

Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 7 (January 30, 2023)

Funding Application



CALIFORNIA STRATEGIC
GROWTH COUNCIL



State of California

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Department of Housing and Community Development (HCD)

Gustavo Velasquez, [Director](#)

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

Instructions

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

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

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

Sponsor/Applicant must upload all application materials to HCD portal no later than 4:00 p.m. Pacific Daylight Time on **4/4/2023**

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

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

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

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

"Yellow" cells are for Applicant input. It is very important that you answer **ALL** yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.

"Orange" cells are **required** attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.

"Blue" cells are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Sponsor/Applicant.

"Red" cells indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

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

Project Overview

V1 1/30/23

HCD APP#: **AHSC0001038**

Project Area Type **Transit Oriented Development (TOD)** Housing Type **Rental** Geographic Area **San Francisco Bay Area**

“Optional Answer” will not affect application review or ranking. Applicant(s) or Joint Venture Entity meets CDLAC Definition of BIPOC Organization? per CDLAC 523(f)(1)(B), TCAC 10327(c)(2)(E)? **No**

Select Yes to all that apply

| | |
|---|-----|
| Affordable Housing Development (AHD) | Yes |
| Housing Related Infrastructure (HRI) | No |
| Sustainable Transportation Infrastructure (STI) | Yes |
| Transportation-Related Amenities (TRA) | Yes |
| Program Costs (PGM) | Yes |

| Project / Program | TDC | AHSC Funds Requested | % | Total Non-AHSC Funding Commitments |
|----------------------------|----------------------|----------------------|----------------|------------------------------------|
| AHD | \$93,189,009 | \$22,000,000 | 68.81% | \$71,189,009 |
| HRI | \$0 | \$0 | 0.00% | |
| STI | \$10,700,000 | \$7,700,000 | 24.08% | \$3,000,000 |
| TRA | \$1,500,000 | \$1,500,000 | 4.69% | \$0 |
| PGM | \$771,048 | \$771,048 | 2.41% | \$0 |
| AHD & HRI Total | \$93,189,009 | \$22,000,000 | 68.81% | \$71,189,009 |
| Grand Total | \$106,160,057 | \$31,971,048 | 100.00% | \$74,189,009 |

| | |
|---|--|
| Was Project awarded funds in prior AHSC rounds? | No |
| Is Project a phase of a previously awarded project? | No |
| Select Metropolitan Planning Org. or "non-MPO area" | Metropolitan Transportation Commission (MTC) |

Affordable Housing Development (AHD)

Project Name: **850 Turk Street** Address: **850 Turk St**

City: **San Francisco** Zip Code: **94102** County: **San Francisco** Latitude: **37.781884** Longitude: **-122.4232179**

Census Tracts: **6075016000**

APNs: **0744-006**

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

The Turk Street site is a 0.433-acre parcel under ownership of the California Employment Development Department (EDD). The site currently serves as a parking lot for EDD staff. The Project is designed as 92-units consisting of 28 studios, 16 one-bedrooms, 21 two-bedrooms and 27 three-bedrooms targeted to families and individuals making between 30-60% AMI. In addition to the apartment units, the project provides extensive common space as well as office space for Property Managers and Resident Services providers. Common areas are located on the ground, second and eighth floors of the building and include laundry space, community room and kitchen, secured bike room, and outdoor spaces which include a play structure.

Onsite services will be provided by MidPen Resident Services and will focus on services important to the target population, such as service coordination, adult education classes and afterschool programs. Residents will be provided transit passes for the first 3 years of operations as well as City Fiber internet free of charge. Additionally the project's location in the Civic Center/Hayes Valley neighborhood of San Francisco is ideal for walkability and bikeability. An abundance of amenities are available within .5 miles of the site.

The project aims to be cost-effective and sustainable. In addition to achieving GreenPoint Rated Platinum, the development maximizes PV on the infill site to offset the common load and incorporates a system to capture rainwater for onsite irrigation.

Sustainable Transportation Infrastructure (STI)

STI Project #1 Type of Project **Combination**

Project Name: **Better Market Street - Sustainable Transportation Infrastructure** Address: **Market Street - 8th St to Octavia Blvd**

City: **San Francisco** Zip Code: **94102** County: **San Francisco** Latitude: **37.781884** Longitude: **-122.4232179**

Census Tracts: **6075016000**

APNs: **0744-006**

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

The Better Market Street project Sustainable Transportation Infrastructure improves transit reliability and improves bicycle and pedestrian safety. The project improves transit reliability through targeted improvements to traffic signals and upgrades to Traffic Signal Priority. Lastly, this project improves bicyclist safety through a full restriction on private vehicles using the street, upgrades protections to existing protected bicycle facilities and improves all pedestrian crossings through upgraded crosswalks, accessible pedestrian signals and other walking infrastructure.

STI Project #2? **No**

STI Project #3? **No**

Quantity of new or repaired **STI** facilities funded by AHSC

| | | | | | | | |
|---|----------|--------------------|-----------|---------------------------------------|-----------|-------------------------------|----------|
| # of Transit Routes Improved | 5 | Crosswalks | 20 | ADA Curb Ramps | 10 | Overcrossings / Undercrossing | 0 |
| Transit Vehicles | 0 | Transit Operations | | Bikeshare infrastructure & operations | | | |
| EV Carshare infrastructure & operations | | Other (Specify) | | Other (Specify) | | | |

Transportation-Related Amenities (TRA)

TRA Project #1 Select the primary transit mode supported by this TRA **Local bus**

Project Overview

V1 1/30/23

| | | | | | | | | | |
|----------------|--|-----------|-------|----------|--|-----------|-----------|------------|--------------|
| Project Name: | Better Market Street - Transit Related Amenities | | | Address: | Market Street - 8th St to Octavia Blvd | | | | |
| City: | San Francisco | Zip Code: | 94102 | County: | San Francisco | Latitude: | 37.781884 | Longitude: | -122.4232179 |
| Census Tracts: | 6075016000 | | | | | | | | |
| APNs | 0744-006 | | | | | | | | |

Description (include the general location and description of each TRA improvement)

The Better Market Street project Transportation Related Amenities improves transit accessibility . The existing transit boardings on Market St. do not have enough width to permit people in wheelchairs from to boarding and alight from buses, with thousands of riders per day inconvenienced and many people who use wheelchairs fully unable to use the stops. This project would install new bus bulbouts that would provide accessibility and improve all bus riders' circulation and comfort.

TRA Project #2? No

TRA Project #3? No

Quantity of new or repaired TRA facilities funded by AHSC

| | | | | | | | |
|--|---|------------------|--|---------------------------|---|--------------|--|
| Bus Bulb-Outs | 4 | Street lights | | Street trees or plantings | 5 | Bus Shelters | |
| Bicycle Parking At Transit | | Bus Stop Benches | | | | | |
| Amount of TRA funds along block face(s) that include a Transit Station or Stop | | \$1,500,000 | | | | | |

Program Costs (PGM)

| | | | | | | | | |
|---------------|----------------------|-----------|-------|----------|---------------|-----------------------|----------------------|--|
| Program Name: | AHD Resident Support | | | Address: | 850 Turk St | | | |
| City: | San Francisco | Zip Code: | 94102 | County: | San Francisco | Proposed program type | AHD resident support | |

Program Description

In addition to the basic resident services offered to AHD residents, this program will provide instructor-led adult education, health and wellness, or skill building classes. This includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Excludes: Drop-in computer labs, monitoring or technical assistance.

Who are the targeted users for the Program

The targeted users are residents of the AHD. The programming will occur at the AHD project, typically in the community room, learning center and/or courtyard.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?

The PGM hosts classes onsite at the AHD specifically to break down some of the barriers preventing low-income residents from attending these courses: onsite classes mean no transportation/transit scheduling, no child care issues, and no costs. These three reasons are each on their own enough to discourage low-income residents from taking courses that may improve their quality of life; combined, they are a formidable barrier. Onsite in-person classes break down this barrier and give the AHD resident the option to better their lives.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

No challenges were encountered in identifying this PGM scope.

PGM #2? Yes

| | | | | | | | | |
|---------------|------------------------------|-----------|-------|----------|---------------|-----------------------|---|--|
| Program Name: | Transit Passes for Residents | | | Address: | 850 Turk St | | | |
| City: | San Francisco | Zip Code: | 94102 | County: | San Francisco | Proposed program type | Transportation encouragement and safety | |

Program Description

Each of the restricted units will be provided with one (1) free transit pass for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.

Who are the targeted users for the Program

The targeted users are the residents of the AHD. To encourage transit ridership, the free passes will remove financial barriers to utilizing transit options in the Project Area.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?

High quality transit is expensive for hourly workers. The annual cost of a transit pass for AHD residents at this community is \$1,176. This burden will be eased for the first three years of the project, allowing new transit patterns to be formed, savings to be built, and jobs to stabilize.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

Not applicable

Project Overview

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| | | | | | |
|-----------------------|---|-----------|-------|----------|---------------|
| PGM #3? | <input checked="" type="checkbox"/> Yes | | | | |
| Program Name: | Anti-Displacement | | | Address: | 850 Turk St |
| City: | San Francisco | Zip Code: | 94102 | County: | San Francisco |
| Proposed program type | Anti-displacement activities | | | | |

Program Description
 Eviction Defense Collaborative (EDC) supports tenants struggling with rent increases, evictions, housing discrimination and landlord harassment by providing them with free legal representation when they cannot afford to pay for an attorney. For 27 years, EDC has been the only agency in San Francisco (SF) solely dedicated to eviction prevention, processing 99% of all the eviction notices filed in the city. EDC's wraparound service model includes legal services for eviction defense, rapid emergency rental assistance and subsidies for those at risk of eviction and displacement, and advocacy for unhoused San Franciscans facing eviction from City shelters. Since 2019, EDC has served as the lead partner with the City of San Francisco for the implementation of SF Tenant Right to Counsel (TRC), which guarantees all San Francisco tenants full scope legal representation in an eviction matter. In this role, EDC coordinates and oversees the work of 9 legal service organizations comprising the city-wide TRC system.

Who are the targeted users for the Program
 EDC primarily serves low income BIPOC tenants and City shelter residents. In FY 21-22 EDC served 1722 unduplicated clients served of whom 84% were BIPOC; 48% were people with disabilities; 84% live at two times below the poverty level: \$27,180 for a single member household; 18% were seniors; 14.4 % self identified as LGBTQIA+ and 3.7% as Trans/Non binary.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?
 San Francisco's longstanding housing crisis is one of the most dire nationwide. Housing costs for San Francisco residents are among the highest in the world. Similar-size cities such as Seattle, Denver and Austin, Texas, have approved construction for three to four times as many residential units as San Francisco since 2015, according to U.S. census building permit data. From 2015 to 2021, the city permitted 24,600 units to be built, a little over 3,500 units annually. A review of six years worth of building permit data for 15 cities with populations between 600,000 and 1.1 million people found that San Francisco ranked in the bottom half. The crisis is formed by multiple factors including: the critical lack of affordable housing, ever worsening

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

| | | | | | |
|-----------------------|---|-----------|-------|----------|---------------|
| PGM #4? | <input checked="" type="checkbox"/> Yes | | | | |
| Program Name: | Workforce Development | | | Address: | 850 Turk St |
| City: | San Francisco | Zip Code: | 94102 | County: | San Francisco |
| Proposed program type | Workforce Development | | | | |

Program Description
 Mission Hiring Hall serves as the construction sector coordinator to the San Francisco Office of Economic and Workforce Development. In this role Mission Hiring Hall is responsible for the targeted recruitment in underserved communities sharing the opportunities available in the construction sector. Candidates are supported throughout the application process and once accepted into construction training, trainees learn foundational skill, and obtain industry-recognized trade certifications and are able to enter the construction trades as apprentices.

Who are the targeted users for the Program
 The program will outreach to targeted populations including, but not limited to disadvantaged communities, justice involved, women, veterans and residents from underrepresented population in the neighborhood.

What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?
 The goal of the program is to address the lack of equity and representation in sustainable employment pathways within the hyper local and local community. The opportunity for training and placement in the construction sector will lift local residents out of chronic underemployment by working to identify and address barriers making the pathway accessible to local populations

Describe additional design challenges and development costs incurred to meet the requirements of the Program.
 No challenges were encountered in identifying this Workforce scope

PGM #5? No

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

Program Costs in Project(s) include Expansion of existing programs to serve new populations or offer new program service and implementation

Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project? Yes

If applicable, provide other Project name(s) for which this Project has applied for HCD funds in the past.

| | | | |
|-------------|--|--|--|
| 850 Turk St | | | |
|-------------|--|--|--|

Negative points may be assessed if applicant fails to disclose all past awards, simultaneous applications, and known future applications.

| HCD program(s) name(s): | 21-06 | Plan to apply? | Loan amount | Grant amount | Awarded? | Award date or expected Award date? | HCD Contract Number |
|--|-----------------------|----------------|--------------|--------------|----------|------------------------------------|---------------------|
| Multifamily Housing Program | No | No | \$27,166,080 | | No | | |
| Infill Infrastructure Program | Yes | No | | \$8,091,600 | Yes | 2/9/2023 | 22-IIG-17683 |
| Excess Sites Local Government Matching Grant | No | No | | \$10,000,000 | Yes | 6/23/2022 | 21-LGMG-17458 |

NOFA Section II (C)(2)
 Applicant(s) acknowledges that a single Developer may receive no more than \$100 million per NOFA funding cycle. This limitation may be waived by SGC if necessary, to meet statutory requirements referenced in Guidelines §108. Yes

| | | | | | | | | | | | |
|--|------------------------------|--|---|---------------------------------------|-------------------------------|------------------|---------------------------------|---|------------------|-------------------|----------------------|
| Utilizing Tax Credits? | | 4% | | | | | | | | | |
| Federal | Yes | Proposed equity investor contribution (\$) | | \$39,394,021 | Anticipated tax credit factor | | \$0.9200 | | | | |
| State | Yes | Proposed equity investor contribution (\$) | | \$16,821,078 | Anticipated tax credit factor | | \$0.8000 | | | | |
| Timeframe for applying for 4% Tax Credits | | | Proposed month | February | Proposed year | 2024 | Tax Credit Reservation Awarded? | | No | | |
| Is the Project a scattered site housing Project? UMR §8303(b) | | | | | | | | | | No | |
| Total Units | LIHTC Units | Project Site Area | | Units per Acre | | Age Restrictions | Special Facility Type | Tenure Type | Rental Subsidy? | Commercial Space? | Relocation Required? |
| 92 | 91 | 0.43 | Acres | 0 | Per Acre | None | N/A | Permanent | No | No | No |
| Operating Subsidy? | | No | | HUD 811 Project? | | No | | Any type of demolition required? | | Yes | |
| Describe any demolition to be completed (including any structures, parking lots, signage, or billboards to be demolished). | | | | | | | | | | | |
| The existing single-story parking structure owned and utilized by the California Employment Development Department will be demolished prior to construction of the affordable housing development. | | | | | | | | | | | |
| Number of buildings? | | 1 | | Total building(s) stories? | | 8 | | Number of elevators? | | 2 | |
| Total Commercial square feet? | | 0 | | Total Residential Rental square feet? | | 62,692 | | Total Residential Non-rental square feet? | | 36,027 | |
| Total Mixed-use Space (square feet) | | 0 | | | | | | | | | |
| <p>For Operating Subsidies: Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years). For Project-Based Rental Assistance: Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior loan closing. Projects having or proposing project-based rental assistance shall fund a Transition Reserve in accordance with MHP §7312(f)(2).</p> | | | | | | | | | | | |
| File Name: | Operating Subsidy Commitment | | Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation. | | | | | | Uploaded to HCD? | N/A | |
| File Name: | Current Contract Rents | | Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable. | | | | | | Uploaded to HCD? | N/A | |

§105 Eligible Applicants

- (a) Applicant(s) acknowledges and understand the requirement of "Eligible Applicants" Yes
- (1) Eligible applicant entities shall include any of the following:
- (A) A Locality, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA), local Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.
 - (i) For STI or TRA components only, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought.
 - (B) A Developer or Program Operator.
 - (C) A Tribal Entity whose Project meets requirements listed in detail in Appendix B.
- Is Project being proposed by a **Tribal Entity** and meets requirements listed in detail in Appendix B? No
- A special purpose entity formed and controlled by the Developer, and which will serve as the ultimate borrower of AHSC loan funds, is not an eligible Applicant. A
- (2) special purpose entity ultimate borrower meeting the requirements of [UMR §8313.2](#) may be listed on the AHSC Program application in the appropriate, designated fields for listing such a borrower entity.
- Single purpose entities not meeting the requirements of a special purpose entity pursuant to [UMR §8313.2](#), whether serving as an intermediate entity within
- (A) the ultimate borrower structure or not, are not Eligible Applicants. Such single purpose entities will not be included as a separate party on any AHSC Program legal documents, including but not limited to, Standard Agreements, nor are they eligible to be Recipients or payees of AHSC Program funds.
- (3) Where a Public Agency has a real property interest in the proposed Project, the application must include the Public Agency as a joint Applicant or otherwise include a commitment to enter into a contractual agreement to develop the Project, if it is awarded.
- Will a Public Agency have a real property interest in the proposed Project? Yes
- Will the Application include the Public Agency as a joint applicant? Yes
- (4) All eligible Applicants appearing on the application for the Project will be held jointly and severally liable for the completion of the Project and as such, will each sign all Standard Agreements to the award of AHSC funds.
- (A) A Recipient of Department funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple Recipients, all such Recipients must remain jointly and severally liable to the Department for that performance. Notwithstanding the foregoing, Recipients may indemnify each other by entering into agreements with one another as to individual Capital Projects. In no event will any such agreement alter, amend, or revoke each individual Recipient's obligations to the Department, including the joint and several liability.

"Developer" means the entity that the Department and the Council rely upon for experience, site control, and capacity, and which controls (1) the Affordable Housing Development during development and through occupancy or the Housing Related Infrastructure during development and through completion, (2) the Sustainable Transportation Infrastructure during development and through operation, or (3) the Transit-Related Amenities during development and through Operation.

| | | | | | | | | | | | |
|-------------------------|------------------------------|----------------------------|---|--|--|-------------------|--|---------------------------------------|------------------|-----|--|
| Applicant #1 | Entity name | MidPen Housing Corporation | | | | | | | | | |
| Eligible applicant type | | Developer | | | | Organization type | | Non-profit Public Benefit Corporation | | | |
| File Name | App1 Cert & Legal Disclosure | | Reference: Applicant Certification Worksheet. | | | | | | Uploaded to HCD? | Yes | |
| File Name | App1 OrgDoc1, OrgDoc2, etc. | | Reference: Entity Org Docs Worksheet. | | | | | | Uploaded to HCD? | Yes | |
| File Name | App1 Org Chart | | Applicant Organization Chart. | | | | | | Uploaded to HCD? | Yes | |
| File Name | App1 Signature Block | | Signature Block - upload in Microsoft Word Document. | | | | | | Uploaded to HCD? | Yes | |

Project Overview

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| | | | | |
|-----------|----------------------------|---|------------------|-----|
| 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 FTB for Corporations (Non-Profits Only). | Uploaded to HCD? | Yes |

| | | | | |
|-------------------------|------------------------------|---|------------------|-----|
| Applicant #2 | Entity name | Mayors Office of Housing and Community Development (City & County of San Francisco) | | |
| Eligible applicant type | Locality | Organization type | Public Agency | |
| File Name | App2 Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Uploaded to HCD? | Yes |
| File Name | App2 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Uploaded to HCD? | N/A |
| File Name | App2 Org Chart | Applicant Organization Chart. | Uploaded to HCD? | N/A |
| File Name | App2 Signature Block | Signature Block - upload in Microsoft Word Document. | Uploaded to HCD? | Yes |
| File Name | App2 Cert of Good Standing | Dated 30 days or less from the application due date. | Uploaded to HCD? | N/A |
| File Name | App2 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Uploaded to HCD? | N/A |

| | | | | |
|---------------------|-------------|-----|--|--|
| Applicant #3 | Entity name | N/A | | |
|---------------------|-------------|-----|--|--|

| | | | | |
|---------------------|-------------|-----|--|--|
| Applicant #4 | Entity name | N/A | | |
|---------------------|-------------|-----|--|--|

| | | | | |
|-----------------------|-------------------------------|---|------------------|-----|
| Owner/Borrower | Entity name | MP Turk Street Associates, L.P. | | |
| File Name | Owner Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Uploaded to HCD? | Yes |
| File Name | Owner OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Uploaded to HCD? | Yes |
| File Name | Owner Org Chart | Owner Organization Chart. | Uploaded to HCD? | Yes |
| File Name | Owner Signature Block | Signature Block - upload in Microsoft Word Document. | Uploaded to HCD? | Yes |
| 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 FTB for Corporations (Non-Profits Only). | Uploaded to HCD? | Yes |

| | | | | |
|---------------------------------|----------------------------|---|------------------|-----|
| Managing General Partner | Entity name | MP Turk Street Associates, LLC | | |
| File Name | MGP Cert & Legal | Reference: Applicant Certification Worksheet. | Uploaded to HCD? | Yes |
| File Name | MGP OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Uploaded to HCD? | Yes |
| File Name | MGP Org Chart | MGP Organization Chart. | Uploaded to HCD? | Yes |
| File Name | MGP Signature Block | Signature Block - upload in Microsoft Word Document. | Uploaded to HCD? | Yes |
| File Name | MGP Cert of Good Standing | Dated 30 days or less from the application due date. | Uploaded to HCD? | Yes |
| File Name | MGP Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Uploaded to HCD? | Yes |

| | | | | |
|--|-------------|-----|--|--|
| Administrative General Partner #1 | Entity name | N/A | | |
|--|-------------|-----|--|--|

| | | | | |
|--|-------------|-----|--|--|
| Administrative General Partner #2 | Entity name | N/A | | |
|--|-------------|-----|--|--|

Development Team Contacts and Legislative Information

| Contact Type | Entity Legal Name | Eligible Sponsor Type |
|---|---|-----------------------|
| Applicant #1 | MidPen Housing Corporation | Developer |
| Applicant #2 | Mayors Office of Housing and Community Development (City & County of San Francisco) | Locality |
| Owner / Borrower Entity | MP Turk Street Associates, L.P. | Developer |
| Managing General Partner | N/A | Developer |
| Manager of LLC | Mid-Penninsula Hermanas, Inc. | Developer |
| Transit Agency Partner (applicable to STI and TRA components) | San Francisco Municipal Transportation Agency | |
| Property Management Agent | MidPen Property Management Corporation | |
| Financial Consultant | California Housing Partnership | |
| Lead (primary) Service Provider | MidPen Resident Services Corporation | |
| Borrower Legal Counsel | Gubb & Barshay LLC | |
| General Contractor | Cahill General Contractors | |
| Architect | David Baker Architects | |
| Other (Specify) | | |
| Other (Specify) | | |
| Other (Specify) | | |
| Other (Specify) | | |

| Congress person Name(s) | District # | State Senator Name(s) |
|------------------------------------|-------------------|------------------------------|
| Nancy Pelosi | 11 | Scott D. Wiener |
| | | |
| | | |



| Organization Type | Address | City | State | Zip Code |
|---------------------------------------|--|---------------|-------|----------|
| Non-profit Public Benefit Corporation | 303 Vintage Park Dr STE 250, Foster City, CA 94404 USA | Foster City | CA | 94404 |
| Public Agency | 1 South Van Ness Avenue, 5th Floor | San Francisco | CA | 94103 |
| Limited Partnership | 303 Vintage Park Dr STE 250, Foster City, CA 94404 USA | Foster City | CA | 94404 |
| Limited Liability Company | 303 Vintage Park Dr STE 250, Foster City, CA 94404 USA | Foster City | CA | 94404 |
| Non-profit Corporation | 303 Vintage Park Dr STE 250, Foster City, CA 94404 USA | Foster City | CA | 94404 |
| | 1 South Van Ness Avenue, 7th Floor | San Francisco | CA | 94103 |
| | 303 Vintage Park Dr STE 250, Foster City, CA 94404 USA | Foster City | CA | 94404 |
| | 369 Pine Street, Suite 300 | San Francisco | CA | 94104 |
| | 303 Vintage Park Dr STE 250, Foster City, CA 94404 USA | Foster City | CA | 94404 |
| | 235 Montgomery Street, Suite 1110 | San Francisco | CA | 94104 |
| | 425 California St, Suite 2200 | San Francisco | CA | 942104 |
| | 461 Second Street #127 | San Francisco | CA | 94107 |
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| District # | State Assembly Member Name(s) | District # |
|------------|-------------------------------|------------|
| 11 | Matt Haney | 17 |
| | | |
| | | |

