

NOFA Round 6 (February 26, 2021)

Funding Application

Revised 4/27/21

2019-20 Cap and Trade Funding



CALIFORNIA STRATEGIC
GROWTH COUNCIL



State of California
Governor Gavin Newsom

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

Louise Bedsworth, Executive Director
California Strategic Growth Council

Gustavo Velasquez, Director
Department of Housing and Community Development (HCD)
2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833

email: ahsc@hcd.ca.gov

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

Overview

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NOTE: This is a Macro-Enabled workbook (*.xism); therefore, macros must be enabled so applicable worksheets, columns and rows become visible. Macros may not work with Microsoft's Excel version for Apple Mac. Please email AppSupport@hcd.ca.gov for assistance. Complete all applicable yellow shaded cells. If you copy data from another source, always paste using "Paste Values". Mouse over cells with red triangles for cell/column instructions.

Affordable Housing & Sustainable Communities Program (AHSC) Project Information

FAAST PIN: 47838

Project Name:	Sunnydale HOPE SF Block 3A	Project Area Type:	Integrated Connectivity Project (ICP) - §102(d)	Housing Type:	Rental
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If Project is also known under another Project name(s) or was formerly known under another name(s), enter the name(s). N/A

Have you applied, do you plan to apply, or has the Project been awarded other HCD program funds? Yes

Other HCD Program(s) Name(s):	Funding Amount	Funding Status	NOFA Date	Award Date/Expected Award Date
Infill Infrastructure Grant Program	\$5,786,000	Applying concurrently	5/12/21	10/1/21

For ICP or RIPA Area Types - Must include within the Project Area: a Sustainable Transportation Infrastructure Project and an Affordable Housing Development and/or Housing Related Infrastructure Project - §102(d)(3) & (e) (check all boxes that apply):	<input checked="" type="checkbox"/> Affordable Housing Development (AHD) - §103(a)(1)	Was Project awarded funds in prior AHSC rounds?	No
	<input type="checkbox"/> Housing Related Infrastructure (HRI) - §103(a)(2)	If Yes, which round of AHSC was it awarded?	
	<input checked="" type="checkbox"/> Sustainable Transportation Infrastructure (STI) - §103(a)(3)	Is Project a phase of a previously awarded project?	No
	<input checked="" type="checkbox"/> Transportation-Related Amenities (TRA) - §103(a)(4)	Select Metropolitan Planning Org. or "non-MPO area" below	
	<input checked="" type="checkbox"/> Program Costs (PGM) - §103(b)	Metropolitan Transportation Commission (MTC)	

ICP Project Area Type §102(d)(1)(2)(3)

(1) Includes at least one Transit Station/Stop?	Yes
(2) Be served by at least one mode of Qualifying Transit that does not meet the requirements of High Quality Transit at time of application submittal?	Yes
(2) If ICP Project proposes to fund an AHD with AHSC Program funds, will housing be located within one-half mile of a Transit Station/Stop?	Yes
(3) Include Capital Projects or Program Costs as indicated in §102(d)(3)?	Yes

Total Development Costs (TDC) and AHSC Funding - limits: §103(a)(1)(D), §103(a)(2)(B), §103(a)(3)(B), §103(a)(4)(C), §103(b)(2), and §104(a)

Capital Project/Program	TDC	AHSC Funds Request (min \$1M, max \$30M; STI+TRA max \$10M)	AHSC / Total AHSC	Non-AHSC Funding Commitments	Legislative Data
Housing (AHD)	\$78,386,356	\$10,850,000	51.17%	\$67,536,356	State Assembly District: 17
Housing (HRI)	\$0	\$0	0.00%		Senate District: 11
Housing (AHD & HRI)	\$78,386,356	\$10,850,000	51.17%	\$67,536,356	Congressional District: 12
Transportation (STI)	\$11,244,184	\$8,794,184	41.47%	\$2,450,000	
Transportation (TRA)	\$1,255,115	\$1,061,115	5.00%	\$194,000	
Programs (PGM)	\$500,000	\$500,000	2.36%	\$0	
Totals:	\$91,385,655	\$21,205,299	100.00%	\$70,180,356	

Employment Benefits & Outcomes Reporting §103(a)(1)(C)(iii), (2)(A)(iii), (3)(A)(iii), and (4)(A)(iii)	AHD	HRI	STI	TRA	Total Budgeted	2% Cost Cap	Overage
Total amount of eligible Employment Benefits and Outcomes Reporting costs not to exceed 2% of the total AHSC Program award (not included within the soft costs cap or Active Delivery Cost cap).	\$0	\$0	\$0	\$0	\$0	\$424,106	\$0 OK

Project Description - describe major Project components (do not exceed 700 characters)
 The Project is the next step in transforming the Sunnydale public housing site and the Visitation Valley neighborhood into a vibrant and healthy community with new quality housing, street and utility infrastructure, open spaces, and strong transit connectivity. The AHD includes 80 affordable units. Also, the Project benefits from transit improvements coordinated by Caltrain and pedestrian and bicycle improvements coordinated by SF Recreation & Parks Department.
 # of description characters: ##

AB-1550 Priority Populations §101

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

Project 10 digit census tract:	6.075E+09	Disadvantaged Community:	N/A	Low-Income Community:	Yes	Low-Income Households:	Yes
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File Name AB1550 [Applicable CARB Priority Population Benefit Criteria Tables.](#) Uploaded to HCD? Yes

Project Area Definition §102(a)

Description of geographical boundaries (defined by vicinity map, service area, etc.):
 Project Area is defined by a one-mile radius around the qualifying transit stop located adjacent to the AHD at the corner of Sunnydale Avenue and Hahn Street plus a half-mile buffer around the STI Caltrain EMU Improvement plus a half-mile buffer around the STI bicycle and pedestrian improvement projects.

File Name Project Area Map	Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning §107(m)(2) must also be identified on the PAM. Refer to the Project Area Mapping Guidance.	Uploaded to HCD?	Yes
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Required Project Area Components §102(a):

(1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area;	Yes
(2) Include at least one Transit Station/Stop consistent with the requirements set forth in the TOD, ICP and RIPA; and	Yes
(3) Be of a defined size consistent with one of the following:	
(A) For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile buffer around the identified Transit Station/Stop merged with a 1/2 mile buffer around all STI improvements.	Yes
(B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line.	N/A
(C) For Project Areas which include a Transit Corridor, bicycle network or both, Project Area must be identified in a plan (i.e. General, Bicycle Master or Transit Corridor Implementation).	N/A

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Plan name (if applicable): §102(a)(3)(C)		N/A									
§106(a)(15)		Applicant acknowledges that Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement.								Yes	
File Name	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Map. Refer to the Project Area Mapping Guidance.					Uploaded to HCD?		Yes		
File Name	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.					Uploaded to HCD?		Yes		
Application Threshold Requirements §106(a)											
(1) We certify the Project will achieve a reduction in GHG emissions through fewer vehicle miles traveled (VMT) pursuant to the CARB Quantification Methodology.										Yes	
(2) We certify that this proposal supports implementation of the applicable Sustainable Community Strategy (SCS) or similar sustainable planning document in non- Metropolitan Planning Organization (MPO) regions and is consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.										Yes	
File Name	MPO Support Document	Document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-MPO regions, per §106(a).					Uploaded to HCD?		Yes		
File Name	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.					Uploaded to HCD?		Yes		
(3) We certify the Project is consistent with the State planning priorities established pursuant to §65041.1 of the Government Code.										Yes	
(6)(A) We certify the Project will incorporate at least two Urban Greening feature as defined in Guidelines Appendix A, with dedicated maintenance for at least two years. Select two features below and include costs in budget(s). Note: Applicants must propose at least \$200,000 in reasonable direct Urban Greening costs (must complete all applicable Capital Project budgets).										Yes	
Drought tolerant and native species landscaping and landscape restoration					Stormwater features into public open spaces						
Urban Greening costs:		AHD:	\$200,000	HRI:	\$0	STI:	\$0	TRA:	\$92,000	Total Urban Greening costs	\$292,000
(6)(B) We certify the Project will include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the Project including active transportation routes and transit stations or stops.										Yes	
(7) Must demonstrate a level of committed funding at time of application that is >= 0.90					§106(a)(7) calculation:		1.00	If No, Project has insufficient funding Commitments		Ok	
Note: must complete applicable project/program worksheets (funding sources)											
(10) Is application sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements?										Yes	
(16) Does any Capital Project trigger State Reloc. Assistance Law (CA Gov Code §7260-7277)?										Yes	
AHD		Yes		HRI		No		STI		No	
TRA		No									
If Yes, provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No, provide documentation supporting relocation is not required.		The Project requires the relocation of 14 households and demolition of 14 public housing units. San Francisco Housing Authority (SFHA) will assist affected households in relocating temporarily to vacant rehabbed units elsewhere within the Sunnydale public housing site or permanently to other SFHA-subsidized affordable housing within San Francisco. All households will be noticed and provided relocation assistance per URA, CRAL, and Sunnydale HOPE SF Relocation Plan.									
File Name	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.					Uploaded to HCD?		Yes		
(17) Will the Housing Element for the jurisdiction in which Project is located be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from HCD which sets forth findings that the housing element adopted within the time frames required by Gov Code §65588 includes that substance essential to every requirement of Article 10.6, commencing with Gov. Code §65580, Ch. 3 of Div. 1 of Title VII? Projects located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement										Yes	
File Name	Hsng Element Letter	A jurisdiction's current housing element status is obtainable thru HCD's website					Uploaded to HCD?		Yes		
(18) Climate adaptation measures are integrated into Project through the "Community Climate Resiliency" scoring in §107(m) - <i>Narrative-Based Policy worksheet</i>										Yes	
(23) All Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.										Yes	
(25) Project will meet the accessibility requirements specified in the TCAC regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations, must be approved in writing by HCD prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with TCAC regulations. The applicant or Developer of the Project must ensure that any other applicable federal, state, and local accessibility requirements are met.										Yes	
(26) Projects involving new construction, acquisition and Substantial Rehabilitation, or conversion of nonresidential structures to residential dwelling units will be capable of accommodating broadband service with at least a speed of 25 megabits per second for downloading and 3 megabits per second for uploading (25/3)?										Yes	
Applicant Information §105											
File Name	Indian Tribe	If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support requirements as described in Appendix B.					Uploaded to HCD?		N/A		
Will a Public Agency have a real property interest in the proposed Project §105(a)(3)? (if Yes, your application must include one of the following below)										Yes	
1. Application will include the Public Agency as a joint applicant											
File Name	STI TRA Agrmnt	If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought.					Uploaded to HCD?		Yes		
AHD Developer	Will the AHD Developer be an applicant?		Yes		Identify the required Developer attachments below as App1.						
Developer name	The Related Companies of California, LLC				Eligibility	AHD Developer		Organization type	Limited Liability Company		
Address	44 Montgomery Street, Suite 1300				City	San Francisco		State	CA		
		Zip	94104								
Auth Rep	Ann Silverberg		Title	CEO NorCal Affordable		Email	asilverberg@related.com		Phone	(415) 677-9000	
Contact	Ann Silverberg		Title	CEO NorCal Affordable		Email	asilverberg@related.com		Phone	(415) 677-9000	
Address	44 Montgomery Street, Suite 1300				City	San Francisco		State	CA		
		Zip	94104								
File Name	App1 Cert & Legal	See Certifications & Legal worksheet.					Uploaded to HCD?		Yes		
File Name	App1 Resolution	Signature required; see Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	App1 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	App1 OrgChart	See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	App1 Signature Block	See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	App1 Payee Data Record	See Applicant Documents worksheet.					Uploaded to HCD?		Yes		

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File Name	App1 FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
File Name	App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations	Uploaded to HCD?	N/A
Applicant #2				
Entity name	Mercy Housing California	Eligibility	Organization type	Non-profit Public Benefit Corporation
Address	1256 Market Street	City	San Francisco	State CA Zip 94102
Auth Rep	Ramie Dare	Title	Vice President	Email rdare@mercyhousing.org Phone (415) 355-7118
Contact	Ramie Dare	Title	Vice President	Email rdare@mercyhousing.org Phone (415) 355-7118
Address	1256 Market Street	City	San Francisco	State CA Zip 94102
File Name	App2 Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
File Name	App2 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App2 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App2 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App2 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App2 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App2 FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
File Name	App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations	Uploaded to HCD?	Yes
Applicant #3 (if applicable)				
Entity name	City and County of San Francisco	Eligibility	Locality	Organization type Public Agency
Address	1 South Van Ness Avenue	City	San Francisco	State CA Zip 94103
Auth Rep	Eric Shaw	Title	Director	Email eric.shaw@sfgov.org Phone (415) 701-5616
Contact	Sara Amaral	Title	Senior Project Manager	Email sara.amaral@sfgov.org Phone (415) 701-5614
Address	1 South Van Ness Avenue	City	San Francisco	State CA Zip 94103
File Name	App3 Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
File Name	App3 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App3 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
File Name	App3 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
File Name	App3 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App3 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
File Name	App3 FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
File Name	App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	N/A
File Name	App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations	Uploaded to HCD?	N/A
Applicant #4 (if applicable)				
Entity name		Eligibility		Organization type
Address		City		State Zip
Auth Rep		Title		Email Phone
Contact		Title		Email Phone
Address		City		State Zip
File Name	App4 Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	
File Name	App4 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App4 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App4 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App4 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App4 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App4 FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
File Name	App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations	Uploaded to HCD?	
Applicant #5 (if applicable)				
Entity name		Eligibility		Organization type
Address		City		State Zip
Auth Rep		Title		Email Phone
Contact		Title		Email Phone
Address		City		State Zip
File Name	App5 Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	
File Name	App5 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App5 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App5 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App5 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App5 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App5 FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	
File Name	App5 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
File Name	App5 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations	Uploaded to HCD?	
Development Team Contacts (provide information that is currently available)				
Owner/Borrower Entity				
Legal name	Sunnydale Block 3A Housing Partners, L.P.	Organization type	Limited Partnership	
Address	44 Montgomery Street, Suite 1300	City	San Francisco	State CA Zip 94104
Auth Rep	Ann Silverberg	Title	Vice President	Email asilverberg@related.com Phone (415) 677-9000
Contact	Ann Silverberg	Title	Vice President	Email asilverberg@related.com Phone (415) 677-9000
Address	44 Montgomery Street, Suite 1300	City	San Francisco	State CA Zip 94104
File Name	Owner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes

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File Name	Owner Resolution	Signature required; see Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Owner OrgDoc1, OrgDoc2,	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Owner OrgChart	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Owner Signature Block	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Owner Payee Data Record	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Owner FISCAL TIN Form	See Applicant Documents worksheet.		Uploaded to HCD?	N/A
File Name	Owner Cert of Good Standing	Dated 30 days or less from the application due date.		Uploaded to HCD?	Yes
File Name	Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.		Uploaded to HCD?	N/A
In the cell below, select an applicable controlling party to the organization type in cell AE166					
Controlling party #1 title		Managing General Partner			
Legal Name	Mercy Transformation LLC			Organization Type	Limited Liability Company
Address	1256 Market Street		City	San Francisco	State CA Zip 94102
Auth Rep	Ramie Dare	Title	Vice President	Authorized Rep. Email	rdare@mercyhousing.org Phone (415) 355-7118
Contact	Ramie Dare	Title	Vice President	Contact Email	rdare@mercyhousing.org Phone (415) 355-7118
Address	1256 Market Street		City	San Francisco	State CA Zip 94102
File Name	Managing General Partner Cert & Legal	See Certifications & Legal worksheet.		Uploaded to HCD?	Yes
File Name	Managing General Partner Reso	Signature required; see Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Managing General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Managing General Partner OrgChart	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Managing General Partner Signature Block	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Managing General Partner Payee Data Record	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Managing General Partner TIN	See Applicant Documents worksheet.		Uploaded to HCD?	N/A
File Name	Managing General Partner Cert of Good Standing	Dated 30 days or less from the application due date.		Uploaded to HCD?	Yes
File Name	Managing General Partner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.		Uploaded to HCD?	Yes
In the cell below, select an applicable controlling party to the organization type in cell AE166					
Controlling party #2 title		Administrative General Partner			
Legal Name	Related/Sunnydale Block 3A Development Co., LLC			Organization Type	Limited Liability Company
Address	44 Montgomery Street, Suite 1300		City	San Francisco	State CA Zip 94104
Auth Rep	Ann Silverberg	Title	Vice President	Authorized Rep. Email	asilverberg@related.com Phone (415) 677-9000
Contact	Ann Silverberg	Title	Vice President	Contact Email	asilverberg@related.com Phone (415) 677-9000
Address	44 Montgomery Street, Suite 1300		City	San Francisco	State CA Zip 94104
File Name	Administrative General Partner Cert & Legal	See Certifications & Legal worksheet.		Uploaded to HCD?	Yes
File Name	Administrative General Partner Reso	Signature required; see Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Administrative General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Administrative General Partner OrgChart	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Administrative General Partner Signature Block	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Administrative General Partner Payee Data Record	See Applicant Documents worksheet.		Uploaded to HCD?	Yes
File Name	Administrative General Partner TIN	See Applicant Documents worksheet.		Uploaded to HCD?	N/A
File Name	Administrative General Partner Cert of Good Standing	Dated 30 days or less from the application due date.		Uploaded to HCD?	Yes
File Name	Administrative General Partner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.		Uploaded to HCD?	N/A
In the cell below, select an applicable controlling party to the organization type in cell AE166					
Controlling party #3 title					
Legal Name				Organization Type	
Address			City		State Zip
Auth Rep		Title		Authorized Rep. Email	Phone
Contact		Title		Contact Email	Phone
Address			City		State Zip
File Name	Cert & Legal	See Certifications & Legal worksheet.		Uploaded to HCD?	
File Name	Reso	Signature required; see Applicant Documents worksheet.		Uploaded to HCD?	
File Name	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		Uploaded to HCD?	

