500	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$15,000	\$0	

**Annual Income and Expenses**

	Total Ground Lease	\$15,000	\$0	
	Net Operating Income	\$534,794	\$0	
Financial Expenses: 6800				Comments
6820	1st Mortgage Debt Service	\$317,949		
6830	2nd Mortgage Debt Service			
6840	3rd Mortgage Debt Service			
6890	AHSC .42% Fee	\$121,800		
6890	Other HCD .42% (Specify)			
6890	Other HCD .42% (Specify)			
6890	Bond Issuer Fee	\$5,886		
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6800T	Total Financial Expenses	\$445,635	\$0	
	Cash Flow	\$89,159	\$0	
7190	Asset Management/Similar Fees	\$32,770		

Total Operating Expenses Per Unit		Per Year	Per Month	
Without any Adjustments		\$13,243	\$1,104	
With the Value of Rent-Free Units Included		\$13,243	\$1,104	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$11,134	\$928	

## Program Threshold Requirements

### §106 Threshold Requirements

Application Threshold Requirements: In addition to requirements detailed in §102 through §105, to be eligible for AHSC Program funding, an application shall demonstrate to the Department all the following requirements.

(a) By the time of application submission, the Project shall meet the following requirements:

- (1) Applicant(s) certifies that the proposed Project supports the implementation of the applicable Sustainable Community Strategy (SCS) or Alternative Planning Strategy (APS) as confirmed by the Metropolitan Planning Organization (MPO), or the equivalent regional planning agency, as required by Public Resources Code section 75210 et seq. The application must be consistent with activities or strategies identified in the SCS, APS, or equivalent planning document that demonstrates a per capita reduction in VMT and GHG. Yes

File Name:	29. SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Uploaded to HCD?	Yes
------------	----------------------------------	---	------------------	-----

- (2) Applicant(s) certifies that the proposed Project must be consistent with the State Planning Priorities established pursuant to §65041.1 of the Government Code. Yes

- (3) Applicant(s) certifies the completion and approval or adoption of environmental clearances required under the California Environmental Quality Act (CEQA). For Projects receiving federal funds subject to review under the National Environmental Policy Act (NEPA), a copy of the Project's Authority to Use Grant Funds must be provided prior to the construction loan closing. It is not necessary to have the Authority to Use Grant Funds at application stage. Applicants must also affirm all applicable time periods for filing appeals or lawsuits will have lapsed within 30 days after the application due date with lawsuits or appeals resolved. Yes

- (A) STI or TRA components of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in §106(a)(3) above until prior to the initial disbursement of grant funds.
- (B) Applicants are not required to complete any necessary environmental clearances prompted exclusively by rental and/or operating subsidies prior to the AHSC application deadline.

#### AHD environmental clearances

**IEPA:** Is Federal funding proposed that will trigger NEPA requirements?  No  Yes If available, enter date of "Authority to Use Grant Funds"

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

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

The AHD project is exempt from CEQA. The AHD was approved in accordance with the provisions of AB-2162. AB-2162 amends Government Code Section 66583 and adds Code Section 65650 to require local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for Conditional Use Authorization or similar discretionary entitlements granted by the Planning Commission.

File Name:	30. AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
File Name:	31. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Uploaded to HCD?	Yes
File Name:	32. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Uploaded to HCD?	Yes

#### STI environmental clearances

**IEPA:** Is Federal funding proposed that will trigger NEPA requirements?  Yes  No If Yes, enter date of "Authority to Use Grant Funds"

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

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

STI 1: Howard Streetscape - MTA Project from 4th Street to 11th Street won a federal grant from USDOT and is in the process of completing NEPA. Expected completion is May 2025. CEQA determination for the Central SoMa project, of which the Howard St project is a part of was certified in December 2018.

STI 2: Transit Only Lane Colorization (Red Carpet Lanes) is Categorically Exempt from CEQA.

STI 3: 3rd Street Transit and Safety Project - STI is part of the Muni Forward program, formerly called the Transit Effectiveness Project. All planned Muni Forward projects were included in the programmatic EIR approved on 3/27/2014. Transit Signal Priority (TSP) involving above-ground and in-bus installation of equipment and software upgrades will likely be Categorically Exempt from CEQA.

File Name:	38. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
File Name:	39. STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	Yes

#### TRA environmental clearances

**IEPA:** Is Federal funding proposed that will trigger NEPA requirements?  No  Yes If Yes, enter date of "Authority to Use Grant Funds"

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

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

The 3rd Street Transit and Safety project is a part of the Muni Forward Project, formerly called the Transit Effectiveness project. All planned Muni Forward projects were included in the programmatic EIR for Transit Effectiveness, approved on 3/27/14. Specific improvements, such as boarding islands, curb cuts, pedestrian bulbs are categorically exempt from CEQA.

File Name:	40. TRA Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
------------	-----------------------	--	------------------	-----

- (4) Applicant(s) certifies that all discretionary local land use approvals have been obtained, and any applications for streamlined ministerial approval under Government Code §65913.4 have been submitted to the relevant local government; Yes
- (A) This requirement is not applicable where a Tribal Entity Applicant is proposing a Project located in Indian Country.

**AHD discretionary local land use approvals**

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
San Francisco Planning Depa	2/9/23	Development Plan Approval	The AHD was approved in accordance with the provisions of AB-2162. AB-2162 amends Government Code Section 66583 and adds Code Section 65650 to require local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval.

**STI discretionary local land use approvals**

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A		Other	There are no local land use approvals necessary as STI 1, STI 2, and STI 3 are located in the public right of way.

**TRA discretionary local land use approvals**

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A		Other	There are no local land use approvals necessary in the public right of way.

(5) Applicant(s) certifies that as of the date of application, the **Applicant(s)**, the **Project**, or the real property on which the **Project** is proposed may not be party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the **Project**. Further, the **Applicant(s)** shall disclose and describe any claim or action undertaken by or against the **Applicant(s)**, the **Project** or the Property which affects or potentially affects the feasibility of the **Project**.

Yes

No

Is the **Applicant(s)**, the **Project**, or the real property on which the **Project** is proposed the party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the Project?

(6) Applicant(s) certifies that construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**. Any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse is exempt from this requirement.

Yes

No

Has there been any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse?

(7) Applicant(s) certifies to demonstrate consistency with [State Relocation Assistance Law \(CA Gov Code Sec. 7260-7277\)](#).

Does the **Project** trigger [State Relocation Assistance Law \(Title 1, GC, Division 7, Chapter 16, commencing at Section 7260, and Title 25 CCR, Subchapter 1, Chapter 6, commencing at Section 6000\)?](#)

Yes

No

Provide a narrative explanation, in the box below, **supporting why relocation is not required**. "N/A" or "Vacant Land" is not sufficient.

The AHD project site is vacant and development at the site will not require the relocation of any existing residents or businesses.