End of Document

| Auth Rep Name | Title | Email | Phone # | Contact Name |
|---------------------|---------------------------------|--|----------------|---------------------|
| Shwetha Subramanian | Assistant Secretary | shwetha.subramanian@midpen-housing.org | 510-426-5677 | Lisa Howlett |
| Sara Amaral | Director of Housing Development | sara.amaral@sfgov.org | (628) 652-5808 | Anne Romero |
| Shwetha Subramanian | Assistant Secretary | shwetha.subramanian@midpen-housing.org | 510-426-5677 | Lisa Howlett |
| Shwetha Subramanian | Assistant Secretary | shwetha.subramanian@midpen-housing.org | 510-426-5677 | Lisa Howlett |
| Shwetha Subramanian | Assistant Secretary | shwetha.subramanian@midpen-housing.org | 510-426-5677 | Lisa Howlett |
| | | | | Emily Heard |
| | | | | Kasey Archey |
| | | | | Dave Kiddoo |
| | | | | Ann Goggins Gregory |
| | | | | Evan Gross |
| | | | | Casey Kasten |
| | | | | Daniel Simons |
| | | | | |
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| Title | Email | Phone # | Contact Address | City |
|--|--|---------------------|------------------------------------|---------------|
| Project Manager | lhowlett@midpen-housing.org | 650-339-5721 | 1970 Broadway, Suite 100 | Oakland |
| Project Manager | anne.romero@sfgov.com | 415-203-4951 | 1 South Van Ness Avenue, 5th Floor | San Francisco |
| Project Manager | lhowlett@midpen-housing.org | 650-339-5721 | 1970 Broadway, Suite 100 | Oakland |
| Project Manager | lhowlett@midpen-housing.org | 650-339-5721 | 1970 Broadway, Suite 100 | Oakland |
| Project Manager | lhowlett@midpen-housing.org | 650-339-5721 | 1970 Broadway, Suite 100 | Oakland |
| Manager, Funding Strategy & Programs | emily.heard@sfmta.com | 415-701-2311 | | |
| Senior Vice President of Property | kasey.archey@midpen-housing.org | 650-356-2900 | | |
| Senior Director, Financial Consulting | dkiddoo@chpc.net | 510-859-8097 | | |
| Senior Vice President of Resident Services | ann.gregory@midpen-housing.org | 650-356-2900 | | |
| Partner | egross@gubbandbarshay.com | 415.781.6600 ext. 6 | | |
| Project Director | ckasten@cahill-sf.com | 415-497-5484 | | |
| Principal | danielsimons@dbarchitect.com | 415.799.4585 | | |
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| State | Zip Code |
|-------|----------|
| CA | 94612 |
| CA | 94103 |
| CA | 94612 |
| CA | 94612 |
| CA | 94612 |
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850 Turk Street Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001038

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 | General Fund | 0 | 0 | 0 | 0 | 0 | | |

| STI BUDGET #1 - Better Market Street - Sustainable Transportation Infrastructure | | | | | | | | |
|--|--------------------|--------------------|------------|------------|------------|------------|------------|--------------------|
| 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 (planning and design) | \$1,857,000 | \$1,043,000 | | | | | | \$2,900,000 |
| Other Soft Costs (Specify) | | | | | | | | \$0 |
| Other Soft Costs (Specify) | | | | | | | | \$0 |
| Other Soft Costs (Specify) | | | | | | | | \$0 |
| Total Soft Costs | \$1,857,000 | \$1,043,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,900,000 |
| 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 |
| 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 |
| 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 (Curb, crosswalk, ramps) | \$330,000 | | | | | | | \$330,000 |
| Other Complete Street Improvements (Bike lanes) | \$220,440 | \$439,560 | | | | | | \$660,000 |
| Total Complete Streets Improvements - Construction | \$550,440 | \$439,560 | \$0 | \$0 | \$0 | \$0 | \$0 | \$990,000 |
| Striping/Barricades (for dedicated bus lanes) | | | | | | | | \$0 |
| Sidewalk, Curb and Gutter | | | | | | | | \$0 |
| Street Lights | | | | | | | | \$0 |
| Signage | | | | | | | | \$0 |
| Signaling Prioritization Technology | | | | | | | | \$0 |
| Boarding infrastructure | | \$120,000 | | | | | | \$120,000 |
| Seating/Benches | | | | | | | | \$0 |
| Bus/Transit Shelters | | | | | | | | \$0 |
| Vehicles | | | | | | | | \$0 |
| Other ITS Technology | | | | | | | | \$0 |

850 Turk Street Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001038

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 | General Fund | 0 | 0 | 0 | 0 | 0 | Sources Total | |
| Other Transit and Station Areas (Transit Signal Prioritization, inc | \$4,399,560 | \$1,142,440 | | | | | | \$5,542,000 | |
| Other Transit and Station Areas (Specify) | | | | | | | | \$0 | |
| Total Transit and Station Areas - Construction | \$4,399,560 | \$1,262,440 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,662,000 | |
| Urban Greening (Trees) | \$200,000 | | | | | | | \$200,000 | |
| Urban Greening (Specify) | | | | | | | | \$0 | |
| Urban Greening (Specify) | | | | | | | | \$0 | |
| Total Urban Greening | \$200,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$200,000 | |
| Provide Name of Impact Fee (Specify) | | | | | | | | \$0 | |
| Provide Name of Impact Fee (Specify) | | | | | | | | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Activity Costs (Project Delivery) | \$693,000 | \$255,000 | | | | | | \$948,000 | |
| Other Activity Costs (Specify) | | | | | | | | \$0 | |
| Total Activity Delivery Costs | \$693,000 | \$255,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$948,000 | |
| 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 | |
| Better Market Street - Sustainable Transportation Infrastructure Total Budgeted Project Costs | \$7,700,000 | \$3,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,700,000 | |

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.

Urban greening will be the addition of street trees and drought tolerant and native species landscaping.

| TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET | | | | | | | | | |
|--|--------------------|--------------------|------------|------------|------------|------------|------------|---------------------|--|
| Total Soft Costs | \$1,857,000 | \$1,043,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,900,000 | |
| Total Site Preparation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Site Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Complete Streets Improvements - Construction | \$550,440 | \$439,560 | \$0 | \$0 | \$0 | \$0 | \$0 | \$990,000 | |
| Total Transit and Station Areas - Construction | \$4,399,560 | \$1,262,440 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,662,000 | |
| Total Urban Greening | \$200,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$200,000 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Activity Delivery Costs | \$693,000 | \$255,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$948,000 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total STI Budgeted Project Costs | \$7,700,000 | \$3,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,700,000 | |

End of Document

850 Turk Street Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001038

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 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | |

| TRA BUDGET #1 - Better Market Street - Transit Related Amenities | | | | | | | | | | |
|--|--------------------|------------|------------|------------|------------|------------|------------|------------|--------------------|--|
| 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 (planning, design, and overhead) | \$150,000 | | | | | | | | \$150,000 | |
| Other Soft Costs (Specify) | | | | | | | | | \$0 | |
| Other Soft Costs (Specify) | | | | | | | | | \$0 | |
| Other Soft Costs (Specify) | | | | | | | | | \$0 | |
| Total Soft Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| 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 | |
| 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 | |
| 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 | |
| Striping/Barricades (for dedicated bus lanes) | | | | | | | | | \$0 | |
| Sidewalk, Curb, and Gutter | | | | | | | | | \$0 | |
| Street Lights | | | | | | | | | \$0 | |
| Signage | | | | | | | | | \$0 | |
| Signaling Prioritization Technology | | | | | | | | | \$0 | |
| Boarding infrastructure | \$1,200,000 | | | | | | | | \$1,200,000 | |
| Seating/Benches | | | | | | | | | \$0 | |
| Bus/Transit Shelters | | | | | | | | | \$0 | |
| Other ITS Technology | | | | | | | | | \$0 | |
| Other Transit Station or Stop (Specify) | | | | | | | | | \$0 | |
| Other Transit Station or Stop (Specify) | | | | | | | | | \$0 | |
| Total Transit Station or Stop - Construction | \$1,200,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,200,000 | |

850 Turk Street Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001038

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 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | |
| 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 | |
| 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 | |
| Provide Name of Impact Fee (Specify) | | | | | | | | \$0 | |
| Provide Name of Impact Fee (Specify) | | | | | | | | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Activity Costs (Project Delivery) | \$150,000 | | | | | | | \$150,000 | |
| Other Activity Costs (Specify) | | | | | | | | \$0 | |
| Total Activity Delivery Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| 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 | |
| Better Market Street - Transit Related Amenities Total Budgeted Project Costs | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | |

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.

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET

| | | | | | | | | | |
|--|--------------------|------------|------------|------------|------------|------------|------------|--------------------|--|
| Total Soft Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| Total Site Preparation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Site Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Complete Streets Improvements - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Transit Station or Stop - Construction | \$1,200,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,200,000 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Amenities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Activity Delivery Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total TRA Budgeted Project Costs | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | |

End of Document

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 | | |

PGM BUDGET #1 - AHD Resident Support

| | | | | | | | | | | |
|--|-----------|-----|-----|-----|-----|-----|-----|-----|-----------|--|
| Direct Staff Cost (salary and benefits) | \$78,624 | | | | | | | | \$78,624 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Total Direct Staff Costs | \$78,624 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$78,624 | |
| Other Indirect Staff Cost (training, office supplies, communication) | \$2,385 | | | | | | | | \$2,385 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | \$0 | |
| Total Indirect Staff Costs | \$2,385 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,385 | |
| Total Staff Costs | \$81,009 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$81,009 | |
| Travel | \$800 | | | | | | | | \$800 | |
| Equipment | | | | | | | | | \$0 | |
| Required Transit Passes/Cards (see cell comment) | | | | | | | | | \$0 | |
| Other Transit Passes | | | | | | | | | \$0 | |
| Supplies (event materials, food and resident transportation) | \$4,506 | | | | | | | | \$4,506 | |
| Supplies (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Partner contracts, supervision & corporate) | \$63,685 | | | | | | | | \$63,685 | |
| 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 | \$68,991 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$68,991 | |
| AHD Resident Support Total Budgeted Project Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |

PGM BUDGET #2 - Transit Passes for Residents

| | | | | | | | | | | |
|--|-----------|-----|-----|-----|-----|-----|-----|-----|-----------|--|
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Total Direct Staff Costs | \$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 | |
| Total Staff Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Travel | | | | | | | | | \$0 | |
| Equipment | | | | | | | | | \$0 | |
| Required Transit Passes/Cards (see cell comment) | \$321,048 | | | | | | | | \$321,048 | |
| Other Transit Passes | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Total Other Capital Costs | \$321,048 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$321,048 | |
| Transit Passes for Residents Total Budgeted Project Costs | \$321,048 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$321,048 | |

PGM BUDGET #3 - Anti-Displacement

| | | | | | | | | | | |
|---|-----------|-----|-----|-----|-----|-----|-----|-----|-----------|--|
| Direct Staff Cost (staff) | \$150,000 | | | | | | | | \$150,000 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Total Direct Staff Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| 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 | |
| Total Staff Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| Travel | | | | | | | | | \$0 | |
| Equipment | | | | | | | | | \$0 | |
| Required Transit Passes/Cards (see cell comment) | | | | | | | | | \$0 | |
| Other Transit Passes | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | \$0 | |
| Total Other Capital Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Anti-Displacement Total Budgeted Project Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |

PGM BUDGET #4 - Workforce Development

| | | | | | | | | | | |
|-----------------------------|----------|--|--|--|--|--|--|--|----------|--|
| Direct Staff Cost (Staff) | \$38,000 | | | | | | | | \$38,000 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |
| Direct Staff Cost (Specify) | | | | | | | | | \$0 | |

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

| Cost Category | ALL FUNDING SOURCES | | | | | | | | Comments |
|--|---------------------|-----|-----|-----|-----|-----|-----|---------------|----------|
| | AHSC PGM Grant | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | |
| Total Direct Staff Costs | \$38,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,000 | |
| Other Indirect Staff Cost (overhead) | \$12,540 | | | | | | | \$12,540 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | \$0 | |
| Total Indirect Staff Costs | \$12,540 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,540 | |
| Total Staff Costs | \$50,540 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,540 | |
| Travel | \$500 | | | | | | | \$500 | |
| Equipment | \$2,500 | | | | | | | \$2,500 | |
| Required Transit Passes/Cards (see cell comment) | | | | | | | | \$0 | |
| Other Transit Passes | | | | | | | | \$0 | |
| Supplies (Job training materials) | \$5,000 | | | | | | | \$5,000 | |
| Supplies (Specify) | | | | | | | | \$0 | |
| Other Capital Costs (barrier removal funds, uniform/tools, emplo | \$91,460 | | | | | | | \$91,460 | |
| 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 | \$99,460 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$99,460 | |
| Workforce Development Total Budgeted Project Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |

TOTAL PROGRAMS (PGM) BUDGET

| | | | | | | | | | |
|----------------------------------|-----------|-----|-----|-----|-----|-----|-----|-----------|--|
| Total Direct Staff Costs | \$266,624 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$266,624 | |
| Total Indirect Staff Costs | \$14,925 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,925 | |
| Total Other Capital Costs | \$489,499 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$489,499 | |
| Total PGM Budgeted Project Costs | \$771,048 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$771,048 | |

End of Document

850 Turk Street AHD Units and Maximum AHD-HRI Funds App AHSC0001038

| Unit Mix | # of Bdrms | Unit Type | % of Area Median Income | Total Units | RENTAL ONLY | | | | | | HOMEOWNERSHIP ONLY | | | | | | Support. Housing Units | Veterans Units | Senior Units |
|----------|------------|-----------|-------------------------|-------------|--------------------|----------------------------------|-------------------------------|-------------------------------|----------------------------|-------------------------|----------------------------|--------------------------------|-----------------------------|-----------------------------|--------------------------|-----------------------------|------------------------|----------------|--------------|
| | | | | | Total Rental Units | Total Rental Un-Restricted Units | Total Rental Restricted Units | Total Affordable Rental Units | AHSC Rental Assisted Units | Other Rental Restricted | Total Homeowner (HO) Units | Total (HO) Un-Restricted Units | Total (HO) Restricted Units | Total Affordable (HO) Units | AHSC (HO) Assisted Units | Other (HO) Restricted Units | | | |
| 0 | Rental | 30% | 8 | 8 | | | | | | | | | | | | | | | |
| 0 | Rental | 40% | 12 | 12 | | | | | | | | | | | | | | | |
| 0 | Rental | 50% | 8 | 8 | | | | | | | | | | | | | | | |
| 0 | Rental | 60% | 0 | 0 | | | | | | | | | | | | | | | |
| 1 | Rental | 30% | 5 | 5 | | | | | | | | | | | | | | | |
| 1 | Rental | 40% | 5 | 5 | | | | | | | | | | | | | | | |
| 1 | Rental | 50% | 3 | 3 | | | | | | | | | | | | | | | |
| 1 | Rental | 60% | 3 | 3 | | | | | | | | | | | | | | | |
| 2 | Rental | 30% | 6 | 6 | | | | | | | | | | | | | | | |
| 2 | Rental | 40% | 6 | 6 | | | | | | | | | | | | | | | |
| 2 | Rental | 50% | 4 | 4 | | | | | | | | | | | | | | | |
| 2 | Rental | 60% | 4 | 4 | | | | | | | | | | | | | | | |
| 3 | Rental | 30% | 6 | 6 | | | | | | | | | | | | | | | |
| 3 | Rental | 40% | 9 | 9 | | | | | | | | | | | | | | | |
| 3 | Rental | 50% | 6 | 6 | | | | | | | | | | | | | | | |
| 3 | Rental | 60% | 6 | 6 | | | | | | | | | | | | | | | |
| 2 | Rental | Manager | 1 | 1 | 1 | | | | | | | | | | | | | | |
| Totals | | | | 92 | 92 | 1 | 91 | 91 | 91 | | | | | | | | | | |

Does your Project have a previous HCD loan award? FALSE

Will your Project receive an HCD loan award before the AHSC application due date? No

Maximum AHD Funding Amount

| Unrestricted Manager Funding Amount | | \$200,000 | | AHD Funds Requested | | \$22,000,000 | | Max allowable AHD Loan | | \$22,000,000 | | | | | | | | | | | | | |
|-------------------------------------|-----------------|---------------------|-------------------------|---------------------|-----------------|---------------------|-------------------------|------------------------|-----------------|---------------------|-------------------------|----------------|-----------------|---------------------|-------------------------|----------------|------------------|---------------------|-------------------------|----------------|---|---|-----|
| AMI | 0 Bedroom Units | | | | 1 Bedroom Units | | | | 2 Bedroom Units | | | | 3 Bedroom Units | | | | 4+ Bedroom Units | | | | | | |
| | Per Unit Amount | AHSC Assisted Units | Other Rental Restricted | Funding Amount | Per Unit Amount | AHSC Assisted Units | Other Rental Restricted | Funding Amount | Per Unit Amount | AHSC Assisted Units | Other Rental Restricted | Funding Amount | Per Unit Amount | AHSC Assisted Units | Other Rental Restricted | Funding Amount | Per Unit Amount | AHSC Assisted Units | Other Rental Restricted | Funding Amount | | | |
| 60% | \$200,000 | | | \$200,000 | 3 | | \$600,000 | \$200,000 | 4 | | \$800,000 | \$200,000 | 6 | | \$1,200,000 | \$200,000 | | | | | | | |
| 55% | \$223,480 | | | \$225,208 | | | | \$230,250 | | | | \$238,893 | | | | | | | | | | | |
| 50% | \$246,959 | 8 | | \$1,975,675 | 3 | | \$750,818 | \$260,500 | 4 | | \$1,041,999 | \$269,863 | 6 | | \$1,619,178 | \$277,930 | | | | | | | |
| 45% | \$270,439 | | | \$275,481 | | | | \$290,750 | | | | \$304,722 | | | | | | | | | | | |
| 40% | \$293,919 | 12 | | \$3,527,026 | 3 | | \$300,689 | \$320,856 | 6 | | \$1,925,134 | \$339,582 | 9 | | \$3,056,237 | \$355,715 | | | | | | | |
| 35% | \$317,543 | | | \$325,897 | | | | \$351,106 | | | | \$374,585 | | | | | | | | | | | |
| 30% | \$341,022 | 8 | | \$2,728,178 | 5 | | \$1,755,528 | \$381,356 | 6 | | \$2,288,133 | \$409,445 | 6 | | \$2,456,669 | \$433,645 | | | | | | | |
| 25% | \$364,502 | | | \$376,170 | | | | \$411,605 | | | | \$444,448 | | | | | | | | | | | |
| 20% | \$387,982 | | | \$401,378 | | | | \$441,711 | | | | \$479,308 | | | | | | | | | | | |
| 15% | \$411,461 | | | \$426,586 | | | | \$471,961 | | | | \$514,167 | | | | | | | | | | | |
| Totals | | | | Total | 28 | 0 | \$8,230,880 | Total | 16 | 0 | \$4,609,791 | Total | 20 | 0 | \$6,055,267 | Total | 27 | 0 | \$8,332,083 | Total | 0 | 0 | \$0 |

Permanent Financing Funding Gap Calculation

| | |
|--|---------------------|
| Total Development Cost | \$93,189,009 |
| Less: Net Syndication Proceeds/Investor Equity | \$56,215,099 |
| Less: Additional Owner/General Partner Equity (Including Deferred Developer Fee) | \$3,074,950 |
| Total Estimated Financing needed | \$33,898,960 |
| Less: Supportable Conventional or Bond Debt Financing | \$2,565,000 |
| Less: "Soft" Financing and Grants | \$9,333,960 |
| Permanent Funding Gap | \$22,000,000 |