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File Name	OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?			
File Name	Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?			
File Name	Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?			
File Name	TIN	See Applicant Documents worksheet.						Uploaded to HCD?			
File Name	Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?			
File Name	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?			
Transit Agency Partner (applicable to STI and TRA components)											
Legal name	Peninsula Corridor Joint Powers Board			Contact	David Pape		Email	paped@samtrans.com			
Phone		Address	1250 San Carlos Ave		City	San Carlos		State	CA	Zip	94070
Property Management Agent											
Legal name	Mercy Housing Management Group			Contact	Jacquie Hoffman		Email	jhoffman@mercyhousing.org			
Phone	(415) 355-7124	Address	1256 Market Street		City	San Francisco		State	CA	Zip	94102
Financial Consultant											
Legal name	California Housing Partnership (CHPC)			Contact	Zorica Stancevic		Email	zstancevic@chpc.net			
Phone	(415) 738-7793	Address	369 Pine Street, Suite 300		City	San Francisco		State	CA	Zip	94104
Primary Service Provider											
Legal name	Mercy Housing California			Contact	David Fernandez		Email	dfernandez@mercyhousing.org			
Phone	(415) 355-7138	Address	1256 Market Street		City	San Francisco		State	CA	Zip	94102
Borrower Legal Counsel											
Legal name	Bocarsly Emden Cowan Esmail & Arndt LLP			Contact	Daryll Kidd		Email	dkidd@bocarsly.com			
Phone	(213) 239-8020	Address	633 West Fifth Street, 64th Floor		City	Los Angeles		State	CA	Zip	90071
General Contractor											
Legal name	Nibbi Brothers General Contractors			Contact	Tom Giarrusso		Email	tomg@nibbi.com			
Phone	(415) 863-1820	Address	1000 Brannan Street		City	San Francisco		State	CA	Zip	94103
Architect											
Legal name	David Baker Architects			Contact	Daniel Simons		Email	danielsimons@dbarchitect.com			
Phone	(415) 799-4585	Address	461 Second Street, Suite 127		City	San Francisco		State	CA	Zip	94107
Development Funding Source											
Legal name	City and County of San Francisco			Contact	Eric Shaw		Email	eric.shaw@sfgov.org			
Phone	(415) 701-5616	Address	1 South Van Ness Avenue		City	San Francisco		State	CA	Zip	94103
Development Funding Source											
Legal name	U.S. Bancorp Community Development Corporation			Contact	Sebastian Glowacki		Email	sebastian.glowacki@usbank.com			
Phone	(303) 585-4230	Address	621 Capitol Mall, Suite 800		City	San Francisco		State	CA	Zip	95814
Development Funding Source											
Legal name	U.S. Bancorp Community Development Corporation			Contact	Lisa Gutierrez		Email	lisa.gutierrez@usbank.com			
Phone	(916) 498-3457	Address	621 Capitol Mall, Suite 800		City	San Francisco		State	CA	Zip	95814
Development Funding Source											
Legal name				Contact			Email				
Phone		Address			City			State		Zip	
Development Funding Source											
Legal name				Contact			Email				
Phone		Address			City			State		Zip	
Rent/Operating Subsidy Source											
Legal name	San Francisco Housing Authority			Contact	Tonia Lediju		Email	ledijut@sfha.org			
Phone	(415) 715-5200	Address	1815 Egbert Avenue		City	San Francisco		State	CA	Zip	94124
Rent/Operating Subsidy Source											
Legal name				Contact			Email				
Phone		Address			City			State		Zip	

Required Applicant Documentation

4/27/21

Certifications & Legal Disclosure

A completed and signed Certification is required for each Joint Applicant. Each Joint Applicant must sign an individual Certification form. A completed and signed Legal Disclosure is also required for each Joint Applicant. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NOFA.

Resolutions

Applicant may use their own Resolution format as long as it contains ALL of the authorizations as in the sample.

The person attesting to the resolution signing cannot be the same person authorized to execute the documents in the name of the applicant.

If more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Program docs.

If the application is being signed by a designee of the authorized signatory, the applicant must also submit a designee letter or other proof of signing authority.

[A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on AHSC website.](#)

Organizational Documents

Organizational documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents with the application.

Submit organizational documents supporting the Resolution submitted with the application.

Corporation organizational documents

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

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

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

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

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

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

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Limited Liability Company organizational documents

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

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

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

Certificate of Correction (CA Secretary of State form LLC-11) if applicable.

Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC)

Operating Agreement (Corp. Code §17707.02(s) and 17701.10.)

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Limited Partnership organizational documents

Certificate of Limited Partnership (CA Secretary of State form LP-1)

Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.

Certificate of Correction (CA Secretary of State form LP-2) if applicable.

Limited Partnership Agreement (CA Corp. Code §15901.02(x) and 15901.10)

Certificate of Good Standing certified by Secretary of State.

[Any other CA Secretary of State filings applicable to revivals, conversions or mergers.](#)

Organizational Chart

The Organizational chart must depict the organizational structure of the entities in relation to the applicant.

Signature Block

All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in the HCD legal documents such as the Standard Agreement.

Payee Data Record STD-204 or Taxpayer Identification Number (TIN)

The TIN must be submitted by all governmental entity Applicants. All other Applicants must submit the STD-204 Payee Data Record. [Forms available on AHSC website](#)

Certification & Legal Disclosure

4/27/21

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

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

None

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.

Ann Silverberg	Authorized Signatory		6/8/21
Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

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

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

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

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

Exceptions:

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

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

Civil Matters

- | | |
|---|----|
| 1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ? | No |
| 2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? | No |
| 3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application? | No |
| 4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency? | No |
| 5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment? | No |

Criminal Matters

- | | |
|--|----|
| 6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant? | No |
| 7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business? | No |
| 8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime? | No |
| 9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business? | No |
| 10. Within the past ten years, has the applicant been convicted of any felony? | No |
| 11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business? | No |
| 12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime? | No |

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

File Name:	Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	N/A
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Ann Silverberg	Authorized Representative		6/8/21
Printed Name	Title of Signatory	Signature	Date

1) Sponsor/Developer Experience

The Sponsors/Developers are The Related Companies of California (Applicant 1, "Related") and Mercy Housing California (Applicant 2, "Mercy"). Together, the two firms are co-Master Developers of the Sunnydale public housing revitalization effort in which this AHSC Project will contribute towards. Related is a fully integrated real estate development firm with 30 years of experience. It has completed and currently operates over 12,000 LIHTC affordable housing units throughout California. Mercy has developed and currently operates more than 9,000 homes throughout California serving lower income families, seniors, and people who have experienced homelessness. Mercy also provides robust resident service coordination to its residents in addition to property management through its affiliate, Mercy Housing Management Group.

2) Topography and Special Site Features

The AHD site is on the 1500 block of Sunnydale Avenue in San Francisco. The AHD will be a 5-story Type V/Type I mixed-use development with approximately 19,000 square feet of ground floor neighborhood retail and service spaces including a wellness center to be operated by SF Department of Public Health, an early childhood education center to be operated by Felton Institute, Mercy's centralized Sunnydale property management and services office, and 80 affordable family units above. A resident-only courtyard will be on the second floor. Laundry rooms will be available on each floor with larger units having in-unit W/Ds. The site has a downward slope of about 5% from the northwest corner to the southeast corner. The front entrance will be along Sunnydale Avenue to the north. A publicly accessible pedestrian mews is contemplated on the west side. The AHD will seek Green Point Rated Gold and will be powered entirely by electricity (no natural gas infrastructure).

3) Proposed Tenant Population

The AHD comprises 80 affordable units ranging from studios to four-bedrooms. Of the 80 total units, 60 units (75%) will be set aside for Sunnydale public housing households assisted by Project-Based Section 8 Vouchers (PBV) through a 20-year Project-Based Section 8 contract with a maximum affordability of 50% AMI. The contract will be administered by SFHA through a non-competitive process. 19 units will be tax credit affordable units for households at or below 60% AMI. There is one manager's unit.

4) Specific Issues (relocation, environmental, historical, etc.)

Relocation: The Project requires the temporary relocation of about 14 households and demolition of 14 public housing units. SFHA will assist affected households in relocating temporarily to vacant rehabbed units elsewhere within the Sunnydale public housing site or permanently to other SFHA-subsidized affordable housing within San Francisco. All households will be noticed and provided relocation assistance per URA, CRAL, and Sunnydale HOPE SF Relocation Plan.

Environmental: Hazmat testing will be performed to create an approved abatement and demolition plan prior to the demolition. Similar structures within the Sunnydale HOPE SF site contain lead, asbestos-containing materials, and PCBs.

Historic: The buildings to be demolished for the new construction of the AHD are not historic.

5) Demolition, if applicable

Two buildings comprising 14 public housing units will be abated and demolished.

6) Rehabilitation, if applicable

N/A

7) Will Prevailing Wage be paid

Yes.

Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary

	Project Name	Description (include: descriptive information such as on-site resident or community amenities, climate adaptive features, and resources in the immediate vicinity)	Address	City	Zip	County	Lat.	Log.	Census Tracts	APNs
AHD	Sunnydale HOPE SF Block 3A	The AHD project comprises 80 new affordable units for households between 30% and 60% TCAC AMI plus approximately 19,000 square feet of ground floor neighborhood retail and nonprofit spaces. The unit mix consists of 4 studios, 24 one-bedroom units, 28 two-bedroom units, 16 three-bedroom units, and 8 four-bedrooms. Seventy-five percent of the units (60 units) are assisted by Project-Based Section 8 Vouchers (PBV) through a 20-year Project-Based Section 8 contract, which is made available by San Francisco Housing Authority through a non-competitive process.	Lot 3 Tentative Map 9537	San Francisco	94134	San Francisco	37.71214654	-122.4171167	6075060502	6311-011
HRI										

AHD Information:		Area Calculations:		Unit Count		Building Count		Elevator Count		Density Project Type	
Land Area	Acres	0.83		Units/Acre	96	# of Bldgs	1	# of Elevators	2	Mixed Use Project	MU
Residential Rental	sq. ft.	67,380		# of Units	80	# of Bldgs	0	# of Elevators	0		
Homeownership	sq. ft.	0		# of Units	0	# of Bldgs	0	# of Elevators	0		
Commercial	sq. ft.	19,017		# of Units/Spaces		# of Bldgs	0	# of Elevators	0		
Resident Non-Rental	sq. ft.	16,370		# of Units/Spaces		# of Bldgs	0	# of Elevators	0		
Other (Mixed Use)	sq. ft.	0		# of Units/Spaces		# of Bldgs	0	Multiple Parcels			
Number of car share parking spaces		0		Number of electric vehicle charging parking spaces		0		Number of uncovered guest parking spaces		0	
# of car parking spaces		60		Parking ratio: car spaces/total units		3:4		Total # of bicycle parking spaces		80	
Parking ratio: bicycle spaces/total units										1:1	
Is the AHD a scattered site project? §103(a)(1)(B)(ii)		No									

AHD Capital Projects §103(a)(1)

(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project	New construction	Ok								
(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d).	AHD distance from Transit Station/Stop	0.1 Miles Ok								
(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "Max Funds & Unit Mix" worksheet).		Ok								
(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "Max Funds & Unit Mix" worksheet).		Yes								
Extremely Low Income (ELI) 15-30% AMI units	17	Very Low Income (VLI) 31-50% AMI units	43	(iii) % Affordable units	99%	Affordability:	Rental	48%	HO	0%
(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD.		Ok								

Total Sites Area in Square Feet	Total Buildings Floor Area in Sq. Feet	(iv) Calculated Floor Area:	(iv) Calculated Net Density:
36,155	102,767	Ok 2.65	Ok
(Less Qualified* Square Feet Deductions):	(Less Excluded Areas in Square Feet):	*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.	
Dedicated streets	Mechanical Space		
Sidewalks	Cellar space		
Parks	Floor space in open balconies		
Open Space	Enclosed parking		
Other	Elevator or stair bulkheads		
Net Site Area-acres	Net Building Square Feet		
0.83	95,776		

File Name	Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
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(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects	N/A	If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements?	N/A
Prior to rehab - existing # of units	AHD Project units	Prior to rehab - percentage of total affordable	AHD percentage of total affordability
	80		99%

(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.))	# of Secure Overnight Bicycle Parking spots at AHD	80	Ok
Bike parking will be located inside the adjacent building in secured rooms to which only residents will have access. The AHD will maintain a 1:1 bike space to unit ratio (80 spaces).			

(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits?	No	If Yes, this constitutes two separate and independent projects, each of which must submit an entirely separate HCD application and qualify independently of the other.
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AHD Project Amenities									
Number of laundry rooms	4	Gated site entry	No	Community room	Yes	Picnic/BBQ area	No	Ground level courtyard	Yes
Fitness room	No	Building card key	Yes	Community kitchen	Yes	Tot lot or playground	No	Private shared and level courtyard	Yes
Swimming pool	No	Security patrol	No	Computer room	No	Sports/tennis court	No	Other amenity (specify)	
Jacuzzi/Sauna	No	Security cameras	Yes	High speed internet	Yes	Secured package room	Yes	Other amenity (specify)	

AHD Unit Amenities									
Air conditioning	No	Disposal	Yes	Walk-in closet	No	Free cable TV	No	Fenced rear yard	No
Refrigerator	Yes	Dishwasher	Yes	Curtains/Blinds	No	Lofts	No	Other amenity (specify)	
Range	Yes	Washer	No	Fireplace	No	Balcony	No	Other amenity (specify)	
Microwave	No	Dryer	No	Emergency Call	No	Patio	No	Other amenity (specify)	

AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)				
	Budgeted	Cost Cap	Overage	
§103(a)(1)(C)(ii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.	\$0	\$2,120,530	\$0	OK

§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
 (3) In lieu fees for local inclusionary housing programs;
 (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
 (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

Yes

HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)

(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district? If Yes, are improvements a condition to the approval of the AHD?

File Name	Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required	Uploaded to HCD?	N/A
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	Budgeted	Cost Cap	Overage	
(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.	\$0	\$2,120,530	\$0	Ok
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.	\$0	\$0	\$0	Ok
(v) Total amount of eligible real property acquisition of the HRI Project site and associated fees cannot exceed 10% of the total AHSC Program award.	\$0	\$2,120,530	\$0	Ok
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.	\$0	\$300,000	\$0	Ok

§103(c) We certify the AHSC HRI funded cost do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
 (3) In lieu fees for local inclusionary housing programs;
 (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
 (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

N/A

HRI Grant Terms §104(c)

(1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.
 (2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.
 (3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.
 (4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI.