(8) Applicant(s) certifies that **Applications** that include a **Locality** as an **Applicant** must at the time of application, have submitted their housing element annual progress reports to the Department as required by [Government Code §65400](#) for the current and prior year.

[Housing Element information](#) Submission date for current year  Submission date for prior year

Yes

(9) **Applicant(s)** certifies to demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The **Project** site must not be designated as **Agricultural Land** according to the [California Department of Conservation's Farmland Mapping and Monitoring Program \(FMMP\) Tool \(California Important Farmland Finder\)](#). An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site**.

[\(California Important Farmland Finder\)](#)

Yes

**AHD**

Applicant(s) certifies that the **AHD** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	44. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
------------	---------------	--	------------------	-----

**STI**

Applicant(s) certifies that the **STI** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes
-----

File Name:	48. STI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
------------	---------------	--	------------------	-----

**TRA**

Applicant(s) certifies that the **TRA** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes
-----

File Name:	50. TRA No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
------------	---------------	--	------------------	-----

(10) Applications requesting **AHSC Program** funding for **Sustainable Transportation Infrastructure**, **Transportation Related Amenities**, or both must satisfy all the following:

Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure** and/or **Transportation Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies, and plans enforced or implemented by that entity.

Is approval by a local public works department, or other responsible local agency, required for the **STI** and/or **TRA** Capital Project?

Yes
-----

File Name:	52. STI-TRA Local Approvals	Statement from entity indicating the STI and/or TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
------------	-----------------------------	---	------------------	-----

If the **Sustainable Transportation Infrastructure** and/or **Transportation Related Amenities Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

The no net loss requirements contained in §106(c)(3)(D) of these **Guidelines** apply to **Sustainable Transportation Infrastructure** or **Transportation Related Amenities Capital Projects** occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application

- (i) Will the proposed **STI/TRA** Project involve the demolition of existing residential units? 

No
----
- Will the proposed **STI/TRA** Project involve the demolition of existing units which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application? 

No
----

(b) Applicants must also demonstrate the following at the time of application, unless otherwise indicated:

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

Yes
-----

[CCI Quantification, Benefits, and Reporting Materials](#)

Applicant(s) certifies that all proposed **Affordable Housing Developments** located in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or card to each **Restricted Unit** for at least 3 years. If the transit agency does not provide passes with unlimited rides, the card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be funded with **AHSC Program** funding pursuant to §103(f).

Yes
-----

The Transit Pass Program will provide at no charge one unlimited monthly transit pass for 36 months (3 years) to each household restricted to 60% TCAC AMI or less (84 of the 85 units). All 84 restricted units will receive a Muni Only "M" Pass with an annual value of \$972.00 per household per year.

# of passes or cards that will be provided:	84	Is there at least one pass per <b>Restricted Unit</b> ?	TRUE	Type of transit passes provided:	Free Transit Pass
Annual Transit Passes Value	\$972	Duration of Funding for Transit Passes (years)?	3		

(3) The **Project** must:

Applicant(s) certifies to incorporate more than one **Urban Greening** feature with dedicated maintenance for at least two years. The awardee is ultimately responsible for the maintenance of the **Urban Greening** features in the **Project**, even if municipal ordinance assigns responsibility for their maintenance to adjacent property owners. **Applicants** must propose at least \$200,000 in reasonable direct **Urban Greening** costs.

Yes
-----

Drought tolerant and native species landscaping and landscape restoration	Green roofing
Urban Greening costs: AHD: \$200,000 HRI: \$0 STI: \$887,700 TRA: \$0 Meets threshold requirement?	TRUE

Applicant(s) certifies to include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the **Project** including active transportation routes and transit stations or stops.

Yes
-----

Applicant(s) certifies that the application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with **AHSC Program** and application requirements.

Yes
-----

Applicant(s) certifies to demonstrate that the **Project** is financially feasible as evidenced by documentation including, but not limited to, **Enforceable Funding Commitments**, a market study, which for rental **AHDs** meets the requirements specified in the **TCAC Regulations §10322(h)(10)**, project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed **Affordable Housing Development**.

Yes
-----

Does the Market study demonstrate that the **Project** is financially feasible?

Yes
-----

File Name:	53. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
------------	--------------------------	--	------------------	-----

**AHD/HRI Enforceable Funding Commitments**

Make sure to submit all "Enforceable Funding Commitments" for the proposed AHD and/or HRI project as stated at the "Dev Sources" sheet/tab.

File Name:	54. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 5 permanent sources, plus Equity Investor if known at time of application.	Uploaded to HCD?	Yes
------------	--	--	------------------	-----

**STI Enforceable Funding Commitments**

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC STI Grant	State-HCD		\$8,037,630					
Yes	11/28/23	Prop B/Developer Fees/Prop L	Local		\$25,909,568					
Yes	12/31/22	RAISE Grant	Fed		\$23,000,000					
Yes	3/17/22	Prop AA Vehicle License Fee	Local		\$1,000,000					
<b>Total Committed Non-AHSC STI Funds</b>					\$49,909,568	<b>TOTAL (must equal STI Budget Amount)</b>			<b>\$57,947,198</b>	

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

N/A

File Name:	55. EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 3 non-AHSC STI funding commitments.	Uploaded to HCD?	Yes
------------	--	--	------------------	-----

**TRA Enforceable Funding Commitments**

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC TRA Grant	State-HCD		\$3,430,000					
Yes	3/19/24	Prop B	Local		\$1,150,000					
<b>Total Committed Non-AHSC TRA Funds</b>					\$1,150,000	<b>TOTAL (must equal TRA Budget Amt)</b>			<b>\$4,580,000</b>	

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

N/A

File Name:	56. EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 1 non-AHSC TRA funding commitments.	Uploaded to HCD?	Yes
------------	--	--	------------------	-----

**PGM Enforceable Funding Commitments**

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC PGM Grant	State-HCD		\$694,944		Transit Passes will not contribute to \$600k PGM cap.			
<b>Total Committed Non-AHSC PGM Funds</b>					\$0	<b>TOTAL (must equal PGM Budget Amount)</b>			<b>\$694,944</b>	

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

N/A

File Name:	57. EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
------------	--	--	------------------	-----

(6) The **Applicant** or **Locality** serving as the **Developer** of a particular component of the **Project** must demonstrate **Site Control** of the property on which that **Project** component will be located as set forth at **UMR §8303** and **§8316** with the additional requirement that the **Applicant** shall maintain site control through the award date. Yes

(A) The following shall apply to **Capital Projects**:

Where **Site Control** is in the name of another entity, the **Applicant** shall provide documentation, in form and substance reasonably satisfactory to the **Department** (e.g., a purchase and sale agreement, an option, a leasehold interest/option, a disposition and development agreement, an exclusive right to negotiate with a **Public Agency** for the acquisition of the site), which clearly demonstrates that the **Applicant** has an acceptable form of right to acquire or lease the **Project** property.