Shared Cost Calculation

| | |
|--|--------------|
| Average gross square feet of Restricted Units | 61,983 |
| Average gross square feet of all residential units | 61,983 |
| Restricted Units average gross square footage as a % of total residential units average gross square footage | 100% |
| Shared Cost Calculation Amount | ##### |

| AHD or Homeownership Base Amount: | \$200,000 | vacancy rate | | | | | |
|---|-----------|--------------|-----------|-----------|-----------|-----------|-----------|
| Assume: | DSCR | 6.0% | 360 | 1.1 | 5% | | |
| Base Amount + Reduction in Amount Financeable due to Rent Limitations below 60% AMI | | | | | | | |
| County | RentalAMI | HO AMI | 0 BR | 1 BR | 2 BR | 3 BR | 4+ BR |
| San Francisco | 80% | 120% | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| San Francisco | 75% | 115% | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| San Francisco | 70% | 110% | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| San Francisco | 65% | 105% | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| San Francisco | 60% | 100% | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| San Francisco | 55% | 95% | \$223,480 | \$225,208 | \$230,250 | \$234,859 | \$238,893 |
| San Francisco | 50% | 90% | \$246,959 | \$250,273 | \$260,500 | \$269,863 | \$277,930 |
| San Francisco | 45% | 85% | \$270,439 | \$275,481 | \$290,750 | \$304,722 | \$316,822 |
| San Francisco | 40% | 80% | \$293,919 | \$300,689 | \$320,856 | \$339,582 | \$355,715 |
| San Francisco | 35% | 75% | \$317,543 | \$325,897 | \$351,106 | \$374,585 | \$394,752 |
| San Francisco | 30% | 70% | \$341,022 | \$351,106 | \$381,356 | \$409,445 | \$433,645 |
| San Francisco | 25% | 65% | \$364,502 | \$376,170 | \$411,605 | \$444,448 | \$472,682 |
| San Francisco | 20% | 60% | \$387,982 | \$401,378 | \$441,711 | \$479,308 | \$511,574 |
| San Francisco | 15% | 55% | \$411,461 | \$426,586 | \$471,961 | \$514,167 | \$550,467 |

| Income and Rent Calculation Tables | | | | | | | | |
|------------------------------------|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Income Level | Household Size | | | | | | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 120% | \$156,600 | \$179,040 | \$201,360 | \$223,680 | \$246,000 | \$269,560 | \$293,200 | \$316,920 |
| 110% | \$143,550 | \$164,120 | \$184,580 | \$205,040 | \$225,540 | \$247,330 | \$269,300 | \$291,710 |
| 100% | \$130,500 | \$149,200 | \$167,800 | \$186,400 | \$204,400 | \$223,300 | \$242,200 | \$261,100 |
| 95% | \$123,975 | \$141,740 | \$159,410 | \$177,080 | \$193,330 | \$208,485 | \$224,640 | \$240,795 |
| 90% | \$117,450 | \$134,280 | \$151,020 | \$167,760 | \$181,260 | \$194,670 | \$208,080 | \$221,490 |
| 85% | \$110,925 | \$126,820 | \$142,630 | \$158,440 | \$171,190 | \$183,855 | \$196,520 | \$209,185 |
| 80% | \$104,400 | \$119,360 | \$134,240 | \$148,120 | \$161,120 | \$173,040 | \$184,960 | \$196,880 |
| 75% | \$97,875 | \$111,900 | \$125,850 | \$138,800 | \$151,050 | \$162,225 | \$173,400 | \$184,575 |
| 70% | \$91,350 | \$104,440 | \$117,460 | \$130,480 | \$140,980 | \$151,410 | \$161,840 | \$172,270 |
| 65% | \$84,825 | \$96,980 | \$109,070 | \$121,160 | \$130,910 | \$140,595 | \$150,280 | \$159,965 |
| 60% | \$78,300 | \$89,520 | \$100,680 | \$111,840 | \$120,840 | \$129,780 | \$138,720 | \$147,660 |
| 55% | \$71,775 | \$82,060 | \$92,290 | \$102,520 | \$110,770 | \$118,965 | \$127,160 | \$135,355 |
| 50% | \$65,250 | \$74,600 | \$83,900 | \$93,200 | \$100,700 | \$108,150 | \$115,600 | \$123,050 |
| 45% | \$58,725 | \$67,140 | \$75,510 | \$83,880 | \$90,630 | \$97,335 | \$104,040 | \$110,745 |
| 40% | \$52,200 | \$59,680 | \$67,120 | \$74,560 | \$80,560 | \$86,520 | \$92,480 | \$98,440 |
| 35% | \$45,675 | \$52,220 | \$58,730 | \$66,240 | \$70,490 | \$75,705 | \$80,920 | \$86,135 |
| 30% | \$39,150 | \$44,760 | \$50,340 | \$55,920 | \$60,420 | \$64,890 | \$69,360 | \$73,830 |
| 25% | \$32,625 | \$37,300 | \$41,950 | \$46,600 | \$50,350 | \$54,075 | \$57,800 | \$61,525 |

| San Francisco | | Subsidy Program Name (Specify) | | Subsidy Program Name (Specify) | | \$1,646,712 | | Annual Net Restricted Rent | | \$1,646,712 | | Annual Net Proposed Rent | | Annual Unrestricted Rent | |
|-------------------------------|---------------------------|--------------------------------|---------------------------|--------------------------------|---------------|-----------------------------|---------------|-----------------------------|---------------------------|---------------------------|--------------------------------|--------------------------------|-------------------------|----------------------------|--|
| Restricted Monthly 2022 Rents | Unrestricted Monthly Rent | Proposed Monthly Rent | Monthly Utility Allowance | Monthly Rent Subsidy Amount | Subsidy Units | Monthly Rent Subsidy Amount | Subsidy Units | Net Monthly Restricted Rent | Net Monthly Proposed Rent | Monthly Unrestricted Rent | Subsidy Program Name (Specify) | Subsidy Program Name (Specify) | Restricted Rental Units | Restricted Homeowner Units | |
| 0 | \$978 | \$978 | \$117 | | | | | \$6,888 | \$6,888 | \$0 | \$0 | \$0 | 0 | 15% AMI San Francisco | |
| 2 | \$1,305 | \$1,305 | \$117 | | | | | \$14,256 | \$14,256 | \$0 | \$0 | \$0 | 0 | 20% AMI San Francisco | |
| 2 | \$1,631 | \$1,631 | \$117 | | | | | \$12,112 | \$12,112 | \$0 | \$0 | \$0 | 0 | 25% AMI San Francisco | |
| 2 | \$1,957 | \$1,957 | \$117 | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | 0 | 30% AMI San Francisco | |
| 3 | \$1,048 | \$1,048 | \$168 | | | | | \$4,400 | \$4,400 | \$0 | \$0 | \$0 | 0 | 35% AMI San Francisco | |
| 3 | \$1,398 | \$1,398 | \$168 | | | | | \$6,150 | \$6,150 | \$0 | \$0 | \$0 | 1,280 | 40% AMI San Francisco | |
| 3 | \$1,748 | \$1,748 | \$168 | | | | | \$4,740 | \$4,740 | \$0 | \$0 | \$0 | 0 | 45% AMI San Francisco | |
| 3 | \$2,097 | \$2,097 | \$168 | | | | | \$5,787 | \$5,787 | \$0 | \$0 | \$0 | 1,050 | 50% AMI San Francisco | |
| 4 | \$1,258 | \$1,258 | \$216 | | | | | \$6,252 | \$6,252 | \$0 | \$0 | \$0 | 0 | 55% AMI San Francisco | |
| 4 | \$1,678 | \$1,678 | \$216 | | | | | \$8,772 | \$8,772 | \$0 | \$0 | \$0 | 780 | 60% AMI San Francisco | |
| 4 | \$2,097 | \$2,097 | \$216 | | | | | \$7,524 | \$7,524 | \$0 | \$0 | \$0 | 0 | Total San Francisco | |
| 4 | \$2,517 | \$2,517 | \$216 | | | | | \$9,204 | \$9,204 | \$0 | \$0 | \$0 | 0 | 70% AMI San Francisco | |
| 5 | \$1,454 | \$1,454 | \$260 | | | | | \$7,164 | \$7,164 | \$0 | \$0 | \$0 | 0 | 75% AMI San Francisco | |
| 5 | \$1,939 | \$1,939 | \$260 | | | | | \$15,111 | \$15,111 | \$0 | \$0 | \$0 | 0 | 80% AMI San Francisco | |
| 5 | \$2,423 | \$2,423 | \$260 | | | | | \$12,978 | \$12,978 | \$0 | \$0 | \$0 | 0 | San Francisco | |
| 5 | \$2,908 | \$2,908 | \$260 | | | | | \$15,888 | \$15,888 | \$0 | \$0 | \$0 | 0 | San Francisco | |
| 4 | \$0 | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | 3,860 | San Francisco0.6 | |
| \$0 | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | | San FranciscoManager | |
| \$0 | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | | San Francisco | |
| \$0 | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | | San Francisco | |
| \$0 | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | | San Francisco | |
| Totals | | | | 0 | 0 | 0 | 0 | \$137,226 | \$137,226 | \$0 | \$0 | \$0 | | | |

| | | | | | | | | |
|-----|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% | \$26,100 | \$29,840 | \$33,560 | \$37,280 | \$40,280 | \$43,260 | \$46,240 | \$49,220 |
| 15% | \$19,575 | \$22,380 | \$25,170 | \$27,960 | \$30,210 | \$32,445 | \$34,680 | \$36,915 |

CalHFA 50% Rent Limits
(Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)

| Level | 0 Bdrm. | 1 Bdrm. | 2 Bdrm. | 3 Bdrm. | 4 Bdrm. | 5 Bdrm. |
|---------------|---------|---------|---------|---------|---------|---------|
| San Francisco | \$1,631 | \$1,865 | \$2,098 | \$2,330 | \$2,518 | \$2,704 |

TCAC/CDLAC/AHSC Rent Limits
(Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)

TCACrentTbl

| Limit | 0 Bdrm. | 1 Bdrm. | 2 Bdrm. | 3 Bdrm. | 4 Bdrm. | 5 Bdrm. |
|---------------|---------|---------|---------|---------|---------|---------|
| San Francisco | \$3,915 | \$4,195 | \$5,034 | \$5,817 | \$6,489 | \$7,159 |
| San Francisco | \$3,588 | \$3,845 | \$4,614 | \$5,332 | \$5,948 | \$6,562 |
| San Francisco | \$3,262 | \$3,496 | \$4,195 | \$4,847 | \$5,407 | \$5,966 |
| San Francisco | \$3,099 | \$3,321 | \$3,985 | \$4,605 | \$5,137 | \$5,667 |
| San Francisco | \$2,936 | \$3,146 | \$3,775 | \$4,362 | \$4,866 | \$5,369 |
| San Francisco | \$2,773 | \$2,971 | \$3,565 | \$4,120 | \$4,596 | \$5,071 |
| San Francisco | \$2,610 | \$2,797 | \$3,356 | \$3,878 | \$4,326 | \$4,773 |
| San Francisco | \$2,446 | \$2,622 | \$3,146 | \$3,635 | \$4,055 | \$4,474 |
| San Francisco | \$2,283 | \$2,447 | \$2,936 | \$3,393 | \$3,785 | \$4,176 |
| San Francisco | \$2,120 | \$2,272 | \$2,726 | \$3,150 | \$3,514 | \$3,878 |
| San Francisco | \$1,957 | \$2,097 | \$2,517 | \$2,908 | \$3,244 | \$3,579 |
| San Francisco | \$1,794 | \$1,922 | \$2,307 | \$2,666 | \$2,974 | \$3,281 |
| San Francisco | \$1,631 | \$1,748 | \$2,097 | \$2,423 | \$2,703 | \$2,983 |
| San Francisco | \$1,468 | \$1,573 | \$1,887 | \$2,181 | \$2,433 | \$2,684 |
| San Francisco | \$1,305 | \$1,398 | \$1,678 | \$1,939 | \$2,163 | \$2,386 |
| San Francisco | \$1,141 | \$1,223 | \$1,468 | \$1,696 | \$1,892 | \$2,088 |
| San Francisco | \$978 | \$1,048 | \$1,258 | \$1,454 | \$1,622 | \$1,789 |
| San Francisco | \$815 | \$874 | \$1,048 | \$1,211 | \$1,351 | \$1,491 |
| San Francisco | \$652 | \$699 | \$839 | \$969 | \$1,081 | \$1,193 |
| San Francisco | \$489 | \$524 | \$629 | \$727 | \$811 | \$894 |

| | | | | | | | | |
|-------------|----------|----------|----------|----------|----------|----------|-----------|-----------|
| Santa Barba | \$48,900 | \$55,900 | \$62,900 | \$69,850 | \$75,450 | \$81,050 | \$86,650 | \$92,250 |
| Santa Clara | \$59,000 | \$67,400 | \$75,850 | \$84,250 | \$91,000 | \$97,750 | \$104,500 | \$111,250 |
| Santa Cruz | \$54,450 | \$62,200 | \$70,000 | \$77,750 | \$84,000 | \$90,200 | \$96,450 | \$102,650 |
| Shasta | \$27,800 | \$31,800 | \$35,750 | \$39,700 | \$42,900 | \$46,100 | \$49,250 | \$52,450 |
| Sierra | \$31,500 | \$36,000 | \$40,500 | \$45,000 | \$48,600 | \$52,200 | \$55,800 | \$59,400 |
| Siskiyou | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |
| Solano | \$38,050 | \$43,450 | \$48,900 | \$54,300 | \$58,650 | \$63,000 | \$67,350 | \$71,700 |
| Sonoma | \$41,600 | \$47,550 | \$53,500 | \$59,400 | \$64,200 | \$68,950 | \$73,700 | \$78,450 |
| Stanislaus | \$27,900 | \$31,900 | \$35,900 | \$39,850 | \$43,050 | \$46,250 | \$49,450 | \$52,650 |
| Sutter | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |
| Tehama | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |
| Trinity | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |
| Tulare | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |
| Tuolumne | \$29,150 | \$33,300 | \$37,450 | \$41,600 | \$44,950 | \$48,300 | \$51,600 | \$54,950 |
| Ventura | \$43,900 | \$50,200 | \$56,450 | \$62,700 | \$67,750 | \$72,750 | \$77,750 | \$82,800 |
| Yolo | \$34,700 | \$39,650 | \$44,600 | \$49,550 | \$53,550 | \$57,500 | \$61,450 | \$65,450 |
| Yuba | \$27,300 | \$31,200 | \$35,100 | \$38,950 | \$42,100 | \$45,200 | \$48,300 | \$51,450 |

Development Sources

| Development Sources | | | | Construction Totals | | | Construction Terms | | | Permanent Terms | | | | | | Details of Deferred Costs | | | | | | | | |
|---------------------|-------------|------------|----------------------------------|---------------------|----------|--------------------|--------------------|--------------|---------------|------------------|--------------------|------|------|--------------------------|------|---------------------------|-----------------------------------|----------------------------------|-------------------|-----------------|-------------|-------------|------------------------------------|--|
| | | | | Permanent Totals | | | | | | | | | | | | | | | | | | | | |
| | | | | \$93,189,009 | | | | | | \$369,920 | | | | | | \$45,531,352 | | | | | | | | |
| | | | | \$93,189,009 | | | | | | | | | | | | | | | | | | | | |
| Construction | Commitment? | AHD vs HRI | Source Name (len priority order) | Source Type | Loan No. | Residential Amount | Commercial Amount | Total Amount | Interest Rate | Required Payment | Loan Term (months) | Rate | Type | Amortizing Period (yrs.) | Type | Due in (yrs.) | Required Residential Debt Service | Required Commercial Debt Service | Tax-Exempt Amount | Deferred Amount | Description | | | |
| Construction | No | HRI | AHSC HRI Grant | State-HCD | | | | | | | | | | | | | | | | | | | | |
| Construction | Yes | AHD | Tax-Exempt Construction Loan | Private | 1 | \$42,966,352 | | \$42,966,352 | 7.85% | Interest Only | 31 | | | | | | | | | \$42,966,352 | \$0 | | | |
| Construction | Yes | AHD | Taxable Construction Loan | Private | 2 | \$26,564,915 | | \$26,564,915 | 7.85% | Interest Only | 31 | | | | | | | | | | \$0 | \$0 | | |
| Construction | Yes | AHD | HCD IIG Loan | State-HCD | 3 | \$1,217,000 | | \$1,217,000 | 0.00% | Deferred | 31 | | | | | | | | | | \$0 | \$0 | | |
| Construction | Yes | AHD | HCD LGMG Sponsor Loan | State-HCD | 4 | \$6,880,000 | | \$6,880,000 | 0.00% | Deferred | 31 | | | | | | | | | | \$0 | \$0 | | |
| Construction | Yes | AHD | Impact Fee Waiver | Local Fee Waiver | | \$1,236,960 | | \$1,236,960 | | | | | | | | | | | | | \$0 | \$0 | | |
| Construction | Yes | AHD | Deferred Developer Fees | Other | | \$3,074,850 | | \$3,074,850 | | | | | | | | | | | | | \$0 | \$0 | | |
| Construction | Yes | AHD | Other Deferred Costs | | | \$5,627,322 | | \$5,627,322 | | | | | | | | | | | | | \$0 | \$5,627,322 | TCAC fees, Developer fee, reserves | |
| Construction | Yes | AHD | Developer Fee Contribution | | | | | | | | | | | | | | | | | | | \$0 | \$0 | |
| Construction | Yes | AHD | GP Equity | Other | | \$100 | | \$100 | | | | | | | | | | | | | | \$0 | \$0 | |
| Construction | Yes | AHD | Gross Tax Credit Equity | 4% tax credits | | \$5,621,510 | | \$5,621,510 | | | | | | | | | | | | | | \$0 | \$0 | |
| Permanent | | | | | | | | | | | | | | | | | | | | | | | | |
| Permanent | No | HRI | AHSC HRI Grant | State-HCD | | | | | | | | | | | | | | | | | | | | |
| Permanent | No | AHD | AHSC AHD Funding | State-HCD | 2 | \$22,000,000 | | \$22,000,000 | 3.00% | Fixed for Term | 55 | | RR | 55 | | | \$92,400 | | | | \$0 | | | |
| Permanent | Yes | AHD | Tax-Exempt Bond Loan | Private | 1 | \$2,565,000 | | \$2,565,000 | 7.05% | Fixed for Term | 15 | | FAM | 15 | | | \$277,520 | | | | \$2,565,000 | | | |
| Permanent | Yes | AHD | HCD IIG Loan | State-HCD | 3 | \$1,217,000 | | \$1,217,000 | 0.00% | Fixed for Term | 55 | | RR | 55 | | | \$0 | | | | \$0 | | | |
| Permanent | Yes | AHD | HCD LGMG Sponsor Loan | State-HCD | 4 | \$6,880,000 | | \$6,880,000 | 0.00% | Fixed for Term | 55 | | RR | 55 | | | \$0 | | | | \$0 | | | |
| Permanent | Yes | AHD | Impact Fee Waiver | Local Fee Waiver | | \$1,236,960 | | \$1,236,960 | | | | | | | | | | | | | | \$0 | \$0 | |
| Permanent | Yes | AHD | Deferred Developer Fees | Other | | \$3,074,850 | | \$3,074,850 | | | | | | | | | | | | | | \$0 | \$0 | |
| Permanent | Yes | AHD | Developer Fee Contribution | | | | | | | | | | | | | | | | | | | \$0 | \$0 | |
| Permanent | Yes | AHD | GP Equity | Other | | \$100 | | \$100 | | | | | | | | | | | | | | \$0 | \$0 | |
| Permanent | Yes | AHD | Gross Tax Credit Equity | 4% tax credits | | \$56,215,099 | | \$56,215,099 | | | | | | | | | | | | | | \$0 | \$0 | |

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.

End of Document

AHD Development Budget

| DEVELOPMENT COST | Total Project Costs | Residential Costs | Commercial Costs | 30% PVC for New Const/Rehab | 30% PVC for Acquisition | Comments and explanation of basis changes |
|--|---------------------|-------------------|------------------|-----------------------------|-------------------------|---|
| LAND COST/ACQUISITION | | | | | | |
| Land Cost or Value | \$1 | \$1 | | | | |
| Demolition | \$239,000 | \$239,000 | | | | |
| Legal | \$35,000 | \$35,000 | | | | |
| Land Lease Rent Prepayment | \$0 | | | | | |
| Total Land Cost or Value | \$274,001 | \$274,001 | \$0 | | | |
| Existing Improvements Cost or Value | \$0 | | | | | |
| Off-Site Improvements | \$740,000 | \$740,000 | | \$740,000 | | |
| Total Acquisition Cost | \$740,000 | \$740,000 | \$0 | | \$0 | |
| Total Land Cost / Acquisition Cost | \$1,014,001 | \$1,014,001 | \$0 | | | |
| 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 | \$3,443,000 | \$3,443,000 | | \$3,443,000 | | |
| Structures | \$52,359,081 | \$52,359,081 | | \$52,359,081 | | |
| General Requirements | \$3,862,150 | \$3,862,150 | | \$3,862,150 | | |
| Contractor Overhead | \$365,664 | \$365,664 | | \$365,664 | | |
| Contractor Profit | \$1,096,990 | \$1,096,990 | | \$1,096,990 | | |
| Prevailing Wages | \$0 | | | | | |
| General Liability Insurance | \$1,266,619 | \$1,266,619 | | \$1,266,619 | | |
| Urban Greening | \$40,000 | \$40,000 | | \$40,000 | | |
| Photovoltaic System | \$371,800 | \$371,800 | | \$371,800 | | |
| Other New Construction (Specify) | \$0 | | | | | |
| Other New Construction (Specify) | \$0 | | | | | |
| Total New Construction Costs | \$62,805,304 | \$62,805,304 | \$0 | \$62,805,304 | \$0 | |
| ARCHITECTURAL FEES | | | | | | |
| Design | \$1,350,000 | \$1,350,000 | | \$1,350,000 | | |
| Supervision | \$777,500 | \$777,500 | | \$777,500 | | |
| Total Architectural Costs | \$2,127,500 | \$2,127,500 | \$0 | \$2,127,500 | \$0 | |
| Total Survey & Engineering | \$800,000 | \$800,000 | | \$800,000 | | |
| CONSTRUCTION INTEREST & FEES | | | | | | |
| Construction Loan Interest | \$8,102,845 | \$8,102,845 | | \$4,009,192 | | Portion of interest, legal and fees attributable to post-PIS period is not basis-eligible |
| Origination Fee | \$521,485 | \$521,485 | | \$258,024 | | |
| Credit Enhancement/Application Fee | \$0 | | | | | |
| Bond Premium | \$0 | | | | | |
| Cost of Issuance | \$403,800 | \$403,800 | | | | |
| Title & Recording | \$60,000 | \$60,000 | | \$60,000 | | |
| Taxes | \$25,000 | \$25,000 | | \$25,000 | | |
| Insurance | \$847,232 | \$847,232 | | \$847,232 | | |
| Employment Reporting | \$0 | | | | | |
| Lender Legal/Expenses | \$125,000 | \$125,000 | | \$61,848 | | |
| Other Construction Int. & Fees (Specify) | \$0 | | | | | |
| Total Construction Interest & Fees | \$10,085,362 | \$10,085,362 | \$0 | \$5,261,296 | \$0 | |
| PERMANENT FINANCING | | | | | | |
| Loan Origination Fee | \$19,238 | \$19,238 | | | | |
| Credit Enhancement/Application Fee | \$0 | | | | | |
| Title & Recording | \$15,000 | \$15,000 | | | | |
| Taxes | \$0 | | | | | |
| Insurance | \$0 | | | | | |

AHD Development Budget

| DEVELOPMENT COST | Total Project Costs | Residential Costs | Commercial Costs | 30% PVC for New Const/Rehab | 30% PVC for Acquisition | Comments and explanation of basis changes |
|---------------------------------------|---------------------|-------------------|------------------|-----------------------------|-------------------------|--|
| Lender Legal/Expenses | \$40,000 | \$40,000 | | | | |
| Other Perm. Financing Costs (Specify) | \$0 | | | | | |
| Total Permanent Financing Costs | \$74,238 | \$74,238 | \$0 | | | |
| Subtotals Forward | \$76,906,405 | \$76,906,405 | \$0 | \$71,734,100 | \$0 | |
| LEGAL FEES | | | | | | |
| Legal Paid by Applicant | \$230,000 | \$230,000 | | \$95,000 | | Legal related to perm financing and syndication is not basis-eligible |
| Other Attorney Costs (Specify) | \$0 | | | | | |
| Other Attorney Costs (Specify) | \$0 | | | | | |
| Other Attorney Costs (Specify) | \$0 | | | | | |
| Total Attorney Costs | \$230,000 | \$230,000 | \$0 | \$95,000 | \$0 | |
| RESERVES | | | | | | |
| Operating Reserve | \$412,500 | \$412,500 | | | | |
| Replacement Reserve | \$46,000 | \$46,000 | | | | |
| Transition Reserve Pool Fee | \$0 | | | | | |
| Rent Reserve | \$0 | | | | | |
| Services Reserve | \$3,326,102 | \$3,326,102 | | | | |
| Other Reserve Costs (Specify) | \$0 | | | | | |
| Other Reserve Costs (Specify) | \$0 | | | | | |
| Total Reserve Costs | \$3,784,602 | \$3,784,602 | \$0 | | | |
| CONTINGENCY COSTS | | | | | | |
| Construction Hard Cost Contingency | \$2,595,531 | \$2,595,531 | | \$2,595,531 | | |
| Soft Cost Contingency | \$448,214 | \$448,214 | | \$448,214 | | |
| Total Contingency Costs | \$3,043,745 | \$3,043,745 | \$0 | \$3,043,745 | \$0 | |
| OTHER PROJECT COSTS | | | | | | |
| TCAC App/Allocation/Monitoring Fees | \$81,544 | \$81,544 | | | | Waived impact fees are not basis-eligible; market study, accounting, and syndication consulting are syndication costs and not basis-eligible |
| Environmental Audit | \$170,000 | \$170,000 | | \$170,000 | | |
| Local Development Impact Fees | \$2,213,863 | \$2,213,863 | | \$976,903 | | |
| Permit Processing Fees | \$552,000 | \$552,000 | | \$552,000 | | |
| Capital Fees | \$0 | | | | | |
| Marketing | \$275,000 | \$275,000 | | | | |
| Furnishings | \$192,000 | \$192,000 | | \$192,000 | | |
| Market Study | \$30,000 | \$30,000 | | | | |
| Accounting/Reimbursable | \$20,000 | \$20,000 | | | | |
| Appraisal Costs | \$10,000 | \$10,000 | | \$10,000 | | |
| Broadband Readiness | \$0 | | | | | |
| Wage Monitor | \$55,000 | \$55,000 | | \$55,000 | | |
| Third-Party Construction Supervision | \$250,000 | \$250,000 | | \$250,000 | | |
| Syndication Consulting | \$100,000 | \$100,000 | | | | |
| Other Costs (Specify) | \$0 | | | | | |
| Other Costs (Specify) | \$0 | | | | | |
| Total Other Costs | \$3,949,407 | \$3,949,407 | \$0 | \$2,205,903 | \$0 | |
| SUBTOTAL PROJECT COST | \$87,914,159 | \$87,914,159 | \$0 | \$77,078,748 | \$0 | |
| DEVELOPER COSTS | | | | | | |
| Developer Overhead/Profit | \$5,274,850 | \$5,274,850 | | \$5,274,850 | | |
| 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 | \$5,274,850 | \$5,274,850 | \$0 | \$5,274,850 | \$0 | |
| TOTAL PROJECT COST | \$93,189,009 | \$93,189,009 | \$0 | \$82,353,598 | \$0 | |
| | | | | Eligible Basis: | \$82,353,598 | \$0 |
| | | | | Total Eligible Basis: | \$82,353,598 | |

| | DF 2022 |
|--|-------------|
| Total Developer Fee (equals Total Developer Costs above): | \$5,274,850 |
| 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: | \$1,774,850 |
| Developer Fee Contributed as Capital: | \$0 |