AHD Threshold §106(a)

(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost.
 AHD will provide, at no charge, one unlimited monthly transit pass for 36 months (three years) to all units restricted to 60% AMI or less meeting the threshold in Section 106(a)(4) of the AHSC guidelines.
 Number of passes or cards that will be provided: Is there at least one pass per restricted unit? Type of transit passes provided:

(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing.

File Name	SFH Lease Addendum	§106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close.	Uploaded to HCD?	N/A
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(8) For the AHD, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?

NEPA: Is Federal funding proposed that will trigger NEPA requirements? If Yes, enter date of "Authority to Use Grant Funds"

CEQA: Project approved "by-right"? Is Project Categorically Exempt? Negative Declaration date Final EIR date

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.
 On July 9, 2015, SF Planning Commission certified as adequate and complete the AHD's EIR/EIS in accordance with CEQA and Administrative Code Chapter 31. The Commission adopted the findings on November 17, 2016. On August 17, 2015, the AHD received its Authority of Use Grant Funds forms from HUD evidencing NEPA clearance.

File Name	AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
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File Name	AHD Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	Yes
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(9) Have all necessary discretionary local land use approvals been granted? (if entitlements from the local jurisdiction can be secured/submitted within 30 calendar days after application due date, select "Within 30 days" if this applies to any approvals). Applicants must provide a listing and status of applicable discretionary local land use entitlements and permits required to complete the AHD Project that have been granted, submitted or to be applied for to local agencies, or consistent with local planning docs.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
SF Planning Department	1/27/20	Development Plan Approval	Development Phase (comprising AHD) Approval

(10) Does the Market study demonstrate the AHD Project is financially feasible? *A study that meets requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.*

File Name	AHD Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
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(11) Does applicant or Developer of Project have Site Control for AHD Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)

Form of site control (See Site Control in Appendix A)	Disposition and Development Agreement	Most recent document execution date	3/3/17
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If leasehold estate: Rent based on restricted land value? Is acquisition cost \$0 in AHD Dev. Budget? Prepaid lease loan used? If so answer (a-c)

(a) Funding amount based on the Present Value of lease payments? (b) Lender requesting Residual Receipts (not permissible) (c) Has loan amount been entered as a finance cost?

Describe any special site-control circumstances.
 Exclusive development rights and site control are provided through a Master Development Agreement (MDA) between the San Francisco Housing Authority (SFHA), which owns the land; the City and County of San Francisco; and the Master Developer, whose members consist of the parent companies of the Project Owner's General Partners.

File Name	AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
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File Name	AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	Yes
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(12) Applicant (The Related Companies of California, LLC) must demonstrate prior experience by providing evidence of two prior AHD projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

(12) Which applicant demonstrates the prior experience noted below:

AHD Past Project #1

AHD Past Project #2

Sunnydale HOPE SF Block 3A AHD and HRI Overview PIN 47838

4/27/21

Project Name	94th and International (Acts Cyrene Apartments)	Paradise Creek II (National City)			
Development Entity	Oakland International Housing Partners, L.P., whose Administrative General Partner is an entity of The Related Companies of California (Applicant 1)	Paradise Creek II Housing Partners, L.P., whose Administrative General Partner is an entity of The Related Companies of California (Applicant 1)			
Completion Date	12/1/17	5/1/18			
Project Tenure	Approx. 3.5 years	Approx 3 years			
Number of units	59	92			
Units per Acre	74 units per acre	43 units per acre			
Commercial (square feet)	3,500	0			
Brief Description (e.g. number of units, population served, etc.)	Adjacent to the International Boulevard Affordable Housing and Walkability Project, the 94th and International project is one of Oakland's newest 100% affordable, mixed-use developments for families earning between 30% and 50% of AMI. Fourteen of the new apartment homes have been reserved for those who are homeless or at risk of homelessness. Onsite supportive services, provided by Acts Community Development Corporation, include financial literacy programs, health and wellness classes, and homework and tutoring programs.	Paradise Creek II is the second phase of Paradise Creek Apartments, a two-phased affordable TOD with 201 low-income apartments for households between 30% and 50% AMI. 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 in two residential buildings.			
File Name	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes	
(13) We certify as of the application date, the applicants or the AHD real property is not party to or the subject of any claim or action in the state or federal courts.				Yes	
(14) We certify that construction of the AHD Project has not commenced as of the application deadline set forth in the NOFA.				Yes	
(19) The AHD will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?				Yes	
If "Yes", provide documentation the AHD site is not within land designated as agricultural land per the FMMP tool.					
File Name	AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes	
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):					
File Name	AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A	
(20)(A) We certify the AHD meets the underwriting standards in Uniform Multifamily Regulations §8300 - §8316 and Multifamily Housing Program Guidelines §7312.				Yes	
(20)(B) We certify the AHD is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.				Yes	
(20)(C) If the AHD involves new construction or Substantial Rehabilitation and requires the demolition of existing residential units, it is only eligible if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b).					
New Construction or Substantial Rehabilitation Project: is demolition of existing residential required (only eligible if the number of bedrooms in the new Project is at least equal to the total number of bedrooms in the demolished structures)?	Yes	Number of bedrooms in the demolished structures?	38	Number of bedrooms in new Project?	164
(20)(D) If the AHD and/or HRI involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. Explain below how this requirement is satisfied. If not applicable, indicate "N/A" below.					
The AHD will replace the demolition of 14 units comprising 38 bedrooms with 80 units comprising 164 bedrooms in total. The AHD will meet all of the criteria noted above.					
(20)(E) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).				Yes	
The AHD project will follow all local, State, and Federal Fair Housing requirements during lease-up and operations.					
HRI Threshold §106(a) (if applying for AHSC HRI funding)					
(8) For the HRI, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?					
NEPA:	Is Federal funding proposed that will trigger NEPA requirements?		If Yes, enter date of "Authority to Use Grant Funds"		
CEQA:	Project approved "by-right"?	Is Project Categorically Exempt?	Negative Declaration date	Final EIR date	
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.					
File Name	HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Uploaded to HCD?	N/A	
File Name	HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A	
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the HRI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.					
Agency / Issuer	Land Use Approval Date	Approval Type	Comments		
(10) Does the Market study demonstrate Project is financially feasible (HRI requires a market study only if not using AHSC funds for AHD)? A market study that meets the requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.					
File Name	HRI Market Study	Completed market study prepared within one year of the application due date.	Uploaded to HCD?	N/A	
(11) Does applicant or Developer of Project have Site Control for HRI Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)					
Form of site control (See Site Control in Appendix A)			Most recent document execution date		
If leasehold estate:	Rent based on restricted land value?	Is acquisition cost \$0 in Dev. Budget?	Prepaid lease loan used? If so answer (a-c)		
(a) Funding amount based on the Present Value of lease payments?		(b) Lender requesting Res. Receipts (not permissible)	(c) Has loan amount been entered as a finance cost?		
Describe any special site control circumstances.					
File Name	HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	N/A	

(12) Applicants must demonstrate prior experience by providing evidence of two prior HRI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

(12) Which applicant demonstrates the prior experience noted below:

	HRI Past Project #1	HRI Past Project #2
Project Name		
Development Entity		
Completion Date		
Project Tenure		
Number of units		
Units per Acre		
Commercial (square feet)		
Brief Description (e.g. number of units, population served, etc.)		

File Name Past Exp HRI1, Past Exp HRI2 Certificates of Occupancy for two recently completed affordable housing developments. Uploaded to HCD? N/A

(13) We certify as of the application date, the applicants or the HRI real property is not party to or the subject of any claim or action in the state or federal courts.

(14) We certify that construction of the HRI Project has not commenced as of the application deadline set forth in the NOFA.

(19) The HRI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

If "Yes", provide documentation the HRI Project site is not within land designated as agricultural land per the FMMP tool.

File Name HRI No Ag Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool. Uploaded to HCD? N/A

If "No", demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A):

File Name HRI Ag Infill Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A). Uploaded to HCD? N/A

(20)(B) We certify the HRI is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

(20)(C) If the AHD Project involves involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.

(20)(D) We certify the proposed AHD is consistent with State & Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).

(20)(E) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the HRI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.

File Name HRI Local Approvals Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Uploaded to HCD? N/A

Article XXXIV Authority

Article XXXIV opinion letters submitted to HCD must demonstrate the applicant has considered both the legal requirements of Article XXXIV and the Project's relevant facts (e.g., the state public body lenders, the number of low income restricted units, and the general content of any regulatory restrictions). Any conclusion that a project is exempt from Article XXXIV must be supported by specific facts and a specific legal theory for exemption that itself is supported by the Constitution, statute, and/or case law. Prior to the execution of the HCD Standard Agreement, Applicant must deliver to HCD satisfactory evidence that the Article XXXIV requirements of the California Constitution have been satisfied or are inapplicable.

File Name Article XXXIV Attorney Opinion Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered. Uploaded to HCD? Yes

Does the locality have sufficient Article XXXIV Authority to accommodate the Project? (If Project doesn't have Article XXXIV authority, AHSC may be limited to restricting no more than 49% of the total units.) Yes If yes, document Article XXXIV Project authority. May be done by providing info from appropriate local government official that voters passed a specific project referendum or a blanket referendum has been passed and the locality has allocated sufficient Article XXXIV authority to Project.

File Name Article XXXIV Authority Copy of document providing Authority. Uploaded to HCD? Yes

Tax Credits

Select appropriate entry for each item:

Project Tax Credit Type	4%	Federal	Yes	Proposed equity investor contribution (\$)	\$29,528,119	Anticipated tax credit factor	\$0.9000	App rate	4.00%
		State	No	Proposed equity investor contribution (\$)	\$0	Anticipated tax credit factor	\$0.0000	App rate	0.00%

Timeframe for applying for 4% Tax Credits	Proposed month	April	Proposed year	2022
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If already awarded, date of the Tax Credit Reservation

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

Does or will the senior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow? Yes

Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow? Yes

Are there any cost sharing agreements? No If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development cost? Yes If no, on what?

What covenants or regulatory agreements are already on title? None

What covenants or regulatory agreements are anticipated? City of San Francisco, TCAC, CDLAC, HCD, FHLB Affordable Housing Program

Milestones

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

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

Sunnydale HOPE SF Block 3A AHD and HRI Overview PIN 47838

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Capital Project Milestone Schedule	AHD Date	HRI Date
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project.	3/3/17	N/A
Site Control of Affordable Housing Development site(s) by proposed housing developer.	3/3/17	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	11/17/16	N/A
Obtaining all necessary and discretionary public land use approvals.	11/17/16	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project.	6/8/21	N/A
Obtaining all enforceable funding commitments for all construction period financing.	6/8/21	N/A
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project.	N/A	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	6/30/22	N/A
Commencement of construction.	10/31/22	N/A
Construction complete and the filing of the Notice of Completion.	8/31/24	N/A
Program funds fully disbursed.	12/31/24	N/A
<i>Have all milestone dates been entered above?</i>	Yes	N/A

Sunnydale HOPE SF Block 3A AHD Units and Maximum AHD-HRI Funds PIN 47838

4/27/21

AHD Unit Mix

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	Subsidy Program Name			Project Based Vouchers									
# of Bdrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner (HO) Units	Total Unrestricted Units	Total Restricted Units	Total Affordable Rental Units	Total Affordable HO Units	Manager Units	Support. Housing Units	AHSC Assisted Units	Veterans Units	Senior Units	Monthly 2021 Rent	Unrestricted Monthly Rent	Proposed Monthly Rent	Utility Allowance	Monthly Rent Subsidy Amount	Subsidy Units	Monthly Rent Subsidy Amount	Subsidy Units	# of Baths	Square Feet	Other HCD Funding Source	Other Funding Units	Building Type
0	Rental	60%	4	4		0	4	4	0			3			\$1,918		\$1,826	\$73									3-5 story mid-rise
1	Rental	60%	8	8		0	8	8	0			7			\$2,055		\$1,957	\$102									3-5 story mid-rise
2	Rental	60%	7	7		0	7	7	0			6			\$2,467		\$2,348	\$131									3-5 story mid-rise
1	Rental	50%	11	11		0	11	11	0			3			\$1,713		\$1,282	\$102	\$1,520	11							3-5 story mid-rise
2	Rental	50%	14	14		0	14	14	0			5			\$2,056		\$1,442	\$131	\$1,997	14							3-5 story mid-rise
3	Rental	50%	12	12		0	12	12	0			4			\$2,375		\$1,602	\$161	\$2,893	12							3-5 story mid-rise
4	Rental	50%	6	6		0	6	6	0			3			\$2,650		\$1,730	\$203	\$3,066	6							3-5 story mid-rise
1	Rental	30%	5	5		0	5	5	0			4			\$1,027		\$979	\$102	\$1,823	5							3-5 story mid-rise
2	Rental	30%	7	7		0	7	7	0			6			\$1,233		\$1,174	\$131	\$2,265	7							3-5 story mid-rise
3	Rental	30%	3	3		0	3	3	0			2			\$1,425		\$1,357	\$161	\$3,138	3							3-5 story mid-rise
4	Rental	30%	2	2		0	2	2	0			1			\$1,590		\$1,514	\$203	\$3,282	2							3-5 story mid-rise
3	Rental	none	1	1		1	0	0	0	1					\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
						0	0	0	0						\$0												3-5 story mid-rise
			80	80	0	1	79	79	0	1	0	44	0	0	\$0												

File Name: Utility Allowance | Local housing authority document showing current utility allowance chart, with relevant components circled. | Uploaded to HCD? | Yes

\$104(b)(4) NOTE: Use of multiple HCD funding sources on the same Assisted Units (subsidy stacking) is prohibited. "HCD funding sources" shall mean loan or grant funds awarded for permanent funding of development costs (which shall not include funds specifically designated for capitalized operating or operating subsidy reserves) under the following programs: Supportive Housing Multifamily Housing, MHP, Veterans Housing and Homeless Prevention, No Place Like Home, Affordable Housing Sustainable Communities, Transit Oriented Development, Joe Serna, Junior Farmworker Housing Grant, SB 2 Farmworker Housing, and Housing for a Healthy California.

\$1,730,184	Annual Net Restricted Rent
\$1,356,660	Annual Net Proposed Rent
\$0	Annual Unrestricted Rent

Maximum HRI Grant Amount

1 unrestricted units @ \$35,000 PU = \$35,000 | 79 restricted units @ \$50,000 PU = \$3,950,000 | HRI Requested: \$0 | Max HRI Grant \$0

Maximum AHD Funding Amount

Max AHSC AHD Funding Amounts. Click here for 2020 AHSC funding limits - (beginning on page 166)

Is Project applying for 9% Tax Credits? | No | Unrestricted Manager Funding Amount \$175,000 | AHD Funds Requested \$10,850,000

AMI Level	0 Bedroom Units			1 Bedroom Units			2 Bedroom Units			3 Bedroom Units			4+ Bedroom Units		
	Per Unit Amount	Number of Restricted units	Funding Amount (BxC)	Per Unit Amount	Number of Restricted units	Funding Amount (E x F)	Per Unit Amount	Number of Restricted units	Funding Amount (H x I)	Per Unit Amount	Number of Restricted units	Funding Amount (K x L)	Per Unit Amount	Number of Restricted units	Funding Amount (N x O)
60-80%	175,000	0	0	175,000	8	1,400,000	175,000	7	1,225,000	175,000	0	0	175,000	0	0
55%	197,039	0	0	198,480	0	0	203,233	0	0	207,699	0	0	211,300	0	0
50%	218,934	0	0	221,959	11	2,441,549	231,467	14	3,240,538	240,253	12	2,883,036	247,744	6	1,486,464
45%	240,830	0	0	245,439	0	0	259,700	0	0	272,808	0	0	284,044	0	0
40%	262,725	0	0	268,919	0	0	287,789	0	0	305,363	0	0	320,344	0	0
35%	284,764	0	0	292,543	0	0	316,022	0	0	338,062	0	0	356,788	0	0
30%	306,659	0	0	316,022	5	1,580,110	344,256	7	2,409,792	370,616	3	1,111,848	393,088	2	786,176
25%	328,554	0	0	339,502	0	0	372,489	0	0	403,171	0	0	429,532	0	0
20%	350,450	0	0	362,982	0	0	400,578	0	0	435,726	0	0	465,832	0	0
15%	372,489	0	0	386,461	0	0	428,811	0	0	468,424	0	0	502,131	0	0
Totals	0 Bdrm	0	0	1 Bdrm	24	5,421,659	2 Bdrm	28	6,875,330	3 Bdrm	15	3,994,884	4+ Bdrm	8	2,272,640

Commercial Space							
Type of Business (if known)	Total Units or Spaces	Total Space Square Feet	Expected Gross Rent	Gross Rent per Square Foot	Garage and Parking Space Revenue	Miscellaneous Rent Revenue	Other Revenue (specify)
TBD	1	19,017	\$0	\$0.00	\$0	\$0	0
				\$0.00			
				\$0.00			
				\$0.00			
				\$0.00			
Total:	1	19,017	\$0	\$0.00	\$0	\$0	\$0
Average:	1	19,017	\$0	\$0.00	\$0	\$0	\$0

Describe the Proposed Commercial Use and Identify any Special Issues
 The AHD will include approximately 18,472 square feet of ground floor space to be leased for a potential restaurant/grocer, café, Mercy offices, an early childhood education center, and wellness center.