(ii) Where **Site Control** will be satisfied by a long-term ground lease, the **Department** will require the execution and recordation of the **Department's** form lease rider at the time of permanent loan closing, which shall be entered into by and among the ground lessor, the ground lessee, the **Department**, and any other applicable parties. In all cases, the lease rider shall be recorded against the fee interest in the **Project** property.

**AHD Site Control**

Form of site control (See Site Control in **Appendix A**) Enforceable Option to Lease or Purchase Most recent document execution date 4/4/23

Ground Lease planned? Yes

Lessor	Term	Annual Payment
City and County of San Francisco	3 years	\$0

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

The current property owner, 598 Brannan Street Phase 1, LLC, agreed to transfer the AHD parcel through a land donation agreement to the City and County of San Francisco ("City") for the purposes of the parcel to be developed as a 100% affordable housing project. Subsequently, the City entered into an option to ground lease with the AHD Owner for the purposes of developing the AHD Project. Upon construction closing, the City and the AHD Owner will terminate the Option to Lease and enter into a 55-year Ground Lease for the annual rent of \$15,000.

File Name:	58. AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
File Name:	59. AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	Yes

**STI** Site Control

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

Ground Lease planned?

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

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

File Name:	61. STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
------------	----------------------	--	------------------	-----

**TRA** Site Control

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

Ground Lease planned?

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

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

File Name:	62. TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
------------	----------------------	--	------------------	-----

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

App due date

(A) For **AHD** components, completed projects submitted to demonstrate experience must include a functionally equivalent number of units, type of construction, number of stories, and amenities. Quantities used for demonstration of experience may not be cumulative across multiple projects.

(B) **AHD Applicant(s)** certifies to demonstrate capacity to acquire, develop, and own affordable rental or homeownership housing at the time of application that is consistent with the housing tenure proposed in the **Application**. For purposes of this subdivision, an entity has capacity if it has adequate staff, capital, assets, and other resources to meet the operational needs of the **AHD**; to maintain the fiscal integrity of the **AHD**; and to satisfy all legal requirements and obligations in connection with the **AHD**. Evidence of capacity must be reasonably acceptable to the **Department** in form and substance. The **Department** will exercise reasonable discretion in determining capacity. In all cases, the **Department** will review organizational documents of each **Applicant** entity. Where necessary to clarify ambiguities in the application, the **Department** may request any of the following subsequent to Application submittal:

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

**AHD** requisite experience

Requisite experience **project name #1**

Name of Applicant demonstrating requisite experience	The Related Companies of California, LLC (Applicant 1)			Completion Date	5/28/2018
Meets ten year requirement?	<input checked="" type="text" value="TRUE"/>	Project tenure (in years)	5.81	Number of units	92
				Units per Acre	43
				Total commercial (square feet)	0
Type of construction	Type V	Number of stories	4	Total residential (square feet)	276,127

Paradise Creek II is the second phase of Paradise Creek Apartments, a TOD with low-income apartments for households between 30% and 50% AMI. As a large-family project, co-developed by Related California and Community HousingWorks, Paradise Creek II comprises 92 apartments on 2.15 acres of land, plus the expansion and improvement of Paradise Creek Educational Park. This LEED for Homes Gold development consists of six studios, 21 one-bedroom units, 36 two-bedroom units, and 29 three-bedroom units across two residential buildings.

Requisite experience **project name #2**

Name of Applicant demonstrating requisite experience	The Related Companies of California, LLC (Applicant 1)			Completion Date	6/27/17
Meets ten year requirement?	<input checked="" type="text" value="TRUE"/>	Project tenure (in years)	6.73	Number of units	200
				Units per Acre	107
				Commercial (square feet)	10,079
Type of construction	Type V over Type I	Number of stories	5	Total residential (square feet)	155,563

Mission Bay Block 7, known as Five 88, is a mixed-use TOD with low-income apartments for households earning no more than 60% AMI. The project also includes over 10,000 square feet of commercial space along 4th Street and 53 parking spaces. Co-developed by Related California and Chinatown Community Development Corporation, Five 88 comprises 200 apartments on 1.86 acres of land consisting of 72-one bedroom units and 128 two-bedroom units.

File Name:	63. Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes
------------	----------------------------------	---	------------------	-----

(C) For **STI** or **TRA** components only, an **Applicant** may demonstrate the requisite experience in §106(b)(7) by using the past experience of work completed of a **Locality** or transportation agency non-applicant so long as the **Applicant** can provide an executed agreement with that specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC **Project** for which funding is sought, thereby demonstrating that the Locality or transportation agency will be serving as the **STI** or **TRA Developer** for that **Capital Project**.

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



**STI** Requisite experience for Howard Streetscape - MTA Project from 4th Street to 11th Street STI C&

Requisite experience <b>project name #1</b>	2nd Street Improvement Project			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	1/1/19
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	5.22	
<p>The 2nd Street Improvement Project extends from Market Street to King Street, stretching from downtown San Francisco to the SOMA district. In accordance with the San Francisco Bicycle Plan, the project will provide space for bicycles along the entire length of 2nd Street, from Market to King Streets. Streetscape improvements include special crosswalks and new infill street trees along the entire corridor, as well as a pedestrian refuge space at the South Park Avenue intersection and expansion of an existing pedestrian refuge at Harrison Street. The project also includes roadway resurfacing, concrete curb reconstruction, the installation of ADA-compliant curb-ramps, and upgrades to the traffic signal system.</p>				

Requisite experience <b>project name #2</b>	5th Street Quick Build Project			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	4/1/21
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	2.97	
<p>The 5th Street Quick Build Project includes a variety of street improvements to improve the safety of cyclists, pedestrians, and transit passengers, including:</p> <ul style="list-style-type: none"> <li>- protected bicycle facilities to improve the safety and comfort of cyclists for the entire length of the corridor (completed in early 2020);</li> <li>- leading pedestrian intervals to allow a head start for pedestrians when crossing the street (completed in early 2020);</li> <li>- pedestrian safety striping treatments, especially at high injury intersections, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020);</li> <li>- signal timing improvements including separated bike signals at key intersections (completed in early 2020);</li> <li>- transit boarding islands to increase reliability of transit services and comfort for waiting passengers (installed in early 2021);</li> </ul>				

**STI** Requisite experience for Red Carpet Lanes (Transit Only Lanes) STI Capital Project

Requisite experience <b>project name #1</b>	Geary Boulevard BRT and Safety Improvements			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	7/21/21
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	2.66	
<p>Temporary emergency transit lanes were installed along segments of Geary Boulevard in Winter 2020-21. Evaluation performed in Spring 2021 showed that the new transit lanes and other treatments had improved the 38 Geary bus performance with minimal traffic impacts, and a majority of those who took the evaluation survey supported making the transit lanes permanent.</p>				

Requisite experience <b>project name #2</b>	Van Ness BRT			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	4/1/22
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	1.97	
<p>The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. The Project includes safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks, and audible countdown signals.</p>				

**STI** Requisite experience for 3rd Street Transit and Safety Project - STI & Mission Street Transit Sigr

Requisite experience <b>project name #1</b>	Geary Boulevard BRT and Safety Improvements			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	7/21/21
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	2.66	
<p>Temporary emergency transit lanes were installed along segments of Geary Boulevard in Winter 2020-21. Evaluation performed in Spring 2021 showed that the new transit lanes and other treatments had improved the 38 Geary bus performance with minimal traffic impacts, and a majority of those who took the evaluation survey supported making the transit lanes permanent.</p>				

Requisite experience <b>project name #2</b>	Van Ness BRT			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	4/1/21
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	2.97	
<p>The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. The Project includes safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks, and audible countdown signals.</p>				

File Name:	65. Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
------------	----------------------------------	--	------------------	-----

**TRA** Requisite experience for 3rd Street Transit and Safety Project - TRA TRA Capital Project

Requisite experience <b>project name #1</b>	Geary Boulevard BRT and Safety Improvements			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	7/21/21
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	2.66	
<p>Temporary emergency transit lanes were installed along segments of Geary Boulevard in winter 2020-21. Evaluation done in spring 2021 showed that the new transit lanes and other treatments have improved 38 Geary bus performance with minimal traffic impacts, and a majority of those who took our evaluation survey supported making the transit lanes permanent.</p>				

Requisite experience <b>project name #2</b>	Van Ness BRT			
Name of Applicant demonstrating requisite experience	City and County of San Francisco		Completion Date	4/1/22
Meets <b>ten</b> year requirement?	<b>TRUE</b>	Project tenure (in years)	1.97	

The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. Safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks and audible countdown signals.

File Name:	66. Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
------------	----------------------------------	--	------------------	-----

(8) Applicant(s) certifies for **TOD** and **ICP** projects, the **High Quality Transit** or **Qualifying Transit**, respectively, must be serving the **Transit Station/Stop** at the time of application submittal. For **RIPA** projects, the **Qualifying Transit** or **High Quality Transit** must be serving the **Transit Station/Stop** by the time a certificate of occupancy is provided. For all **Project Area Types**, the **AHD** and **High Quality Transit's Transit Station/Stop** or **Qualifying Transit's Transit Station/Stop**, as applicable, must be connected by a **Pedestrian Access Route** no greater than 0.50 miles at the time of certificate of occupancy issuance. Improvements to complete the **Pedestrian Access Route** between the **AHD** and the **Transit Station/Stop** may be included as part of the **Project's STI/TRA** components so long as they are completed by the time a certificate of occupancy is issued.

Yes
-----

(9) Applicant(s) certifies that the housing element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. A jurisdiction's current housing element compliance status can be obtained by referencing the Department's website. **Projects located on Trust Land, as defined under Indian Country, are exempt from this requirement.**

Yes
-----

(A) For the purposes of this section alone, jurisdictions that are undergoing **Department** review of their housing element at the time of award and jurisdictions which are receiving **Department** technical assistance to bring their housing element into compliance at the time of award, shall both be deemed to be in a presumptive state of substantial compliance by the **Department**. All awards premised on presumptive substantial compliance shall include conditions in their respective standard agreements requiring that prior to funds disbursement the subject jurisdiction must have received a final housing element certification letter from the **Department**.

Is the Project located within a jurisdiction which currently 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.](#)

Please provide date of HCD compliance determination 

2/1/2023
----------

File Name:	67. HE Determination letter	Provide HCD's determination letter.	Uploaded to HCD Portal?	Yes
------------	-----------------------------	-------------------------------------	-------------------------	-----

(10) Applicants must affirm that the proposed **Affordable Housing Development**, or **Mixed Use Development** in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure. Only zero-emission generators are **AHSC Program Eligible Costs**. **Projects** required to include fossil fuel-based backup power by regulation or code should consider the cleanest and most renewable technology first, starting with gaseous fuel (e.g., RNG, NG, LPG), and then Tier 4 compliant diesel. If a fossil fuel-based generator is installed, be advised that procurement, site preparation, installation, or operation of such units is not an **AHSC Program Eligible Cost**.

Applicant(s) certifies that the Project will be powered entirely through electricity with no connections to natural gas infrastructure as described above?

Yes
-----

File Name:	68. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Uploaded to HCD?	Yes
------------	-------------------------	---	------------------	-----

(11) Applicants certifies that the **AHD** will offer high speed broadband internet service to residents, with speeds listed in **§106(c)(8)** to each **Restricted Unit** for a minimum of three (3) years, free of charge to the tenants, and available within six (6) months of the **AHD's** placed-in-service date. This service may be funded by the **AHSC Program** pursuant to **§103(f)**.

Yes
-----

Using AHSC to fully fund required internet service?

No
----

File Name:	69. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Uploaded to HCD?	Yes
------------	---	---	------------------	-----

(c) All Applicants must affirm:

(1) Applicants of all proposed rental **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a draft of the development's **Smoke Free Housing** lease addendum.

Yes
-----

File Name:	70. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Uploaded to HCD?	Yes
------------	------------------------	--	------------------	-----

(2) Applications must integrate applicable climate adaptation measures as described in **§107** Narrative Based Policy Scoring (b).

Yes
-----

(3) Applications requesting **AHSC Program** funding for **Affordable Housing Developments** and **Housing Related Infrastructure Capital Projects** must also demonstrate to the satisfaction of the **Department** all the following:

(A) Applicant(s) certifies that the rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and **MHP** Guidelines **§7312** and **§7312.1**.

Yes
-----

(B) Applicant(s) certifies that the **Affordable Housing Development**, **Housing Related Infrastructure**, or both are infeasible without **AHSC Program** funds, and other committed funds are not and will not be supplanted by **AHSC Program** funds.

Yes
-----

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

The **Department** may approve **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as the reduction does not result in more than 25 percent fewer units upon **Project** completion.

(i) Will the proposed Project involve new construction or Substantial Rehabilitation and requiring the demolition of existing residential units?

No
----

Will the proposed Project involve new construction or Substantial Rehabilitation and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures?

No
----

If the **Affordable Housing Development, Housing Related Infrastructure**, or both **Capital Projects** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

Will the proposed Project involve the demolition of existing units that are affordable to lower-income households?

No

(E) **Applicants** must demonstrate the proposed Affordable Housing Development is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.

Applicant(s) certifies to adopt a written non-discrimination policy to comply with all applicable state and federal law, including, without limitation, the requirements of Title VI of the Civil Rights Act of 1964 (42 USC Section 2000d et seq.); the Americans with Disabilities Act of 1990; the Fair Housing Act; the Fair Housing Amendments Act of 1988; the California Fair Employment and Housing Act; the Unruh Civil Rights Act; GC Section 11135; Rehabilitation Act of 1973 Section 504; and all regulations promulgated pursuant to those statutes (including 24 CFR Part 100, 24 CFR Part 8, and 28 CFR Part 35)?

Yes

[affirmatively further fair housing](#)

(4) Applications requesting **AHSC Program** funding for **Program Costs** must also demonstrate to the satisfaction of the **Department** that **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds.

Applicant(s) certifies that **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds.

Yes

(5) Applicant(s) acknowledges that all proposed **Project** components are subject to all applicable codes, including the **California Building Standards Code (CCR, Title 24)**.

Yes

(6) The application must demonstrate that outreach and education on reducing potential health impacts of air pollution will be provided to residents of **Affordable Housing Developments**.

Yes

Applicants certify Project residents will be informed of the air pollution and health impacts near the Project and the Project features, such as air filtration systems, that have been incorporated to mitigate those impacts. Property Management will also encourage residents to keep their windows closed to protect indoor air quality. Information will be provided to residents upon move-in.

Applicant(s) certifies that the **Affordable Housing Developments** will meet the **Americans with Disabilities Act (ADA)**, fair housing, nondiscrimination, **Pet Friendly Housing Act**, physical accessibility, and **Violence Against Women Act (VAWA)**, requirements pursuant to **MHP Guidelines Section 7314 (a)-(d)**. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with **TCAC regulations (California Code of Regulations (CCR), Title 4, Section 10337(b)(2))**, as may be amended and renumbered from time to time). The **Applicant or Developer** of the **Project** must ensure that any other applicable federal, state, and local accessibility requirements are met.

Yes

(8) Applicant(s) certifies that the **Affordable Housing Development** and **Housing Related Infrastructure** components must be capable of accommodating broadband internet service with at least a speed of 100 megabits (50 megabits for rural) per second for downloading and 20 megabits (10 megabits for rural) per second for uploading.

Yes

(A) **Affordable Housing Development** and **Housing Related Infrastructure** components must provide a conduit from the public right of way or property line and provide pathways, wiring, cables, and other necessary infrastructure extended to each unit and public common space to provide a broadband internet connection.

(B) For some rural areas, other technologies like fixed wireless, might offer the highest caliber connection. All **Applicants** should consult with their local jurisdictions about their broadband internet infrastructure planning, as well as existing broadband internet service providers in the area.

In addition to the Threshold Requirements above, Applicant(s) acknowledge, understand, and agree to comply with the following sections of the 2023 AHSC Guidelines.

§108 Application Process	Yes
§109 Legal Documents	Yes
§110 Reporting Requirements	Yes
§111 Performance Requirements	Yes
§112 Defaults and Cancellations	Yes
§114 Transition Reserves	Yes

### HCD Reserve Requirements

<b>Project Name</b>	160 Freelon	<b>Number of Project Units:</b>	85
---------------------	-------------	---------------------------------	----

#### Replacement Reserve Calculator UMR §8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	\$66,894,286	\$401,366
	\$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$500	\$42,500
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b)</i>		\$42,500
	HCD Required Replacement Reserve Amount - <i>included in "Operating budget"</i> tab		\$42,500

#### Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (E111) minus Operating Budget Cell (E105)</i>		TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required	
	(a) Total Operating Expenses:	\$1,125,640			
	(b) <i>Minus: On-Site Service Coordinator Salaries:</i>	\$104,000	Amount subject to reserve calculation: <i>(a - b)</i>	\$1,021,640	
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>		\$42,500	\$10,625	
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)				
	<b>Name of Lender</b> <i>Operating Budget cells (D123 to D132)</i>		Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service		\$317,949	\$79,487	\$105,983
	2nd Mortgage Debt Service		\$0	\$0	\$0
	3rd Mortgage Debt Service		\$0	\$0	\$0
	AHSC .42% Fee		\$121,800	\$30,450	\$40,600
	Other HCD .42% (Specify)		\$0	\$0	\$0
	Bond Issuer Fee		\$5,886	\$1,472	\$1,962
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)		\$0	\$0	\$0
	Other (Specify)			\$0	\$0
<b>Totals</b>		\$445,635	\$111,409	\$148,545	
<b>UMR Required Operating Reserve Amount:</b>			<b>\$377,444</b>	<b>\$503,258</b>	

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

Project is underwriting an operating reserve amount that is above the minimum tax credit project 3-month reserve requirement.
---

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

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

Subsidy #1	SF LOSP	Contract Term: (enter in <b>years</b> )	15
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy
0			\$0
1			\$0
2			\$0
3			\$0
4			\$0
Maximum Total Annual Subsidy			\$0
Pooled transition reserve fee for Subsidy #1 (15% of maximum total annual subsidy)			\$0.00

Subsidy #2	None	Contract Term: (enter in <b>years</b> )	
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy
0			\$0
1			\$0
2			\$0
3			\$0
4			\$0
Maximum Total Annual Subsidy			\$0
Pooled transition reserve fee for Subsidy #2 (15% of maximum total annual subsidy)			\$0.00

Local Operating Subsidy Name: San Francisco Local Operating Subsidy Program (LOSP)

Total Operating Subsidy Amount	\$7,023,005
Number of years included in total operating subsidy	15
One year's worth of operating subsidy	\$468,200
Pooled transition reserve fee for Subsidy (15% of one year's worth of operating subsidy)	\$70,230.05

**Total Pooled Transition Reserve Fee** \$70,230

Applicant comments: The first year SF LOSP subsidy amount for this AHD is \$363,299. The SF LOSP Program allows for a 3.5% growth, resulting in \$7,023,005 of total committed operating subsidy over 15 years.
--

Cash Flow Analysis

Table with columns for Year (1-36) and rows for various financial categories including Income from Housing Units, Other Income, Vacancy Assumptions, Operating Expenses & Reserve Deposits, Debt Service, and Cash Flow after all debt service.

2023 TCAC Threshold Basis Limit (TBL) for HCD Developer Fee UMR §8312(b)&(c) and HCD High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) Complete all yellow shaded cells.