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

850 Turk Street AHD and HRI Permanent Sources and Uses App AHSC0001038

Residential Sources and Uses Budget

Commercial Sources

| USES OF FUNDS <i>Soft cost in red (total AHSC AHD below)</i> \$0 | Total Cost from AHD Dev Budget | AHSC AHD Funding | Tax-Exempt Bond Loan | HCD IIG Loan | HCD LGMG Sponsor Loan | Impact Fee Waiver | | | | | | | | | | | Deferred Developer Fees | Developer Fee Contribution | GP Equity | Gross Tax Credit Equity | Total Residential Sources | Residential Costs | Commercial Costs | | | Residential Cost Difference Dev Budget vs. Sources | |
|--|--------------------------------|------------------|----------------------|--------------|-----------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------------------|----------------------------|-----------|-------------------------|---------------------------|-------------------|------------------|-----|-----|--|-----|
| | | | | | | | | | | | | | | | | | | | | | | Total | Total | | | | |
| LAND COST/ACQUISITION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Cost or Value | \$1 | | | | | | | | | | | | | | | | | | | | \$1 | \$1 | \$1 | \$0 | | | \$0 |
| Demolition | \$239,000 | | | | | | | | | | | | | | | | | | | | \$239,000 | \$239,000 | \$239,000 | \$0 | | | \$0 |
| Legal | \$35,000 | | | | | | | | | | | | | | | | | | | | \$35,000 | \$35,000 | \$35,000 | \$0 | | | \$0 |
| Land Lease Rent Prepayment | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| Total Land Cost or Value | \$274,001 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$274,001 | \$274,001 | \$274,001 | \$0 | \$0 | | \$0 |
| Existing Improvements Cost or Value | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| Off-Site Improvements | \$740,000 | | | | | | | | | | | | | | | | | | | | \$740,000 | \$740,000 | \$740,000 | \$0 | | | \$0 |
| Total Acquisition Cost | \$740,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$740,000 | \$740,000 | \$740,000 | \$0 | \$0 | | \$0 |
| Total Land Cost / Acquisition Cost | \$1,014,001 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,014,001 | \$1,014,001 | \$1,014,001 | \$0 | \$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 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Relocation Expenses | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |

NEW CONSTRUCTION

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|--------------|--------------|-------------|-------------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------|--------------|--------------|-----|-----|--|-----|
| Site Work | \$3,443,000 | | | \$1,217,000 | | | | | | | | | | | | | | | | | \$2,226,000 | \$3,443,000 | \$3,443,000 | \$0 | | | \$0 |
| Structures | \$52,359,081 | \$22,000,000 | \$2,565,000 | | \$6,880,000 | | | | | | | | | | | | | | | | \$20,914,081 | \$52,359,081 | \$52,359,081 | \$0 | | | \$0 |
| General Requirements | \$3,862,150 | | | | | | | | | | | | | | | | | | | | \$3,862,150 | \$3,862,150 | \$3,862,150 | \$0 | | | \$0 |
| Contractor Overhead | \$365,664 | | | | | | | | | | | | | | | | | | | | \$365,664 | \$365,664 | \$365,664 | \$0 | | | \$0 |
| Contractor Profit | \$1,096,990 | | | | | | | | | | | | | | | | | | | | \$1,096,990 | \$1,096,990 | \$1,096,990 | \$0 | | | \$0 |
| Prevailing Wages | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| General Liability Insurance | \$1,266,619 | | | | | | | | | | | | | | | | | | | | \$1,266,619 | \$1,266,619 | \$1,266,619 | \$0 | | | \$0 |
| Urban Greening | \$40,000 | | | | | | | | | | | | | | | | | | | | \$40,000 | \$40,000 | \$40,000 | \$0 | | | \$0 |
| Photovoltaic System | \$371,800 | | | | | | | | | | | | | | | | | | | | \$371,800 | \$371,800 | \$371,800 | \$0 | | | \$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 | \$62,805,304 | \$22,000,000 | \$2,565,000 | \$1,217,000 | \$6,880,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,143,304 | \$62,805,304 | \$62,805,304 | \$0 | \$0 | | \$0 |

ARCHITECTURAL FEES

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------|-------------|-------------|-----|-----|--|-----|
| Design | \$1,350,000 | | | | | | | | | | | | | | | | | | | | \$1,350,000 | \$1,350,000 | \$1,350,000 | \$0 | | | \$0 |
| Supervision | \$777,500 | | | | | | | | | | | | | | | | | | | | \$777,500 | \$777,500 | \$777,500 | \$0 | | | \$0 |
| Total Architectural Costs | \$2,127,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,127,500 | \$2,127,500 | \$2,127,500 | \$0 | \$0 | | \$0 |
| Total Survey & Engineering | \$800,000 | | | | | | | | | | | | | | | | | | | | \$800,000 | \$800,000 | \$800,000 | \$0 | | | \$0 |

CONSTRUCTION INTEREST & FEES

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------|--------------|--------------|-----|-----|--|-----|
| Construction Loan Interest | \$8,102,845 | | | | | | | | | | | | | | | | | | | | \$8,102,845 | \$8,102,845 | \$8,102,845 | \$0 | | | \$0 |
| Origination Fee | \$521,485 | | | | | | | | | | | | | | | | | | | | \$521,485 | \$521,485 | \$521,485 | \$0 | | | \$0 |
| Credit Enhancement/Application Fee | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| Bond Premium | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| Cost of Issuance | \$403,800 | | | | | | | | | | | | | | | | | | | | \$403,800 | \$403,800 | \$403,800 | \$0 | | | \$0 |
| Title & Recording | \$60,000 | | | | | | | | | | | | | | | | | | | | \$60,000 | \$60,000 | \$60,000 | \$0 | | | \$0 |
| Taxes | \$25,000 | | | | | | | | | | | | | | | | | | | | \$25,000 | \$25,000 | \$25,000 | \$0 | | | \$0 |
| Insurance | \$847,232 | | | | | | | | | | | | | | | | | | | | \$847,232 | \$847,232 | \$847,232 | \$0 | | | \$0 |
| Employment Reporting | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| Lender Legal/Expenses | \$125,000 | | | | | | | | | | | | | | | | | | | | \$125,000 | \$125,000 | \$125,000 | \$0 | | | \$0 |
| Other Construction Int. & Fees (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | \$0 |
| Total Construction Interest & Fees | \$10,085,362 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,085,362 | \$10,085,362 | \$10,085,362 | \$0 | \$0 | | \$0 |

Residential Sources and Uses Budget

Commercial Sources

| USES OF FUNDS <i>Soft cost in red (total AHSC AHD below)</i> \$0 | Total Cost from AHD Dev Budget | AHSC AHD Funding | Tax-Exempt Bond Loan | HCD IIG Loan | HCD LGMG Sponsor Loan | Impact Fee Waiver | | | | | | | | | | | Deferred Developer Fees | Developer Fee Contribution | GP Equity | Gross Tax Credit Equity | Total Residential Sources | Residential Costs | Commercial Costs | | | Residential Cost Difference Dev Budget vs. Sources |
|--|--------------------------------|------------------|----------------------|--------------|-----------------------|-------------------|--|--|--|--|--|--|--|--|--|--|-------------------------|----------------------------|-----------|-------------------------|---------------------------|-------------------|------------------|--|--|--|
| | | | | | | | | | | | | | | | | | | | | | | Total | Total | | | |

PERMANENT FINANCING

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------|---------------------|---------------------|------------|------------|------------|
| Loan Origination Fee | \$19,238 | | | | | | | | | | | | | | | | | | | | \$19,238 | \$19,238 | \$19,238 | \$0 | | \$0 |
| Credit Enhancement/Application Fee | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Title & Recording | \$15,000 | | | | | | | | | | | | | | | | | | | | \$15,000 | \$15,000 | \$15,000 | \$0 | | \$0 |
| Taxes | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Insurance | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Lender Legal/Expenses | \$40,000 | | | | | | | | | | | | | | | | | | | | \$40,000 | \$40,000 | \$40,000 | \$0 | | \$0 |
| Other Perm. Financing Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Total Permanent Financing Costs | \$74,238 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$74,238 | \$74,238 | \$74,238 | \$0 | \$0 | \$0 |
| Subtotals Forward | \$76,906,405 | \$22,000,000 | \$2,565,000 | \$1,217,000 | \$6,880,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$44,244,405 | \$76,906,405 | \$76,906,405 | \$0 | \$0 | \$0 |

LEGAL FEES

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|------------------|------------------|------------|------------|------------|
| Legal Paid by Applicant | \$230,000 | | | | | | | | | | | | | | | | | | | | \$230,000 | \$230,000 | \$230,000 | \$0 | | \$0 |
| Other Attorney Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Other Attorney Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Other Attorney Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Total Attorney Costs | \$230,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$230,000 | \$230,000 | \$230,000 | \$0 | \$0 | \$0 |

RESERVES

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------|--------------------|--------------------|------------|------------|------------|
| Operating Reserve | \$412,500 | | | | | | | | | | | | | | | | | | | | \$412,500 | \$412,500 | \$412,500 | \$0 | | \$0 |
| Replacement Reserve | \$46,000 | | | | | | | | | | | | | | | | | | | | \$46,000 | \$46,000 | \$46,000 | \$0 | | \$0 |
| Transition Reserve Pool Fee | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Rent Reserve | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Services Reserve | \$3,326,102 | | | | | | | | | | | | | | | | | | | | \$3,326,102 | \$3,326,102 | \$3,326,102 | \$0 | | \$0 |
| Other Reserve Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Other Reserve Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Total Reserve Costs | \$3,784,602 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,784,602 | \$3,784,602 | \$3,784,602 | \$0 | \$0 | \$0 |

CONTINGENCY COSTS

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------|--------------------|--------------------|------------|------------|------------|
| Construction Hard Cost Contingency | \$2,595,531 | | | | | | | | | | | | | | | | | | | | \$2,595,531 | \$2,595,531 | \$2,595,531 | \$0 | | \$0 |
| <i>Soft Cost Contingency</i> | <i>\$448,214</i> | | | | | | | | | | | | | | | | | | | | <i>\$448,214</i> | <i>\$448,214</i> | <i>\$448,214</i> | <i>\$0</i> | | <i>\$0</i> |
| Total Contingency Costs | \$3,043,745 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,043,745 | \$3,043,745 | \$3,043,745 | \$0 | \$0 | \$0 |

OTHER PROJECT COSTS

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------|---------------------|---------------------|------------|------------|------------|
| TCAC App/Allocation/Monitoring Fees | \$81,544 | | | | | | | | | | | | | | | | | | | | \$81,544 | \$81,544 | \$81,544 | \$0 | | \$0 |
| <i>Environmental Audit</i> | <i>\$170,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$170,000</i> | <i>\$170,000</i> | <i>\$170,000</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Local Development Impact Fees</i> | <i>\$2,213,863</i> | | | | | <i>\$1,236,960</i> | | | | | | | | | | | | | | | <i>\$976,903</i> | <i>\$2,213,863</i> | <i>\$2,213,863</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Permit Processing Fees</i> | <i>\$552,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$552,000</i> | <i>\$552,000</i> | <i>\$552,000</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Capital Fees</i> | <i>\$0</i> | | | | | | | | | | | | | | | | | | | | <i>\$0</i> | <i>\$0</i> | <i>\$0</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Marketing</i> | <i>\$275,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$275,000</i> | <i>\$275,000</i> | <i>\$275,000</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Furnishings</i> | <i>\$192,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$192,000</i> | <i>\$192,000</i> | <i>\$192,000</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Market Study</i> | <i>\$30,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$30,000</i> | <i>\$30,000</i> | <i>\$30,000</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Accounting/Reimbursable</i> | <i>\$20,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$20,000</i> | <i>\$20,000</i> | <i>\$20,000</i> | <i>\$0</i> | | <i>\$0</i> |
| <i>Appraisal Costs</i> | <i>\$10,000</i> | | | | | | | | | | | | | | | | | | | | <i>\$10,000</i> | <i>\$10,000</i> | <i>\$10,000</i> | <i>\$0</i> | | <i>\$0</i> |
| Broadband Readiness | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Wage Monitor | \$55,000 | | | | | | | | | | | | | | | | | | | | \$55,000 | \$55,000 | \$55,000 | \$0 | | \$0 |
| Third-Party Construction Supervision | \$250,000 | | | | | | | | | | | | | | | | | | | | \$250,000 | \$250,000 | \$250,000 | \$0 | | \$0 |
| Syndication Consulting | \$100,000 | | | | | | | | | | | | | | | | | | | | \$100,000 | \$100,000 | \$100,000 | \$0 | | \$0 |
| Other Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Other Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Total Other Costs | \$3,949,407 | \$0 | \$0 | \$0 | \$0 | \$1,236,960 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,712,447 | \$3,949,407 | \$3,949,407 | \$0 | \$0 | \$0 |
| SUBTOTAL PROJECT COST | \$87,914,159 | \$22,000,000 | \$2,565,000 | \$1,217,000 | \$6,880,000 | \$1,236,960 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$54,015,199 | \$87,914,159 | \$87,914,159 | \$0 | \$0 | \$0 |

DEVELOPER COSTS

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------|--------------|---------------------|---------------------|---------------------|---------------------|------------|------------|------------|-----|
| Developer Overhead/Profit | \$5,274,850 | | | | | | | | | | | | | | | | \$3,074,850 | \$100 | \$2,199,900 | \$5,274,850 | \$5,274,850 | \$0 | | \$0 | | |
| Consultant/Processing Agent | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Project Administration | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Broker Fees Paid to a Related Party | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Construction Oversight by Developer | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Other Developer Costs (Specify) | \$0 | | | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Total Developer Costs | \$5,274,850 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,074,850 | \$100 | \$2,199,900 | \$5,274,850 | \$5,274,850 | \$0 | \$0 | \$0 | | |
| TOTAL PROJECT COST | \$93,189,009 | \$22,000,000 | \$2,565,000 | \$1,217,000 | \$6,880,000 | \$1,236,960 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,074,850 | \$100 | \$56,215,099 | \$93,189,009 | \$93,189,009 | \$93,189,009 | \$0 | \$0 | \$0 | |

Residential Sources and Uses Budget

Commercial Sources

| USES OF FUNDS <i>Soft cost in red (total AHSC AHD below)</i> \$0 | Total Cost from AHD Dev Budget | AHSC AHD Funding | Tax-Exempt Bond Loan | HCD IIG Loan | HCD LGMG Sponsor Loan | Impact Fee Waiver | | | | | | | | Deferred Developer Fees | Developer Fee Contribution | GP Equity | Gross Tax Credit Equity | Total Residential Sources | Residential Costs | Commercial Costs | | | Residential Cost Difference Dev Budget vs. Sources |
|--|--------------------------------|------------------|----------------------|--------------|-----------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-------------------------|----------------------------|-----------|-------------------------|---------------------------|-------------------|------------------|-----|-----|--|
| | | | | | | | | | | | | | | | | | | | Total | Total | | | |
| AHD TOTAL PROJECT COSTS | \$93,189,009 | \$22,000,000 | \$2,565,000 | \$1,217,000 | \$6,880,000 | \$1,236,960 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,074,850 | \$0 | \$100 | \$56,215,099 | \$93,189,009 | \$93,189,009 | \$0 | \$0 | \$0 | \$0 |
| TOTAL AHD PROJECT COSTS | | \$22,000,000 | \$2,565,000 | \$1,217,000 | \$6,880,000 | \$1,236,960 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,074,850 | \$0 | \$100 | \$56,215,099 | \$93,189,009 | \$93,189,009 | \$0 | \$0 | \$0 | \$0 |

Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.
Urban greening will be the addition of street trees and drought tolerant and native species landscaping along Turk Street.

End of Document

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) | \$88,610 | | |
| 1 | 1.00 | On-Site Assistant Manager(s) | \$59,073 | | |
| 1 | 0.10 | Supportive Services Staff Supervisor(s) | \$8,736 | | |
| 1 | 1.00 | Supportive Services Coordinator, On-Site | \$87,360 | | |
| | | Other Supportive Services Staff (inc. Case Manager) | | | |
| 1 | 2.00 | On-Site Maintenance Employee(s) | \$119,085 | | |
| | | On-Site Leasing Agent/Administrative Employee(s) | | | |
| | | On-Site Security Employee(s) | | | |
| | | Other (specify) | | | |
| | | Other (specify) | | | |
| Total Salaries and Value of Free Rent Units | | | \$362,864 | \$0 | |
| 6711 | | Payroll Taxes | \$28,540 | Show free rent as an expense? | |
| 6722 | | Workers Compensation | \$16,499 | | |
| 6723 | | Employee Benefits | \$82,519 | | |
| Employee(s) Payroll Taxes, Workers Comp. & Benefits | | | \$127,558 | | |
| Total Employee(s) Expenses | | | \$490,422 | | |

Employee Units

| Income Limit | Job Title(s) of Employee(s) Living On-Site | Unit Type (No. of bdrms.) | Square Footage | |
|----------------------|--|---------------------------|----------------|--|
| None | On-Site Manager(s) | 2 | 775 | |
| Total Square Footage | | | 775 | |

Annual Operating Budget

| Acct. No. | Revenue - Income | Residential | Commercial | Comments |
|---|--|-------------|------------|----------|
| 5120/5140 | Rent Revenue - Gross Potential | | \$0 | |
| | Restricted Unit Rents | \$1,646,712 | | |
| | Unrestricted Unit Rents | \$0 | | |
| 5121 | Tenant Assistance Payments | | | |
| | Subsidy Program Name (Specify) | \$0 | | |
| | Subsidy Program Name (Specify) | \$0 | | |
| | Operating Subsidies | | | |
| | Draw from Services Reserve | \$126,161 | | |
| 5910 | Laundry and Vending Revenue | \$11,051 | | |
| 5170 | Parking Spaces | \$0 | \$0 | |
| 5990 | Miscellaneous/Other Rent Revenue | \$0 | \$0 | |
| | Gross Potential Income (GPI) | \$1,783,924 | \$0 | |
| | Vacancy Rate: Restricted Units | 5.0% | | |
| | Vacancy Rate: Unrestricted Units | 5.0% | | |
| | Vacancy Rate: Tenant Assistance Payments | 5.0% | | |
| | Vacancy Rate: Draw from Services Reserve | 5.0% | | |
| | Vacancy Rate: Laundry & Vending & Other Income | 5.0% | | |
| | Vacancy Rate: Commercial Income | | 50.0% | |
| 5220/5240 | Vacancy Loss(es) | \$89,196 | \$0 | |
| | Effective Gross Income (EGI) | \$1,694,728 | \$0 | |
| Acct. No. | Expenses | Residential | Commercial | Comments |
| Administrative Expenses: 6200/6300 | | | | |
| 6203 | Conventions and Meetings | \$942 | | |
| 6210 | Advertising and Marketing | \$10,280 | | |
| 6250 | Other Renting Expenses | | | |
| 6310 | Office/Administrative Salaries -- from above | \$0 | | |
| 6311 | Office Expenses | \$8,114 | | |
| 6312 | Office or Model Apartment Rent | | | |

Annual Income and Expenses

| | | | | |
|-------|---|-----------|-----|---------------------------------------|
| 6320 | Management Fee | \$64,423 | | |
| 6330 | Site/Resident Manager(s) Salaries -- from above | \$147,683 | | |
| 6331 | Administrative Free Rent Unit -- from above | \$0 | | |
| 6340 | Legal Expense -- Project | \$1,294 | | |
| 6350 | Audit Expense | \$15,991 | | |
| 6351 | Bookkeeping Fees/Accounting Services | \$14,128 | | |
| 6390 | Miscellaneous Administrative Expenses | \$42,660 | | Software, IT and communications costs |
| 6263T | Total Administrative Expenses | \$305,515 | \$0 | |

Annual Income and Expenses

| Acct. No. | Expenses | Residential | Commercial | Comments |
|---|--|-------------|------------|---|
| Utilities Expenses: 6400 | | | | |
| 6450 | Electricity | \$65,930 | | |
| 6451 | Water | \$63,860 | | |
| 6452 | Gas | | | |
| 6453 | Sewer | \$87,872 | | |
| | Other Utilities (specify) | | | |
| 6400T | Total Utilities Expenses | \$217,662 | \$0 | |
| Operating and Maintenance Expenses: 6500 | | | | |
| 6510 | Payroll -- from above | \$119,085 | | |
| 6515 | Supplies | \$32,943 | | |
| 6520 | Contracts | \$65,520 | | |
| 6521 | Operating & Maintenance Free Rent Unit -- from above | \$0 | | |
| 6525 | Garbage and Trash Removal | \$60,739 | | |
| 6530 | Security Contract | \$24,840 | | |
| 6531 | Security Free Rent Unit -- from above | \$0 | | |
| 6546 | Heating/Cooling Repairs and Maintenance | \$11,325 | | |
| 6548 | Snow Removal | | | |
| 6570 | Vehicle & Maintenance Equipment Operation/Reports | | | |
| 6590 | Miscellaneous Operating and Maintenance Expenses | \$12,003 | | Unit Turnover and Preventative Maintenance |
| 6500T | TOTAL Operating & Maintenance Expenses | \$326,455 | \$0 | |
| Taxes and Insurance: 6700 | | | | |
| 6710 | Real Estate Taxes | \$8,668 | | |
| 6711 | Payroll Taxes (Project's Share) -- from above | \$28,540 | | |
| 6720 | Property and Liability Insurance (Hazard) | \$95,739 | | |
| 6729 | Other Insurance (e.g. Earthquake) | | | |
| 6721 | Fidelity Bond Insurance | | | |
| 6722 | Worker's Compensation -- from above | \$16,499 | | |
| 6723 | Health Insurance/Other Employee Benefits--from above | \$82,519 | | |
| 6790 | Miscellaneous Taxes, Licenses, Permits & Insurance | \$2,070 | | Local business license and FTB fees |
| 6700T | Total Taxes and Insurance | \$234,035 | \$0 | |
| Supportive Services Costs: 6900 | | | | |
| 6990 | Staff Supervisor(s) Salaries - from above | \$8,736 | | |
| 6990 | Services Coordinator Salaries, On-Site - from above | \$87,360 | | |
| 6990 | Other Supportive Services Staff Salaries - from above | \$0 | | |
| 6990 | Supportive Services Admin Overhead | \$18,113 | | |
| 6990 | Other Supportive Services Costs (Adult Education Classes | \$11,952 | | |
| 6990 | Other Supportive Services Costs (specify) | | | |
| 6900T | Total Supportive Services Costs | \$126,161 | \$0 | |
| | Total Operating Expenses | \$1,209,828 | \$0 | Comments |
| Funded Reserves: 7200 | | | | |
| 7210 | Required Replacement Reserve Deposits | \$46,000 | | |
| 7220 | Other Reserves (specify) | | | |
| 7230 | Other Reserves (specify) | | | |
| 7240 | Other Reserves (specify) | | | |
| | Total Reserves | \$46,000 | \$0 | |
| | Ground Lease | Residential | Commercial | |
| | Ground Lease | \$2,001 | \$0 | \$1 Lease Payment and \$2,000 Lease Admin Fee |
| | Total Ground Lease | \$2,001 | \$0 | |
| | Net Operating Income | \$436,899 | \$0 | |
| Financial Expenses: 6800 | | | | |
| 6820 | 1st Mortgage Debt Service | \$277,520 | | |
| 6830 | 2nd Mortgage Debt Service | | | |
| 6840 | 3rd Mortgage Debt Service | | | |
| 6890 | AHSC .42% Fee | \$92,400 | | |
| 6890 | Other HCD .42% (Specify) | | | |
| 6890 | Other HCD .42% (Specify) | | | |
| 6890 | Bond Issuer Fee | \$3,206 | | |
| 6890 | Miscellaneous Financial Expenses: Trustee | \$2,000 | | |
| 6890 | Miscellaneous Financial Expenses (specify) | | | |
| 6890 | Miscellaneous Financial Expenses (specify) | | | |
| 6890 | Miscellaneous Financial Expenses (specify) | | | |

Annual Income and Expenses

| | | | | |
|-------|-------------------------------|-----------|-----|--|
| 6800T | Total Financial Expenses | \$375,126 | \$0 | |
| | Cash Flow | \$61,773 | \$0 | |
| 7190 | Asset Management/Similar Fees | \$32,500 | | |

| Total Operating Expenses Per Unit | Per Year | Per Month | |
|--|----------|-----------|--|
| Without any Adjustments | \$13,150 | \$1,096 | |
| With the Value of Rent-Free Units Included | \$13,150 | \$1,096 | |
| Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included | \$11,685 | \$974 | |

| | |
|---------------------|-----------------|
| Project Name | 850 Turk Street |
|---------------------|-----------------|

Replacement Reserve Calculator UMR §8309

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

Operating Reserve Calculator

| | | |
|---|---|-------------|
| 1 | Total Operating Expenses Excluding On-Site Se <i>Operating Budget Cell (E111) minus Operat</i> | |
| | (a) Total Operating Expenses: | \$1,209,828 |
| | (b) <i>Minus: On-Site Service Coordinator Salaries:</i> | \$87,360 |
| 2 | Replacement Reserve amount from <i>above: (Cell AJ10)</i> | |
| 3 | Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee) | |
| | Name of Lender <i>Operating Budget cells (D123 to D132)</i> | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | Misc | |
| | Misc | |
| | Misc | |
| | Misc | |

If Reserve amounts are different than the required amount, enter Reserve amounts and how
 There is an error in cell AF16 above causing the three-month debt service amount to be over month reserve amount that would be shown in cell AF31 if the formula were corrected.