San Francisco

Sunnydale HOPE SF Block 3A HRI and AHD Sources of Development Funds PIN 47838

4/27/21

Construction Period Sources of Funds

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

	Committed by Application Due Date?	AHD vs HRI Source	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Residential Amount	Commercial Amount	*Details of Deferred Costs		
												Amount	Description	
1		HRI	AHSC HRI Grant	State-HCD		\$0								
2	Yes	AHD	Tax Exempt Construction Loan	Private	1	\$40,406,589	3.40%	Interest Only	32	\$40,406,589		\$49,207	Perm Closing - Title/Escrow	
3	Yes	AHD	Taxable Construction Loan	Private	1	\$15,669,324	3.55%	Interest Only	32	\$9,087,127	\$6,582,197	\$40,000	Perm Closing - Legal	
4	Yes	AHD	SF- MOHCD	Local	2	\$12,614,000	3.00%	Deferred	32	\$12,614,000				
5	Yes	AHD	SF-MOHCD (Accrued/Deferred Interest)	Local	2	\$333,137	3.00%	Deferred	32	\$333,137		\$2,500	Perm Conv. - Syndication Consulting	
6	Yes	AHD	Deferred Developer Fee	Private		\$3,700,000				\$3,700,000		\$32,800	TCAC Monitoring Fees	
7	Yes	AHD	GP Capital	Private		\$100				\$100		\$659,482	Operative Reserve	
8														
9														
10												\$979,359	Transition Reserve	
11														
12														
13		AHD	*Deferred Costs (enter details at right)			\$2,710,394					\$2,710,394		\$947,046	Developer Fee
14	Yes	AHD	Equity Investor	USBCDC		\$2,952,812				\$2,952,812				
TOTALS						\$78,386,356				\$71,804,159	\$6,582,197	\$2,710,394		

Permanent Sources of Funds

# EFC	Committed by Application Due Date?	AHD vs HRI Source	Source Name See cell comments for Deferred Dev. Fee; list in lien priority order	Source Type	Lien No.	Amount	Interest Rate		Amortization Period (yrs.)	Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service	Residential Amount	Commercial Amount	Balloon?
							Rate	Type		Type	Due in (yrs)					
1		HRI	AHSC HRI Grant	State-HCD		\$0										
2		AHD	AHSC AHD Funding	State-HCD	2	\$10,850,000	3.00%	Fixed for Term	55	MHP-Partial Interest Only	55	\$45,570		\$10,850,000		
3			Tax-Exempt Bond Loan													
4	Yes	AHD	Taxable Bond Loan	Private	1	\$21,361,000	5.91%	Fixed for Term	30	Fully Amortized	17	\$1,522,039		\$21,361,000		Yes
5	Yes	AHD	SF- MOHCD	Local	2	\$12,614,000	3.00%	Fixed for Term	55	Residual Receipts	55			\$12,614,000		
6	Yes	AHD	SF-MOHCD (Accrued/Deferred Interest)	Private	2	\$333,137	3.00%		55	Residual Receipts	55			\$333,137		
7	Yes	AHD	Deferred Developer Fee	Private		\$3,700,000	0.00%							\$3,700,000		
8	Yes	AHD	GP Capital	Private		\$100								\$100		
9																
10																
11																
12																
13																
14																
15	Yes	AHD	Equity - USBCDC			\$6,582,197										\$6,582,197
16	Yes	AHD	Equity Investor: USBCDC			\$22,945,922								\$22,945,922		
Total Permanent Funding Sources Amount						\$78,386,356								\$71,804,159	\$6,582,197	
Total Committed Non-AHSC AHD & HRI Funds						\$67,536,356	#####	<§107(f) Total Committed Non-AHSC AHD & HRI Funds								

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

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

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

The AHD project is in the City of San Francisco, which is challenged by high construction cost. Further, 75% of the units are replacement public housing units for large households. The building includes a total of 164 bedrooms.

AHD Development Budget

4/27/21

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$1	\$1	\$0			
Demolition	\$0					
Legal	\$20,000	\$18,625	\$1,375			
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$20,001	\$18,626	\$1,375			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$4,293,180	\$3,997,971	\$295,209			
Total Acquisition Cost	\$4,293,180	\$3,997,971	\$295,209		\$0	
Total Land Cost / Acquisition Cost	\$4,313,181	\$4,016,597	\$296,584			
Predevelopment Interest/Holding Cost	\$0					
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Other Rehabilitation: (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION						
Site Work	\$1,920,056	\$1,788,029	\$132,027	\$1,788,029		
Structures	\$43,632,940	\$40,624,207	\$3,008,733	\$40,624,207		
General Requirements	\$3,372,385	\$3,140,492	\$231,893	\$3,140,492		
Contractor Overhead	\$1,383,823	\$1,288,668	\$95,155	\$1,288,668		
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$953,729	\$888,148	\$65,581	\$888,148		
Urban Greening	\$200,000	\$194,680	\$5,320	\$194,680		
Commercial Core & Shell	\$1,407,500	\$0	\$1,407,500			
Other New Construction: (Specify)	\$0					
Other New Construction: (Specify)	\$0					
Total New Construction Costs	\$52,870,433	\$47,924,224	\$4,946,209	\$47,924,224	\$0	
ARCHITECTURAL FEES						
Design	\$1,030,550	\$959,687	\$70,863	\$959,687		
Supervision	\$240,950	\$224,382	\$16,568	\$224,382		
Total Architectural Costs	\$1,271,500	\$1,184,069	\$87,431	\$1,184,069	\$0	
Total Survey & Engineering	\$1,197,500	\$1,115,158	\$82,342	\$1,115,158		
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$3,131,068	\$2,848,626	\$282,442	\$1,638,572		
Origination Fee	\$420,569	\$409,373	\$11,196	\$37,707		
Credit Enhancement/Application Fee	\$53,800	\$52,368	\$1,432	\$4,823		
Bond Premium	\$0					
Cost of Issuance	\$445,283	\$445,283				
Title & Recording	\$100,000	\$93,124	\$6,876	\$93,124		
Taxes	\$0					
Insurance	\$547,600	\$509,946	\$37,654	\$509,946		
Employment Reporting	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Total Construction Interest & Fees	\$4,698,320	\$4,358,720	\$339,600	\$2,284,172	\$0	
PERMANENT FINANCING						

AHD Development Budget

4/27/21

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Loan Origination Fee	\$213,610	\$207,923	\$5,687			
Credit Enhancement/Application Fee	\$20,000	\$19,468	\$532			
Title & Recording	\$49,207	\$45,823	\$3,384			
Taxes	\$0					
Insurance	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
Total Permanent Financing Costs	\$282,817	\$273,214	\$9,603			
Subtotals Forward	\$64,633,751	\$58,871,982	\$5,761,769	\$52,507,623	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$90,000	\$87,604	\$2,396	\$5,828		
Other Attorney Costs: GP/Sponsor	\$100,000	\$93,124	\$6,876	\$55,874		
Other Attorney Costs: Syndication Costs	\$213,086	\$213,086				
Other Attorney Costs: (Specify)	\$0					
Total Attorney Costs	\$403,086	\$393,814	\$9,272	\$61,702	\$0	
RESERVES						
Operating Reserve	\$659,482	\$614,135	\$45,347			
Replacement Reserve	\$0					
Transition Reserve	\$979,359	\$979,359				
Rent Reserve	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Total Reserve Costs	\$1,638,841	\$1,593,494	\$45,347			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$2,858,181	\$2,661,646	\$196,535	\$2,661,646		
Soft Cost Contingency	\$578,885	\$539,080	\$39,805	\$539,080		
Total Contingency Costs	\$3,437,066	\$3,200,726	\$236,340	\$3,200,726	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$66,612	\$66,612	\$0			
Environmental Audit	\$50,000	\$46,562	\$3,438	\$46,562		
Local Development Impact Fees	\$0					
Permit Processing Fees	\$1,500,000	\$1,396,857	\$103,143	\$1,396,857		
Capital Fees	\$0					
Marketing	\$300,000	\$300,000	\$0			
Furnishings	\$160,000	\$160,000	\$0	\$160,000		
Market Study	\$15,000	\$15,000	\$0			
Accounting/Reimbursable	\$32,000	\$32,000				
Appraisal Costs	\$10,000	\$9,312	\$688	\$9,312		
Broadband Readiness	\$0					
Other Costs: Security during Construction	\$240,000	\$223,497	\$16,503	\$223,497		
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Total Other Costs	\$2,373,612	\$2,249,840	\$123,772	\$1,836,228	\$0	
SUBTOTAL PROJECT COST	\$72,486,356	\$66,309,856	\$6,176,500	\$57,606,279	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$5,900,000	\$5,494,303	\$405,697	\$5,494,303		
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	\$5,900,000	\$5,494,303	\$405,697	\$5,494,303	\$0	
TOTAL PROJECT COST	\$78,386,356	\$71,804,159	\$6,582,197	\$63,100,582	\$0	
Eligible Basis:				\$63,100,582	\$0	
Total Eligible Basis:				\$63,100,582		
				DF 2021		

AHD Development Budget

4/27/21

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Total Developer Fee (<i>equals Total Developer Costs above</i>):				\$5,900,000		
Total Developer Fee paid from development funding sources:				\$2,200,000		
Deferred Developer Fee payable on a priority basis from available Cash Flow:				\$1,300,000		
Deferred Developer Fee payable from allowable 50% Distribution:				\$2,400,000		
Developer Fee Contributed as Capital:				\$0		

Sunnydale HOPE SF Block 3A AHD and HRI Permanent Sources and Uses PIN 47838

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AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds																	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources		
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable Bond Loan	SF- MOHCD	SF-MOHCD (Accrued/Deferred Interest)	Deferred Developer Fee	GP Capital	0	0	0	0	0	0	Equity - USBCDC	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs		Source Name: USBDC Equity	Source Name:
																		Total	Total				
\$0																							
LAND COST/ACQUISITION																							
Land Cost or Value	\$1																\$1	\$1	\$1	\$0			\$0
Demolition	\$0																\$0	\$0	\$0	\$0			\$0
Legal	\$20,000																\$18,625	\$18,625	\$18,625	\$1,375		\$1,375	\$0
Land Lease Rent Prepayment	\$0																\$0	\$0	\$0	\$0			\$0
Total Land Cost or Value	\$20,001		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,626	\$18,626	\$18,626	\$1,375	\$1,375	\$0	\$0
Existing Improvements Cost or Value	\$0																\$0	\$0	\$0	\$0			\$0
Off-Site Improvements	\$4,293,180					\$3,997,971											\$3,997,971	\$3,997,971	\$295,209		\$295,209		\$0
Total Acquisition Cost	\$4,293,180		\$0	\$0	\$0	\$3,997,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,997,971	\$3,997,971	\$295,209	\$295,209	\$0	\$0
Total Land Cost / Acquisition Cost	\$4,313,181		\$0	\$0	\$0	\$3,997,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,626	\$4,016,597	\$4,016,597	\$296,584	\$296,584	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																\$0	\$0	\$0	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																\$0	\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																\$0	\$0	\$0	\$0			\$0
REHABILITATION																							
Site Work	\$0																\$0	\$0	\$0	\$0			\$0
Structures	\$0																\$0	\$0	\$0	\$0			\$0
General Requirements	\$0																\$0	\$0	\$0	\$0			\$0
Contractor Overhead	\$0																\$0	\$0	\$0	\$0			\$0
Contractor Profit	\$0																\$0	\$0	\$0	\$0			\$0
Prevailing Wages	\$0																\$0	\$0	\$0	\$0			\$0
General Liability Insurance	\$0																\$0	\$0	\$0	\$0			\$0
Urban Greening	\$0																\$0	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																\$0	\$0	\$0	\$0			\$0
NEW CONSTRUCTION																							
Site Work	\$1,920,056					\$1,788,029											\$1,788,029	\$1,788,029	\$132,027	\$132,027		\$132,027	\$0
Structures	\$43,632,940	\$10,850,000			\$21,361,000	\$6,828,000											\$1,585,207	\$40,624,207	\$40,624,207	\$3,008,733	\$3,008,733		\$0
General Requirements	\$3,372,385																\$3,140,492	\$3,140,492	\$3,140,492	\$231,893	\$231,893		\$0
Contractor Overhead	\$1,383,823																\$1,288,668	\$1,288,668	\$1,288,668	\$95,155	\$95,155		\$0
Contractor Profit	\$0																\$0	\$0	\$0	\$0			\$0
Prevailing Wages	\$0																\$0	\$0	\$0	\$0			\$0
General Liability Insurance	\$953,729																\$888,148	\$888,148	\$888,148	\$65,581	\$65,581		\$0
Urban Greening	\$200,000																\$194,680	\$194,680	\$194,680	\$5,320	\$5,320		\$0
Commercial Core & Shell	\$1,407,500																\$0	\$0	\$1,407,500	\$1,407,500		\$1,407,500	\$0
Other New Construction: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Other New Construction: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Total New Construction Costs	\$52,870,433	\$10,850,000	\$0	\$21,361,000	\$8,616,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,097,195	\$47,924,224	\$47,924,224	\$4,946,209	\$4,946,209	\$0	\$0
ARCHITECTURAL FEES																							
Design	\$1,030,550																\$959,687	\$959,687	\$959,687	\$70,863	\$70,863		\$0
Supervision	\$240,950																\$224,382	\$224,382	\$224,382	\$16,568	\$16,568		\$0
Total Architectural Costs	\$1,271,500		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,184,069	\$1,184,069	\$1,184,069	\$87,431	\$87,431	\$0	\$0
Total Survey & Engineering	\$1,197,500																\$1,115,158	\$1,115,158	\$1,115,158	\$82,342	\$82,342		\$0
CONSTRUCTION INTEREST & FEES																							
Construction Loan Interest	\$3,131,068					\$333,137											\$2,515,489	\$2,848,626	\$2,848,626	\$282,442	\$282,442		\$0
Origination Fee	\$420,569																\$409,373	\$409,373	\$409,373	\$11,196	\$11,196		\$0
Credit Enhancement/Application Fee	\$53,800																\$52,368	\$52,368	\$52,368	\$1,432	\$1,432		\$0
Bond Premium	\$0																\$0	\$0	\$0	\$0			\$0
Cost of Issuance	\$445,283																\$445,283	\$445,283	\$445,283	\$0	\$0		\$0
Title & Recording	\$100,000								\$100								\$93,024	\$93,124	\$93,124	\$6,876	\$6,876		\$0
Taxes	\$0																\$0	\$0	\$0	\$0			\$0
Insurance	\$547,600																\$509,946	\$509,946	\$509,946	\$37,654	\$37,654		\$0
Employment Reporting	\$0																\$0	\$0	\$0	\$0			\$0
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0	\$0			\$0
Total Construction Interest & Fees	\$4,698,320		\$0	\$0	\$0	\$333,137	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,025,483	\$4,358,720	\$4,358,720	\$339,600	\$339,600	\$0	\$0
PERMANENT FINANCING																							
Loan Origination Fee	\$213,610																\$207,923	\$207,923	\$207,923	\$5,687	\$5,687		\$0
Credit Enhancement/Application Fee	\$20,000																\$19,468	\$19,468	\$19,468	\$532	\$532		\$0
Title & Recording	\$49,207																\$45,823	\$45,823	\$45,823	\$3,384	\$3,384		\$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

Sunnydale HOPE SF Block 3A AHD and HRI Permanent Sources and Uses PIN 47838

4/27/21

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

Sunnydale HOPE SF Block 3A AHD and HRI Permanent Sources and Uses PIN 47838

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AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources				Residential Cost Difference Dev Budget vs. Sources		
USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable Bond Loan	SF- MOHCD	SF-MOHCD (Accrued/Deferred Interest)	Deferred Developer Fee	GP Capital	0	0	0	0	0	0	Equity - USBCDC	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs		Source Name: USBCDC Equity	Source Name:
Soft cost in red (total AHSC AHD below)																							
\$0																							
Waste Water																							
Water Facility																							
Other Impact Fees (Specify):																							
Other Impact Fees (non-AHSC eligible)																							
TOTAL IMPACT FEES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering																							
Design																							
Contractor Fee																							
Other Soft Costs (Specify):																							
TOTAL SOFT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment Reporting																							
Other Costs (Specify):																							
Other Costs (Specify):																							
TOTAL OTHER ASSET COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HRI TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHD TOTAL PROJECT COSTS	\$78,386,356	\$0	\$10,850,000	\$0	\$21,361,000	\$12,614,000	\$333,137	\$3,700,000	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,945,922	\$71,804,159	\$71,804,159	\$6,582,197	\$6,582,197	\$0
TOTAL AHD & HRI PROJECT COSTS		\$0	\$10,850,000	\$0	\$21,361,000	\$12,614,000	\$333,137	\$3,700,000	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,945,922	\$71,804,159	\$71,804,159	\$6,582,197	\$6,582,197	\$0

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

2021 TCAC Threshold Basis Limit for HCD Developer Fee 2017 UMR §8312(c) & (b) and High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) (revised 3/24/21)
Complete all yellow shaded cells; see cell comments for tips

Project Name:	Sunnydale HOPE SF Block 3A	County:	San Francisco	HCD Phase:		Origination	
Unit Size	1/5/21 TCAC Threshold Basis Limits (TBL)	Number of Units		Basis x Number of Units			
SRO/Studio	\$511,928	4		\$2,047,712			
1 Bedroom	\$590,248	24		\$14,165,952			
2 Bedrooms	\$712,000	28		\$19,936,000			
3 Bedrooms	\$911,360	16		\$14,581,760			
4+ Bedrooms	\$1,015,312	8		\$8,122,496			
Number of Manager Units in Project:	1	TOTAL UNITS:	80				
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):					\$58,853,920		
TBL ADJUSTMENTS §10327(c)(5)(A-F):						Yes/No	
(A)	Project paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. (20%)					Yes	\$11,770,784
	Project certifies that (1) they are subject to a project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades. (5%)					No	\$0
	New construction project required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels. (10%)					Yes	\$5,885,392
	Project where a day care center is part of the development. (2%)					No	\$0
	Project where 100 percent of the Low Income units are for Special Needs populations. (2%)					No	\$0
	Project where at least 95% of the project's upper floor units are serviced by an elevator. (10%)					Yes	\$5,885,392
	Project wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed. (15%)					No	\$0
	Project wherein at least 95% of the building(s) is constructed as a Type III as defined in the California Building Code, or a Type III/Type I combination, in which case, the Type I 15% increase above is not					No	\$0
(B)	Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up to 10%)						\$0
Proposed energy efficiency/resource conservation/indoor air quality items	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%)					No	
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%)					No	
	(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of					No	
	(4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC					No	
	(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%)					No	
	(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%)					No	
	(7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used).					No	
	(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. (2%)					No	
	(9) Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. (2%)					No	
(D)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer. (lesser of costs or 15% basis adjustment)					No	\$0
	If Yes, select type of work:		Enter Certified Costs of Work:	\$0			
(E)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.					No	\$0
(F)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource. (10%)					No	\$0
	County eligibility:	No	Opportunity Area Map Tract ID #:		Opportunity Map Resource level:		

	A	B	C	D	E	F	G	H	I	
1	HCD 2021 Developer Fee Calculator - revised 2/4/21 (complete YELLOW shaded cells)									
2	Project Phase:	Origination	Proposed Project Type:	4% Credits New Construction						
3	Project Name:	Sunnydale HOPE SF Block 3A								
4	Project's Developer Fee Summary						HCD Limit	Project Amt.		
5	Maximum Total Developer Fee - 2d						\$9,567,417	\$5,900,000		
6	Max Developer Fee payable from development funding sources - lesser of 1e & 2d						\$2,200,000	\$2,200,000		
7	Deferred Developer Fee payable on a priority basis from available Cash Flow						\$1,300,000	\$1,300,000		
8	Deferred Developer Fee payable exclusively from Sponsor Distributions						\$6,067,417	\$2,400,000		
9	Total Budgeted or Actual Developer Fee				\$5,900,000					
10	Developer Fee Contributed as Capital				\$0		Deferred Developer Fee	\$3,700,000		
11										
12	Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules									
13	a. Project's type of construction:	New Construction							\$2,200,000	
14	b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)				\$57,606,279	x 15% =			\$8,640,942	
15	c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)				\$0	x 5% =			\$0	
16	d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)				\$6,176,500	x 15% =			\$926,475	
17	e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)									\$2,200,000
18										
19	Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules									
20	a. BIPOC Project meeting CDLAC §5230(f)(1)(B) - §10327(c)(2)(E)								No	
21	b. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)				\$57,606,279	x 15% =			\$8,640,942	
22	c. Basis for non-residential project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)				\$6,176,500	x 15% =			\$926,475	
23	d1. Not Applicable									
24	d2. Not Applicable									
25	d3. Not Applicable									
26	d4. Not Applicable				\$0	X 5% =			\$0	
27	e. Maximum Total Developer Fee using TCAC 4% rules §8312(c)									\$9,567,417
28	f. Total Budgeted or Actual Developer Fee							\$5,900,000		
29	g. Budgeted Developer Fee paid from Development Sources					<i>Sum of Deferred and Contributed Developer Fee</i>	\$3,700,000	\$2,200,000		
30	h. Deferred Developer Fee payable on a priority basis from available Cash Flow									\$1,300,000

Annual Income and Expenses

Employee Information					Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
1	1.00	On-Site Manager(s)	\$70,320	\$0	
		On-Site Assistant Manager(s)	\$0	\$0	
		Supportive Services Staff Supervisor(s)	\$0		
2	1.15	Supportive Services Coordinator, On-Site	\$80,000		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
2	1.50	On-Site Maintenance Employee(s)	\$61,448	\$0	
		On-Site Leasing Agent/Administrative Employee(s)	\$0	\$0	
		On-Site Security Employee(s)	\$0	\$0	
			\$0	\$0	
			\$0	\$0	
Total Salaries and Value of Free Rent Units			\$211,768	\$0	
	6711	Payroll Taxes	\$42,297	Show free rent as an expense?	
	6722	Workers Compensation	\$0		
	6723	Employee Benefits	\$0		No
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$42,297		
Total Employee(s) Expenses			\$254,065		

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)	3	1,100	
		0	0	
		0	0	
Total Square Footage			1,100	

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$1,356,660		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Subsidy Program Name	\$1,664,856		
	Project Based Vouchers	\$0		
	Operating Subsidies	\$0		
	Other:	\$0	\$0	
5910	Laundry and Vending Revenue	\$0		
5170	Garage and Parking Spaces	\$0	\$0	
5990	Miscellaneous Rent Revenue	\$0	\$0	
Gross Potential Income (GPI)		\$3,021,516	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other:	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$151,076	\$0	
Effective Gross Income (EGI)		\$2,870,440	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings	\$0	\$0	
6210	Advertising and Marketing	\$800	\$0	
6250	Other Renting Expenses	\$0	\$0	
6310	Office/Administrative Salaries -- from above	\$0	\$0	
6311	Office Expenses	\$0	\$0	
6312	Office or Model Apartment Rent	\$0	\$0	
6320	Management Fee	\$72,979	\$0	
6330	Site/Resident Manager(s) Salaries -- from above	\$70,320	\$0	
6331	Administrative Free Rent Unit -- from above	\$0	\$0	
6340	Legal Expense -- Project	\$13,600	\$0	
6350	Audit Expense	\$0	\$0	
6351	Bookkeeping Fees/Accounting Services	\$8,000	\$0	
6390	Miscellaneous Administrative Expenses	\$21,900	\$0	
6263T	Total Administrative Expenses	\$187,599	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expenses: 6400				
6450	Electricity	\$33,600	\$0	

Annual Income and Expenses

6451	Water	\$50,000	\$0	
6452	Gas	\$49,464	\$0	
6453	Sewer	\$64,514	\$0	
	Other Utilities: (specify)	\$0	\$0	
6400T	Total Utilities Expenses	\$197,578	\$0	
Operating and Maintenance Expenses: 6500				Comments
6510	Payroll -- from above	\$61,448	\$0	
6515	Supplies	\$0	\$0	
6520	Contracts	\$71,051	\$0	Grounds
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	\$0	
6525	Garbage and Trash Removal	\$62,586	\$0	
6530	Security Contract	\$0	\$0	
6531	Security Free Rent Unit -- from above	\$0	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$68,000	\$0	
6548	Snow Removal	\$0	\$0	
6570	Vehicle & Maintenance Equipment Operation/Reports	\$0	\$0	
6590	Miscellaneous Operating and Maintenance Expenses	\$2,381	\$0	
6500T	TOTAL Operating & Maintenance Expenses	\$265,466	\$0	
Taxes and Insurance: 6700				Comments
6710	Real Estate Taxes	\$2,880	\$0	
6711	Payroll Taxes (Project's Share) -- from above	\$42,297	\$0	
6720	Property and Liability Insurance (Hazard)	\$150,000	\$0	
6729	Other Insurance (e.g. Earthquake)	\$0	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation -- from above	\$0	\$0	
6723	Health Insurance/Other Employee Benefits--from above	\$0	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$39,762	\$0	
6700T	Total Taxes and Insurance	\$234,939	\$0	
Supportive Services Costs: 6900				Comments
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$80,000	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6900T	Total Supportive Services Costs	\$80,000	\$0	
Total Operating Expenses		\$965,582	\$0	Comments
Funded Reserves: 7200		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$40,000	\$0	
7220	Other Reserves: (specify)	\$0	\$0	
7230	Other Reserves: (specify)	\$0	\$0	
7240	Other Reserves: (specify)	\$0	\$0	
Total Reserves		\$40,000	\$0	
Ground Lease		Residential	Commercial	
Ground Lease		\$15,000	\$0	
Total Ground Lease		\$15,000	\$0	
Net Operating Income		\$1,849,858	\$0	
Financial Expenses: 6800				Comments
6820	1st Mortgage Debt Service	\$1,522,039	\$0	
6830	2nd Mortgage Debt Service	\$0	\$0	
6840	3rd Mortgage Debt Service	\$0	\$0	
6890	HCD Mandatory Payment	\$45,570	\$0	
6890	Bond Issuer Fee	\$26,701	\$0	
6890	Bond Trustee Fee	\$1,200	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6800T	Total Financial Expenses	\$1,595,511	\$0	
Cash Flow		\$254,348	\$0	
7190	Asset Management/Similar Fees	\$30,000	\$0	
Total Operating Expenses Per Unit		Per Year	Per Month	
Without any Adjustments		\$12,070	\$1,006	
With the Value of Rent-Free Units Included		\$12,070	\$1,006	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$11,034	\$919	

STI Project Summary

Project Name	Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)	Address	City	Zip	County	Census Tracts	APNs
STI #1 Caltrain Electric Multiple Unit Vehicle Procurement	Building from the ongoing effort to electrify and modernize the Caltrain corridor, an expansion set of 37 Electric Multiple Unit (EMU) trains are being procured. These EMU's are scheduled to run between 4th & King Station in San Francisco and Tamien Station in San Jose beginning in 2024. These EMU's will drive ridership by increasing service frequency and improving the system's carrying capacity. If successful, funds from this application will be used to purchase 2 EMUs.	Caltrain corridor between San Francisco and San Jose.	San Francisco	94134 and others	San Francisco	6075060502	

Latitude: N/A Longitude: N/A Select the primary transit mode supported by this STI: Heavy rail

STI #2 Visitacion Avenue Corridor Bike & Ped Improvements	This project will construct a class IV bike facility on Visitacion Ave. between Mansell & Hahn Street (southbound) and a class I bike path on Visitacion Ave between Hahn St. and the Visitacion Valley Middle School (northbound). Additionally, the project will build a new crosswalk to allow for safer crossing of Visitacion Ave. from the Community Garden to Herz Playground and on to the AHD. A new sidewalk will be constructed on the west side of Visitacion Ave from the new crossing to the Coffman Pool and a new sidewalk will be constructed on the east side of Visitacion from Hahn st to the Middle School. Finally, the project will upgrade the curb ramp on the corner of	Visitacion Avenue and Hahn Street	San Francisco	94134	San Francisco	6075060502	

Latitude: N/A Longitude: N/A Select the primary transit mode supported by this STI: N/A

STI #3							

Latitude: Longitude: Select the primary transit mode supported by this STI:

Bike Facility (BF) 1 - Linear Miles	0.51	BF1 Type	Class IV	Bike Facility 2 - Linear Miles	0.25	BF2 Type	Class I	Bike Facility 3 - Linear Miles		BF3 Type		
Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk		2,310		# of Transit Routes Improved		1		Added or Improved Transit Service		Yes		
Enter # and Amount for each	Crosswalks	1	AHSC Funds	\$92,500	Overcrossings	0	AHSC Funds	\$0	Undercrossings	0	AHSC Funds	\$0
	Rail Cars	2	AHSC Funds	\$7,350,000	Street Cars	0	AHSC Funds	\$0	Buses	0	AHSC Funds	\$0
	Shuttles	0	AHSC Funds	\$0	Vans	0	AHSC Funds	\$0	Total New Vehicles	2	Total AHSC New Vehicle Funding	\$7,350,000

STI Eligible Costs §103(a)(3)(A) and Ineligible Costs §103(c)

(i) Applicant certifies capital improvements in the STI budget result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined Project Area meeting the §102(c) or (d) transit requirements. Yes

	Budgeted	Cost Cap	Overage	
(ii) Total amount of eligible STI soft costs cannot exceed 30% of the total AHSC Program award.	\$141,000	\$6,361,590	\$0	Ok

(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.	\$0	\$1,124,418	\$0	Ok
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(vi) Capital Project costs in budget that are required as a condition of local approval for the STI? No If Yes, upload documentation below

File Name	STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Uploaded to HCD?	N/A

(B) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M? Ok

§103(c) We certify the AHSC STI funded cost do not include any of the following ineligible costs:

- Costs are not eligible if there is another feasible, available source of committed funding for the STI portion to be funded by AHSC or if the cost is incurred prior to the AHSC award;
- Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;
- In lieu fees for local inclusionary housing programs;
- Ongoing operational costs beyond the term of the grant (three years) for Program Costs;
- All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);
- Costs and fees associated with the ongoing provision of internet service.

Yes

STI Grant Terms §104(c)

(1) We certify the STI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk. Yes

(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement. Yes

(3) We acknowledge if the STI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement. Yes

STI Threshold §106(a)

(7) STI Enforceable Funding Commitments (EFC): *see Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC).*

EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC STI Grant	State-HCD		\$8,794,184					
2	Yes	5/8/20	State Rail Assistance	State-General		\$2,450,000					
3											
4											
5											
6											
7											

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) PIN 47838										4/27/21
8										
9										
10										
\$2,450,000	<Total Committed Non-AHSC STI Funds	TOTAL (must equal STI Budget Amount)		\$11,244,184						
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	EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 1 non-AHSC STI funding commitments.					Uploaded to HCD?	Yes		
(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.										
NEPA:	Is Federal funding proposed that will trigger NEPA requirements?					No	If Yes, enter date of "Authority to Use Grant Funds"			N/A
CEQA:	Project approved "by-right"?	No	Is Project Categorically Exempt?	Yes	Negative Declaration Date:	N/A	Final EIR Date:	N/A		
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.										
STI #1 is statutorily exempt and CEQA does not apply under section 15275 Specified Mass Transit Projects: (a) The institution or increase of passenger or commuter service on rail lines or high-occupancy vehicle lanes already in use, including the modernization of existing stations and parking facilities. STI #2 anticipates CEQA approval by 2022.										
File Name	STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.					Uploaded to HCD?	N/A		
File Name	STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.					Uploaded to HCD?	N/A		
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each STI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.										
Agency / Issuer		Land Use Approval Date	Approval Type		Comments					
N/A										
(11) Does applicant or Developer of Project have Site Control for each STI Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A)										
Form of site control (See Site Control in Appendix A):		Other (describe below)				Most recent document execution date:			N/A	
If leasehold estate:	Rent based on restricted land value?	N/A	Is acquisition cost \$0 in Dev. Budget?	N/A	Prepaid lease loan used? If so answer (a-c)	N/A				
(a) Funding amount based on the Present Value of lease payments?	N/A	(b) Lender requesting Res. Receipts (not permissible)	N/A	(c) Has loan amount been entered as a finance cost?	N/A					
Describe any special circumstances, e.g. if there are multiple STI Projects provide site control information for each.										
STI #1: New EMU vehicles will run on existing rail controlled by Caltrain. STI #2: Project will be constructed within the public right-of-way owned by the City of San Francisco, a joint applicant.										
File Name	STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.					Uploaded to HCD?	Yes		
(12) Applicants must demonstrate prior experience by providing evidence of two prior STI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the STI components of the AHSC Project for which funding is sought.										
(12) Which applicant demonstrates the prior experience noted below:										
		STI Past Project #1				STI Past Project #2				
Project Name	"Baby Bullet" Trainsets; Caltrain Capacity Increase				Mansell Streetscape Improvement Project					
Development Entity	Peninsula Corridor Joint Powers Board				SFMTA, RPD, DPW					
Completion Date	2002 and 2008; 12/1/2015				2/4/17					
Brief Description	Procurement of 6 Motive Power MP36 locomotives and 25 bombarier bi-level rail cars for baby bullet service. Of the 25 bombardier cars, 17 were purchased in 2002 and the remaining 8 were purchased in 2008; Procurement of 16 bi-level Bomardier rail cars from Metrolink to increase capacity of existing diesel trainsets.				Converted two of Mansell Street's four vehicle travel lanes into a two-way class 1 bike path and separated pedestrian path between Visitacion Ave and Brazil Ave. Vehicles are restricted to two lanes with lowered speed limits. Project also included an improved intersection with pedestrian bulb-outs and flashing beacons at Visitacion Ave, an improved crossing at Brazil Ave, and a crosswalk with flashing beacon at the western intersection with John F Shelley Drive.					
File Name	Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.					Uploaded to HCD?	Yes		
(13) We certify as of the application date, the applicants or the STI real property is not party to or the subject of any claim or action in the state or federal courts.										
(14) We certify that construction of the Project has not commenced as of the application deadline set forth in the NOFA.										
(19) The STI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?										
If "Yes", provide documentation the STI Project site is not within land designated as agricultural land per the FMMP tool.										
File Name	STI No Ag	Demonstrate the STI site is not within land designated as agricultural land per FMMP tool.					Uploaded to HCD?	Yes		
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):										
File Name	STI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A).					Uploaded to HCD?	N/A		
(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the STI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.										
File Name	STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.					Uploaded to HCD?	Yes		
(21)(B) If STI Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where an STI Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application. Explain below how this requirement is satisfied in the replacement affordable housing development. If Project does not involve demolition or rehabilitation of existing affordable units, please indicate "N/A".										

N/A

STI Milestones

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

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

Capital Project Milestone Schedule	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development	6/8/21
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	5/1/22
Obtaining all necessary and discretionary public land use approvals.	7/1/22
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	10/1/22
Commencement of construction.	2/1/23
Construction completion and closeout.	11/30/27
Program funds fully disbursed.	11/30/27
<i>Have all milestone dates been entered above?</i>	
Yes	

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES										Sources Total	Comments	
	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0			
STI BUDGET #1 - Caltrain Electric Multiple Unit Vehicle Procurement													
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): City Agency Fees												\$0	
Other Soft Costs (Specify): Construction Support Costs												\$0	
Other Soft Costs (Specify): Transit Construction Support Costs												\$0	
Other Soft Costs (Specify):												\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing												\$0	
Demolition												\$0	
Grading												\$0	
Soil Stabilization (Lime, etc.)												\$0	
Erosion/Weed Control												\$0	
Dewatering												\$0	
Other Site Preparation (Specify):												\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer												\$0	
Irrigation												\$0	
Storm Drain												\$0	
Detention Basin/Culverts												\$0	
Other Site Utilities (Specify):												\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base												\$0	
Asphalt Pavement												\$0	
Sidewalk, Curb and Gutter												\$0	
Street Lights												\$0	
Striping/Barricades (Bicycle Facilities)												\$0	
Signage												\$0	
Crossing and Traffic Signals												\$0	
Roundabouts, median islands or curb extensions												\$0	
Other traffic calming surface improvements												\$0	
Other Complete Street Improvements (Specify):												\$0	
Other Complete Street Improvements (Specify):												\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)												\$0	
Sidewalk, Curb and Gutter												\$0	
Street Lights												\$0	
Signage												\$0	
Signaling Prioritization Technology												\$0	
Boarding infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Vehicles	\$7,350,000	\$2,450,000										\$9,800,000	
Other ITS Technology												\$0	
Other Transit and Station Areas (Specify):												\$0	
Other Transit and Station Areas (Specify):												\$0	
Total Transit and Station Areas - Construction	\$7,350,000	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES										Sources Total	Comments
	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0		
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #1 Budgeted Project Costs	\$7,350,000	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000	

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

STI BUDGET #2 - Visitacion Avenue Corridor Bike & Ped Improvements

Environmental review/studies	\$1,000										\$1,000	
Plan Specification and Estimates	\$40,000										\$40,000	
Right of way support costs	\$100,000										\$100,000	
Site or right of way acquisition for Cap. Improvement Project	\$0										\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$141,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,000	
Clearing and Grubbing											\$0	
Demolition	\$20,000										\$20,000	
Grading	\$20,000										\$20,000	
Soil Stabilization (Lime, etc.)	\$40,000										\$40,000	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	
Sanitary Sewer	\$52,000										\$52,000	
Irrigation											\$0	
Storm Drain	\$124,000										\$124,000	
Detention Basin/Culverts	\$168,000										\$168,000	
Other Site Utilities (Specify): Relocate fire hydrant valves	\$20,000										\$20,000	
Total Site Utilities	\$364,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,000	
Aggregate Base	\$25,000										\$25,000	
Asphalt Pavement	\$60,000										\$60,000	
Sidewalk, Curb and Gutter	\$500,184										\$500,184	
Street Lights	\$50,000										\$50,000	
Striping/Barricades (Bicycle Facilities)	\$200,000										\$200,000	
Signage	\$4,000										\$4,000	
Crossing and Traffic Signals	\$20,000										\$20,000	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify):											\$0	
Other Complete Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$859,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$859,184	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES										Sources Total	Comments
	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0		
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify): Design and Project Management											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$1,444,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444,184	

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

STI BUDGET #3 -

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

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments	
	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0	Sources Total		
Sidewalk, Curb and Gutter												\$0	
Street Lights												\$0	
Signage												\$0	
Signaling Prioritization Technology												\$0	
Boarding infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Vehicles												\$0	
Other ITS Technology												\$0	
Other Transit and Station Areas (Specify):												\$0	
Other Transit and Station Areas (Specify):												\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)												\$0	
Employee Reporting												\$0	
Other Capital Asset Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.													
TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET													
Total Soft Costs	\$141,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,000	
Total Site Preparation	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	
Total Site Utilities	\$364,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,000	
Total Complete Streets Improvements - Construction	\$859,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$859,184	
Total Transit and Station Areas - Construction	\$7,350,000	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$8,794,184	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,244,184	

TRA Project Summary

Project Name	Description (include: the general location and description of each TRA improvement)	Address	City	Zip	County	Census Tracts	APNs
TRA #1 Visitacion Avenue Corridor TRA Improvements	This Project will install lighting, signange and planting along with the STI bike and ped improvements.	Visitacion Avenue and Hahn Street	San Francisco	94134	San Francisco	6075060502	
Latitude: N/A	Longitude: N/A	Select the primary transit mode supported by this TRA: Microtransit					
TRA #2							
Latitude:	Longitude:	Select the primary transit mode supported by this TRA:					
TRA #3							
Latitude:	Longitude:	Select the primary transit mode supported by this TRA:					

Enter # & Amt. of new:	Bus Shelters	0	AHSC Funds	\$0	Bicycle Parking At Transit	0	AHSC Funds	\$0	Bus Stop Benches	0	AHSC Funds	\$0		
Safe and Accessible Walkways - length (in feet) of sidewalk directly improved (ex. provided shade to, illuminated)										0	Pedestrian Paths (linear feet)		0.0	Type
# of Transit Routes Improved		1	Station Area or Transit Access Improvements		Yes	Other (describe): Bus bulbs, bus pads, sidewalk pads								

TRA Eligible Costs §103(a)(4) and Ineligible Costs §103(c)

(B)(i) We certify the capital improvements in the TRA budget are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the §102(c) or (d) transit requirements.												Yes				
												Budgeted	Cost Cap	Overage		
(B)(ii) Total amount of eligible TRA soft costs cannot exceed 10% of the total AHSC Program award.												\$106,111	\$2,120,530	\$0	Ok	
(B)(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.												\$0	\$125,512	\$0	Ok	
(B)(v) Capital Project costs in budget that are required as a condition of local approval for the TRA?												No	If Yes, upload documentation below			

File Name	TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Uploaded to HCD?	N/A
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(C) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M?												Ok
§103(c) We certify the AHSC TRA funded cost do not include any of the following ineligible costs:												
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion to be funded by AHSC or if the cost is incurred prior to the AHSC award;												Yes
(2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;												
(3) In lieu fees for local inclusionary housing programs;												
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;												
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);												
(6) Costs and fees associated with the ongoing provision of internet service.												

TRA Grant Terms §104(c)

(1) We certify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.												Yes
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.												Yes
(3) We acknowledge if the TRA Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.												Yes

TRA Threshold §106(a)

(7) TRA Enforceable Funding Commitments (EFC): <i>see Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC).</i>											
EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC TRA Grant	State-HCD		\$1,061,115					
2	Yes	11/1/19	Priority Conservation Area Grant (MTC)	Other		\$194,000					
3											
4											
5											
6											
7											
8											
9											
10											
\$194,000		<Total Committed Non-AHSC TRA Funds		TOTAL (must equal TRA Budget Amt)			\$1,255,115				

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	EFC TRA1; EFC TRA2; EFC TRA3	Supporting documentation for the 1 non-AHSC TRA funding commitments.	Uploaded to HCD?	Yes
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(8)(A) Applicant acknowledges completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds.

NEPA:	Is Federal funding proposed that will trigger NEPA requirements?	No	If Yes, enter date of "Authority to Use Grant Funds"	N/A
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CEQA:	Project approved "by-right"?	No	Is Project Categorically Exempt?	No	Negative Declaration Date:	N/A	Final EIR Date:	5/1/22
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Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.

Project anticipates CEQA approval by 2022.

File Name	TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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File Name	TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
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(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each TRA Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A			

(11) Does applicant or Developer of Project have Site Control for each TRA Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A)

Form of site control (See Site Control in Appendix A):	Other (describe below)	Most recent document execution date:	N/A
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If leasehold estate:	Rent based on restricted land value?	N/A	Is acquisition cost \$0 in Dev. Budget?	N/A	Prepaid lease loan used? If so answer (a-c)	N/A
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(a) Funding amount based on the Present Value of lease payments?	N/A	(b) Lender requesting Res. Receipts (not permissible)	N/A	(c) Has loan amount been entered as a finance cost?	N/A
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Describe any special circumstances, e.g. if there are multiple TRA Projects provide site control information for each.

STIs will be constructed within public right-of-way owned by the City of San Francisco, a joint applicant.

File Name	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
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(12)(A) Applicants must demonstrate prior experience by providing evidence of two prior TRA projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the TRA components of the AHSC Project for which funding is sought.

(12) Which applicant demonstrates the prior experience noted below:

	TRA Past Project #1	TRA Past Project #2
Project Name	Mansell Streetcapes Improvement Project	Beach Chalet Soccer Fields
Development Entity	RPD, Public Works, SFMTA	RPD
Completion Date	1/20/17	10/1/15
Brief Description	Same project that converted Mansell Street's four vehicle travel lanes into a two-way class bike path and pedestrian path between Visitacion Ave and Brazil Ave. Project also included flashing beacons at Visitacion Ave, and installation of dozens of street lights, new landscaping and some wall seating.	Redesigned and rebuilt soccer fields with artificial turf, with associated new pathways and extensive new lighting for soccer fields, parking lot lighting and pathways lighting. Project also included refurbishing restroom building, and resurfacing parking lot.

File Name	Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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(13) We certify as of the application date, the applicants or the TRA real property is not party to or the subject of any claim or action in the state or federal courts.

(14) We certify that construction of the Project has not commenced as of the application deadline set forth in the NOFA.

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

If "Yes", provide documentation the TRA Project site is not within land designated as agricultural land per the FMMP tool.

File Name	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

File Name	TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
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(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the TRA improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.

File Name	TRA Local Approvals	Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
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(21)(B) If the TRA Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where a TRA Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application.

N/A

TRA Milestones

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

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

Capital Project Milestone Schedule	Date
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Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) PIN 47838		4/27/21
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.		N/A
Site Control of site(s) by proposed developer.		N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.		5/1/22
Obtaining all necessary and discretionary public land use approvals.		7/1/22
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.		10/1/22
Commencement of construction.		2/1/23
Construction completion and closeout.		2/1/25
Program funds fully disbursed.		6/30/26
<i>Have all milestone dates been entered above?</i>		Yes

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments	
	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0	Sources Total		
TRA BUDGET #1 - Visitation Avenue Corridor TRA Improvements													
Environmental review/studies												\$0	
Plan Specification and Estimates		\$194,000										\$194,000	
Right of way support costs												\$0	
Site or right of way acquisition for Cap. Improvement Project												\$0	
Other Soft Costs (Specify): Construction Management	\$106,111											\$106,111	
Other Soft Costs (Specify):												\$0	
Other Soft Costs (Specify):												\$0	
Other Soft Costs (Specify):												\$0	
Total Soft Costs	\$106,111	\$194,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,111	
Clearing and Grubbing												\$0	
Demolition												\$0	
Grading												\$0	
Soil Stabilization (Lime, etc.)												\$0	
Erosion/Weed Control												\$0	
Dewatering												\$0	
Other Site Preparation (Specify): Mobilization	\$18,000											\$18,000	
Total Site Preparation	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000	
Sanitary Sewer												\$0	
Irrigation												\$0	
Storm Drain												\$0	
Detention Basin/Culverts												\$0	
Other Site Utilities (Specify):												\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base												\$0	
Asphalt Pavement												\$0	
Sidewalk, Curb and Gutter												\$0	
Street Lights	\$819,729											\$819,729	
Striping/Barricades (Bicycle Facilities)												\$0	
Signage	\$25,275											\$25,275	
Crossing and Traffic Signals												\$0	
Roundabouts, median islands or curb extensions												\$0	
Other traffic calming surface improvements												\$0	
Other Street Improvements (Specify):												\$0	
Total Complete Streets Improvements - Construction	\$845,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$845,004	
Striping/Barricades (for dedicated bus lanes)												\$0	
Sidewalk, Curb, and Gutter												\$0	
Street Lights												\$0	
Signage												\$0	
Signaling Prioritization Technology												\$0	
Boarding infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Other ITS Technology												\$0	
Other Transit Station or Stop (Specify):												\$0	
Other Transit Station or Stop (Specify):												\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees	\$45,000											\$45,000	
Bioswales												\$0	
Landscaping	\$47,000											\$47,000	
Other Urban Greening (Specify):												\$0	
Other Urban Greening (Specify):												\$0	
Total Urban Greening	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,000	
Street Furniture												\$0	

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments	
	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0	0		Sources Total
Bicycle Repair Kiosks												\$0	
Bicycle Storage or Parking												\$0	
Drinking Fountains												\$0	
Other Amenities (Specify):												\$0	
Other Amenities (Specify):												\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee												\$0	
Provide Name of Impact Fee												\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):												\$0	
Other Activity Costs (Specify):												\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting												\$0	
Vehicles												\$0	
Other Capital Costs (Specify):												\$0	
Other Capital Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$1,061,115	\$194,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,255,115	

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

TRA BUDGET #2 -

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

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES										Sources Total	Comments
	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0		
Other Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees											\$0	
Bioswales											\$0	
Landscaping											\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking											\$0	
Drinking Fountains											\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	
Vehicles											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

TRA BUDGET #3 -

Environmental review/studies											\$0	
Plan Specification and Estimates											\$0	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing											\$0	
Demolition											\$0	

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES										Sources Total	Comments
	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0		
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Other ITS Technology											\$0	
Other Transit Station or Stop (Specify):											\$0	
Other Transit Station or Stop (Specify):											\$0	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Trees											\$0	
Bioswales											\$0	
Landscaping											\$0	
Other Urban Greening (Specify):											\$0	
Other Urban Greening (Specify):											\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture											\$0	
Bicycle Repair Kiosks											\$0	
Bicycle Storage or Parking											\$0	
Drinking Fountains											\$0	
Other Amenities (Specify):											\$0	
Other Amenities (Specify):											\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$0	

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838

4/27/21

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

Cost Category	ALL FUNDING SOURCES										Sources Total	Comments
	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0		
Vehicles											\$0	
Other Capital Costs (Specify):											\$0	
Other Capital Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET

Total Soft Costs	\$106,111	\$194,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,111	
Total Site Preparation	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$845,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$845,004	
Total Transit Station or Stop - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Urban Greening	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,000	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$1,061,115	\$194,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,255,115	

Sunnydale HOPE SF Block 3A Programs (PGM) PIN 47838

4/27/21

PGM Project Summary §103(b)(1)

Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.

See cell comments. Complete all yellow cells for each Program.		Program Description	Address	City	Zip	County
PGM #1	Transit Ridership	Project will provide at no charge one unlimited monthly transit pass for 36 months (3 years) to all units restricted to 60% AMI or less meeting the threshold in Section 106(a)(4) of the AHSC Guidelines. The Clipper Card "M" Pass transit pass value is equal to \$81 per month per household, although the Project will purchase the transit passes at a bulk discount through SFMTA at a monthly cost of \$40 per month.	Lot 3 Tentative Map 9537	San Francisco	94134	San Francisco
	Transit Passes					
Latitude: 37.712169		Longitude: -122.417078	Select the Program Cost Type §103(b)(1): Program Creation			
PGM #2	Transit Ridership	A TDM Coordinator will be employed to implement strategies within the Sunnydale HOPE SF TDM Plan to support residents, staff, and visitors in making trips to and from the AHD neighborhood by sustainable modes of transportation. The strategies will align with San Francisco city agencies' transportation goals and lead to collaboration among transit-related private and nonprofit agencies with the overall objective of reducing the number of driving trips.	1256 Market Street	San Francisco	94102	San Francisco
	Transit Demand Management (TDM) Coordinator					
Latitude: 37.778183		Longitude: -122.415911	Select the Program Cost Type §103(b)(1): Program Creation			
PGM #3	Workforce Dev.	Through partnership with community based organization Young Community Developers, the Co-Applicants will provide workforce training and support opportunities to Sunnydale residents in a cohort timed to correspond to a construction cycle in the Sunnydale revitalization. The Program will support the ongoing efforts of the Sunnydale Workforce Development Initiative to develop a pipeline of Sunnydale residents who are trained, certified and work-ready as sustainable employment opportunities become available.	1256 Market Street	San Francisco	94102	San Francisco
	Sunnydale Workforce Development Programming					
Latitude: 37.778183		Longitude: -122.415911	Select the Program Cost Type §103(b)(1): Program Creation			

PGM Eligible Costs §103(b) and Ineligible Costs §103(c) - eligible costs may include operational costs for programs for the term of the grant (3 years)

(1) Program Costs in Project include: Program creation

Please briefly describe how the Program Operator will sustain the Program beyond the term of the AHSC standard agreement and funds.

PGM #2: The Co-Applicants are committed to maintaining the TDM Coordinator position for the foreseeable future in order to have dedicated staff responsible for the implementation of the strategies outlined within the Sunnydale HOPE SF TDM Plan, which was written by the Developer and approved by the City and County of San Francisco. PGM #3: Likewise, the Co-Applicants are committed to providing future workforce development programming to residents as the Sunnydale revitalization progresses. The Co-Applicants expect to continue seeking funding from public and private sources beyond the term of the AHSC standard agreement and funds.

	Budgeted less required transit passes/cards	Cost Cap	Overage	
(2) Total grant amount for Program Costs within a Project Area cannot exceed 30% of the funding request for the overall Project up to \$500,000 not including required transit passes/cards described in §106(a).	\$386,240	\$500,000	\$0	Ok

§103(c) We certify the AHSC PGM funded costs do not include any of the following ineligible costs:

- (1) Costs are not eligible if there is another feasible, available source of committed funding for STI portion thereof to be funded by AHSC or if cost is incurred prior to AHSC award;
- (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;
- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;
- (5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);
- (6) Costs and fees associated with the ongoing provision of internet service.

PGM Threshold §106(a)

(7) PGM Enforceable Funding Commitments (EFC) *See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).*

EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC PGM Grant	State-HCD		\$500,000	<i>Transit Passes will not contribute to \$500k AHSC PGM cap.</i>				
2											
3											
4											
5											
6											
7											
8											
9											
10											
\$0		<Total Committed Non-AHSC PGM Funds		TOTAL (must equal PGM Budget Amount)		\$500,000					

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 | EFC PGM1, EFC PGM2, EFC PGM3 | Supporting documentation for the 0 non-AHSC PGM funding commitments. | Uploaded to HCD? | N/A

(12) Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant

(12) Which applicant demonstrates the prior experience noted below: | Mercy Housing California

PGM Past Project #1

PGM Past Project #2

Sunnydale HOPE SF Block 3A Programs (PGM) PIN 47838		4/27/21
Project Name	1180 Fourth Street, San Francisco, CA 94158	Various
Operating Entity	Mercy Housing California	Mercy Housing California
Brief Description	Project is a 150-unit affordable property for households at or below 50% AMI located in San Francisco. Twenty percent of the units are set aside for formerly homeless families.	Resident services coordination by Mercy Housing California at affordable housing properties throughout California.
Describe the prior experience of the Program Operator with operating similar successful programs.	Project received funding from an HCD program in 2015. Onsite staff successfully administrated the city transit pass program, per the requirement of the HCD funding source.	Resident Services Coordinators are responsible for resources and services for all residents. This includes assisting them in orienting to their new neighborhood and learning how to navigate the public transit system and other forms of sustainable transportation. The proposed TDM Coordinator will expand upon this type of resident-facing support and include strategy implementation responsibilities while serving the AHD and surrounding neighborhood.
(22) We certify the PGM is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.		Yes
Program Need and Readiness		
Please briefly describe the proposed Program(s) Activity		
PGM #1: The Transit Pass Program will provide at no charge one unlimited monthly transit pass for 36 months (3 years) to all households restricted to 60% AMI or less. PGM #2: The TDM Coordinator will be responsible for overseeing policy and administration of the Sunnydale HOPE SF TDM Plan and developing programs and approaches to increase the use of sustainable transportation. Responsibilities include organizing direct outreach and events, educating and promoting sustainable and active modes of transportation, and coordinating with all relevant city agencies to make improvements and minimize barriers. PGM #3: The Workforce Development Program will provide workforce training and support for 12 Sunnydale residents to prepare		
Who are the targeted users for the Program(s)?		
The targeted users or audience for the Programs are residents, staff, and visitors of the AHD Project as well as neighbors and community members within the Visitacion Valley neighborhood in which the AHD Project is located. The targeted users of the Workforce Development Program specifically are Sunnydale residents recruited throughout outreach efforts by the Co-Applicants.		
What is the issue or need that the Program(s) is attempting to address, and how will it successfully address this issue or need?		
The Transit Pass and TDM Coordinator Programs are designed to address the inequality and barriers that prevent low-income and immigrant communities of color from accessing affordable, reliable, sustainable, and active transportation, as well as the education and resources to maintain that transportation. The Workforce Development Program is designed to remove barriers to sustainable employment for Sunnydale residents including training, certifications, and union membership. This is successfully achieved by identifying and training residents to be work-ready and supporting their placement into construction and permanent jobs.		
Describe additional design challenges and development costs incurred to meet the requirements of the Program.		
The Programs require the availability of adequate space for office, outreach efforts, interagency meetings, and the full suite of other program activities. The AHD design team has worked through a variety of layout options to ensure all activities can be accomplished onsite or nearby within walking distance.		
PGM Milestones		
Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A"		
Program Milestone Schedule	Date	
Program designed.	11/30/16	
Program operator identified.	11/30/16	
Obtaining all enforceable funding commitments.	N/A	
Program operations start.	5/1/22	
Identification and commitment of program operator and partners.	11/30/16	
Completion of a business or a work plan.	5/1/22	
Identification of ongoing support for operation costs beyond grant period.	5/1/24	
Program funds fully disbursed	5/1/25	
<i>Have all milestone dates been entered above?</i>		Yes

Sunnydale HOPE SF Block 3A Programs (PGM) Sources and Uses Budget PIN 47838

4/27/21

If proposing multiple distinct Programs, provide detail for each Program in the PGM worksheet and in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC PGM Grant	0	0	0	0	0	0	0	0	0	0		
PGM BUDGET #1 - Transit Passes													
Direct Staff Cost 1 (Specify)												\$0	
Direct Staff Cost 2 (Specify)												\$0	
Direct Staff Cost 3 (Specify)												\$0	
Direct Staff Cost 4 (Specify)												\$0	
Direct Staff Cost 5 (Specify)												\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)												\$0	
Other Indirect Staff Cost (Specify)												\$0	
Other Indirect Staff Cost (Specify)												\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel												\$0	
Equipment												\$0	
Required Transit Passes/Cards (see cell comment)	\$113,760											\$113,760	
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	
Total Other Capital Costs	\$113,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,760	
Total PGM #1 Budgeted Project Costs	\$113,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,760	
PGM BUDGET #2 - Transit Demand Management (TDM) Coordinator													
Transit Demand Management (TDM) Coordinator	\$205,713											\$205,713	
Direct Staff Cost 2 (Specify)												\$0	
Direct Staff Cost 3 (Specify)												\$0	
Direct Staff Cost 4 (Specify)												\$0	
Direct Staff Cost 5 (Specify)												\$0	
Total Direct Staff Costs	\$205,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,713	
Personnel Benefits and Other Indirect Staff Costs	\$82,285											\$82,285	
Other Indirect Staff Cost (Specify)												\$0	
Other Indirect Staff Cost (Specify)												\$0	
Total Indirect Staff Costs	\$82,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,285	
Total Staff Costs	\$287,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,998	
Travel												\$0	
Equipment												\$0	
Required Transit Passes/Cards (see cell comment)												\$0	
Other Transit Passes												\$0	
Materials for Meetings and Events	\$8,242											\$8,242	
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	
Total Other Capital Costs	\$8,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,242	
Total PGM #2 Budgeted Project Costs	\$296,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,240	
PGM BUDGET #3 - Sunnydale Workforce Development Programming													
Workforce Training Staff	\$15,758											\$15,758	
Operating Expenses	\$59,846											\$59,846	
Direct Staff Cost 3 (Specify)												\$0	
Direct Staff Cost 4 (Specify)												\$0	
Direct Staff Cost 5 (Specify)												\$0	
Total Direct Staff Costs	\$75,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,604	
Other Indirect Staff Cost (Specify)	\$11,341											\$11,341	
Other Indirect Staff Cost (Specify)												\$0	
Other Indirect Staff Cost (Specify)												\$0	
Total Indirect Staff Costs	\$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,341	
Total Staff Costs	\$86,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,945	
Travel												\$0	
Equipment												\$0	
Required Transit Passes/Cards (see cell comment)												\$0	
Other Transit Passes												\$0	
Supplies (Specify)												\$0	
Supplies (Specify)												\$0	
Required Certifications, Union Dues for Program Participants	\$3,055											\$3,055	
Other Capital Costs (Specify)												\$0	
Other Capital Costs (Specify)												\$0	
Other Capital Costs (Specify)												\$0	
Other Capital Costs (Specify)												\$0	
Other Capital Costs (Specify)												\$0	
Total Other Capital Costs	\$3,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,055	
Total PGM #3 Budgeted Project Costs	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,000	
TOTAL PROGRAM (PGM) BUDGET													
Total Direct Staff Costs	\$281,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$281,317	
Total Indirect Staff Costs	\$93,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,626	
Total Other Capital Costs	\$125,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,057	
Total PGM Budgeted Project Costs	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	

55 Points Max (points in blue shaded cells)

Total Quantitative Self Score

52.0

Active Transportation Improvements §107(b) - 10 Points Max

10

(1) Length of Context Sensitive Bikeways (PAM) - 2 points max

Total length (in linear miles) of AHSC Funded Context Sensitive Bikeways (from STI worksheet): 0.76 **2**

(2) Will Project link the AHD or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified in an official public planning document? The existing or planned bicycle network must be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of either the AHD or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways. - 1 point **Yes 1**

File Name	Bicycle Network Connectivity	Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.	Uploaded to HCD?	Yes
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(3) Barriers to safe access of bicycle routes - 2 points max (one point for each)

Select how Project will address safe access of routes: Reduce vehicular speed or volume near bicycle users Eliminate potential conflict points **2**

File Name	Safe Bicycle Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
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(4) Length of Safe and Accessible Walkways (PAM) - 2 points max

Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved (from STI & TRA worksheets): 2,310 **2**

(5) Pedestrian Crossing point that directly links two pedestrian networks - 1 point

Pedestrian crossing point within the Project Area that directly links two pedestrian networks that are unlinked for one quarter mile: placement of new sidewalk **1**

File Name	Pedestrian Network Connectivity	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.	Uploaded to HCD?	Yes
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(6) Barriers to safe access of pedestrian routes - 2 points max (one point for each)

Select how Project will address safe access of routes: Address other barriers that may have existed Reduce vehicular speed or volume near pedestrians **2**

File Name	Safe Pedestrian Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
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Green Buildings and Renewable Energy §107(c) - 10 Points Max

10

(1) Green Building Status - 3 points

Construction Type: Residential Construction

Green building status beyond State mandatory building code requirements as verified: Green Point Rated New Construction: Gold **3**

File Name	Green Building Status	Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the green building status.	Uploaded to HCD?	Yes
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(2) AHD or Mixed Use Development powered entirely through electricity - 7 points max

Identify the Project's level of electric design: Project will be powered entirely through electricity with no connections to natural gas infrastructure. **7**

File Name	Electric Design	Document the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?	Yes
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Housing and Transportation Collaboration §107(d) - 9 Points Max

7

(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points max

AHD & HRI Requested: \$10,850,000 STI Requested: \$8,794,184 Total AHSC Funds Requested: \$21,205,299 STI Funds Requested as % of Total AHSC Requested: 41% **6**

(2) TRA Funds Requested (at or not at Transit Station or Stop) as percentage of Total AHSC Requested - 2 points max

TRA Req:	\$1,061,115	TRA (Transit Station or Stop)	\$0	Total AHSC Funds Requested:	\$21,205,299	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	0%	TRA Funds Requested as % of Total AHSC Requested:	5%	1
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(3a) Funding from other Greenhouse Gas Reduction Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below

GGRF Program Project has received funding from: none Funding Amount: \$0 **0**

File Name	GGRF Fund Evidence	Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project.	Uploaded to HCD?	N/A
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(3b) Within environmentally cleared High Speed Rail Station Planning Area - 1 point max

Is Project within environmentally cleared High Speed Rail Station Planning Area? No **0**

File Name	High Speed Rail Area	Document Project being within environmentally cleared High Speed Rail Station Planning Area.	Uploaded to HCD?	N/A
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Location Efficiency and Access to Destinations §107(e) - 6 Points Max

5.0

(1) Location Efficiency - Walkability - 3 points max

Enter Project address (or Project's center most point if no specific address) on [US EPA Walkability Index](#) to determine Walkability.

Project address or corridor: 1575 Sunnydale Avenue, San Francisco, CA 94134 (approximate address) Walkability Index: Above Average Walkable **2**

(2) Location Efficiency to Key Destinations (PAM) - .333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within 1/2 mile of the AHD)

Grocery store-meets CalFresh requirements:	Yes	Licensed child care facility:	Yes	Public library:	Yes	Bank or Post Office:	Yes	3.0
Medical clinic-accepts Medi-Cal payments:	Yes	Pharmacy:	Yes	Office park:	No	Place of Worship:	Yes	
Public elementary, middle or high school:	Yes	Park-accessible to general public:	Yes	University or junior college:	No			

Funds Leveraged §107(f) - 4 Points Max

4

Non-AHSC Enforceable Funding Commitments (EFC): \$47,234,434 AHSC Funds Requested: \$21,205,299 Non-AHSC EFCs as a % of AHSC Requested: 223%

Anti-Displacement Strategies §107(g) - 6 Points Max

6

(1) Projects that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the Project - 1 point per strategy - 4 points max

of Strategies Implemented **4 4**

Strategies Voluntarily Implemented by Applicant (select "Yes" for each strategy implemented). *These Strategies must be funded by the AHSC Applicant.*

Funding a community multi-lingual tenant legal counseling service. These funds do not need to be supplied by AHSC. **No**

Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community. **No**

Funding a community based organization with a history of working in the local community to conduct displacement prevention work. These funds do not need to be supplied by AHSC. The application must include an executed agreement between the community based organization and applicant identifying the outcomes of the funded work. **No**

File Name	Community Based Org Agrmnt	Executed agreement between the community based organization and applicant identifying the outcomes of the funded work.	Uploaded to HCD?	N/A
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Strategies Implemented by Local Jurisdiction (select "Yes" for each strategy implemented). *These Strategies will only be awarded points if these policies are within local code or are ongoing programs of the local jurisdiction. All actions may only qualify for a single strategy. Strategies or programs must exceed State minimum standards. Local ordinances that match or exceed legal provisions such as tenant protection laws adopted in response to COVID-19 or those included under Government Code 66300 (Housing Crisis Act of 2019) may count for points in this section so long as they are not temporary.*

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Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Gov. Code §65583.2(g)(3).					No
Rent stabilization programs beyond what is required by California Civil Code 1946.2.					Yes
Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2.					Yes
Policies to preserve Single Room Occupancy (SRO) housing or mobile home parks.					Yes
Condominium conversion restrictions.					Yes
Land banking programs actively receiving funding with a cumulative value of at least \$1,000,000. If Yes, provide details below.					No
For each land banking program totalling at least \$1,000,000 in allocations, enter the program name followed by program type.	N/A				
Community benefit zoning and/or other land value recapture strategy.					No
Rent review board and/or mediation, foreclosure assistance, or multi-lingual tenant legal counseling services.					No
Policies to facilitate the development of new accessory dwelling units.					No
Density bonus ordinances that expand on state replacement requirements					No
File Name	Anti-Displacement Resident	Document each strategy or program and how it relates to the AHSC Project; how strategies exceed state requirements, if applicable; and who will implement any strategies under "Voluntarily Implemented by Applicants" and how they will do so.	Uploaded to HCD?	Yes	
(2) Projects demonstrating policies, strategies or programs that either currently exist or will be implemented through this Project to prevent the displacement of locally-owned businesses from the area surrounding the Project. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this Project. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this Project, or both newly implemented through this Project. - 1 point per strategy - 2 points max			<i>Number of Existing Strategies:</i>	1	<i>Number of Newly Implemented Strategies:</i>
				1	2
	Implementation of an overlay zone to protect and assist small businesses	Existing Strategy	Establishment of a small business advocate office and single point of contact for every small business owner		
	Creation and maintenance of a small business alliance		Increased visibility of the jurisdiction's small business assistance programs		
	Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses	Will be Implemented	Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting		
File Name	Anti-Displacement Business	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	Uploaded to HCD?	Yes	
Local Workforce Development & Hiring Practices §107(g) - 3 Points Max					3
(3) Projects that implement at least one workforce development strategy - 1.5 points per strategy, projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.			<i># of Strategies</i>	2	
A. Funding workforce development organization that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from Disadvantaged Communities.					Yes
File Name	Workforce Strategy A, B, C, D	Document each workforce development strategy including the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.	Uploaded to HCD?	Yes	
B. Funding a partnership with a workforce development board that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from Disadvantaged Communities.					No
File Name	Workforce Development	Must submit program metrics detailing the demographics and numbers of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs.	Uploaded to HCD?	Yes	
C. Project is bound by a Skilled and Trained workforce commitment.					No
File Name	Skilled Workforce	A letter of intent letter of intent between the developer and the certified apprenticeship program outlining the mechanism to deliver on the term of that commitment.	Uploaded to HCD?	N/A	
D. Projects that have developed a Project labor or community workforce agreement.					No
File Name	Workforce Agreement	Provide agreements, including a plan to pull a defined set of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships.	Uploaded to HCD?	N/A	
E. Projects that are located in jurisdictions with local hire ordinances that directly apply to the Project.					Yes
File Name	Workforce Local Hires	Documentation of those requirements and a concrete plan to comply, including a specific number of targeted workers or apprenticeships to be hired, the mechanism for doing so, and the programs from which they will be pulled.	Uploaded to HCD?	Yes	
Housing Affordability §107(h) - 5 Points Max					5
Total AHD Units Restricted to Extremely Low Income (ELI) Households:	17	Total AHD Units:	80	ELI Restricted AHD Units as a % of Total AHD Units:	21%
Programs §107(i) - 2 Points Max					2
(1) AHSC Funded Eligible Program - 1 point					
Proposed Eligible Program:	Transit Ridership Programs				1
(2) Applicant Provided Program Documentation - 1 point (if Yes, attach documentation)					
Program Operator will sustain the program beyond the term of the AHSC Program grant (three years)?				Yes	1
File Name	Program Continuation	Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).	Uploaded to HCD?	Yes	

For this section, applicants must include a PDF attachment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please include the bolded headers listed below for each section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation, 11 point font minimum. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section.

File Name	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
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Collaboration & Planning - §107(k) - 4 Points

(1) Local Planning Efforts *Narrative

Identify what local planning efforts the Project implements, and if applicable, describe what particular components of the Project are derived from a local plan. Explain how local government agencies were involved in the process of creating the Project. Refer to Section 107(m)(1) of the Guidelines for further guidance.

File Name	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Yes
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(2) Housing and Transportation Collaboration *Narrative

Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC Project. Explain the process involved in coming together to create a larger version for the Project Area (PAM). Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive Project.

File Name	Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.	Uploaded to HCD?	Yes
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Community Benefits & Engagement - §107(l) - 6 Points

(1) Community Engagement and Leadership *Narrative

Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this Project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.

File Name	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
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(2) Addressing Community Needs *Narrative

Demonstrate how the proposed AHSC Project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a **Disadvantaged Community** or **Low-Income Community**, applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address. For all Projects, applicants are encouraged to cite key factors contributing to less healthy community conditions from their Healthy Places Index score as community needs that their Project will address.

File Name	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
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Community Climate Resiliency - §107(m) - 3 Points

(1) Climate Adaptation Assessment Matrix

Fill out the Climate Adaptation Assessment Matrix (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the Project is considering climate Projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g. time horizon).

File Name	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
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(2) Climate Adaptation *Narrative

Describe how the risk posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lifetime of Project elements, risks posed by changing climate conditions, and consequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the Project conforms to the implementation of that plan (Government Code section 65302(g)(4)), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Separate responses according to climate impacts.

Community Air Pollution Exposure Mitigation §107(n) - 2 Points Max

(1) Air Pollution Exposure Mitigation Strategies *Narrative

Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the Project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the Project, how they were selected, and how they address pollution sources.

Overview worksheet Uploads

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

FAAST FILE:	Managing General Partner Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner TIN	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	Managing General Partner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner TIN	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	Administrative General Partner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	N/A
FAAST FILE:	Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	TIN	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
Certification and Legal				
FAAST FILE:	Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	N/A
AHD-HRI				
FAAST FILE:	Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
FAAST FILE:	Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required	Uploaded to HCD?	N/A
FAAST FILE:	SFH Lease Addendum	§106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close.	Uploaded to HCD?	N/A
FAAST FILE:	AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	Yes
FAAST FILE:	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes
FAAST FILE:	AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
FAAST FILE:	AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Uploaded to HCD?	N/A
FAAST FILE:	HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
FAAST FILE:	HRI Market Study	Completed market study prepared within one year of the application due date.	Uploaded to HCD?	N/A
FAAST FILE:	HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	N/A
FAAST FILE:	Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	N/A
FAAST FILE:	HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	N/A
FAAST FILE:	HRI Ag Infill	Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A

FAAST FILE:	HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	N/A
FAAST FILE:	Article XXXIV Attorney Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered.	Uploaded to HCD?	Yes
FAAST FILE:	Article XXXIV Authority	Copy of document providing Authority.	Uploaded to HCD?	Yes
FAAST FILE:	Tax Credit Reservation	If the Project has already received a tax credit reservation, upload documentation.	Uploaded to HCD?	N/A
Max Funds & Unit Mix				
FAAST FILE:	Utility Allowance	Local housing authority document showing current utility allowance chart, with relevant components circled.	Uploaded to HCD?	Yes
Dev Sources				
FAAST FILE:	EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments.	Uploaded to HCD?	Yes
STI				
FAAST FILE:	STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Uploaded to HCD?	N/A
FAAST FILE:	EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 0 non-AHSC STI funding commitments.	Uploaded to HCD?	Yes
FAAST FILE:	STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
FAAST FILE:	STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
FAAST FILE:	STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
FAAST FILE:	Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	Yes
FAAST FILE:	STI No Ag	Demonstrate the STI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
FAAST FILE:	STI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
TRA				
FAAST FILE:	TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Uploaded to HCD?	N/A
FAAST FILE:	EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Uploaded to HCD?	Yes
FAAST FILE:	TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
FAAST FILE:	TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
FAAST FILE:	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
FAAST FILE:	Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
FAAST FILE:	TRA No Ag	Demonstrate TRA site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
FAAST FILE:	TRA Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
FAAST FILE:	TRA Local Approvals	Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
PGM				
FAAST FILE:	EFC PGM1, EFC PGM2, EFC PGM3	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
Quantitative Policy				
FAAST FILE:	Bicycle Network Connectivity	Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.	Uploaded to HCD?	Yes
FAAST FILE:	Safe Bicycle Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
FAAST FILE:	Pedestrian Network Connectivity	PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route.	Uploaded to HCD?	Yes
FAAST FILE:	Safe Pedestrian Routes	Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it.	Uploaded to HCD?	Yes
FAAST FILE:	Green Building Status	Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the green building status.	Uploaded to HCD?	Yes
FAAST FILE:	Electric Design	Document the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?	Yes
FAAST FILE:	GGRF Fund Evidence	Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project.	Uploaded to HCD?	N/A
FAAST FILE:	High Speed Rail Area	Document Project's location within environmentally cleared High Speed Rail Station Planning Area.	Uploaded to HCD?	N/A
FAAST FILE:	Community Based Org Agrmnt	Executed agreement between the community based organization and applicant identifying the outcomes of the funded work.	Uploaded to HCD?	N/A
FAAST FILE:	Anti-Displacement Resident	Document each strategy or program and how it relates to the AHSC Project; how strategies exceed state requirements, if applicable; and who will implement any strategies under "Voluntarily Implemented by Applicants" and how they will do so.	Uploaded to HCD?	Yes
FAAST FILE:	Anti-Displacement Business	Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program.	Uploaded to HCD?	Yes
FAAST FILE:	Workforce Strategy A, B, C, D	Document each workforce development strategy including the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.	Uploaded to HCD?	Yes
FAAST FILE:	Workforce Development	Must submit program metrics detailing the demographics and numbers of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs.	Uploaded to HCD?	Yes
FAAST FILE:	Skilled Workforce	A letter of intent letter of intent between the developer and the certified apprenticeship program outlining the mechanism to deliver on the term of that commitment.	Uploaded to HCD?	N/A

FAAST FILE:	Workforce Agreement	Provide agreements, including a plan to pull a defined set of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships.	Uploaded to HCD?	N/A
FAAST FILE:	Workforce Local Hires	Documentation of those requirements and a concrete plan to comply, including a specific number of targeted workers or apprenticeships to be hired, the mechanism for doing so, and the programs from which they will be pulled.	Uploaded to HCD?	Yes
FAAST FILE:	Program Continuation	Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years).	Uploaded to HCD?	Yes
Narrative Policy				
FAAST FILE:	Narrative	Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
FAAST FILE:	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Yes
FAAST FILE:	Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.	Uploaded to HCD?	Yes
FAAST FILE:	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
FAAST FILE:	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
FAAST FILE:	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
GHG & Co-Benefits Quantification				
FAAST FILE:	GHG Benefits Calculator Tool	Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. Click here for instructional video.	Uploaded to HCD?	Yes
FAAST FILE:	GHG Affordable Housing	Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density	Uploaded to HCD?	Yes
FAAST FILE:	GHG Distance to CBD	Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobcentermap.htm	Uploaded to HCD?	Yes
FAAST FILE:	GHG Mixed-Used Development	Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space	Uploaded to HCD?	Yes
FAAST FILE:	GHG Parking	Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost	Uploaded to HCD?	Yes
FAAST FILE:	GHG Transit Subsidy	Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	Uploaded to HCD?	Yes
FAAST FILE:	GHG Average Daily Traffic	Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	Uploaded to HCD?	Yes
FAAST FILE:	GHG Bike Share	Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: - Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip	Uploaded to HCD?	N/A
FAAST FILE:	GHG Transit Component (Submit documentation for each service or capital improvement and number according to order on Transit Inputs tab)	Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership & vehicle miles traveled or fuel consumption of transit vehicle	Uploaded to HCD?	Yes
FAAST FILE:	GHG Transit Map	Map documenting new or expanded transit routes or capital improvements	Uploaded to HCD?	Yes
FAAST FILE:	GHG PVWatts Results	PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	Uploaded to HCD?	Yes
FAAST FILE:	GHG Solar PV System	Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel	Uploaded to HCD?	Yes
Project Area Map Data Layers (Optional)				
FAAST FILE:	Project Area Map Data Layers	Optional: In a single file or as multiple files, provide the mapping data layers used to create the Project Area Map. Acceptable file formats include: ArcGIS--geodatabase (.gdb), layer package (.lpx), map package (.mpk), zipped shapefile (including the .shp, .dbf, .prj and .shx files) ; Google Maps or Google Earth (.kml or .kmz); and geojson and csv files for location data.	Uploaded to HCD?	No

Application Development Team (ADT) Support Form

4/27/21

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

Full Name:	Kaitlin Roth	Date Requested:	5/24/21	Application Version Date:	4/27/21	
Organization:	The Related Companies of California, LLC	Email:	kroth@related.com		Contact Phone:	(925) 430-9622

Justification: The Related Companies of California (Applicant #1) and Mercy Housing California (Applicant #2) are co-developers of the AHD Project and co-applicants of the AHSC application. Cell R105 of the Overview tab does not include "Developer" as an option to select under the Applicant #2 Eligibility drop-down list, and no other options from the list apply.

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	AHSC	Overview	Applicant Information Section 105	R105	The drop down menu does not list a "Developer" option to choose for Applicant #2.	High		
2	AHSC							
3	AHSC							
4	AHSC							
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