Project Name: 160 Freelon County: San Francisco Project's Proposed Tax Credits: 4%  
HCD Phase: Origination

Unit Size	2023 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$79,729,671
SRO/Studio	\$689,665	15	\$10,344,975	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$115,608,023
1 Bedroom	\$795,177	24	\$19,084,248	Adjusted Threshold Basis Limit multiplied by 160%:	\$184,972,837
2 Bedrooms	\$959,200	23	\$22,061,600	HCD HIGH COST TEST RESULT FOR: 160 Freelon	84%
3 Bedrooms	\$1,227,776	23	\$28,238,848		
4+ Bedrooms	\$1,367,819	0	\$0		
				<b>Total Eligible Basis</b>	\$97,133,160

Manager Units in Project:	1	TOTAL UNITS:	85	<b>Costs Reasonable</b>
---------------------------	---	--------------	----	-------------------------

ADJUSTMENTS Cal Code of Reg §10327(c)(5)(A-F)

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).				Yes	\$15,945,934
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).				No	\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).				No	\$0
(C)	For Projects where a day care center is part of the development (2%).				No	\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).				No	\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).				No	\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).				No	\$0
	If Yes, select type of work:		Enter Certified Costs of Work:			
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. <b>WAIVED IMPACT FEES ARE INELIGIBLE.</b>				No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).				Yes	\$7,972,967
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).				Yes	\$11,959,451
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).				No	\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).				No	\$0
	County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	6075018000	Opportunity Map Resource Level:	Low Resource

1/9/2023 Table	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
Alameda	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Alpine	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Amador	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Butte	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Calaveras	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Colusa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Contra Costa	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Del Norte	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
El Dorado	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Fresno	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Glenn	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Humboldt	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Imperial	\$314,634	\$362,770	\$437,600	\$560,128	\$624,018
Inyo	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Kern	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Kings	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Lake	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Lassen	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Los Angeles	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
San Francisco	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
San Joaquin	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
San Luis Obispo	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
San Mateo	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Barbara	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Santa Clara	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Cruz	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Shasta	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Sierra	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Siskiyou	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Solano	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054

End of Document

Sonoma	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Stanislaus	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Sutter	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Tehama	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Trinity	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Tulare	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Tuolumne	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Ventura	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Yolo	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Yuba	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

### HCD 2023 Developer Fee Calculator

Project Name: 160 Freelon TCAC Project # TBD  
 Project Phase: Origination Proposed Project Type: 4% Credits New Construction

Project's Developer Fee Summary	HCD Limit	Project Amt.
Maximum Total Developer Fee - 2d	\$14,044,974	\$3,500,000
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$2,500,000	\$2,499,900
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$1,000,000	\$1,000,000
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$10,544,974	\$0

Total Budgeted or Actual Developer Fee: \$3,500,000 Developer Fee Contributed as Capital: \$100 Deferred Developer Fee: \$1,000,000

**Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules**

a. Project's type of construction: <b>New Construction</b>		\$2,500,000				
b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)	#####	x 15% = \$14,044,974				
c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)	\$0	x 5% = \$0				
d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)	\$0	x 15% = \$0				
Projects with more than 100 Restricted Units	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 50px; text-align: center;">\$20,000</td> <td style="width: 50px; text-align: center;">each</td> <td style="width: 100px; text-align: center;">\$2,200,000</td> </tr> </table>	\$20,000	each	\$2,200,000	Total Restricted Units <span style="border: 1px solid black; padding: 2px;">85</span>	\$0
\$20,000	each	\$2,200,000				
<b>e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)</b>		<b>\$2,500,000</b>				

**Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules**

	Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)?	<b>No</b>
a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$93,633,160	x 15% = \$14,044,974
b. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)	\$0	x 15% = \$0
c1. Not Applicable		
c2. Not Applicable		
c3. Not Applicable		
c4. Not Applicable	\$0	X 5% = \$0
d. Maximum Total Developer Fee using TCAC 4% rules §8312(c)		<b>\$14,044,974</b>
e. Total Budgeted or Actual Developer Fee		\$3,500,000
f. Budgeted Developer Fee paid from Development Sources	Sum of Deferred and Contributed Developer Fee	\$1,000,100
g. Deferred Developer Fee payable on a priority basis from available Cash Flow		<b>\$1,000,000</b>



The narrative-based policy scoring section of the application will be scored only for projects that meet threshold requirements listed in Section 106.

The Narrative-Based Policy Scoring section of the application will be scored only for projects that meet threshold requirements listed in Section 106. For Narrative-Based Policy Scoring, applicants must provide responses to the questions and prompts outlined in the Narrative Prompts document. Please reference the Narrative Prompts document and rubric at the SGC AHSC Program Website for instructions, the specific questions to answer, and necessary application materials.

File Name:	82. Narrative	<a href="#">Provide a response to each prompt as outlined in the Narrative Prompts document. The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.</a>	Uploaded to HCD?	Yes
------------	---------------	---	------------------	-----

The following is a summary of each section:

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



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

File Name:	83. Community Tracker	<a href="#">Provide a completed AHSC Round 7 Community Engagement Tracker.</a>	Uploaded to HCD?	Yes
File Name:	84. Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
File Name:	85. Future Engagement	Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Uploaded to HCD?	Yes

**(b) Climate Adaptation & Community Resiliency - 5 Points Maximum**



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

For tools to help assess general climate impacts, please visit [Cal-Adapt's Local Climate Snapshot tool](#).  
 For adaptation tools, resources, strategies and case studies visit [State's Adaptation Clearinghouse](#).

File Name:	86. Climate Matrix	<a href="#">AHSC Round 8 Climate Adaptation Assessment Matrix.</a>	Uploaded to HCD?	Yes
------------	--------------------	--	------------------	-----

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



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

File Name:	87. Local Planning Efforts	Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative.	Uploaded to HCD?	Yes
File Name:	88. Site Plan	Provide the most current site plan.	Uploaded to HCD?	Yes

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



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

[SGC Racial Equity Action Plan](#)

**Certification & Legal Disclosure**

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

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

--

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

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

Printed Name	Title of Signatory	Signature	Date

**Legal Disclosure**

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

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

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

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

**Exceptions:**

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

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

**Civil Matters**

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ?	
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?	

Printed Name	Title of Signatory	Signature	Date

## Entity Organizational Documents

### Organizational Documents

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

### Organizational Charts

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

### Corporate Entities

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

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

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

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

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

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

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

### Limited Liability Companies

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

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

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

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

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

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

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

### Limited Partnerships

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

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

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

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

Amended and Restated Limited Partnership Agreement.

Certificate of Good Standing certified by Secretary of State.

### Tribal Entity

Tribe Formation Documents (Constitution, Charters, etc.).  
Federal Register of Indian Entities Recognized (81 Fed Reg. 26826) if applicable.  
BIA Federal Acknowledgment Petitioner List (CFR Section 83.1 of Title 25) if applicable.  
Contact List maintained by the Native American Heritage Commission (GC Section 65352.3) if applicable.

## Full list of Uploads

Per answers within Application

FILE NAME	FILE DESCRIPTION	
-----------	------------------	--

### HCD Excel Application

01. AHSC Application Workbook	AHSC Application Excel Workbook.	Included	✓
-------------------------------	----------------------------------	----------	---

### Project Overview Sheet/Tab

02. Tax Credit Reservation Letter	If the Project has already received a tax credit reservation, upload documentation.	Not Applicable	✗
03. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Included	✓
04. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Not Applicable	✗
05. 'STI-TRA Agreement	Provide an executed agreement with the Locality or transportation agency for the completion of the STI or TRA components.	Not Applicable	✗
06. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019)	Not Applicable	✗
07. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable	✗
08. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable	✗
09. Public Agency Commitment	For Projects where the Public Agency is not a joint Applicant: Provide a commitment to enter into a contractual agreement to develop the Project.	Not Applicable	✗

10. App1 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓
10. App1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included	✓
10. App1 Org Chart	Applicant Organization Chart.	Included	✓
10. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
10. App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
10. App1 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
10. App1 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Included	✓
10. App1 TIN Form	<a href="#">Completed Government TIN form.</a>	Included	✓

11. App2 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓
11. App2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included	✓
11. App2 Org Chart	Applicant Organization Chart.	Included	✓
11. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
11. App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
11. App2 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Included	✓

11. App2 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Included	✓
11. App2 TIN Form	<a href="#">Completed Government TIN form.</a>	Included	✓
12. App3 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓
12. App3 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable	✗
12. App3 Org Chart	Applicant Organization Chart.	Not Applicable	✗
12. App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
12. App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
12. App3 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
12. App3 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Not Applicable	✗
12. App3 TIN Form	<a href="#">Completed Government TIN form.</a>	Included	✓
13. App4 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable	✗
13. App4 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable	✗
13. App4 Org Chart	Applicant Organization Chart.	Not Applicable	✗
13. App4 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
13. App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
13. App4 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
13. App4 Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Not Applicable	✗
13. App4 TIN Form	<a href="#">Completed Government TIN form.</a>	Not Applicable	✗
14. Owner Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓
14. Owner OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included	✓
14. Owner Org Chart	Owner Organization Chart.	Included	✓
14. Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
14. Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
14. Owner Payee Data Record	<a href="#">Completed Payee Data Record.</a>	Included	✓
14. Owner Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
15. MGP Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓
15. MGP OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included	✓
15. MGP Org Chart	MGP Organization Chart.	Included	✓
15. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
15. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
15. MGP Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
16. AGP1 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓

16. AGP1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included	✓
16. AGP1 Org Chart	AGP Organization Chart.	Included	✓
16. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
16. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
16. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
17. AGP2 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable	✗
17. AGP2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable	✗
17. AGP2 Org Chart	AGP Organization Chart.	Not Applicable	✗
17. AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
17. AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
17. AGP2 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
18. MLLC Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included	✓
18. MLLC OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included	✓
18. MLLC Org Chart	Manager of LLC Organization Chart.	Included	✓
18. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
18. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
18. MLLC Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗
19. AB1550	<a href="#">Applicable CARB Priority Population Benefit Criteria Tables.</a>	Included	✓
<a href="#">20. Project Area Map</a>	Map the items as outlined in the Project Area Mapping Guide. Items marked with <b>PAM</b> in this application must be identified on the Project Area Map ( <b>PAM</b> )" <b>File must be submitted in a KML/KMZ format.</b>	Included	✓
21. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Included	✓
22. Transit Service Schedule	Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Included	✓
23. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Included	✓
24. Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Not Applicable	✗
25. Onsite Energy Storage	Documentation certified by an energy consultant or architect.	Not Applicable	✗
26. STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Not Applicable	✗
27. TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Not Applicable	✗
28. Utility allowance	Schedule of utility allowances.	Included	✓

Threshold Requirements Sheet/Tab

29. SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Included	✓
30. AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
31. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Included	✓
32. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Included	✓
33. AHD Auth to Use Grant Funds	If NEPA applies and available at time of application, please provide copy of HUD 7015.16 . If not available now, it must be provided prior to construction loan closing.	Not Applicable	✗
34. HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Not Applicable	✗
35. HRI Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date, indicating that site is free from severe adverse environmental conditions. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Not Applicable	✗
36. HRI Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Not Applicable	✗
37. HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
38. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
39. STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Included	✓
40. TRA Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
41. TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
42. Project Demolition	Provide a copy of the written order issued by a state or local governmental agency.	Not Applicable	✗
43. Relocation Plan	Applicants must provide a Relocation Plan.	Not Applicable	✗
44. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Included	✓
45. AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
46. HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Not Applicable	✗



47. HRI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✘
48. STI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Included	✔
49. STI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✘
50. TRA No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Included	✔
51. TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✘
52. STI-TRA Local Approvals	Statement from entity indicating the STI and/or TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Included	✔
53. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Included	✔
54. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 5 permanent sources, plus Equity Investor if known at time of application.	Included	✔
55. EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 3 non-AHSC STI funding commitments.	Included	✔
56. EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 1 non-AHSC TRA funding commitments.	Included	✔
57. EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Not Applicable	✘
58. AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✔
59. AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Included	✔
60. HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✘
61. STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✔
62. TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✔
63. Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Included	✔
64. Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Not Applicable	✘
65. Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✘
66. Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✘
67. HE Determination letter	Provide HCD's determination letter.	Included	✔
68. All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Included	✔
69. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Included	✔
70. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Included	✔
71. HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Not Applicable	✘

**Quantitative Policy Scoring Sheet/Tab**

72. Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Included	✓
73. Green Building Status	Provide signed letter from the project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Included	✓
74. Housing and Transportation Collaboration	Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in §107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in §107 Quantitative Policy Scoring(c)(3)(C).	Included	✓
75. AD Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Included	✓
76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Included	✓
77. Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing submit the certification letter submitted to a local government pursuant to Article 4 in AB 2011 or submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Included	✓
78. Workforce Strategy B	Skilled and Trained Workforce Commitment: If pursuing Workforce Strategy B (§107 Quantitative Policy Scoring (h)(1)(B)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(B)(i)(ii) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
79. Workforce Strategy C	Project Labor or Community Workforce Agreement: If pursuing Workforce Strategy C (§107 Quantitative Policy Scoring (h)(1)(C)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(C)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
80. Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (§107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Included	✓
81. AHSC funded pgm Commitment letter	Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page). Template will include information outlined	Included	✓

**Narrative-Based Policy Scoring**

82. Narrative	Provide a response to each prompt as outlined in the <a href="#">Narrative Prompts document</a> . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Included	✓
83. Community Tracker	<a href="#">Provide a completed AHSC Round 7 Community Engagement Tracker.</a>	Included	✓
84. Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Included	✓
85. Future Engagement	<b>Optional:</b> Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Included	✓
86. Climate Matrix	<a href="#">AHSC Round 8 Climate Adaptation Assessment Matrix.</a>	Included	✓
87. Local Planning Efforts	Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative.	Included	✓
88. Site Plan	Provide the most current site plan.	Included	✓

#### Certification & Legal

89. Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Not Applicable	✗
----------------------------	--	----------------	---

#### CARB GHG & Co-Benefits Quantification

<a href="#">90. AHSC Benefits Calculator Tool</a>	Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated.	Included	✓
<a href="#">91. GHG Affordable Housing Tab Inputs</a>	Signed letter from housing project developer documenting inputs in the Affordable Housing Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included	✓
<a href="#">92. GHG Transit Tab Inputs</a>	Signed letter from transit agency documenting inputs in the Transit Inputs Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included	If applicable
<a href="#">93. GHG Solar PV Tab Inputs</a>	Signed letter from licensed professional documenting inputs in the Solar PV Inputs Tab of the AHSC Benefits Calculator Tool and results from PVWatts Calculator. Follow this link for specific requirements and template.	Included	If applicable
94. Bike Share Inputs	Signed letter from bike share partner committing to deliver the proposed bike share project and confirming that project-specific inputs in the AHSC Benefits Calculator Tool are correct. -Is bike share electric (yes/no)? -Number of bike share trips per year in Year 1 and Year F. -Average cost per trip. -Explanation or calculation of how the expected number of trips was derived.	Not Applicable	If applicable
<a href="#">95. Clean Mobility Benefits Calculator Tool</a>	If applicant is proposing shared mobility projects, submit a completed Clean Mobility Benefits Calculator Tool.	Not Applicable	If applicable

96. GHG Shared Mobility Inputs	Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Not Applicable
--------------------------------	--	----------------

If applicable

Project information needed for the CARB AHSC Benefits Calculator Tool at "Project Info" Worksheet, Cell reference at right if each item below.

Project Name	160 Freelon	Cell = E25
HCD Project Application #	AHSC0001219	Cell = E26
Project County	San Francisco	Cell = E27
Project Area Type	Transit Oriented Development (TOD)	Cell = E28
Developer Contact Name	Thu Nguyen	Cell = E29
Developer Contact Phone	206-383-6928	Cell = E30
Developer Contact Email	tnguyen@related.com	Cell = E31
AHSC GGRF Funds Requested (\$)	\$41,162,574	Cell = E33
Other GGRF Funds (\$)	no data provided at application	Cell = E34
Other GGRF Funds Sources	no data provided at application	Cell = E35

Project information needed for the CARB AHSC Benefits Calculator Tool at "Affordable Housing Inputs" Worksheet, , Cell reference at right if each item below.

Maximum stories	9	Cell = C22
Total Dwelling Units	85	Cell = C23
Restricted Dwelling Units	84	Cell = C24
Net Density (dwelling units/acre)	283	Cell = C25
Mixed-use Development?	No	Cell = C26
Total Residential Space (square feet)	102,226	Cell = C27
Total Mixed-use Space (square feet)	no data provided at application	Cell = C28
Residential Parking Spaces	no data provided at application	Cell = C41
Unbundled Monthly Parking Income (\$)	no data provided at application	Cell = C42
Dwelling Units Receiving Transit Passes	84	Cell = C47
Annual Transit Passes Value (\$)	\$972	Cell = C48
Duration of Funding for Transit Passes (years)	3	Cell = C49

<b>Application Development Team (ADT) Support Form</b>	V1 1/19/24
--	------------

Please complete the "yellow" cells in the form below and email a copy to: [AppSupport@hcd.ca.gov](mailto:AppSupport@hcd.ca.gov) and [AHSC@hcd.ca.gov](mailto:AHSC@hcd.ca.gov). A member of the Application Development Team will respond to your request.

Full Name:		Date Requested:		Application Version Date:	1/19/24
Organization:		Email:		Contact Phone:	

Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion	Urgency	ADT Status	Status Date
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

**Mayor's Office of Housing and Community Development**  
City and County of San Francisco



**London N. Breed**  
Mayor

**Daniel Adams**  
Director

**TO:** Angela Calvillo, Clerk of the Board of Supervisors

**From:** Benjamin McCloskey, Deputy Director Mayor's Office of Housing and Community Development

**DATE:** September 16, 2024

**SUBJECT:** Accept and Expend Resolution for Affordable Housing and Sustainable Communities (AHSC) Program at 160 Freelon

**GRANT TITLE:** Affordable Housing and Sustainable Communities Program – 160 Freelon

---

Attached please find the original and 2 copies of each of the following:

- X Proposed resolution; original signed by Department, Mayor, Controller
- X Grant information form
- X Grant budget
- N/A Ethics Form 126
- X Grant application
- X Grant award letter from funding agency
- X Grant agreement
- N/A Other (Explain):

Departmental representative to receive a copy of the adopted resolution:

Name: Benjamin McCloskey  
Phone: 415-701-5575  
Interoffice Mail Address: Benjamin.McCloskey@sfgov.org  
Certified copy required Yes

No

**From:** [Trejo, Sara \(MYR\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Paulino, Tom \(MYR\)](#); [Nickolopoulos, Sheila \(MYR\)](#); [Gremer, Andrea \(MYR\)](#)  
**Subject:** Mayor -- Resolution -- Affordable Housing and Sustainable Communities Program – 160 Freelon Street Grant  
**Date:** Tuesday, October 8, 2024 3:05:05 PM  
**Attachments:** [1. 160 Freelon AHSC Grant Cover Memo.docx](#)  
[2. 160 Freelon AHSC - Grant Information Form.docx.pdf](#)  
[3. AHSC 160 Freelon Resolution Final.docx](#)  
[3. AHSC 160 Freelon Resolution Final.docx.pdf](#)  
[4. 160 Freelon AHSC - Expenditure Schedule.docx](#)  
[AHSC R8 Application Workbook - 2024-03-19 v40 UNLINKED.xlsm](#)  
[AHSC R8 Conditional Award Letter - 160 Freelon - EXECUTED.pdf](#)  
[Draft Agreement 213 G 24-AHSC-18463.pdf](#)  
[Re MOHCD AE For Review Affordable Housing and Sustainable Communities Program -160 Freelon- \\$12M .msg](#)

---

Hello Clerks,

Attached is a Resolution authorizing the Mayor’s Office of Housing and Community Development (“MOHCD”) to execute the Standard Agreements with the California Department of Housing and Community Development (“HCD” or “Department”) under the Affordable Housing and Sustainable Communities Program for a total award of \$41,162,574, including \$29,000,000 disbursed by HCD as a loan to The Related Companies of California, LLC and the San Francisco Housing Development Corporation (collectively, the “Developer”) for a 100% affordable housing project at 160 Freelon Street and \$12,162,574 to be disbursed as a grant to the City for public transportation improvements near 160 Freelon Street, for the period starting on the execution date of the Standard Agreements to November 30, 2044; authorizing MOHCD to accept and expend the grant of up to \$12,162,574 for transportation, streetscape and pedestrian improvements and other transit oriented programming and improvement as approved by HCD.

Best regards,

**Sara Trejo**

Legislative Aide

Office of the Mayor

City and County of San Francisco