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

End

erve Requirements

| | | |
|--|---------------------------------|----|
| | Number of Project Units: | 92 |
|--|---------------------------------|----|

| | | |
|--|--------------|-----------|
| general requirements and insurance): (amount) | \$56,213,881 | \$337,283 |
| | \$500 | \$46,000 |
| | | \$46,000 |
| | | \$46,000 |

| | | | |
|---|-------------|---|---|
| ervice Coordinator Salaries. <i>ing Budget Cell (E105)</i> | | TAX CREDIT Project 3 Month Reserve Required | NON-TAX CREDIT Project 4 Month Reserve Required |
| Amount subject to reserve calculation: <i>(a - b)</i> | \$1,122,468 | \$280,617 | \$374,156 |
| | \$337,283 | \$84,321 | \$112,428 |

| | Annual Debt Service Amount | TAX CREDIT Project 3 Month Reserve Required | NON-TAX CREDIT Project 4 Month Reserve Required |
|---|-------------------------------|---|---|
| 1st Mortgage Debt Service | \$277,520 | \$69,380 | \$92,507 |
| 2nd Mortgage Debt Service | \$0 | \$0 | \$0 |
| 3rd Mortgage Debt Service | \$0 | \$0 | \$0 |
| AHSC .42% Fee | \$92,400 | \$23,100 | \$30,800 |
| Other HCD .42% (Specify) | \$0 | \$0 | \$0 |
| Bond Issuer Fee | \$3,206 | \$802 | \$1,069 |
| ellaneous Financial Expenses: Trustee | \$2,000 | \$500 | \$667 |
| ellaneous Financial Expenses (specify) | \$0 | \$0 | \$0 |
| ellaneous Financial Expenses (specify) | \$0 | \$0 | \$0 |
| ellaneous Financial Expenses (specify) | \$0 | \$0 | \$0 |
| Other (Specify) | | \$0 | \$0 |
| Totals | \$375,126 | \$93,782 | \$125,042 |
| UMR Required Operating Reserve Amount: | | \$458,719 | \$611,626 |

they are calculated below:

stated. Our lender/investor required operating reserve of \$412,500 is in excess of the required three-

| | |
|--|----|
| | No |
|--|----|

of Document

| Unit Size | 2022 TCAC Threshold Basis Limits (TBL) | # of Units | Basis x Number of Units | TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL): | \$65,685,128 |
|-------------|--|------------|-------------------------|--|---------------------|
| SRO/Studio | \$530,910 | 28 | \$14,865,480 | TOTAL HCD ADJ. THRESHOLD BASIS LIMIT: | \$96,220,339 |
| 1 Bedroom | \$612,134 | 16 | \$9,794,144 | Adjusted Threshold Basis Limit multiplied by 160%: | \$153,952,542 |
| 2 Bedrooms | \$738,400 | 21 | \$15,506,400 | HCD HIGH COST TEST RESULT FOR: 850 Turk Street | 86% |
| 3 Bedrooms | \$945,152 | 27 | \$25,519,104 | | |
| 4+ Bedrooms | \$1,052,958 | 0 | \$0 | | |
| | | | | Total Eligible Basis | \$82,353,598 |

| | | | |
|---------------------------|---|--------------|----|
| Manager Units in Project: | 1 | TOTAL UNITS: | 92 |
|---------------------------|---|--------------|----|

Costs Reasonable

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

| | | | | | |
|-----|---|----|--|-----------------------------------|-------------------|
| (A) | Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%). | | | Yes | \$13,137,026 |
| | For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%). | | | No | \$0 |
| (B) | For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%). | | | No | \$0 |
| (C) | For Projects where a day care center is part of the development (2%). | | | No | \$0 |
| (D) | For Projects where 100 percent of the units are for Special Needs populations (2%). | | | No | \$0 |
| (E) | Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%). | | | No | \$0 |
| (F) | Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment). | | | No | \$0 |
| | If Yes, select type of work: _____ Enter Certified Costs of Work: _____ | | | | |
| (G) | Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE. | | | Yes | \$976,903 |
| | | | | <i>Please Enter Amount Above:</i> | |
| (H) | Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%). | | | Yes | \$6,568,513 |
| (I) | Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%). | | | Yes | \$9,852,769 |
| (J) | Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%). | | | No | \$0 |
| (K) | Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$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 | TCAC/HCD Opportunity Area Map Tract ID #: 6075016000 | Opportunity Map Resource Level: | Moderate Resource |

End of Document

HCD 2022 Developer Fee Calcul

Project Name: 850 Turk Street

Project Phase: Origination Proposed Project Type: 4% Credits New Construct

Project's Developer Fee Summary

| | |
|---|---------------|
| | Maximum Total |
| Max Developer Fee payable from development funding source | |
| Deferred Developer Fee payable on a priority basis from | |
| Deferred Developer Fee payable exclusively from S | |

Total Budgeted or Actual Developer Fee: \$5,274,850 Developer Fee Contributor

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

- a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - \$10:
- b. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)
- c1. Not Applicable
- c2. Not Applicable
- c3. Not Applicable
- c4. Not Applicable
- d. Maximum Total Developer Fee using TCAC 4% rules §8312(c)
- e. Total Budgeted or Actual Developer Fee
- f. Budgeted Developer Fee paid from Development Sources Sum of Deferred and C
- g. **Deferred Developer Fee payable on a priority basis from available Cash Flow**

End of Docum

ator - revised 06/08/2022

TCAC Project #

| | HCD Limit | Project Amt. | |
|-----------------------|--------------|--------------|--|
| Developer Fee - 2d | \$11,561,812 | \$5,274,850 | |
| s - lesser of 1e & 2d | \$2,200,000 | \$2,200,000 | |
| available Cash Flow | \$1,300,000 | \$1,300,000 | |
| Sponsor Distributions | \$8,061,812 | \$1,774,850 | |

as Capital: Deferred Developer Fee:

| | | | |
|---|----------------------|--|---|
| Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)? <input type="text" value="No"/> | | | |
| 327(c)(2)(B)(i) | \$77,078,748 | x 15% = | \$11,561,812 |
| | \$0 | x 15% = | \$0 |
| | <input type="text"/> | | |
| | <input type="text"/> | | |
| | <input type="text"/> | | |
| | \$0 | X 5% = | \$0 |
| | | | <input type="text" value="\$11,561,812"/> |
| | | \$5,274,850 | |
| Contributed Developer Fee | \$3,074,850 | \$2,200,000 | |
| | | <input type="text" value="\$1,300,000"/> | |

ment

§106 Threshold Requirements

(a) Application Threshold Requirements: In addition to requirements detailed in Sections Department all the following:

(1) Applicant(s) certifies that the proposed Project will achieve a reduction in GHG e Program Quantification Methodology, available on the California Air Resources E Materials webpage. This must be evidenced by a completed GHG Benefits Calc each Project component.

[CARB Quantification Methodology](#)

(2) Applicant(s) certifies that the proposed Project supports the implementation of th Planning Organization (MPO), or equivalent sustainable planning document in n application must be consistent with activities or strategies identified in the region GHG.

| | | |
|-----------|------------------------------|---|
| File Name | SCS Consistency Confirmation | Document from MPO identified abc strategy in non-MPO regions, per § |
|-----------|------------------------------|---|

(3) Applicant(s) certifies that the proposed Project must be consistent with the State

(4) Applicant(s) certifies that all proposed Affordable Housing Developments locate card to each Restricted Unit for at least 3 years. If the transit agency does not pr average commute length rides a month as determined by the transit agency. Th

Each of the restricted units will be provided with one (1) free transit pass for thre as determined by the transit agency.

| | | |
|---|---------|-------------------------------|
| # of passes or cards that will be provided: | 91 | Is there at least one pa |
| Annual Transit Passes Value | \$1,176 | Duration of Funding for Trans |

(5) Applicant(s) certifies that Applicants of all proposed rental Affordable Housing D compliance by submitting a draft of the development's Smoke Free Housing leas

| | | |
|-----------|--------------------|-------------------------------------|
| File Name | SFH Lease Addendum | Submit a draft of the development's |
|-----------|--------------------|-------------------------------------|

(6) The AHSC-funded components of the Project must:

(A) Applicant(s) certifies to incorporate more than one Urban Greening feature for the maintenance of the Urban Greening features in the Project, even if r owners. Applicants must propose at least \$200,000 in reasonable direct Url

| | | | |
|-----------------------|------|----------|----------|
| Urban street canopy | | | |
| Urban Greening costs: | AHD: | \$40,000 | HRI: \$0 |

- (B) Applicant(s) certifies that the Project include adequate lighting in accordance with applicable standards and accessible components of the Project including active transportation routes

(7) Applicant(s) certifies to the completion and approval or adoption of all necessary environmental clearances under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act (NEPA) after the application due date with lawsuits or appeals resolved. Proof of NEPA completion is required for all projects.

- (A) **STI** or **TRA** components of a Project are not required to certify completion of environmental clearances under Section 106(7) above until prior to the initial disbursement of grant funds.
- (B) Applicants are not required to complete any necessary environmental clearance application deadline.

AHD environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements?

CEQA: Project approved "by-right"? Is Project Categorically Exempt?

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions.

Since these are State-owned sites, DGS exercised state sovereignty and issued CEQA approval serves as the project approval, and there is no separate entitlement under CEQA. In addition to CEQA, the development team has worked with the Planning and Building Department requirements, the development team has worked with the SF Planning Code and fits in well with the neighborhood context.

| | | |
|-----------|-------------------|--------------------------------------|
| File Name | AHD Environmental | Copy of all environmental clearances |
|-----------|-------------------|--------------------------------------|

STI environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements?

CEQA: Project approved "by-right"? Is Project Categorically Exempt?

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions.

The Notice of Determination was approved on 10/15/19. □

| | | |
|-----------|-------------------|--------------------------------------|
| File Name | STI Environmental | Copy of all environmental clearances |
|-----------|-------------------|--------------------------------------|

TRA environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements?

CEQA: Project approved "by-right"? Is Project Categorically Exempt?

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions.

The Notice of Determination was approved on 10/15/19. □

| | | |
|-----------|-------------------|------------------------------------|
| File Name | TRA Environmental | Copy of all environmental clearanc |
|-----------|-------------------|------------------------------------|

- (8) Applications must demonstrate that all necessary discretionary local land use approvals have been obtained. Have all necessary discretionary local land use approvals, excluding design review, been obtained?

AHD discretionary local land use approvals

| Agency / Issuer | Land Use Approval Date | Approval Type | |
|-----------------|------------------------|---------------|-----------|
| N/A | | | Since CEQ |
| | | | |
| | | | |
| | | | |

STI discretionary local land use approvals

| Agency / Issuer | Land Use Approval Date | Approval Type | |
|-----------------|------------------------|---------------|-----|
| N/A | N/A | N/A | N/A |
| | | | |
| | | | |
| | | | |

TRA discretionary local land use approvals

| Agency / Issuer | Land Use Approval Date | Approval Type | |
|-----------------|------------------------|---------------|-----|
| N/A | N/A | N/A | N/A |

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |

(9) Applicant(s) certifies that the application is sufficiently complete to assess the fee requirements.

(10) Applicant(s) certifies that the applicant must demonstrate that the Project is financially feasible. **Funding Commitments**, a market study which meets the requirements specified in the project statement, proposed operating budget, multi-year pro-forma, or other feasibility study for Housing Development.

Does the Market study demonstrate the AHD/HRI Project is financially feasible?

| | | |
|-----------|----------------------|----------------------------------|
| File Name | AHD-HRI Market Study | Provide a completed market study |
|-----------|----------------------|----------------------------------|

AHD/HRI Enforceable Funding Commitments

Make sure to submit **all** "Enforceable Funding Commitments" for the proposed AHD/HRI Project.

| | | |
|-----------|--|---|
| File Name | EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc. | Documentation for the 6 permanent housing units |
|-----------|--|---|

STI Enforceable Funding Commitments

| Committed by Application time? | Commitment Date | Source Name (listed in order of lien priority) | Source Type |
|--------------------------------|-----------------|--|-------------|
| Yes | | AHSC STI Grant | State-HCI |
| Yes | 5/1/22 | General Fund | Local |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|---|-------------|
| <i>Total Committed Non-AHSC STI Funds</i> | \$3,000,000 |
|---|-------------|

Provide a description of unusual or extraordinary circumstances that have resulted in the commitment being reasonable.

N/A

| | | |
|-----------|------------------------------------|--|
| File Name | EFC STI1; EFC STI2; EFC STI3; etc. | Supporting documentation for the 100 units |
|-----------|------------------------------------|--|

TRA Enforceable Funding Commitments

| Committed by Full App Deadline? | Commitment Date | Source Name (listed in order of lien priority) | Source |
|--|-----------------|---|--------|
| Yes | | AHSC TRA Grant | State |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| <i>Total Committed Non-AHSC TRA Funds</i> | | \$0 | |
| Provide a description of unusual or extraordinary circumstances that have resulted in the commitment being reasonable. | | | |
| | | | |

| | | |
|-----------|------------------------------|------------------------------------|
| File Name | EFC TRA1; EFC TRA2; EFC TRA3 | Supporting documentation for the C |
|-----------|------------------------------|------------------------------------|

PGM Enforceable Funding Commitments

| Committed by Full App Deadline? | Commitment Date | Source Name (listed in order of lien priority) | Source |
|--|-----------------|---|--------|
| Yes | | AHSC PGM Grant | State |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| <i>Total Committed Non-AHSC PGM Funds</i> | | \$0 | |
| Provide a description of unusual or extraordinary circumstances that have resulted in the commitment being reasonable. | | | |
| | | | |

| | | |
|-----------|------------------------------|------------------------------------|
| File Name | EFC PGM1, EFC PGM2, EFC PGM3 | Supporting documentation for the C |
|-----------|------------------------------|------------------------------------|

Applicant(s) certifies that the Eligible Applicant or Locality serving as the Developer on which that Project component will be located as set forth at UMR §8303 and through the award date.

(A) The following shall apply to Capital Projects:

(i) Where site control is in the name of another entity, the Applicant shall (e.g., a purchase and sale agreement, an option, a leasehold interest/ public agency for the acquisition of the site), which clearly demonstrate

(ii) Where site control will be satisfied by a long-term ground lease, the Developer at the time of closing, which shall be entered into by and among the grantee cases, the lease rider shall be recorded against the fee interest in the

(B) For Capital Projects developed in Indian country, the following exceptions apply:

(i) Where site control is a ground lease, the lease agreement between the grantee and the lessor shall be recorded against the fee interest in the Indian land.
(ii) An attorney's opinion regarding chain of title and current title status is required.

AHD Site Control

Form of site control (See Site Control in Appendix A)

Ground Lease planned?

Lessor
State of California acting by and through the Department of General Services
Below, describe property transfers occurring in connection with development of the project.
MidPen Housing Corporation and the State of California entered into a lease agreement for the use of the property. The lease agreement intends to assign this LOA to MP Turk Street Associates, L.P. in late 2021.

| | | |
|-----------|------------------------------|--|
| File Name | AHD Site Control | Appropriate documentation to demonstrate |
| File Name | AHD Preliminary Title Report | PTR, that is no more than 6 months old. |

STI Site Control

Form of site control (See Site Control in Appendix A)

Ground Lease planned?

Below, describe property transfers occurring in connection with development of the project.
All right of way within the City of San Francisco is controlled by the SF Planning Department.

| | | |
|-----------|------------------|--|
| File Name | STI Site Control | Appropriate documentation to demonstrate |
|-----------|------------------|--|

TRA Site Control

Form of site control (See Site Control in Appendix A)

Ground Lease planned?

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

All right of way within the City of San Francisco is controlled by the SF

| | | |
|-----------|------------------|----------------------------------|
| File Name | TRA Site Control | Appropriate documentation to dem |
|-----------|------------------|----------------------------------|

(12) Applicant(s) certifies to demonstrate experience by providing evidence of at least (and TRA) in scope and size, **which have been completed by the Applicant since application due date**. If an Applicant relies upon the experience of its Principal to experience is required as set forth in the application, in addition to recent project

(A) For **STI** or **TRA** components only, an Applicant may demonstrate the requisite Locality or transportation agency non-applicant so long as the Applicant can applicant for the completion of the STI or TRA components of the AHSC Project transportation agency will be serving as the STI or TRA Developer for that (

Note: AHD/HRI Developer has to be the entity with experience per the Guide **AHD** requisite experience

Requisite experience **project name #1** Foon Lok West (fka Brooklyn Basin
 Name of Applicant demonstrating requisite experience MidPen Housing
 Meets **ten** year requirement? **TRUE** Project tenure (in years) 0.7

Foon Lok West is a 130 units apartments for families and formerly homeless development with 1-, 2- and 3-bedroom units. MidPen Housing Corporation Basin III, LLC. MP Brooklyn Basin III, LLC is the Managing General Partner otherwise known as Foon Lok West. This is demonstrated by the letter and

Requisite experience **project name #2** Firehouse Square
 Name of Applicant demonstrating requisite experience MidPen Housing
 Meets **ten** year requirement? **TRUE** Project tenure (in years) 0.7

Firehouse Square is a 66-unit apartment complex serving families and individual development with studios, 1-, 2- and 3-bedroom units. MidPen Housing Corporation Manager of MP Firehouse Square LLC. MP Firehouse Square, LLC is the Managing General Partner of Firehouse Square. This is demonstrated by the letter and documents included in Attachment

| | | |
|-----------|------------------------------|-------------------------------------|
| File Name | Past Exp AHD1, Past Exp AHD2 | Certificates of Occupancy for two r |
|-----------|------------------------------|-------------------------------------|

STI Requisite experience for Better Market Street - Sustainable Transportation

Requisite experience **project name #1** 2nd Street Improvement Project
 Name of Applicant demonstrating requisite experience SFMTA
 Meets **ten** year requirement? **TRUE**

The Second Street Improvement Project extends from Market Street to Kin Francisco Bicycle Plan, the project will provide space for bicycles along the special crosswalks and new infill street trees along the entire corridor, as well as existing pedestrian refuge at Harrison Street. The project also includes road upgrades to the traffic signal system.

Requisite experience **project name #2** 5th Street Quick Build Project

Name of Applicant demonstrating requisite experience SFMTA

Meets **ten** year requirement? **TRUE**

Protected bicycle facilities to improve the safety and comfort of cyclists for 1
Leading Pedestrian Intervals- head start for pedestrians when crossing the
Pedestrian safety striping treatments, especially at high injury intersections.
Signal timing improvements including separated bike signals at key interse
Transit boarding islands to increase reliability of transit services and comfor
Raised crosswalk at Minna Street (installed in early 2021)

| | | |
|-----------|-------------------------------------|--|
| File Name | Past Exp STI1, Past Exp STI2, etc., | Where the party making improvement agreement from a public agency ce improvements. |
|-----------|-------------------------------------|--|

TRA Requisite experience for Better Market Street - Transit Related Amenities

Requisite experience **project name #1** Van Ness BRT

Name of Applicant demonstrating requisite experience SFMTA

Meets **ten** year requirement? **TRUE**

The new Van Ness Bus Rapid Transit corridor features nine northbound an
Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Ent
the green light as they approach an intersection. Safety enhancements for
countdown signals.

Requisite experience **project name #2** Geary Boulevard BRT and Safety I

Name of Applicant demonstrating requisite experience SFMTA

Meets **ten** year requirement? **TRUE**

Temporary emergency transit lanes were installed along segments of Gear
and other treatments have improved 38 Geary bus performance with minim
transit lanes permanent.

| | | |
|-----------|-------------------------------------|--|
| File Name | Past Exp TRA1, Past Exp TRA2, etc., | Where the party making improvement agreement from a public agency ce improvements. |
|-----------|-------------------------------------|--|

PGM requisite experience

Demonstrate prior experience by providing evidence of two prior PGM projects
implementing party

Requisite experience **project name #1** San Francisco Tenant Right to Counsel

Name of **implementing party** demonstrating requisite experience Eviction

Meets **ten** year requirement? TRUE

Free legal services, including full scope legal representation for tenants in a
eviction anywhere in the City

Describe the prior experience of the Program Operator with operating similar

For 27 years, EDC has been the only agency in San Francisco (SF) solely of
service model includes free legal services for eviction defense, rapid emergency
for unhoused San Franciscans facing eviction from City shelters. Since 2011
Tenant Right to Counsel (TRC), which guarantees all San Francisco tenants
the work of 9 legal service organizations comprising the city-wide TRC system

Requisite experience **project name #2** AHD resident services

Name of **implementing party** demonstrating requisite experience Midpen

Meets **ten** year requirement? TRUE

MidPen Resident Services Corporation will provide Instructor-led adult education
Turk Street. These classes will include, but not be limited to: Financial literacy
nutrition class, exercise class, health information/awareness, art class, parent
Excludes: Drop-in computer labs, monitoring or technical assistance.

Describe the prior experience of the Program Operator with operating similar

MidPen Services, a 501c3 non-profit organization affiliate of MidPen Housing
Services is to help individuals and families meet needs that extend beyond
MidPen Services provides services at family, senior citizen, special needs, and
educational programs; computer learning, financial education, health and wellness
tailored to the specific needs of our residents. MidPen Resident Services covers
area. MidPen Resident Services has served the community since 2002

| | | |
|-----------|------------------------------|-----------------------------------|
| File Name | Past Exp PGM1, Past Exp PGM2 | Provide documentation for the two |
|-----------|------------------------------|-----------------------------------|

Applicant(s) certifies that as of the date of application, the Applicant(s), the Project
(13) subject of any claim or action in the state or federal courts that affects or potentially
describe any claim or action undertaken by or against the Applicant(s), the Project

Applicant(s) certifies that construction of the Project has not commenced as of the
(14) a written order issued by a state or local governmental agency because a facility
requirement.

Applicant(s) certifies that for TOD and ICP projects, the High Quality Transit or C application submittal. For RIPA projects, the Qualifying Transit must be serving 1
(15) Area Types, the AHD and Qualifying Transit's Transit Station/Stop must be conr occupancy. Improvements to complete the pedestrian access route between the components so long as they are completed by the time a certificate of occupanc

(16) Applicant(s) certifies to demonstrate consistency with State Relocation Assistance
 Does Project trigger State Relocation Assistance Law (Title 1, GC, Division 7, C commencing at Section 6000.)?

| |
|--|
| Provide a narrative explanation, in the box below, supporting why relocation is |
| The site has been historically owned by the State of California and is thus exemp |

Applicant(s) certifies that the Housing Element for the jurisdiction in which the P
 Housing Element in substantial compliance means the local public entity's adopt
 Department which sets forth findings that the housing element adopted within th
(17) substance essential to every requirement of Article 10.6, commencing with Secti
 current housing element compliance status can be obtained by referencing the [are exempt from this requirement. **Projects located on Trust Land, as defined un**

(A) For the purposes of this section alone, jurisdictions that are undergoing Dep receiving Department technical assistance to bring their housing element in substantial compliance by the Department. All awards premised on presum agreements requiring that prior to funds disbursement the subject jurisdic

Is the Project located within a jurisdiction which currently has an adopted h
 (Gov. Code §65585)?

[A jurisdiction's current housing element compliance status is obtainable thr](#)

Please provide date of HCD compliance determination

| | | |
|------------|-------------------------|-------------------------------------|
| | | |
| File Name: | HE Determination letter | Provide HCD's determination letter. |

(18) Applicant(s) certifies that applicants that are a City, County, or City and County r reports as required by Government Code section 65400 to the State of Californi

Is any of the Applicants for this project, a City, County, or City and County?

Has the City, County, or City and County submitted their housing element annua California for the current and prior year.?

(19) Applicant(s) certifies that Application/Project must integrate applicable climate a

- (20) Applicant(s) certifies the Applicant must demonstrate that costs for any Project c lands or natural resource lands for other uses. The Project site must not be desi Farmland Mapping and Monitoring Program (FMMP) Tool (California Important F that submit documentation that substantiates a description of an Infill Site.

AHD

Applicant(s) certifies that the **AHD** will not result in the loss or conversion of agric Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) we

| | | |
|-----------|-----------|------------------------------------|
| File Name | AHD No Ag | Demonstrate the AHD site is not wi |
|-----------|-----------|------------------------------------|

STI

Applicant(s) certifies that the **STI** will not result in the loss or conversion of agric of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

TRA

Applicant(s) certifies that the **TRA** will not result in the loss or conversion of agric Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) we

- (21) Applications requesting AHSC Program funding for Affordable Housing Develop satisfaction of the Department all the following:

- (A) Applicant(s) certifies that the Rental Affordable Housing Developments mus
- (B) Applicant(s) certifies the Affordable Housing Development, Housing Related funds are not and will not be supplanted by AHSC Program funds.

- (C) Proposed Projects involving new construction or Substantial Rehabilitation : bedrooms in the new Project is at least equal to the number of bedrooms in may exist on separate parcels provided all parcels are part of the same Pro

- (i) The Department may approve Projects involving new construction or \$ result in a number of bedrooms less than the number in the demolishe livability of the remaining units, or serve some other compelling public units upon Project completion.

Will the proposed Project involve new construction or Substantial Reh:

Will the proposed Project involve new construction or Substantial Reh: of bedrooms less than the number in the demolished structures?

- (D) If the Affordable Housing Development, Housing Related Infrastructure, or households, the application must demonstrate the replacement of demolish number of the demolished Affordable Units located within comparable acce

Will the proposed Project involve the demolition of existing units that are afi

- (E) Applicants must demonstrate the proposed Affordable Housing Developme affirmatively further fair housing.

Applicant(s) certifies to adopt a written non-discrimination policy to comply with Title VI of the Civil Rights Act of 1964 (42 USC Section 2000d et seq.); the Amendments Act of 1988; the California Fair Employment and Housing Act and all regulations promulgated pursuant to those statutes (including 24 CFR [affirmatively further fair housing](#))

Applicants must affirm that the proposed Affordable Housing Development, or M entirely through electricity with no connections to natural gas infrastructure. **(22)** Only fuel-based backup power by regulation or code should consider the cleanest and then tier 4 compliant diesel. If a fossil fuel-based generator is installed, be advised AHSC Eligible Cost.

Applicant(s) certifies that the Project will be powered entirely through electricity v

| | | |
|------------|---------------------|--|
| File Name: | All Electric Design | Document affirming that the proposed Development in the case that not electricity with no connections to |
|------------|---------------------|--|

(23) Applications requesting AHSC Program funding for Sustainable Transportation I

Where approval by a local public works department, or other responsible local entity indicating that the Sustainable Transportation Infrastructure and/or T rules, regulations, codes, policies, and plans enforced or implemented by th

Is approval by a local public works department, or other responsible local a

| | | |
|-----------|---------------------|---|
| File Name | STI Local Approvals | Statement from entity indicating the regulations, codes, policies and pla |
|-----------|---------------------|---|

If the Sustainable Transportation Infrastructure and/or Transportation Relat affordable to lower-income households, the application must demonstrate th and equal to or greater than the number of the demolished Affordable Units residents.

(i) The no net loss requirements contained in Section 106(a)(21)(C) of the Related Amenities Capital Projects occurring on a property which inclu to lower income households currently exist, or (2) there have been dw within the five year period preceding the application.

Will the proposed STI/TRA Project involve the demolition of existing re

Will the proposed STI/TRA Project involve the demolition of existing u exist, or (2) there have been dwelling units restricted to lower-income l the application?

(24) Applications requesting AHSC Program funding for Program Costs must also de

(A) Applicant(s) certifies that the Program Costs are infeasible without AHSC P funds.

(25) Applicant(s) acknowledges that all proposed AHSC Project components are sub 24).

(26) Applicant(s) certifies to demonstrate that outreach and education on reducing po Developments.

The resident services team will provide outreach and education on reducing pote referrals to up-to-date sources and coursework for more information.

Applicant(s) certifies to comply with the Americans with Disabilities Act (ADA), fa Violence Against Women Act (VAWA), requirements pursuant to MHP Guideline (27) persons with disabilities requiring the features of the accessible units in accorda 10337(b)(2), as may be amended and renumbered from time to time). The Appli local accessibility requirements are met.

Affordable Housing Development and Housing Related Infrastructure componen (28) nonresidential structures to residential, dwelling units must be capable of accom for rural) per second for downloading and 20 megabits (10 megabits for rural) pe

- (A) Affordable Housing Development and Housing Related Infrastructure comp pathways, wiring, cables, and other necessary infrastructure extended to ea
- (B) For some rural areas, other technologies like fixed wireless, might offer the about their broadband internet infrastructure planning, as well as existing bi
- (C) Applicant(s) certifies to comply with high speed broadband internet service, of 5 years, free of charge to the tenants, and available within 6 months of th

In addition to the Threshold Requirements above, Applicant(s) acknowledge, un

| | |
|---------------------------------|-----|
| §108 Application Process | Yes |
| §109 Legal Documents | Yes |
| §110 Reporting Requirements | Yes |
| §111 Performance Requirements | Yes |
| §112 Defaults and Cancellations | Yes |

Threshold Requirements

102 through 105, to be eligible for AHSC Program funding, an application shall demonstrate to the

missions through fewer vehicle miles travelled (VMT), pursuant to the most recent AHSC Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for

Yes

re applicable Sustainable Community Strategy (SCS), as confirmed by the Metropolitan non-MPO regions, as required by Public Resources code section 75210 et seq. The local SCS, or similar planning document that demonstrate a per capita reduction in VMT and

Yes

ove confirming consistency with SCS, or alternative planning §106(a). Uploaded to HCD?

Yes

Planning Priorities established pursuant to Section 65041.1 of the Government Code.

Yes

d in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or provide passes with unlimited rides, the card or pass should have a minimum value of 40 these passes or cards may be paid for with AHSC funding pursuant to §103(b)(2).

Yes

the years. Each card or pass will have a minimum value of 40 average commute length rides a month

pass per restricted unit? TRUE Type of transit passes provided: Free Transit Pass

Transit Passes (years)? 3

developments must certify that the development will be smoke free and demonstrate lease addendum.

Yes

s Smoke Free Housing lease addendum. Uploaded to HCD?

Yes

with dedicated maintenance for at least two years. The grantee is ultimately responsible municipal ordinance assigns responsibility for their maintenance to adjacent property Urban Greening costs.

Yes

Urban heat island mitigation and energy conservation efforts
 STI: \$200,000 TRA: \$0 Meets threshold requirement? TRUE

compliance with local, state, and federal design standards and requirements for all publicly owned and transit stations or stops.

Yes

obtain all required environmental clearances including those required under the California Environmental Quality Act (CEQA). All applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the final clearance is shown through an Authority to Use Grant Funds document.

Yes

provide a clear and demonstrable demonstration of approval of environmental clearances (NEPA or CEQA) as stated in the project description.

subsidies are not provided or increased, in whole or in part, directly or indirectly, in whole or in part, or in any manner whatsoever, prompted exclusively by rental and/or operating subsidies **prior** to the AHSC.

No If Yes, enter date of "Authority to Use Grant Funds"

Yes Negative Declaration date Final EIR date

provide a clear and demonstrable demonstration of approval of environmental clearances (NEPA or CEQA) as stated in the project description and provide estimated/actual completion dates of all necessary environmental

clearances. The project was approved via a Class 32 CEQA Exemption in April 2022. Appeal period expired on May 13, 2022. The project is currently in the design phase. While state sovereignty allowed the team to bypass San Francisco Planning Commission review, the team worked with the City and County of San Francisco to ensure that the designs for Turk Street aligns

documents (e.g. Environmental Impact Report) or Notice of Exemption. Uploaded to HCD? Yes

No If Yes, enter date of "Authority to Use Grant Funds"

Yes Negative Declaration date Final EIR date

provide a clear and demonstrable demonstration of approval of environmental clearances (NEPA or CEQA) as stated in the project description and provide estimated/actual completion dates of all necessary environmental

clearances. The project is currently in the design phase. While state sovereignty allowed the team to bypass San Francisco Planning Commission review, the team worked with the City and County of San Francisco to ensure that the designs for Turk Street aligns

documents (e.g. Environmental Impact Report) or Notice of Exemption. Uploaded to HCD? Yes

No If Yes, enter date of "Authority to Use Grant Funds"

Yes Negative Declaration date Final EIR date

provide a clear and demonstrable demonstration of approval of environmental clearances (NEPA or CEQA) as stated in the project description and provide estimated/actual completion dates of all necessary environmental

clearances. The project is currently in the design phase. While state sovereignty allowed the team to bypass San Francisco Planning Commission review, the team worked with the City and County of San Francisco to ensure that the designs for Turk Street aligns

| |
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| | | |
|---|------------------|-----|
| es (e.g. Environmental Impact Report) or Notice of Exemption. | Uploaded to HCD? | Yes |
|---|------------------|-----|

approvals, excluding design review, have been granted.

ew, have been granted?

| |
|-----|
| Yes |
|-----|

| Comments |
|---|
| the project is on state-owned land there are no discretionary land use approvals necessary. The A approval serves as the project approval, and there is no separate entitlement required. |
| |
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| Comments |
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| Comments |
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| viability of the proposed project and its compliance with AHSC Program and application | Yes |
|--|-----|

| | |
|--|-----|
| financially feasible as evidenced by documentation including, but not limited to, Enforceable as defined in the TCAC Regulations Section 10322(h)(10), project pro-forma, sources and uses documentation that is standard industry practice for the type of proposed Affordable | Yes |
|--|-----|

| | | |
|---|------------------|-----|
| prepared within one year of the application due date. | Uploaded to HCD? | Yes |
|---|------------------|-----|

AHD and/or HRI project as stated at the "Dev Sources" sheet/tab.

| | | |
|--|------------------|-----|
| Dev Sources, plus Equity Investor if known at time of application. | Uploaded to HCD? | Yes |
|--|------------------|-----|

| Type | Lien No. | Amount | Interest Rate | | Term - # of months | Required Debt Service | Balloon? |
|---|----------|-------------|---------------|------|--------------------|-----------------------|----------|
| | | | Rate | Type | | | |
| | | \$7,700,000 | | | | | |
| | | \$3,000,000 | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| TOTAL (must equal STI Budget Amount) | | | | | | \$10,700,000 | |

Costs are higher than expected Project costs and provide a justification as to why these costs are

| |
|--|
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| | | |
|---|------------------|-----|
| Other non-AHSC STI funding commitments. | Uploaded to HCD? | Yes |
|---|------------------|-----|

| Debt Type | Lien No. | Amount | Interest Rate | | Term - # of months | Required Debt Service | Balloon? |
|--|----------|-------------|---------------|------|--------------------|-----------------------|----------|
| | | | Rate | Type | | | |
| -HCD | | \$1,500,000 | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| <i>TOTAL (must equal TRA Budget Amt)</i> | | | | | | \$1,500,000 | |

ed in higher than expected Project costs and provide a justification as to why these costs are

| | | | | | | | |
|-------------------------------------|--|--|--|--|------------------|-----|--|
| | | | | | | | |
|) non-AHSC TRA funding commitments. | | | | | Uploaded to HCD? | N/A | |

| Debt Type | Lien No. | Amount | Interest Rate | | Term - # of months | Required Debt Service | Balloon? |
|---|----------|-----------|--|------|--------------------|-----------------------|----------|
| | | | Rate | Type | | | |
| -HCD | | \$771,048 | <i>Transit Passes will not contribute to \$600k PGM cap.</i> | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| <i>TOTAL (must equal PGM Budget Amount)</i> | | | | | | \$771,048 | |

ed in higher than expected Project costs and provide a justification as to why these costs are

| | | | | | | | |
|-------------------------------------|--|--|--|--|------------------|-----|--|
| | | | | | | | |
|) non-AHSC PGM funding commitments. | | | | | Uploaded to HCD? | N/A | |

per of a particular component of the Project must demonstrate site control of the property §8316 with the additional requirement that the Applicant shall maintain site control

Yes

provide documentation, in form and substance reasonably satisfactory to the Department option, a disposition and development agreement, an exclusive right to negotiate with a as that the Applicant has some form of right to acquire or lease the Project property.

Department will require the execution and recordation of the Department's form lease rider around lessor, the ground lessee, the Department, and any other applicable parties. In all Project property.

Apply:

the Tribal Entity and the Project owner is for a period not less than 50 years; and acceptable in lieu of a title report

Option to Lease or Purchase Most recent document execution date 12/9/22

| | Term | Annual Payment |
|---|------------------|----------------|
| services | 99 | \$1 |
| Department of the Project. | | |
| Ground Lease Option Agreement (LOA) that covers APN 0744-006 on December 9, 2022. MidPen 2024, well ahead of the LOA expiration in December 2026. | | |
| Demonstrate the form of site control indicated above. | Uploaded to HCD? | Yes |
| is sold for the AHD Project. | Uploaded to HCD? | Yes |

(describe below) Most recent document execution date N/A

| | | |
|---|------------------|-----|
| Department of the Project. | | |
| MTA and only SFMTA has the authority to regulate ROW. | | |
| Demonstrate the form of site control indicated above. | Uploaded to HCD? | Yes |

(describe below) Most recent document execution date N/A

| | | |
|----------------------------|--|--|
| Department of the Project. | | |
|----------------------------|--|--|

MTA and only SFMTA has the authority to regulate ROW.

| | | |
|---|------------------|-----|
| monstrate the form of site control indicated above. | Uploaded to HCD? | Yes |
|---|------------------|-----|

at two projects that are similar to each proposed AHSC Capital Project (AHD, HRI, STI, **erving as the Developer of that Project component**, during the ten years preceding the) meet the Applicant experience requirements, documentation of the Principal's : evidence described in the previous sentence.

| |
|-----|
| Yes |
|-----|

site experience (as detailed above) by using the past experience of work completed of a n provide an executed agreement with that specific Locality or transportation agency non- oject for which funding is sought, thereby demonstrating that the Locality or Capital Project.

elines.

| | |
|--------------|--------|
| App due date | 4/4/23 |
|--------------|--------|

n Phase III)

| | | | | | | |
|---------------|-----------------|-----|----------------|-----|--------------------------|----------|
| g Corporation | | | | | Completion Date | 7/6/2022 |
| 75 | Number of units | 130 | Units per Acre | 112 | Commercial (square feet) | 0 |

s individuals making between 20% and 60% AMI in Oakland, CA. The development is a lot line infill wholly controls its affiliate, Mid-Peninsula Pickering, the Sole Member & Manager of MP Brooklyn of Brooklyn Basin Associates III, L.P., the entity that owns Brooklyn Basin Associates Phase III, documents included in Attachement 129.

| | | | | | | |
|---------------|-----------------|----|----------------|-----|--------------------------|---------|
| g Corporation | | | | | Completion Date | 1/12/23 |
| 22 | Number of units | 66 | Units per Acre | 127 | Commercial (square feet) | 3,397 |

iduals making between 30% and 80% AMI in Belmont, CA. The development is a lot line infill rporation wholly controls its affiliate, Mid-Peninsula Half Moon Bay, Inc. the Sole Member & Managing General Partner of MP Firehouse Square Associates, L.P., the entity that owns Firehouse chement 129.

| | | |
|---|------------------|-----|
| recently completed affordable housing developments. | Uploaded to HCD? | Yes |
|---|------------------|-----|

Infrastructure STI C

| | | | | | | |
|--|--|--|--|--|-----------------|--------|
| | | | | | Completion Date | 1/1/19 |
|--|--|--|--|--|-----------------|--------|

g Street, stretching from downtown San Francisco to the SOMA district. In accordance with the San
entire length of 2nd Street, from King to Market Streets. Streetscape improvements may include
ell as a pedestrian refuge space at the South Park Avenue intersection and expansion of an
dway resurfacing, concrete curb reconstruction, the installation of ADA-compliant curb-ramps, and

| | | |
|--|-----------------|--------|
| | Completion Date | 4/1/21 |
|--|-----------------|--------|

the entire length of the corridor (completed in early 2020)
street (completed in early 2020)
, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020)
ctions (completed in early 2020)
rt for waiting passengers (installed in early 2021)

| | | |
|--|------------------|-----|
| ents funded by AHSC is not a public entity, an executed ertifying the satisfactory completion of similar infrastructure | Uploaded to HCD? | N/A |
|--|------------------|-----|

TRA Capital Project

| | | |
|--|-----------------|--------|
| | Completion Date | 4/1/22 |
|--|-----------------|--------|

d nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49
nanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses
people walking like sidewalk extensions, median refuges, high visibility crosswalks and audible

| | | |
|--------------|-----------------|---------|
| improvements | Completion Date | 7/21/21 |
|--------------|-----------------|---------|

y Boulevard in winter 2020-21. Evaluation done in spring 2021 showed that the new transit lanes
ial traffic impacts, and a majority of those who took our evaluation survey supported making the

| | | |
|--|------------------|-----|
| ents funded by AHSC in not a public entity, an executed ertifying the satisfactory completion of similar infrastructure | Uploaded to HCD? | N/A |
|--|------------------|-----|

ects similar to the proposed PGM in scope and size, which have been completed by the

| | | |
|--------------------------------|-----------------------|---------------------------------------|
| ounsel | Operating entity name | San Francisco Tenant Right to Counsel |
| Eviction Defense Collaborative | Completion Date | 3/1/23 |

an eviction matter, emergency rental assistance, tenant subsidies and advocacy for those facing

ar successful programs.
 dedicated to eviction prevention, processing 99% of all the eviction notices filed in the city. EDC's
 gency rental assistance and subsidies for those at risk of eviction and displacement, and advocacy
 9, EDC has served as the lead partner with the City of San Francisco for the implementation of SF
 s full scope legal representation in an eviction matter. In this role, EDC coordinates and oversees
 em.

| | | |
|--------------------------------------|-------------------------|----------------------------|
| | Development entity name | Midpen Housing Corporation |
| Midpen Resident Services Corporation | Completion Date | 1/1/23 |

ational, health and wellness, or skill building classes to the 91 individuals and families living at 850
 cy, computer training, home-buyer education, GED classes, and resume building classes, ESL,
 enting class, on-site food cultivation and preparation classes, and smoking cessation classes.

ar successful programs.
 ng Corporation ("MidPen"), provides extensive services to MidPen residents. The goal of MidPen
 that of basic shelter by assisting them in achieving self-sufficiency and a higher quality of life.
 and single room occupancy properties, offering service coordination; after school and summer
 ellness, and literacy programs for both adults and children; and a number of other services that are
 urrently provides resident services to 130 affordable housing projects totaling 8,676 units in the local

| | | |
|------------------------------|------------------|-----|
| recently completed programs. | Uploaded to HCD? | Yes |
|------------------------------|------------------|-----|

ect, or the real property on which the Project is proposed may not be party to or the
 ally affects the feasibility of the Project. Further, the Applicant(s) shall disclose and
 ect or the Property which affects or potentially affects the feasibility of the Project.

| |
|-----|
| Yes |
|-----|

ne application deadline set forth in the NOFA. Any demolition operation conducted under
 is structurally unsound and in danger of imminent collapse is exempt from this

| |
|-----|
| Yes |
|-----|

Qualifying Transit, respectively, must be serving the Transit Station/Stop at the time of the Transit Station/Stop by the time a certificate of occupancy is provided. For all Project connected by a pedestrian access route no greater than 0.50 miles at the time of certificate of occupancy AHD and the Transit Station/Stop may be included as part of the project STI/TRA if a certificate of occupancy is provided.

| |
|-----|
| Yes |
|-----|

California Law (CA Gov Code Sec. 7260-7277).

Chapter 16, commencing at Section 7260, and Title 25 CCR, Subchapter 1, Chapter 6,

| |
|-----|
| Yes |
| No |

is not required. "N/A" or "Vacant Land" is not sufficient.

Exempt from Relocation requirements. There are no existing commercial or residential tenants.

| |
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|--|

Project is located must be in substantial compliance by the date of award recommendation. The housing element is in substantial compliance as demonstrated by a letter from the jurisdiction within the time frames required by Section 65588 of the Government Code includes that Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's housing element must be posted on the Department's website. Projects located on Trust Land, as defined under Indian country, or on Indian country, are exempt from this requirement.

| |
|-----|
| Yes |
|-----|

jurisdiction must have received a final housing element certification letter from the Department. Jurisdictions which are not in substantial compliance at the time of award, shall both be deemed to be in a presumptive state of substantial compliance shall include conditions in their respective standard housing element certification letter. Jurisdictions which must have received a final housing element certification letter from the Department.

Housing element in substantial compliance with [Art.10.6 \(§65580\) Ch. 3 Div. 1 of Title 7](#)

[see HCD's website.](#)

| |
|-----|
| Yes |
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| | | |
|--|-------------------------|-----|
| | Uploaded to HCD Portal? | Yes |
|--|-------------------------|-----|

Jurisdiction must at the time of application, have submitted their housing element annual progress report for the current and prior year.

| |
|-----|
| Yes |
|-----|

Jurisdiction must submit annual progress reports as required by Government Code section 65400 to the State of California.

| |
|-----|
| Yes |
|-----|

| |
|-----|
| Yes |
|-----|

Jurisdiction must have adopted adaptation measures as described in Section 107 Narrative Based Policy Scoring (b).

| |
|-----|
| Yes |
|-----|

or component thereof will not result in loss or conversion of agricultural or other working lands designated as Agricultural Land according to the California Department of Conservation's Farmland Finder). An exemption to the FMMP designation may be allowed for applications

Yes

cultural or other working lands, or natural resource lands for other uses according to the site?

Yes

within land designated as agricultural land per FMMP tool.

Uploaded to HCD?

Yes

gricultural or other working lands, or natural resource lands for other uses according to the Dept.

Yes

cultural or other working lands, or natural resource lands for other uses according to the site?

Yes

ments and Housing Related Infrastructure Capital Projects must also demonstrate to the

st meet the underwriting standards in the UMRs and MHP Guidelines Section 7312.

Yes

d Infrastructure, or both are infeasible without AHSC Program funds, and other committed

Yes

and requiring the demolition of existing residential units are eligible only if the number of the demolished structures, with equal or greater affordability. The new Affordable Units project meeting the requirements of the UMRs Section 8303 (b).

Substantial Rehabilitation and requiring the demolition of existing residential units that destroyed structures where it determines that such approvals will substantially improve the policy objective, as long as the reduction does not result in more than 25 percent fewer

abilitation and requiring the demolition of existing residential units?

No

abilitation and requiring the demolition of existing residential units that result in a number

No

both Capital Project(s) involves the demolition of existing units that are affordable to lower-income households, comparable in size, of equal or greater affordability and equal to or greater than the cost to transit and include first right of return to displaced residents.

fordable to lower-income households?

No

nt is consistent with State and Federal Fair Housing requirements including duties to

with all applicable state and federal law, including, without limitation, the requirements of Americans with Disabilities Act of 1990; the Fair Housing Act; the Fair Housing Act; the Unruh Civil Rights Act; GC Section 11135; Rehabilitation Act of 1973 Section 504; 24 CFR Part 100, 24 CFR Part 8, and 28 CFR Part 35)?

Yes

Mixed Use Development in the case that non-residential uses are included, are powered by zero-emission generators are AHSC Eligible Costs. Projects required to include fossil fuel and most renewable technology first, starting with gaseous fuel (e.g., RNG, NG, LPG), and ensure that procurement, site preparation, installation, or operation of such units is not an

with no connections to natural gas infrastructure as described above?

Yes

Mixed-Use Affordable Housing Development, or Mixed-Use Development with non-residential uses are included, are powered entirely through natural gas infrastructure.

Uploaded to HCD?

Yes

Infrastructure, Transportation Related Amenities, or both must satisfy all the following:

If a local agency, is required for the Project, the application must include a statement from that agency that the Transportation Related Amenities Capital Project(s) is consistent with all applicable local rules and regulations of that entity.

If a local agency, required for the STI Capital Project?

Yes

The STI Capital Project is consistent with all applicable local rules, regulations, and codes enforced or implemented by that entity.

Uploaded to HCD?

Yes

The Transportation Related Amenities Capital Project(s) involves the demolition of existing units that are replaced by the replacement of demolished units, comparable in size, of equal or greater affordability, and located within comparable access to transit and include first right of return to displaced

These Guidelines apply to Sustainable Transportation Infrastructure or Transportation Infrastructure located on a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower-income households or (2) residential dwelling units restricted to lower-income households that have been vacated or demolished

residential units?

No

units which (1) residential dwelling units affordable to lower income households currently occupied by lower income households that have been vacated or demolished within the five year period preceding

No

Demonstrate to the satisfaction of the Department all the following:

Program funds, and other committed funds are not being supplanted by AHSC Program

Yes

ject to all applicable codes, including the California Building Standards Code (CCR, Title Yes

potential health impacts of air pollution will be provided to residents of Affordable Housing Yes

potential health impacts of air pollution to AHD residents through online and paper materials, as well as

air housing, nondiscrimination, Pet Friendly Housing Act, physical accessibility, and as Section 7314 (a)-(d). Projects must also provide a preference for accessible units to comply with TCAC regulations (California Code of Regulations (CCR), Title 4, Section 19950.00. The Applicant or Developer of the Project must ensure that any other applicable federal, state, and Yes

units involving new construction, acquisition and Substantial Rehabilitation, or conversion of existing units, must provide broadband internet service with at least a speed of 100 megabits (50 megabits per second for uploading).

Applicants must provide a conduit from the public right of way or property line and provide a conduit to each unit and public common space to provide a broadband internet connection.

The conduit must provide the highest caliber connection. All Applicants should consult with their local jurisdictions and broadband internet service providers in the area.

Connections with speeds listed above must be made available to each Restricted Unit for a minimum of 30 days prior to the AHD's placed-in-service date. Yes

Applicants must understand, and agree to comply with the following sections of the 2023 AHSC Guidelines.

Quantitative Policy Scoring – 52 Points Maximum

Total Quantitative Self Score **49.000**

| | | | | | | | | | | | |
|--|---|--|-------------|-----------------------------|--------------|--|------------------|---|-------|--------------|----------|
| (a) Active Transportation Improvements §107(a) - 14 Points Maximum | | | | | | | | | | 12 | |
| (1) Length of Context Sensitive Bikeways (PAM) - 3 points maximum STI and TRA Quantification Form | | | | | | | | | | 3 | |
| (A) 3 points for at least one (1.0) lane mile (B) 1 point for at least one half (0.50) lane mile | | | | | | | | | | | |
| Class 1 Bikeways | | Class 2 Bikeways | | Class 3 Bikeways | | Class 4 Bikeways | 1.300 | Total Context Sensitive Bikeway Mileage | 1.300 | | |
| File Name | AHSC-funded STI and TRA Quantification Form | Complete the AHSC-funded STI and TRA Quantification Form identifying the locations, AADT, and Speed Limit of all STI and TRA components that are to be funded by the AHSC program funds. | | | | | Uploaded to HCD? | Yes | | | |
| (2) Will the Project expand an existing bicycle network? The new Context Sensitive Bikeway funded by AHSC must have an entry point within the Project Area and directly intersect with an existing bikeway as a way to connect to the existing bike network. The existing bikeway and bikeway network does not have to be comprised of Context Sensitive Bikeways. - 2 point maximum | | | | | | | | | | Yes | 2 |
| File Name | Bicycle Network Connectivity | Identify at least one location where the new AHSC-funded Context Sensitive Bikeway directly intersects with an existing bikeway on the Project Area Map (PAM). | | | | | Uploaded to HCD? | Yes | | | |
| (3) Length of AHSC-funded Safe and Accessible Walkways (PAM) - 3 points maximum | | | | | | | | | | 3 | |
| Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved: (A) 3 points for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 2,000 feet of continuous Safe and Accessible Walkway. (B) 1 point for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 1,000 but at or less than 2,000 feet of continuous Safe and Accessible Walkway. | | | | | | | | | | | |
| Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps | | | | | | | | | | 3,200 | |
| (4) New pedestrian facilities - 2 point maximum | | | | | | | | | | | |
| Will the Project create at least 1,000 linear feet of new pedestrian facilities where none exist at the time of application submission? | | | | | | | | | | No | 0 |
| (5) Projects that improve existing transit routes that serve the community around the AHD. - 4 points maximum (two points for each strategy). | | | | | | | | | | 4 | |
| The AHSC-funded improvements must improve service for a transit route that serves at least one (1) stop or station inside the Project Area. The improvement to the transit route need not be wholly inside the Project Area, but the Project's effects to improving reliability and/or speed inside the Project Area should be evident. Projects improve a local bus service by at least one (1.0) Lane Mile by implementing any (or a multiple) of the following: | | | | | | | | | | | |
| (A) | At least one (1.0) Lane Mile of a Bus Only Lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) Lanes that are in effect at least eight (8) hours a day, at least five (5) days a week. | | | | | | | | No | | |
| (B) | Installation of new off-board fare collection kiosks or machines along all stops for one (1.0) consecutive Lane Mile . | | | | | | | | No | | |
| (C) | Installation of new at-grade boarding infrastructure along all stops for one (1.0) consecutive Lane Mile . | | | | | | | | No | | |
| (D) | Installation of at least four (4) bus bulb-outs that eliminate the need for buses to pull out of the general flow lane along one bus route in the Project Area . | | | | | | | | Yes | | |
| (E) | Installation of new or upgraded Transit Signal Priority hardware and software along all signals for one (1.0) consecutive Lane Mile . | | | | | | | | Yes | | |
| (F) | Installation of at least five (5) new bus shelters where none currently exist at least five stops along one bus route in the Project Area . | | | | | | | | No | | |
| (G) | Procurement of at least one new ZEV transit vehicle that allows the provider to modify published schedules that will achieve headways of 15 minutes or less during peak hours or reduce peak hour existing headways by more than 10 minutes. | | | | | | | | No | | |
| File Name | Local Transit Route Improvements | Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(b)(5) along the one transit route. If improving two transit routes, provide one map for each of the routes. | | | | | Uploaded to HCD? | Yes | | | |
| (b) Green Buildings and Renewable Energy §107(b) - 3 Points Maximum | | | | | | | | | | 3 | |
| (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 | | | | | | | | | | |
| File Name | Green Building Status | Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to. | | | | | Uploaded to HCD? | Yes | | | |
| (c) Housing and Transportation Collaboration §107(c) - 10 Points Maximum | | | | | | | | | | 10 | |
| (1) STI Funds Requested as percentage of Total AHSC Requested - 6 points maximum | | | | | | | | | | | |
| AHD & HRI Requested: | \$22,000,000 | STI Requested: | \$7,700,000 | Total AHSC Funds Requested: | \$31,971,048 | STI % of Total AHSC Requested: | 24% | 6 | | | |
| (2) Project which invest at least \$1,500,000 or five (5.0%) percent of total AHSC funding request (whichever is the lower amount) in Transportation Related Amenities at or along the side of block face(s) that include a Transit Station or Stop within the Project Area. - 2 points maximum | | | | | | | | | | | |
| TRA Req: | \$1,500,000 | TRA (Transit Station or Stop) Requested: | \$1,200,000 | Total AHSC Funds Requested: | \$31,971,048 | TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req: | 4% | TRA % of Total AHSC Requested: | 5% | 2 | |
| (3) Projects which provide documentation that their site is: - 2 points maximum | | | | | | | | | | 2 | |
| (A) Within environmentally cleared High Speed Rail Station Planning Area | | | | | | | | | | | |
| Is Project Area within environmentally cleared High Speed Rail Station Planning Area? | | | | | | | | | No | | |
| (B) Funding the construction of community-identified components: | | | | | | | | | | | |
| Has the proposed Project received funds from another California Strategic Growth Council (SGC) Program? | | | | | | | | | No | | |
| (C) Utilizing Publicly-Owned Land: | | | | | | | | | | | |
| Is Project to be developed on land designated as Excess Land (EO N-06-19) or any land declared surplus by a local agency? Projects developed on land donated by or leased at a discounted rate from a transit agency are also eligible for these points. | | | | | | | | | Yes | | |
| File Name | Housing and Transportation Collaboration | Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in Sec.107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in Section 107 Quantitative Policy Scoring(c)(3)(C). | | | | | Uploaded to HCD? | Yes | | | |
| (d) Location Efficiency and Access to Destinations §107(d) - 3 Points Maximum | | | | | | | | | | 3.000 | |
| (2) Location Efficiency to Key Destinations (PAM) - For TOD Project Areas and ICP Project Areas each type of Key Destination is worth one third (0.333) of a point. For RIPA Project Areas each type of Key Destination is worth one half (0.50) of a point. (for each item below, answer Yes or No as to if these Key Destinations are within 1/2 mile of the AHD) | | | | | | | | | | | |
| (A) Market or Grocery store (SNAP Retailer) | Yes | | | | | | | | | | |
| (B) Food Bank | Yes | | | | | | | | | | |
| (C) Medical clinic | Yes | | | | | | | | | | |
| (D) Licensed childcare facility | Yes | | | | | | | | | | |
| (E) Pharmacy | Yes | | | | | | | | | | |
| (F) Park accessible to the general public | Yes | | | | | | | | | | |
| (G) Community Center | Yes | | | | | | | | | | |
| (H) Public library | Yes | | | | | | | | | | |

| | |
|--|-----|
| (I) Public elementary, middle, high school, non-profit university or non-profit junior college | Yes |
| (J) Bank, or credit union | Yes |
| (K) Post Office | Yes |

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| (e) Funds Committed §107(e) - 4 Points Maximum | 4 |
| Points will be awarded for applications demonstrating committed funding for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: the amount requested from the AHSC Program, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. | |
| Does Applicant meet the above requirements? | TRUE |

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| (f) Prohousing Designation §107(f) - 3 Points Maximum | 2 | | | |
| (1) Projects located in jurisdictions that have received a "Prohousing designation" as certified by the Department by the application due date. - 3 Points Maximum | | | | |
| Is Project located in a jurisdiction that have received a "Prohousing designation" as certified by the Department and by the application due date? | No | | | |
| (2) Projects located in jurisdictions that have applied for a "Prohousing designation" from the Department. - 2 Points Maximum | | | | |
| Has the jurisdiction of the proposed Project applied for a "Prohousing designation" from the Department? | Yes | | | |
| The prohousing application must be received by the Department before the application due date and the jurisdiction must have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program, and have at least three of the following policies in place: | | | | |
| (A) Projects located in jurisdictions with policies that involve meaningful actions towards Affirmatively Furthering Fair Housing pursuant to GC Section 8899.50, including, but not limited to, rezoning higher density in Higher Opportunity Areas, prioritizing funding in Higher Opportunity Areas or areas of concentrated poverty or lower opportunity, place-based (e.g., acquisition/rehabilitation, infrastructure improvements, enhancement of community amenities and resources) or displacement strategies in areas of concentrated poverty, lower opportunity or high displacement risk. | No | | | |
| (B) Projects located in jurisdictions permitting missing middle housing uses (e.g., triplexes and fourplexes) by right in existing low-density, single family residential zones or increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law (e.g., permitting more than one ADU or JADU per single-family lot) and Government Codes sections 65852.21 and 66411.7. | No | | | |
| (C) Projects located in jurisdictions with density bonus programs which exceed statutory requirements by 10 percent or more. | No | | | |
| (D) Projects located in jurisdictions that are reducing or eliminating parking requirements for residential development as authorized by GC Sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of GC Section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to GC Section 65915, subdivision (p). | Yes | | | |
| (E) Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing. | No | | | |
| (F) Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower Income households. | No | | | |
| (G) Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum Regional Housing Needs Allocation for the Lower-Income allocation in the current housing element cycle. | No | | | |
| (H) Projects located in jurisdictions with measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on street parking for bikes; transit-related improvements; or establishment of carshare programs. | No | | | |
| (I) Projects located in jurisdictions that have established pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas. | No | | | |
| (J) Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents and Projects located in jurisdictions that have documented practice of streamlining housing development at the Project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, Sections 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28). | Yes | | | |
| (K) Waiver or significant reduction of development impact fees for residential development. | No | | | |
| (L) Establishment of local housing trust funds or collaboration on a regional housing trust fund. | Yes | | | |
| (M) A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. | No | | | |
| File Name | Pending Prohousing Designation | Provide evidence that the jurisdiction applied for a "Prohousing designation" from the Department and that the jurisdiction have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program. | Uploaded to HCD? | Yes |

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| (g) Anti-Displacement Activities §107(g) - 4 Points Maximum | 4 | | | |
| (1) Projects that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed below, as supported by an assessment of housing needs and displacement vulnerability. | | | | |
| Please see Guidelines for the "Assessment" and the "Commitment Letter" requirements. | | | | |
| # of Activities to be implemented | 1 | | | |
| (A) Projects may select up to two activities listed below. These activities must be implemented by an independent non-profit or locality with dedicated Program Cost (PGM) funding of a minimum \$150,000 per activity: | | | | |
| (i) A non-profit and/or Locality developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan | No | | | |
| (ii) A non-profit and/or Locality implementing a policy or action identified in a previously-adopted Anti-Displacement Plan that is not listed below | No | | | |
| (iii) A non-profit and/or Locality implementing a policy identified in an existing Community-Driven, Neighborhood-Scale Anti-Displacement Plan | No | | | |
| (iv) A non-profit and/or Locality developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers | No | | | |
| (v) A non-profit and/or Locality developing or implementing a process for data collection, monitoring, & tracking systems related to the causes of displacement (e.g. rental property registry, landlord licensing, local eviction tracking, or a speculation watchlist) | No | | | |
| (vi) A non-profit and/or Locality developing or implementing eviction prevention and landlord anti-harassment programs | Yes | | | |
| (vii) A non-profit and/or Locality developing or implementing rental assistance programs | No | | | |
| (viii) A non-profit and/or Locality developing a Neighborhood Leadership Development Program for stakeholders within the project community | No | | | |
| (ix) A non-profit and/or Locality developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area | No | | | |
| (x) A non-profit and/or Locality developing or operating a Community Land Trust or Land Banking activities | No | | | |
| File Name | Assessment Housing Needs | Applicants are required to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area. | Uploaded to HCD? | Yes |
| File Name | Commitment Letter workplan | All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. | Uploaded to HCD? | Yes |
| File Name | Assessment Supporting Documents | Optional: Applicants and partners are permitted to provide their own existing Anti-Displacement Assessment, if it addresses the requirements described in Section 107 Quantitative Policy Scoring (g)(1). Applicants and partners are also permitted to provide information or data from reputable local sources, like the locality's Housing Element, to respond to the provided Assessment template prompts. Any alternative assessments or source documentation should be provided. | Uploaded to HCD? | N/A |

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| (h) Local Workforce Development and Hiring Practices Maximum §107(h) - 3 Points | 3 | | | |
| (1) Projects that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within Priority Population census tracts or Low-Income Households. 1.5 points per strategy | | | | |
| Choose from the following AHSC workforce development strategies: | | | | |
| # of Strategies | 2 | | | |
| (A) Partnership with a Workforce Development organization or a Workforce Development Board. | Yes | | | |
| File Name | Workforce Strategy A | Partnership with a Workforce Development Organization: If pursuing Workforce Strategy A (Section 107 Quantitative Policy Scoring (h)(1)(A)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization. | Uploaded to HCD? | Yes |
| (B) Project is bound by a Skilled and Trained Workforce Commitment. | No | | | |
| (C) Projects that have developed a Project Labor or Community Workforce Agreement. | No | | | |
| (D) Projects that are located in jurisdictions with Local Hire Ordinances. | Yes | | | |

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| File Name | Workforce Strategy D | Local Hire Ordinances: If pursuing Workforce Strategy D (Section 107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter. | Uploaded to HCD? | Yes |
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|--|---|--------|-------------|---|----------------------------------|----|-------------|--|-----------------|----|---|-------------------------------------|--------|---|---|----|-------------|--|-----------------|----|--|---|--------|
| (i) Housing Affordability §107(i) - 5 Points Maximum | | | 5.00 | | | | | | | | | | | | | | | | | | | | |
| <p>(1) For rental Affordable Housing Developments, the following shall apply:</p> <p>(A) Applications which restrict a percentage of units in a rental Affordable Housing Development to Extremely Low Income (ELI) households. 3 Points Maximum Points will be awarded based on the percent of total units restricted to ELI households as follows:</p> <table border="1"> <tr> <td>(i) 15 to 19.9 percent of total units = 1 points</td> <td>Extremely Low Income (ELI) Units</td> <td>25</td> <td rowspan="3">3.00</td> </tr> <tr> <td>(ii) 20.0 to 24.9 percent of total units = 2 points</td> <td>Total AHD Units</td> <td>92</td> </tr> <tr> <td>(iii) 25 percent or more of total units = 3 points</td> <td>ELI Units as a % of Total AHD Units</td> <td>27.17%</td> </tr> </table> <p>(B) Applications which restrict a percentage of three-bedroom or larger units in a rental Affordable Housing Development to Extremely Low Income or Very Low-Income households. 2 Points Maximum</p> <table border="1"> <tr> <td>(i) 10 to 19.9 percent of total units = 1 points</td> <td>Three-bedroom or larger units to Extremely Low Income or Very Low-Income households</td> <td>21</td> <td rowspan="3">2.00</td> </tr> <tr> <td>(ii) 20 percent or more of total units = 2 points</td> <td>Total AHD Units</td> <td>92</td> </tr> <tr> <td></td> <td>Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units</td> <td>22.83%</td> </tr> </table> | | | | (i) 15 to 19.9 percent of total units = 1 points | Extremely Low Income (ELI) Units | 25 | 3.00 | (ii) 20.0 to 24.9 percent of total units = 2 points | Total AHD Units | 92 | (iii) 25 percent or more of total units = 3 points | ELI Units as a % of Total AHD Units | 27.17% | (i) 10 to 19.9 percent of total units = 1 points | Three-bedroom or larger units to Extremely Low Income or Very Low-Income households | 21 | 2.00 | (ii) 20 percent or more of total units = 2 points | Total AHD Units | 92 | | Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units | 22.83% |
| (i) 15 to 19.9 percent of total units = 1 points | Extremely Low Income (ELI) Units | 25 | 3.00 | | | | | | | | | | | | | | | | | | | | |
| (ii) 20.0 to 24.9 percent of total units = 2 points | Total AHD Units | 92 | | | | | | | | | | | | | | | | | | | | | |
| (iii) 25 percent or more of total units = 3 points | ELI Units as a % of Total AHD Units | 27.17% | | | | | | | | | | | | | | | | | | | | | |
| (i) 10 to 19.9 percent of total units = 1 points | Three-bedroom or larger units to Extremely Low Income or Very Low-Income households | 21 | 2.00 | | | | | | | | | | | | | | | | | | | | |
| (ii) 20 percent or more of total units = 2 points | Total AHD Units | 92 | | | | | | | | | | | | | | | | | | | | | |
| | Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units | 22.83% | | | | | | | | | | | | | | | | | | | | | |

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|---|--|--|----------|
| (j) Programs §107(j) – 3 Points Maximum | | | 3 |
| <p>Applicants that propose an AHSC-funded Program (PGM) Cost in partnership with a non-profit organization (including churches, Community Based Organizations, or other organization registered as a 501(c)(3) Organization) for at least \$150,000. All proposals in partnership with a non-profit must provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. An Applicant seeking points for an activity under the Anti- Displacement category is not eligible for additional points for that same activity under the Programs section.</p> <p>Please see Guidelines for items that should be included in the proposed workplan:</p> <p>Programs proposed under this section must fall under one of these four categories to be eligible for points.</p> <p>Active Transportation Encouragement and Safety: Active Transportation programs that encourage residents to walk or bicycle more frequently and more safety. Programs may include, but are not limited to: Bike Safety Workshops, Walking School Buses or other group walking activities, Safe Routes to School or Transit. Additionally, distribution of lights, safety equipment, or bicycles to low-income residents are an eligible Program Cost as an incentive for participation in safety education programs</p> <p>(A) Low-Income Zero Emission Vehicle (ZEV) Car Sharing Programs: Programs that provide free or reduced cost access to Zero Emission Vehicle Car Sharing Programs.</p> <p>(B) AHD Resident Support: Instructor-led adult educational, health and wellness, or skill building classes. Includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.</p> <p>(C) Tenant Legal Counseling: Programs that provide legal advice and education to renters on their rights as a tenant and access to programs to help reduce risks of evictions and displacement. Section 103(b)(1)(A) applies.</p> <p>(D) Which, above program, category will the applicant(s) choose from to propose the AHSC-funded Program (PGM) (C)</p> <p>Program Name AHD Resident Support</p> <p>Non-profit organization name Midpen Housing</p> | | | |

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| File Name | AHSC funded pgm Commitment letter | If pursuing Section 107 Quantitative Policy Scoring (j), provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. Be sure to identify which category the proposed AHSC-Funded Program falls under. The proposed workplan should include the information outlined in Section 107 Quantitative Policy Scoring (j)(1). | Uploaded to HCD? | Yes |
|-----------|-----------------------------------|---|------------------|-----|

End of Document

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

For Narrative-Based Policy Scoring, applicants must provide responses to the questions and prompts outlined in the Narrative Prompts document. Please reference the Narrative Prompts document and rubric at the SGC AHSC Program Website for instructions, the specific questions to answer, and necessary application materials.

| | | | | |
|-----------|-----------|--|------------------|-----|
| File Name | Narrative | Provide a response to each prompt as outlined in the Narrative Prompts document . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives. | Uploaded to HCD? | Yes |
|-----------|-----------|--|------------------|-----|

The following is a summary of each section:

(a) Community Benefits & Engagement §107(a) - 6 Points Maximum

Community involvement and leadership are crucial to ensuring that both the principal objectives and co-benefits of the project respond to the true needs of the community. Taken together, the responses to the prompts will explain how local residents and community-based organizations were meaningfully engaged in developing the Project, especially those from Disadvantaged and Low-income Communities, and how the project addresses community-identified needs and promotes community health and well-being. **The prompts will ask applicants to address two main components: (1) Community Engagement and Leadership and (2) how the AHSC Project addresses community needs.**

| | | | | |
|-----------|-------------------|--|------------------|-----|
| File Name | Community Tracker | Provide a completed AHSC Round 7 Community Engagement Tracker. | Uploaded to HCD? | Yes |
| 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 |

(b) Climate Adaptation & Community Resiliency §107(b) - 5 Points Maximum

Communities will continue to experience effects of climate change in many ways, including increased likelihood of droughts, flooding, heatwaves, sea level rise, severe weather, and wildfires. Due to these effects, climate resiliency is a key part of planning and project implementation. The prompts will ask applicants to address how the risks posed from climate change and other environmental exposures will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. The prompts will also ask how the Project will reduce the health risks of climate change and other environmental exposures including extreme heat, wildfires and smoke, air pollution from vehicle emissions, and more. Under this section applicants will fill out the Climate Adaptation Assessment Matrix.

Note: If available, use localized climate impact projections.

For tools to help assess general climate impacts, please visit [Cal-Adapt's Local Climate Snapshot tool](#).

For adaptation tools, resources, strategies and case studies visit [State's Adaptation Clearinghouse](#).

| | | | | |
|-----------|----------------|---|------------------|-----|
| File Name | Climate Matrix | AHSC Round 7 Climate Adaptation Assessment Matrix | Uploaded to HCD? | Yes |
|-----------|----------------|---|------------------|-----|

(c) Collaboration & Planning §107(c) - 4 Points Maximum

Collaboration between local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to the day to day needs of the community. Taken together, the responses to the prompts of this section should outline how the proposed project brings together the efforts of local government, including housing and transportation agencies to achieve projects that improve efforts related to climate adaptation, health, housing, mobility, and safety. The prompts will ask applicants to address two components of this: (1) Local Planning Efforts and (2) Housing and Transportation Collaboration.

| | | | | |
|-----------|------------------------|--|------------------|-----|
| File Name | Local Planning Efforts | Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative. | Uploaded to HCD? | Yes |
| File Name | Site Plan | Provide the most current site plan. | Uploaded to HCD? | Yes |
| File Name | Future Engagement | Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO. | Uploaded to HCD? | N/A |

(d) Equity & Transformation §107(d) – 3 Points Maximum

As stated in the AHSC Program Overview, SGC is committed to achieving racial equity in its operations, investments, and policy initiatives and to achieving its vision that: All people in California live in healthy, thriving, and resilient communities regardless of race ([read more in the SGC Racial Equity Action Plan](#)). The AHSC Program encourages a holistic approach to community development and broader investments in neighborhoods. Under this section, the prompts will ask applicants to describe how the Project: 1) advances equity and 2) is either piloting new or innovative approaches or policies, leveraging existing resources in a new way, or shaping future projects in the nearby communities.

[SGC Racial Equity Action Plan](#)

End of Document

Full list of Uploads

Per answers within Application

| FILE NAME | FILE DESCRIPTION | | |
|-----------------------------------|---|----------------|---|
| HCD Excel Application | | | |
| AHSC Application Workbook | AHSC Application Excel Workbook. | Included | ✓ |
| Project Overview Sheet/Tab | | | |
| Tax Credit Reservation Letter | If the Project has already received a tax credit reservation, upload documentation. | Not Applicable | ✗ |
| Operating Subsidy Commitment | Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation. | Not Applicable | ✗ |
| Current Contract Rents | Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable. | Not Applicable | ✗ |
| Tribal Entity Waiver | Modifications or waivers as provided for in HSC Section 50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019) | Not Applicable | ✗ |
| Indian Country Verification | Documentation verifying land is located in Indian Country as defined by 18 USC 1151. | Not Applicable | ✗ |
| Fee or Trust Land Verification | Documentation verifying land is located on Fee or Trust Land. | Not Applicable | ✗ |
| STI-TRA Agreement | STI-TRA agreement: If utilizing the experience of a Locality or Transportation Agency non-applicant for STI or TRA components an applicant must provide an executed agreement with that specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought. | Not Applicable | ✗ |
| App1 Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Included | ✓ |
| App1 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Included | ✓ |
| App1 Org Chart | Applicant Organization Chart. | Included | ✓ |
| App1 Signature Block | Signature Block - upload in Microsoft Word Document. | Included | ✓ |
| App1 Cert of Good Standing | Dated 30 days or less from the application due date. | Included | ✓ |
| App1 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Included | ✓ |
| App2 Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Included | ✓ |
| App2 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| App2 Org Chart | Applicant Organization Chart. | Not Applicable | ✗ |
| App2 Signature Block | Signature Block - upload in Microsoft Word Document. | Included | ✓ |
| App2 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| App2 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| App3 Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| App3 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| App3 Org Chart | See Applicant Documents worksheet. | Not Applicable | ✗ |
| App3 Signature Block | See Applicant Documents worksheet. | Not Applicable | ✗ |
| App3 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| App3 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| App4 Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| App4 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| App4 Org Chart | Applicant Organization Chart. | Not Applicable | ✗ |
| App4 Signature Block | Signature Block - upload in Microsoft Word Document. | Not Applicable | ✗ |
| App4 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| App4 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| Joint Venture Agreement | Executed copy stating the terms of joint venture agreement. | Not Applicable | ✗ |
| JV1 Cert & Legal | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| JV1 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| JV1 Org Chart | Applicant Organization Chart. | Not Applicable | ✗ |
| JV1 Signature Block | Signature Block - upload in Microsoft Word Document. | Not Applicable | ✗ |
| JV1 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| JV1 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| JV2 Cert & Legal | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| JV2 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| JV2 Org Chart | Applicant Organization Chart. | Not Applicable | ✗ |
| JV2 Signature Block | Signature Block - upload in Microsoft Word Document. | Not Applicable | ✗ |
| JV2 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| JV2 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| Owner Cert & Legal Disclosure | Reference: Applicant Certification Worksheet. | Included | ✓ |
| Owner OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Included | ✓ |
| Owner Org Chart | Owner Organization Chart. | Included | ✓ |
| Owner Signature Block | Signature Block - upload in Microsoft Word Document. | Included | ✓ |
| Owner Cert of Good Standing | Dated 30 days or less from the application due date. | Included | ✓ |
| Owner Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Included | ✓ |
| MGP Cert & Legal | Reference: Applicant Certification Worksheet. | Included | ✓ |
| MGP OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Included | ✓ |
| MGP Org Chart | MGP Organization Chart. | Included | ✓ |
| MGP Signature Block | Signature Block - upload in Microsoft Word Document. | Included | ✓ |

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| MGP Cert of Good Standing | Dated 30 days or less from the application due date. | Included | ✓ |
| MGP Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Included | ✓ |
| AGP1 Cert & Legal | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| AGP1 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| AGP1 Org Chart | AGP Organization Chart. | Not Applicable | ✗ |
| AGP1 Signature Block | Signature Block - upload in Microsoft Word Document. | Not Applicable | ✗ |
| AGP1 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| AGP1 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| AGP2 Cert & Legal | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| AGP2 OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| AGP2 Org Chart | AGP Organization Chart. | Not Applicable | ✗ |
| AGP2 Signature Block | Signature Block - upload in Microsoft Word Document. | Not Applicable | ✗ |
| AGP2 Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| AGP2 Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| MLLC Cert & Legal | Reference: Applicant Certification Worksheet. | Not Applicable | ✗ |
| MLLC OrgDoc1, OrgDoc2, etc. | Reference: Entity Org Docs Worksheet. | Not Applicable | ✗ |
| MLLC Org Chart | Manager of LLC Organization Chart. | Not Applicable | ✗ |
| MLLC Signature Block | Signature Block - upload in Microsoft Word Document. | Not Applicable | ✗ |
| MLLC Cert of Good Standing | Dated 30 days or less from the application due date. | Not Applicable | ✗ |
| MLLC Tax-Exempt Status | Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only). | Not Applicable | ✗ |
| AB1550 | Applicable CARB Priority Population Benefit Criteria Tables. | Included | ✓ |
| Project Area Map | Items marked with (PAM) in this application must be identified on the Project Area Map (PAM) and as outlined in the Project Area Mapping Guidance. This can include: mapping the Affordable Housing Development, Qualifying Transit, Active Transportation Improvements §107 Quantitative Policy Scoring(a)(1),(2),(3), & (4), Location Efficiency and Access to Destinations §107 Quantitative Policy Scoring(d)(1), and GHG Mapping components including: STI Improvements (e.g. bikeways, walkways, STI improvements to transit), traffic calming measures, and key destinations around STI improvements. File must be submitted in a KML/KMZ format. | Included | ✓ |
| Transit Service Map | Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map. | Included | ✓ |
| Transit Service Schedule | Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document. | Included | ✓ |
| Net Density Verification | Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density. | Included | ✓ |
| Cap Improvements Req | Documentation from a Locality, transit agency or special district that capital improvements are required. | Not Applicable | ✗ |
| Onsite Energy Storage | Documentation certified by an energy consultant or architect. | Not Applicable | ✗ |
| STI Cap Project Costs | Documentation showing Capital Project costs are required as a condition of local approval for STI. | Not Applicable | ✗ |
| TRA Cap Project Costs | Documentation showing Capital Project costs are required as condition of local approval for TRA. | Not Applicable | ✗ |
| Utility allowance | Schedule of utility allowances. | Included | ✓ |
| Article XXXIV Legal Opinion | Legal opinion regarding Article XXXIV, prepared in accordance with NOFA. | Not Applicable | ✗ |
| Article XXXIV Authority | Documentation of Article XXXIV Authority prepared in accordance with NOFA. | Included | ✓ |
| Threshold Requirements Sheet/Tab | | | |
| SCS Consistency Confirmation | Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a). | Included | ✓ |
| SFH Lease Addendum | Submit a draft of the development's Smoke Free Housing lease addendum. | Included | ✓ |
| AHD Environmental | Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | Included | ✓ |
| 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. | Not Applicable | ✗ |
| HRI Environmental | Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). | Not Applicable | ✗ |
| HRI Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. | Not Applicable | ✗ |
| STI Environmental | Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | Included | ✓ |
| STI Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. | Included | ✓ |
| TRA Environmental | Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | Included | ✓ |
| TRA Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. | Not Applicable | ✗ |
| AHD-HRI Market Study | Provide a completed market study prepared within one year of the application due date. | Included | ✓ |
| EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc. | Documentation for the 6 permanent sources, plus Equity Investor if known at time of application. | Included | ✓ |
| EFC STI1; EFC STI2; EFC STI3; etc. | Supporting documentation for the 1 non-AHSC STI funding commitments. | Included | ✓ |
| EFC TRA1; EFC TRA2; EFC TRA3; etc. | Supporting documentation for the 0 non-AHSC TRA funding commitments. | Not Applicable | ✗ |
| EFC PGM1; EFC PGM2; EFC PGM3; etc. | Supporting documentation for the 0 non-AHSC PGM funding commitments. | Not Applicable | ✗ |
| AHD Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Included | ✓ |
| AHD Preliminary Title Report | PTR, that is no more than 6 months old for the AHD Project. | Included | ✓ |
| HRI Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Not Applicable | ✗ |
| STI Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Included | ✓ |
| TRA Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Included | ✓ |
| Past Exp AHD1, Past Exp AHD2 | Certificates of Occupancy for two recently completed affordable housing developments. | Included | ✓ |
| Past Exp HRI1, Past Exp HRI2 | Certificates of Occupancy for two recently completed affordable housing developments. | Not Applicable | ✗ |

| | | | |
|------------------------------|---|----------------|---|
| Past Exp STI1, Past Exp STI2 | Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements. | Not Applicable | ✘ |
| Past Exp TRA1, Past Exp TRA2 | Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements. | Not Applicable | ✘ |
| Past Exp PGM1, Past Exp PGM2 | Provide documentation for the two recently completed programs. | Included | ✔ |
| Relocation Plan | Applicants must provide a Relocation Plan. | Not Applicable | ✘ |
| HE Determination letter | Provide HCD's determination letter. | Included | ✔ |
| AHD No Ag | Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool. | Included | ✔ |
| AHD Ag Infill | Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A). | Not Applicable | ✘ |
| HRI No Ag | Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool. | Not Applicable | ✘ |
| HRI Ag Infill | Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A). | Not Applicable | ✘ |
| HRI Local Approvals | Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. | Not Applicable | ✘ |
| All Electric Design | Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure. | Included | ✔ |
| 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. | Included | ✔ |

Quantitative Policy Scoring Sheet/Tab

| | | | |
|---|---|----------------|---|
| AHSC-funded STI and TRA Quantification Form | Complete the AHSC-funded STI and TRA Quantification Form identifying the locations, AADT, and Speed Limit of all STI and TRA components that are to be funded by the AHSC program funds. | Included | ✔ |
| Bicycle Network Connectivity | Identify at least one location where the new AHSC-funded Context Sensitive Bikeway directly intersects with an existing bikeway on the Project Area Map (PAM). | Included | ✔ |
| Pedestrian Network Gap | PAM - Using the Project Area Map, identify the current gap in the pedestrian network (no path or sidewalk currently exists) of at least 1,000 linear feet that is to be completed by the AHSC program funding. | Not Applicable | ✘ |
| Local Transit Route Improvements | Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(b)(5) along the one transit route. If improving two transit routes, provide one map for each of the routes. | Included | ✔ |
| Green Building Status | Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to. | Included | ✔ |
| Housing and Transportation Collaboration | Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in Sec.107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in Section 107 Quantitative Policy Scoring(c)(3)(C). | Included | ✔ |
| Prohousing Designation | Provide certification from the Department (HCD) that the Jurisdiction has received "Prohousing designation" | Not Applicable | ✘ |
| Pending Prohousing Designation | Provide evidence that the jurisdiction applied for a "Prohousing designation" from the Department and that the jurisdiction have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program. | Included | ✔ |
| Assessment Housing Needs | Applicants are required to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area. | Included | ✔ |
| Commitment Letter workplan | All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented. | Included | ✔ |
| Assessment Supporting Documents | Optional: Applicants and partners are permitted to provide their own existing Anti-Displacement Assessment, if it addresses the requirements described in Section 107 Quantitative Policy Scoring (g)(1). Applicants and partners are also permitted to provide information or data from reputable local sources, like the locality's Housing Element, to respond to the provided Assessment template prompts. Any alternative assessments or source documentation should be provided. | Not Applicable | ✘ |
| Workforce Strategy A | Partnership with a Workforce Development Organization: If pursuing Workforce Strategy A (Section 107 Quantitative Policy Scoring (h)(1)(A)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization. | Included | ✔ |
| Workforce Strategy B | Skilled and Trained Workforce Commitment: If pursuing Workforce Strategy B (Section 107 Quantitative Policy Scoring (h)(1)(B)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(B)(i) in a letter jointly signed by the Applicant and external organization. | Not Applicable | ✘ |
| Workforce Strategy C | Project Labor or Community Workforce Agreement: If pursuing Workforce Strategy C (Section 107 Quantitative Policy Scoring (h)(1)(C)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(C)(i) in a letter jointly signed by the Applicant and external organization. | Not Applicable | ✘ |
| Workforce Strategy D | Local Hire Ordinances: If pursuing Workforce Strategy D (Section 107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter. | Included | ✔ |
| AHSC funded pgm Commitment letter | If pursuing Section 107Quantitative Policy Scoring (j), provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. Be sure to identify which category the proposed AHSC-Funded Program falls under. The proposed workplan should include the information outlined in Section 107 Quantitative Policy Scoring (j)(1). | Included | ✔ |

Narrative-Based Policy Scoring

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|------------------------|--|----------------|---|
| Narrative | Provide a response to each prompt as outlined in the Narrative Prompts document . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives. | Included | ✓ |
| Community Tracker | Provide a completed AHSC Round 7 Community Engagement Tracker. | Included | ✓ |
| Community Needs | Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project. | Included | ✓ |
| Climate Matrix | AHSC Round 7 Climate Adaptation Assessment Matrix. | Included | ✓ |
| Local Planning Efforts | Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative. | Included | ✓ |
| Site Plan | Provide the most current site plan. | Included | ✓ |
| Future Engagement | Optional: Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO. | Not Applicable | ✗ |

Certification & Legal

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|------------------------|--|----------|---|
| Cert-Legal Explanation | Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application. | Included | ✗ |
|------------------------|--|----------|---|

CARB GHG & Co-Benefits Quantification

| | | | |
|--|---|----------------|---------------|
| AHSC 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. | Included | ✓ |
| GHG Affordable Housing Tab Inputs | Signed letter from housing project developer documenting inputs in the Affordable Housing Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template. | Included | ✓ |
| GHG Transit Tab Inputs | Signed letter from transit agency partner documenting inputs in the Transit Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template: | Included | If applicable |
| GHG Solar PV Tab Inputs | Signed letter from licensed professional documenting inputs in the Solar PV Tab of the AHSC Benefits Calculator Tool and PVWatts Calculator results. Follow this link for specific requirements and template. | Included | If applicable |
| Bike Share Inputs | Signed letter from bike share partner committing to delivering the proposed bike share project and confirming that project specific inputs in the AHSC Benefit Calculator are correct: -Is bike share is electric (yes/no)? -Number of bike share trip per year in Year 1 and Year F -Average cost per trip -Explanation or calculation of how the expected number of trips was derived | Not Applicable | If applicable |
| Clean Mobility Option (CMO) Benefits Calculator Tool | If applicant is proposing shared mobility projects, submit a completed CMO Benefits Calculator Tool. | Not Applicable | If applicable |
| GHG Shared Mobility Inputs | Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Refer to the documentation requirements in the CMO Benefits Calculator Tool. | Not Applicable | If applicable |

END OF DOCUMENT

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Certification & Legal Disclosure

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

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

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

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

| | | | |
|--------------|--------------------|-----------|------|
| | | | |
| Printed Name | Title of Signatory | Signature | Date |

Legal Disclosure

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

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

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

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

Exceptions:

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

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

Civil Matters

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

Criminal Matters

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

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|--------------|--------------------|-----------|------|
| | | | |
| Printed Name | Title of Signatory | Signature | Date |

Entity Organizational Documents

Organizational Documents

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

Organizational Charts

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

Corporate Entities

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

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

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

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

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

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

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

Limited Liability Companies

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

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

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

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

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

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

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

Limited Partnerships

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

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

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

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

Amended and Restated Limited Partnership Agreement

Certificate of Good Standing certified by Secretary of State.

Tribal Entity

Tribe Formation Documents (Constitution, Charters, etc.)

Federal Register of Indian Entities Recognized (81 Fed Reg. 26826) if applicable

BIA Federal Acknowledgment Petitioner List (CFR Section 83.1 of Title 25) if applicable

Contact List maintained by the Native American Heritage Commission (GC Section 65352.3) if applicable

End of Document

Project information needed for the CARB AHSC Ben

Project Name
HCD Project Application #
Project County
Project Area Type
Developer Contact Name
Developer Contact Phone
Developer Contact Email
AHSC GGRF Funds Requested (\$)
Other GGRF Funds (\$)
Other GGRF Funds Sources

Project information needed for the CARB AHSC Ben

Maximum stories
Total Dwelling Units
Restricted Dwelling Units
Net Density (dwelling units/acre)
Mixed-use Development?
Total Residential Space (square feet)
Total Mixed-use Space (square feet)
Traffic Calming Measures?
Residential Parking Spaces
Unbundled Monthly Parking Income (\$)
Dwelling Units Receiving Transit Passes
Annual Transit Passes Value (\$)
Duration of Funding for Transit Passes (years)

Benefits Calculator Tool at "Project Info" Worksheet, Cell reference at right if each item below.

| | |
|------------------------------------|------------|
| 850 Turk Street | Cell = E23 |
| AHSC0001038 | Cell = E24 |
| San Francisco | Cell = E25 |
| Transit Oriented Development (TOD) | Cell = E26 |
| Lisa Howlett | Cell = E27 |
| 650-339-5721 | Cell = E28 |
| lhowlett@midpen-housing.org | Cell = E29 |
| \$31,971,048 | Cell = E31 |
| no data provided at application | Cell = E32 |
| no data provided at application | Cell = E33 |

Benefits Calculator Tool at "Affordable Housing Inputs" Worksheet, , Cell reference at right if each item

| | |
|---------------------------------|------------|
| 8 | Cell = C20 |
| 92 | Cell = C21 |
| 91 | Cell = C22 |
| 108 | Cell = C23 |
| No | Cell = C24 |
| 98,719 | Cell = C25 |
| no data provided at application | Cell = C26 |
| Yes | Cell = C28 |
| no data provided at application | Cell = C39 |
| no data provided at application | Cell = C40 |
| 91 | Cell = C45 |
| \$1,176 | Cell = C46 |
| 3 | Cell = C47 |



n below.

Application Development Team (ADT) Support Form

V1 1/30/23

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

| | | | | | |
|------------|--|-----------------|--|---------------------------|---------|
| Full Name: | | Date Requested: | | Application Version Date: | 1/30/23 |
|------------|--|-----------------|--|---------------------------|---------|

| | | | | | |
|---------------|--|--------|--|----------------|--|
| Organization: | | Email: | | Contact Phone: | |
|---------------|--|--------|--|----------------|--|

| Issue # | Sheet/Tab name | Section | Cell# | Describe the issue/error or suggestion | Urgency | ADT Status | Status Date |
|---------|----------------|---------|-------|--|---------|------------|-------------|
| 1 | | | | | | | |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |
| 5 | | | | | | | |
| 6 | | | | | | | |
| 7 | | | | | | | |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |