



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**INSTRUCTIONS**

This concept proposal workbook, along with the "Concept Proposal Certification and Identity of Interest Disclosure" (Concept Certification) document and FFAST prompts, are designed to collect relevant information needed to assess project eligibility according to the threshold requirements of the Program guidelines.

The workbook is structured according to the Program guidelines (Sections 102-106), and is intended to serve as a tool for providing technical assistance on the funding requirements for this flexible, yet complicated program.

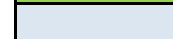
1. Please enter responses in the yellow boxes such as this:



2. Attachments are called out in the Table of Contents and are highlighted in green cells with naming conventions indicated:



3. Cells in blue have formulas and will auto-populate:



**WORKBOOK TAB COMPONENTS**

Table of Contents

TAB	DESCRIPTION
Description	Provide details on your project type, project description and statutory set-aside eligibility
Applicants	Identify the applicant(s) organizations and contacts
FAAST Checklist	Checklist to ensure the portions of FFAST have been completed, and select information is duplicated in this workbook
Affordable Housing	Complete only for projects with an AHD or HRI eligible use
Transportation	Complete only for projects with an STI or TRA eligible use
Programs	Complete only for projects with a PGM eligible use
Funds Request	Information from the budgets will populate this worksheet; this is the AHD and HRI maximum loans/grants are calculated
Budget - AHD-R	Provide budget information for AHD rental Capital Projects
Budget - AHD-HO	Provide budget information for AHD Homeowner Capital Projects
Budget - HRI	Provide budget information for HRI Capital Projects
Budget - STI	Provide budget information for STI Capital Projects
Budget - TRA	Provide budget information for TRA Capital Projects
Budget - PGM	Provide budget information for PGM(s)
Readiness	Provide information on Environmental Clearances, Land Use Approvals, Site Control and Milestones
EFC Summary	Provide information on Enforceable Funding Commitments
Guideline Reference	Excerpts from Section 102-106 of the AHSC Program Guidelines have been included for reference.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Throughout this application, the following acronyms will be used:

AHD = "Affordable Housing Development"  
AHD-R = "Affordable Housing Development - Rental"  
AHD-HO = "Affordable Housing Development - Homeownership"  
HRI = "Housing-Related Infrastructure"  
STI="Sustainable Transportation Infrastructure"  
TRA="Transportation-Related Amenities"  
PGM="Programs"

All applicants must complete the following tabs:

Description  
Applicants  
FAAST Checklist  
Funds Request  
Readiness  
EFC Summary

In addition, applicants with an AHD Capital Project must complete the tabs:

Affordable Housing  
Budget - AHD-R (for rental housing projects) [if applicable]  
Budget - AHD-HO (for homeownership projects) [if applicable]

In addition, applicants with an HRI Capital Project must complete the tabs:

Affordable Housing  
Budget - HRI

In addition, applicants with an STI Capital Project must complete the tabs:

Transportation  
Budget - STI

In addition, applicants with an TRA Capital Project must complete the tabs:

Transportation  
Budget - TRA

In addition, applicants with a Program(s) must complete the tabs:

Programs  
Budget - PGM



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**AHSC Concept Proposals  
Required Contents\***

<b>SECTION</b>	<b>Workbook Tab(s)</b>
<b>Project Overview</b>	
1 Project Description defining each of the following:	
<input type="checkbox"/> Project Area Type (TOD, ICP or RIPA)	Description
<input type="checkbox"/> Project Area (defined by vicinity map, service area, etc.)	Description
<input type="checkbox"/> Project location (i.e. address)	Description
<input type="checkbox"/> Transit Service map and schedules	Description
<input type="checkbox"/> Proposed Project Description	Description
<input type="checkbox"/> Eligibility for Statutory Set-Asides, if applicable	Description
<input type="checkbox"/> Affordable Housing	Description Affordable Housing
<input type="checkbox"/> Disadvantaged Communities	Description
<input type="checkbox"/> Identification of Project Co-Benefits	FAAST Checklist
2 AHSC Program funding amounts requested for:	
<input type="checkbox"/> Grant funds	Funds Request Affordable Housing Transportation Programs
<input type="checkbox"/> Loan funds	Funds Request Affordable Housing
3 Applicant Information:	
<input type="checkbox"/> Identification of joint applicants	Applicants
<input type="checkbox"/> Identification of participating entities	Applicants
<b>Threshold Requirements</b>	<b>Workbook Tab</b>
4 Description of GHG emission reduction strategies attributable to the Project	FAAST Checklist
5 Demonstration of how the Project supports the implementation of the applicable SCS or other qualifying regional plan	FAAST Checklist
6 Consistency with State Planning Priorities	FAAST Checklist
<b>Project Readiness</b>	<b>Workbook Tab</b>
7 Evidence of Enforceable Funding Commitments	EFC Summary
8 Project Budgets	
<input type="checkbox"/> Affordable Housing Development (AHD)	Budget - AHD-R Budget - AHD-HO
<input type="checkbox"/> Housing-Related Infrastructure (HRI)	Budget - HRI
<input type="checkbox"/> Sustainable Transportation Infrastructure (STI)	Budget - STI
<input type="checkbox"/> Transportation-Related Amenities (TRA)	Budget - TRA
<input type="checkbox"/> Program(s) (PGM)	Budget - PGM



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**AHSC Concept Proposals  
Required Contents\***

<b>SECTION</b>	<b>Workbook Tab(s)</b>
<b>Project Readiness (continued)</b>	<b>Workbook Tab</b>
9 Demonstration of Project readiness as appropriate:	
<input type="checkbox"/> Site Control (per Section 106(a)(7))	Readiness
<input type="checkbox"/> All necessary NEPA and CEQA clearances per Section 106(a)(4)	Readiness
<input type="checkbox"/> All necessary discretionary land use approvals, excluding design review (per Section 106(a)(5))	Readiness
<input type="checkbox"/> Consistency with local public works department, or other responsible local agency requirements (for Housing-Related and Transportation-Related Infrastructure Capital Projects only) (according to Section 106(a)(14)(D) or (15)(A))	Readiness
<input type="checkbox"/> Estimated Project milestone schedule	Readiness
<input type="checkbox"/> Demonstration (self-certification) that Project construction has not yet commenced (per Section 106(a)(10))	Self Certification Worksheet from FFAST**

\*Per Figure 5 of the 2015-2016 Program Guidelines (pg. 21) effective December 17, 2015.

\*\*This is a separate worksheet on FFAST that requires downloading, completing, signing and uploading a copy with a wet signature.

<b>Appendices</b>	<b>Workbook Tab</b>
A. Workbook Instructions	Instructions
B. Guidelines Reference	Guidelines Reference

**Attachments**

<b>Workbook Tab(s)</b>	<b>Attachment(s)</b>	<b>Naming Convention</b>
Applicant	Concept Proposal Certification and Identity of Interest Disclosure <i>(download from FFAST, execute and submit one for each applicant)</i>	Concept Proposal Certification and Identity of Interest Disclosure
Description	Rural Area Determination	DESC-Rural Area Determination
	Project Area Map(s)	DESC-Project Area Map#
	Project Area Shapefile(s) <i>(if STI project)</i>	DESC-Project Area Shapefile#
	Transit Service Map(s)	DESC-Transit Service Map#
	Transit Schedule(s)	DESC-Transit Schedule#
EFC Summary	Enforceable Funding Commitment Letters	EFC -xxx Letter #" where xxx is either AHD-R, AHD-HO, HRI,STI, TRA, or



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Name of Project: **Yosemite Apartments**

Project Area Type (TOD, ICP, or RIPA): TOD ▼

**TOD**

**TOD Project Area Description (per Guidelines Section 102(c))**

A Transit Oriented Development (TOD) Project Area must demonstrate VMT reduction through fewer or shorter vehicle trips or mode shift to transit use, bicycling or walking by integrating High Quality Transit systems and key destinations including residential/mixed uses, with an emphasis on affordable housing development and Disadvantaged Community benefits within a neighborhood, district or corridor. Examples of TOD typologies are described in Appendix G.

**Required Components**

- (1) include at least one (1) Transit station/Stop served by High Quality Transit at the time of application submittal;
- (2) include an Affordable Housing Development located no further than one-half (1/2) mile from a Transit Station/Stop served by High Quality Transit. While the TOD Project Area must include an Affordable Housing Development, it may be funded from sources other than the AHSC Program but must meet the requirements of Section 103(a)(1)(A) through (C); AND

Distance between Affordable Housing Development and Transit Station/Stop served by High Quality Transit?

0.40
AHD

Affordable Housing Development (AHD, HRI, or both) funded by AHSC?

- (3) include at least one (1) additional Eligible Use consisting of
  - (i) a Sustainable Transportation Infrastructure (STI) Capital Project,
  - (ii) a Transportation-Related Amenities (TRA) Capital Project, or
  - (iii) Programs (PGM).

Additional Required Eligible Use

Additional Optional Eligible Use #1

Additional Optional Eligible Use #2

Additional Optional Eligible Use #3

STI
PGM

**AHSC Award Request (within acceptable range for Project Area type)**

Minimum Award: \$1,000,000  
 Maximum Award: \$20,000,000

Award Request (autopopulated from Funds Request): **\$ 5,092,303**



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**ICP**

ICP Project Area Description (per Guidelines Section 102(d))

An Integrated Connectivity Project (ICP) Project Area must demonstrate VMT reduction through fewer or shorter vehicle trips or mode shift to transit use, bicycling or walking within areas lacking High Quality Transit, with an emphasis on providing Disadvantaged Community benefits. Project Areas that include High Quality Transit are ineligible to apply as an ICP Project Area.

**Required Components**

- (1) include at least one (1) Transit station/Stop;
- (2) be served by at least one (1) mode of Qualifying Transit that does not meet the requirements of High Quality Transit at the time of application submittal; AND
- (3) include a Sustainable Transportation Infrastructure (STI) Capital Project and at least one (1) additional Eligible Use consisting of
  - (i) an Affordable Housing Development (AHD) Capital Project,
  - (ii) a Housing-Related Infrastructure (HRI) Capital Project,
  - (iii) a Transportation-Related Amenities (TRA) Capital Project, or
  - (iv) Programs (PGM).

Additional Required Eligible Use

Additional Optional Eligible Use #1

Additional Optional Eligible Use #2

Additional Optional Eligible Use #3


If the ICP application proposes to fund an Affordable Housing Development (AHD) with AHSC Program funds, that housing must be located with a 1/2 mile of a Transit Station/Stop.

Distance between Affordable Housing Development and Transit Station/Stop?

--

**AHSC Award Request (within acceptable range for Project Area type)**

Minimum Award: \$500,000

Maximum Award: \$20,000,000

Award Request (autopopulated from Budgets):

--



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

RIPA

RIPA Project Area Description (per Guidelines Section 102(e))

A Rural Innovation Project Area (RIPA) must demonstrate VMT reduction through fewer or shorter vehicle trips or mode shift to transit use, bicycling or walking within areas lacking High Quality Transit within a Rural Area.

Required Components

- (1) include at least one (1) Transit station/Stop;
- (2) be served by at least one (1) mode of Qualifying Transit that does not meet the requirements of High Quality Transit at the time of application submittal; AND
- (3) include a Sustainable Transportation Infrastructure (STI) Capital Project and at least one (1) additional Eligible Use consisting of
  - (i) an Affordable Housing Development (AHD) Capital Project,
  - (ii) a Housing-Related Infrastructure (HRI) Capital Project,
  - (iii) a Transportation-Related Amenities (TRA) Capital Project, or
  - (iv) Programs (PGM).

Additional Required Eligible Use

Additional Optional Eligible Use #1

Additional Optional Eligible Use #2

Additional Optional Eligible Use #3

- (4) be in a Rural Area\*.

If yes, indicate which Rural Determination method:


\*Rural Area is defined according to Health and Safety Code 50199.21 as follows:

"Rural area" for the purpose of this chapter and Sections 17058 and 23610.5 of the Revenue and Taxation Code, means an area, which, on January 1 of any calendar year satisfies any of the following criteria:

(a) The area is eligible for financing under the Section 515 program, or successor program, of the Rural Development Administration of the United States Department of Agriculture.

(b) The area is located in a nonmetropolitan area as defined in Section 50090.

(c) The area is either (1) an incorporated city having a population of 40,000 or less as identified in the most recent Report E-1 published by the Demographic Research Unit of the Department of Finance, or (2) an unincorporated area which adjoins a city having a population of 40,000 or less, provided that the city and its adjoining unincorporated area are not located within a census tract designated as an urbanized area by the United States Census Bureau. The department shall assist in determinations of eligibility pursuant to this subdivision upon request. With respect to areas eligible under subdivision (b) and this subdivision, the committee may rely upon the recommendations made by the department. Any inconsistencies between areas eligible under subdivisions (a) and (b), and this subdivision, shall be resolved in favor of considering the area a rural area. Eligible and ineligible areas need not be established by regulation.

**\*Upload documentation that supports the rural designation to FAAST and save as "Rural Area Determination."**



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

If the RIPA application proposes to fund an Affordable Housing Development (AHD) with AHSC Program funds, that housing must be located with a 1/2 mile of a Transit Station/Stop.

Distance between Affordable Housing Development and Transit Station/Stop?

AHSC Award Request (within acceptable range for Project Area type)

Minimum Award: \$500,000  
 Maximum Award: \$20,000,000

Award Request (autopopulated from Budgets):

**PROJECT AREA DEFINITION**

Description of geographical boundaries\*:

1 mile from the Powell Street Station,  
 corner of Powell Street and Market Street,  
 San Francisco

Census Tract(s):

6075012501 (for Powell Street Station)

Assessor's Parcel Number(s):

N/A

**\*Defined by vicinity map, service area, etc. Upload to FFAST and save as "Project Area Map #." Applicants requesting funds for Sustainable Transportation Infrastructure (STI) for improvements to a transportation system/corridor or bicycle or pedestrian network must submit a Shapefile detailing the specific location of the improvements (i.e. identifying the AHSC funded segment). Save the Shapefile "Project Area Shapefile #."**

[For more information on a Shapefile click this link.](#)

Required Components (per Guidelines Section 102(a))

- (1) be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area\*\*;
- (2) include at least one Transit Station/Stop consistent with the requirements set forth in the TOD, ICP and RIPA Descriptions below; and
- (3) be of a defined size consistent with one of the following:

Yes
Yes





AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

- |   |     |
|---|-----|
| (A) For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile radius from the identified Transit Station/Stop.  | Yes |
| (B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line or route.   | N/A |
| (C) For Project Areas which include a Transit Corridor or bicycle network or both, the defined Project Area must be identified in a plan, i.e. general plan, bicycle master plan or transit corridor implementation plan. | N/A |

Plan name (if applicable):

N/A

**\*\*Defined by transit service maps and schedules. For each, upload to FFAST and save as "Transit Service Map #," and "Transit Schedule #."**



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**PROPOSED PROJECT DESCRIPTION**

AHD Capital Project Name:	Yosemite Apartments
Address:	480 Eddy Street
Census Tract(s):	6075012401
APN(s):	Block 0334, Lot 014
Description:	The proposed AHD project is the substantial rehabilitation of the Yosemite Apartments, a 6-story building consisting of 31 studio and 1 one-bedroom units as well as a ground floor

HRI Capital Project Name:	
Address:	
Census Tract(s):	
APN(s):	
Description:	

STI Capital Project Name:	Pedestrian sidewalk extensions ("bulb-outs")
Address:	Corners: Eddy & Leavenworth, Leavenworth & Turk, Turk &
Census Tract(s):	06075012502, 06075012501
APN(s):	Not applicable
Description:	Installation of new street crossing enhancements: sidewalk "bulb-outs" at three separate highly dangerous intersections.

TRA Capital Project Name:	
Address:	
Census Tract(s):	
APN(s):	
Description:	

Program #1 Name:	Tenderloin SafePassage Pedestrian Safety Training
Description:	safety in the Disadvantaged Community and surrounding areas through professional-led trainings, open to the public.

Program #2 Name:	
Description:	

Program #3 Name:	-
Description:	



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**STATUTORY SET-ASIDES**

Eligibility for Statutory Set-Asides and Project Area Type Targets  
(per Guidelines Section 105(d)(3)):

- A. Disadvantaged Community Eligibility\* Yes
- B. Affordable Housing Development (AHD) and/or  
Housing-Related Infrastructure (HRI) Capital Projects: Yes
  - i) Rental vs. Homeownership?: Rental
- C. Project Area Type (TOD, ICP, or RIPA) (copied from above): TOD

\*FOR MORE INFORMATION ABOUT DISADVANTAGED COMMUNITIES:

1. Per Guidelines Section 106(b), the California Environment Protection Agency (CalEPA) has identified the census tracts in California with the top 25 percent of CalEnviroScreen 2.0 scores as Disadvantaged Communities. On September 4, 2015, ARB released Cap-and-Trade Auction Proceeds: Funding Guidelines for Agencies that Administer California Climate Investments (Funding Guidelines) that provides criteria to evaluate whether or not a project provides a benefit to a Disadvantaged Community. These criteria are detailed in Figure 7 on page 31 of the Guidelines.

A Project that provides Disadvantaged Community benefits may receive priority for funding in order to meet the AHSC Program Disadvantaged Community funding targets. All applicants must evaluate the criteria in Figure 7 below and, if applicable, demonstrate in the application how the Project meets one of the criteria below.

If the eligible Capital Project or Program Costs are determined to provide benefit to a Disadvantaged Community pursuant to the Funding Guidelines, the application must demonstrate, based on ARB's Guidance, how the AHSC Program funds will provide benefit to a Disadvantaged Community.

2. Per Guidelines Section 105(c)(3)(C), to the extent a secondary filter is necessary in evaluating concept proposals, i.e. where there is a tie amongst projects, a project located within a Disadvantaged Community will be prioritized based on greatest percentile rank.

**Figure 7**  
**AHSC Program Disadvantaged Community Criteria**  
(Page 31 of the Guidelines)

Located Within: Evaluate the Project to see if it meets at least one of the following criteria for being located in a Disadvantaged Community census tract and provides direct, meaningful and assured benefit(s) to a Disadvantaged Community; and meaningfully addresses an important community need.

Project must meet the following criteria focused on reducing passenger VMT by Disadvantaged Community residents or in a Disadvantaged Community:

- o A majority (50%+) of the Project is within one or more Disadvantaged Communities and reduces VMT, and the Project is designed to avoid displacement of Disadvantaged Community residents and businesses.

Provides Benefits To: If the Project does not meet the above criteria for "located within," evaluate the Project to see if it meets at least one of the following criteria for providing direct, meaningful and assured benefit(s) to a Disadvantaged Community; and meaningfully addresses an important community need.

Project must meet at least one of the following criteria focused on reducing passenger vehicle miles travelled by Disadvantaged Community residents or in a Disadvantaged Community:

- o Project is accessible by walking within ½ mile of a Disadvantaged Community and reduces VMT, and is designed to avoid displacement of Disadvantaged Community residents and businesses; or
- o Project includes recruitment, agreements, policies or other approaches that are consistent with federal and state law and result in at least 25% of project work hours performed by residents of a Disadvantaged Community; or
- o Project includes recruitment, agreements, policies or other approaches that are consistent with federal and state law and result in at least 10% of project work hours performed by residents of a Disadvantaged Community participating in job training programs which lead to industry-recognized credentials or certifications.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Name of Project: Yosemite Apartments

**APPLICANT**

Applicant Name: Tenderloin Neighborhood Development Corpora

Contact Name: Christopher Cummings

Title: Project Manager

Contact Email: ccummings@tndc.org

Contact Phone #: (415) 358-3956

Applicant Eligibility (select from drop down menu)

Eligible Entities: Developer

**JOINT APPLICANT #1**

Applicant Name: San Francisco Municipal Transportation Agency

Contact Name: Chad Rathmann

Title: Funding Analyst, Livable Streets

Contact Email: chad.rathmann@sfmta.com

Contact Phone #: (415) 646 2389

Applicant Eligibility (select from drop down menu)

Eligible Entities: Transit Agency or Transit Operator

**JOINT APPLICANT #2**

Applicant Name:

Contact Name:

Title:

Contact Email:

Contact Phone #:

Applicant Eligibility (select from drop down menu)

Eligible Entities:

**Please provide a signed "Concept Proposal Certification and Identity of Interest Disclosure" (available on FFAST) for each applicant.**

Per Guidelines Section 105(a), joint applicants for the Project will be held jointly and severally liable for the completion of the Project. A recipient of Department funds must remain liable for performing all requirements of the award of funds as those requirements are 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 and enter into agreements amongst one another as to which shall bear responsibility as to particular portions of the award. If a particular recipient is not statutorily required to maintain eligibility for award funds, that recipient may request to withdraw from the award at any time, and the Department shall, in its reasonable discretion, allow such withdrawal if agreed to by the remaining recipients and not otherwise prohibited by law.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**Application Checklist: FFAST Entries**

Name of Project:

**FFAST Entries Checklist**

Entries	Yes/No
Completed FFAST?	YES
Completed all relevant tabs in the Concept Proposal Workbook?	YES
Attached on FFAST Concept Proposal Workbook?	YES
Attached FFAST "Concept Proposal Certification and Identity of Interest Disclosure" for each applicant?	YES
Attached on FFAST:	YES
Rural Area Definition (if applicable)?	N/A
Project Area Map?	YES
Project Area Shapefile(s) (if applicable)?	YES
Transit Service Map(s)?	YES
Transit Schedule(s)?	YES
Enforceable Funding Commitment Letters?	YES

**Copy/Paste Selected FFAST Questions**

In order to facilitate the review process within this workbook, please copy and paste the following responses from the FFAST Questionnaire:

**Identification of Project Co-Benefits**

**FFAST Prompt #23: Identify and describe expected co-benefits of the Project:**

The project will reduce heat-related illnesses and increase thermal comfort in two ways: 1) the AHD scope will include weatherization, on-site energy renewal via solar domestic hot water systems, thermal insulation, and higher-efficiency windows, & 2) the scope will also include new street trees that comply with the City's tree planting guidelines.

The project will increase access to parks and community facilities: The focal point of the Tenderloin SafePassage ("TSP") coverage area is Boeddeker Park (including full playground, full basketball court, lawn area, and community building). Therefore, the TSP pedestrian safety training program and enhanced pedestrian infrastructure, both included in this project, will help facilitate community members' access to this and other local resources.

The project will create quality jobs in the short- and long-term:  
 In the short term, the AHD rehab and pedestrian infrastructure improvements will create multiple jobs across the design, engineering, and construction industries. City of San Francisco specific hiring goals for local and small business



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Application Checklist: FAAST Entries

Name of Project: Yosemite Apartments

Statutory Threshold Requirements

FAAST Prompt #26.b Description of GHG emission reduction strategies attributable to the Project:

1, 2, 4, 5, 9, 10, 11, 13, 15, 17

FAAST Prompt #28. Demonstration of how the Project supports the implementation of the applicable SCS or other qualifying regional plan:

The proposed Project supports the following goals of Plan Bay Area, the applicable Sustainable Communities strategy (<http://planbayarea.org/plan-bay-area/goals-targets.html>):

Goal: Equitable Access. Project Support: The project area is located in a Priority Development Area (PDA). Plan Bay Area seeks to increase equitable access by increasing the share of affordable housing and enhancing walkability/transit in PDAs. PDAs are neighborhoods within walking distance of frequent transit service, offering a wide variety of housing options, and featuring amenities such as grocery stores, community centers, and restaurants.

Goal: Climate Protection. Project Support: By being located within 0.5 miles of a High Quality transit stop as well as numerous other bus lines, the Project will help to drive climate protection by locating housing near to transit, thereby reducing vehicle miles traveled and CO2 emissions from cars and light-duty trucks.

FAAST Prompt #29. Description of how the project is consistent with State Planning Priorities:

The Project is consistent with the following priorities of Government Code Section 65041.1:

Promote infill development and equity by redevelopment of previously developed land: The Project represents the rehabilitation of existing improvements on land located in a high-density, Urban Core setting that is close to transit and employment. As a development in an urban, high-density neighborhood near to both employment and public transit, the project reduces vehicle miles traveled, thereby reducing greenhouse gas emissions and protecting undeveloped sites in other areas of the region and the wider environment.

Particularly for [the] underserved: With the rehabilitation and refinance made possible only via the AHSC program, the Project will preserve affordable housing stability and provide deep income targeting to low-income tenants, thereby improving the lives of the underserved.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Please complete for projects with an AHD and/or HRI eligible use.

Name of Project:   
 Type:

AHD Capital Project Name:   
 Address:   
 Census Tract(s):   
 APN(s):   
 Description:

HRI Capital Project Name:   
 Address:   
 Census Tract(s):   
 APN(s):   
 Description:

**TAX CREDITS**

Please select appropriate entry for each item:

Type (Select One):   
 Federal:   
 Proposed Equity Investor Contribution (\$):   
 State:   
 Proposed Equity Investor Contribution (\$):   
 Timeframe for Applying for 4% Tax Credits  
 Proposed Month:   
 Proposed Year:   
 If already awarded,  
 Date Tax Credit Reservation Award:   
 Timeframe for Applying for 9% Tax Credits  
 Proposed Round:   
 Proposed Year:   
 If already awarded,  
 Date Tax Credit Reservation Award:



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**AFFORDABLE HOUSING DEVELOPMENTS (AHD)**

Please select appropriate entry for each item:

Guidelines  
Section

103(a)(1)(A)

**A. Affordable Housing Development Capital Projects MUST**

(i) consist of one or more of the following (select all that apply):

New construction

No

Acquisition and Substantial Rehabilitation  
(including preservation of affordable housing at-risk  
of conversion to market rate)

Yes

Conversion of one or more nonresidential  
structures to residential dwelling units;

No

(ii) be located within one-half (1/2) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in Section 102(c) or (d). The one-half (1/2) mile is to be measured from the nearest boarding point of the **Transit Station/Stop** to the entrance of the residential structure in the **Affordable Housing Development** furthest from the **Transit Station/Stop** along a walkable route. The walkable route, after completion of the proposed **Project**, shall be free of negative environmental conditions that deter pedestrian circulation such as barriers, stretches without sidewalks or walking paths, noisy vehicular tunnels, streets, arterials or highways without regulated crossings that facilitate pedestrian movement, or stretches without lighted streets;

Yes

(iii) include at least 20 percent of the total residential units as **Affordable Units**; and

Yes

(iv) have a minimum **Net Density**, upon completion of the **Affordable Housing Development**, not less than that shown on the following table:

Yes





AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Figure 3		
Project Location*	Minimum <b>Net Density</b> Requirements	
	Residential Projects Only	Mixed-Use Projects ( <b>Floor Area Ratio</b> )
Urban	30 units per Acre	> 2.0
Suburban	20 units per Acre	> 1.5
Non-Metropolitan	15 units per Acre	> .75

\*Refer to Appendix C for definitions of Project Location designations and applicable **Net Density** requirements

(1) Mixed-use **Affordable Housing Developments** may demonstrate consistency with the **Net Density** requirements through either the unit per acre or Floor Area Ratio (FAR) requirements detailed in Figure 3 above.

(2) Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate) are exempt from the above minimum density requirements but shall not result in fewer units or lower percentage of total affordability than currently except where reductions in unit count are required to meet building code requirements.

(v) must supply at least one (1) **Secure Overnight Bicycle Parking** spot for every two units, that is not publicly accessible and is completely enclosed. Bicycle parking at the **Affordable Housing Development** will be considered an eligible cost but may not be used to meet required Project Area components for TOD or ICP/RIPA **Project Areas** as outlined in Section 102.

Yes

103(a)(1)(B) (B) **Affordable Housing Development Capital Projects** MAY:

(i) include residential units that are rental or owner-occupied, or a combination of both;

Rental

(ii) consist of scattered sites with different ownership entities, within the boundaries of a discrete **Project Area**, as long as the sites are developed together as part of a common development scheme adopted, approved or required by a **Public Agency**; or

No

(iii) include nonresidential uses that are compatible under local zoning.

Yes



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

103(a)(1)(C) (C) The **Affordable Housing Development Capital Projects** budget contains eligible costs that are limited to:

(i) Costs for a housing development, as specified in 25 CCR Section 7304 (a) and (b).

Yes

(ii) **Energy Efficiency, Low Impact Design, Renewable Energy or Urban Greening** improvements.

Yes

(iii) Soft costs such as those incidentally but directly related to construction, acquisition, or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements. **Soft costs shall not exceed 10 percent of total AHSC Program award.**

Yes

104(e) Applicant agrees to loans for rental Affordable Housing Developments, or the rental portions of a Affordable Housing Development, that are subject to the following terms:

(1) AHSC Program funds will be provided as a loan for permanent financing by the Department to the owner of the Affordable Housing Development, with the same terms as the Department's Multifamily Housing (MHP) Program financing as set forth in 25 CCR 7308.

Yes

(2) The maximum loan amount shall be calculated pursuant to 25 CCR 7307 based on the number of Restricted Units in the Affordable Housing Development, affordability, unit sizes, location, and on the base amount for loan calculation as specified in the AHSC Program NOFA. For Affordable Housing Developments receiving 4% low-income housing tax credits, \$60,000 per Restricted Unit may be added to the base amount for loan limit calculation purposes.

Yes



## AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

### CONCEPT PROPOSAL

Fiscal Year 2015-16

(3) Where the Affordable Housing Development is receiving low-income housing tax credits, the Public Agency or Developer may provide AHSC Program grant funds to the limited partnership of the Affordable Housing Development in the form of a zero (0) percent, deferred payment loan, with a term of at least 55 years. The loan may be secured by a deed of trust which may be recorded with the local county recorder's office. Provided, however, the beneficiary of the loan shall not under any circumstances exercise any remedy, including, without limitation, foreclosure, under the deed of trust without the prior written consent of the Department, in its sole and absolute discretion. The loan may not be sold, assigned, assumed, conveyed or transferred to any third party without prior written Department approval in its sole and absolute discretion.

Yes

(4) For Affordable Housing Developments assisted by other Department funding programs, repayment of the loan between the Public Agency and the developer or Developer and the limited partnership shall be limited to (1) no repayments to the Public Agency or the Developer until the maturity date or (2) repayment only from "distributions" from the Affordable Housing Development within the meaning 25 CCR 8301(h). The Public Agency or the Developer shall be responsible for all aspects of establishing and servicing the loan. The provisions governing the loan shall be entirely consistent with these Guidelines and all documents required by the Department with respect to the use and disbursement of AHSC Program funds. All documents governing the loan between the Public Agency and the developer borrower or Developer and the limited partnership borrower shall contain all the terms and conditions set forth in this subdivision and shall be subject to the review and approval of the Department prior to making the loan.

Yes



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

104(f)(4)

(4) For homeownership Affordable Housing Developments, AHSC Program assistance will be provided in the form of a grant from the Department to a Locality or Developer, to be used to provide a loan from the Locality or a Developer to a qualified first-time homebuyer in an identified homeownership Affordable Housing Development, in accordance with the provisions of the BEGIN Program as set forth in the BEGIN Guidelines issued by the Department, as amended April 21, 2009, except for the requirements for regulatory relief, set forth in Section 106 of those guidelines, and the application selection criteria set forth in Section 119.

N/A

HOUSING-RELATED INFRASTRUCTURE (HRI)

Please select appropriate entry for each item:

Guidelines Section

103(a)(2)(A)

(A) The **Housing-Related Infrastructure Capital Projects** budget contains eligible costs that are limited to:

(i) Capital improvements required by a **Locality**, transit agency, or special district as a condition to the approval of the **Affordable Housing Development**.

(ii) **Energy Efficiency, Low Impact Design, Renewable Energy** or **Urban Greening** improvements.

(iii) Soft costs such as those incidentally but directly related to construction, acquisition, or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements. **Soft costs shall not exceed 10 percent of total AHSC Program award.**

(iv) If AHSC funds Parking, the minimum residential per unit parking spaces in parking structures as required for the **Project** by a **Locality** based on the following:



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

<b>Figure 4 Allowable Structured Parking Costs</b>	
<b>Project Specific Per Unit Parking Requirements* (inclusive of guest parking)</b>	<b>Maximum Allowable AHSC funds per space</b>
Up to 2 spaces per Unit	\$10,000
0.5 to 1 space per Unit	\$20,000
<0.5 spaces per Unit	\$30,000

\*Total number of units / Total number of required parking spaces.

*Note: The Council intends to decrease funds available for traditional parking spaces (excluding parking spaces dedicated for car share, electric vehicle charging stations, zero emission vehicles (ZEVs) or ADA accessible parking) in subsequent rounds of funding with the goal of eliminating funds for this use entirely.*

(v) Required environmental remediation necessary for the capital project where the cost of the remediation does not exceed 50 percent of **AHSC Program** grant funds.

(vi) Real property acquisition of the **Housing-Related Infrastructure** project site and associated fees and costs, not including real estate commissions for purchase or acquisition.

(vii) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **Capital Project** not to exceed 15 percent of the **AHSC Program** award up to \$300,000.

<sup>104(f)</sup> (f) Applicant agrees that the grant shall be subject to the following terms:

(1) The applicant must demonstrate that the grant does not result in a profit that exceeds the commercially reasonable range for other developments of similar size and level of risk.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

(2) If the **Capital Project** grant includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.

(3) **AHSC Program** grant funds will be disbursed as progress payments for eligible costs incurred after the **AHSC Program** award of funds.

104(f)(5)

(5) For **Housing-Related Infrastructure Capital Project** grants:

(A) The total **Housing-Related Infrastructure Capital Project** grant amount is \$35,000 per residential unit in the proposed **Affordable Housing Development**, and \$50,000 per **Restricted Unit**.

(B) Conditions precedent to the first disbursement of **AHSC Program** funds shall include receipt of all required public agency entitlements and all construction funding commitments for the **Affordable Housing Development** supported by the **Housing-Related Infrastructure Capital Project**.

(C) Rental **Affordable Housing Developments** supported by the **Housing-Related Infrastructure Capital Project** shall be subject to a recorded covenant ensuring affordability for duration of at least 55 years. Homeownership **Affordable Housing Developments** supported by the **Housing-Related Infrastructure Capital Project** shall be subject to a recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**(AHD) and (HRI)**

106(a)(15)(B) (B) The **Affordable Housing Development** and/or **Housing-Related Infrastructure Capital Project(s)** are infeasible without **AHSC Program** funds, and other committed funds are not and will not be supplanted by **AHSC Program** funds.

Yes

103(c) (c) Ineligible costs include all of the following:

Confirmed

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

(2) Routine maintenance of transportation infrastructure (including transit fleet);

(3) In lieu fees for local inclusionary housing programs;

(4) Ongoing operational costs beyond the term of the grant (3 years) for **Program Costs**; and

(5) Re-syndication of an existing Affordable Housing Development.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Please complete for projects with an STI and/or TRA eligible use.

Name of Project:

STI Capital Project Name:	Pedestrian sidewalk extensions ("bulb-outs")
Address:	Corners: Eddy & Leavenworth, Leavenworth & Turk, Turk &
Census Tract(s):	06075012502, 06075012501
APN(s):	Not applicable
Description:	Installation of new street crossing enhancements: sidewalk "bulb-outs" at three separate highly dangerous intersections.

TRA Capital Project Name:	
Address:	
Census Tract(s):	
APN(s):	
Description:	

**SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI)**

Please select appropriate entry for each item:

Guidelines  
Section  
103(a)(3)

Applicant agrees to grants for **Sustainable Transportation Infrastructure Capital Projects** (including Active Transportation and Transit Infrastructure) that are subject to the following terms:

(A) Eligible costs for **Sustainable Transportation Infrastructure Capital Projects** are limited to\*:

(i) Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share programs) within the defined **Project Area** meeting the transit requirements detailed in Section 102 (c) or (d).

(ii) **Energy Efficiency, Low Impact Design, Renewable Energy** or **Urban Greening** improvements.





AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

(iii) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **Capital Project** and do not exceed 15 percent of the AHSC Program award up to \$300,000.

Yes

(iv) Soft costs such as those incidentally but directly related to construction, acquisition or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, site acquisitions, and necessary easements. Soft costs shall not exceed 30 percent of total **AHSC Program** award.

Yes

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

Yes

(vi) Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.

Yes

*\* All eligible costs must be reasonable compared to similar capital activities of modest and necessary design.*

103(c)

(c) Ineligible costs include all of the following:

Confirmed

- (1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the **Capital Project** or portion thereof to be funded by the **AHSC Program** or if the cost is incurred prior to **AHSC Program** award;
- (2) Routine maintenance of transportation infrastructure (including transit fleet);
- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (3 years) for **Program Costs**; and
- (5) Re-syndication of an existing Affordable Housing Development.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**TRANSPORTATION-RELATED AMENITIES (TRA)**

103(a)(4) Applicant agrees to grants for **Transportation-Related Amenities Capital Projects** that are subject to the following terms:

(A) **Transportation-Related Amenities** must be publically accessible.

(B) Eligible costs for **Transportation-Related Amenities Capital Projects** are limited to\*:

(i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in Guidelines Section 102 (c) or (d).

(ii) **Energy Efficiency, Low Impact Design** or **Urban Greening** improvements.

(iii) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **Capital Project** and do not exceed 15 percent of the AHSC Program award up to \$300,000.

(iv) Soft costs such as those incidentally but directly related to construction, acquisition or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, site acquisitions, and necessary easements. Soft costs shall not exceed 10 percent of total **AHSC Program** award.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

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

(vii) Other **Capital Project** costs required as a condition of local approval for the **Capital Project**, as approved by the **Department**.

*\* All eligible costs must be reasonable compared to similar capital activities of modest and necessary design.*

103(c)

(c) Ineligible costs include all of the following:

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

(2) Routine maintenance of transportation infrastructure (including transit fleet);

(3) In lieu fees for local inclusionary housing programs;

(4) Ongoing operational costs beyond the term of the grant (3 years) for **Program Costs**; and

(5) Re-syndication of an existing Affordable Housing Development.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Please complete for projects with a PGM eligible use.

Name of Project:

Program #1 Name:	Tenderloin SafePassage Pedestrian Safety Training
Description:	the Disadvantaged Community and surrounding areas through professional-led trainings, open to the public.
Type:	Active Transportation Programs
Program Creation or Expansion?:	Expansion
Program #2 Name:	
Description:	
Type:	
Program Creation or Expansion?:	
Program #3 Name:	
Description:	
Type:	
Program Creation or Expansion?:	

**PROGRAM COST GRANTS (PGM)**

Guidelines Section

Applicant agrees to **AHSC Program** grants that are subject to the following terms:

103(b)

(1) **Program Costs** include those costs typically associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (3 years). Programs include education, outreach and training programs in the following three categories:

- (A) Active Transportation Programs;
- (B) Transit Ridership Programs; or
- (C) **Criteria Air Pollutant** Reduction Programs.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

- 103(c) (c) Ineligible costs include all of the following: Confirmed
- (1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the **Capital Project** or portion thereof to be funded by the **AHSC Program** or if the cost is incurred prior to **AHSC Program** award;
  - (2) Routine maintenance of transportation infrastructure (including transit fleet);
  - (3) In lieu fees for local inclusionary housing programs;
  - (4) Ongoing operational costs beyond the term of the grant (3 years) for **Program Costs**; and
  - (5) Re-syndication of an existing Affordable Housing Development.
- 104(f)(3) (3) **AHSC Program** grant funds will be disbursed as progress payments for eligible costs incurred after the **AHSC Program** award of funds. Yes
- 104(f)(6) (6) For **Program Cost** grants, the total grant amount for **Program Costs** within a **Project Area** shall not exceed 30 percent of the funding request for the overall **Project** up to \$500,000. Yes
- 106(a)(17) Applications requesting **AHSC Program** funding for **Program Costs** must also demonstrate to the satisfaction of the **Department** all of the following:  
(A) The **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds. Yes



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Name of Project:

**FUNDS REQUEST SUMMARY**

Project Area Type (TOD, ICP, or RIPA):

AHSC Award Request (within acceptable range for Project Area type)

	MINIMUM	MAXIMUM
TOD	\$1 Million	\$20 Million
ICP	\$500,000	\$20 Million
RIPA	\$500,000	\$20 Million

THIS TABLE WILL AUTOPOPULATE		
Click on the link below to go to the appropriate section	REQUESTED	MAXIMUM ALLOWABLE
<a href="#">AHD/R LOAN:</a>	\$4,476,550	\$4,476,550
<a href="#">AHD/HO GRANT:</a>	\$0	\$0
<a href="#">HRI GRANT:</a>	\$0	\$0
<a href="#">STI GRANT:</a>	\$579,753	\$579,753
<a href="#">TRA GRANT:</a>	\$0	\$0
<a href="#">PGM GRANT:</a>	\$36,000	\$36,000
<b>TOTAL:</b>	<b>\$5,092,303</b>	<b>\$5,092,303</b>



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**AFFORDABLE HOUSING DEVELOPMENTS (AHD/R) - RENTAL LOANS**

AHD Capital Project Name:

Step 1: Provide the number of units for each combination of Unit Size and Income-Level in the UNIT MIX table below:

		<b>UNIT MIX</b>					
		<b>RENTAL PROJECTS</b>					
		<b>Unit Size</b>					
<b>Income Level</b>		<b>Efficiency</b>	<b>1 BD</b>	<b>2 BD</b>	<b>3 BD</b>	<b>4 BD</b>	<b>TOTAL</b>
Market Rate		1					1
<b>Total Unrestricted</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
Unit Counts by AMI Ranges							
51%-60%:	0	60% AMI					0
		55% AMI					0
31%-50%:	21	50% AMI	20	1			21
		45% AMI					0
		40% AMI					0
		35% AMI					0
≤30%:	10	30% AMI					0
		MHP Level A					0
		MHP Level B	10				10
		MHP Level C					0
<b>Total Restricted</b>		<b>30</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>
<b>GRAND TOTAL</b>		<b>31</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>

\*Per the AHSC Guidelines, "Restricted Units" mean residential units restricted by an enforceable covenant or agreement with the Department or other public agency to occupancy by low- or very low-income households, with affordable rents pursuant to 25 CCR 7312 of the MHP regulations or affordable housing costs pursuant to the BEGIN Program for at least 55 years. Restricted Units must be substantially equivalent in size and number of bedrooms to the balance of units in the Housing Development. Restricted Units may consist of units designated for any housing tenure, rental or owner-occupied, within the Housing Development.

Does this project have Article 34 Authority?:

If not, AHSC is limited to restricting no more than 49% of the total units. Refer to the link below:  
[Article 34 Guidance](#)



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Step 2: In the box below, indicate the county in which the Affordable Housing Development resides. Provide the loan limits in the table below for the appropriate county, and for each combination of Unit Size and Income-Level, for the **MHP General Units (not for Supportive Housing)**, which can be found in pages 31-45 within the link below:

[Multifamily Housing Program - 2015 Non-HERA Per Unit Loan Limits Chart](#)

County: **San Francisco**

LOAN LIMITS (\$)					
RENTAL PROJECTS					
Income Level	Unit Size				
	Efficiency	1 BD	2 BD	3 BD	4 BD
60% AMI	\$0				
55% AMI					
50% AMI	\$59,530	\$91,690			
45% AMI					
40% AMI					
35% AMI					
30% AMI					
MHP Level A	\$0				
MHP Level B	\$133,426				
MHP Level C					

Step 3: The CALCULATOR below will generate the maximum allowable loan. The bottom table indicates the maximum allowable limit depending on the use of the 4% tax credit boost.

CALCULATOR:						
MAXIMUM ALLOWABLE AHD LOAN LIMIT						
RENTAL PROJECTS						
Income Level	Unit Size					
	Efficiency	1 BD	2 BD	3 BD	4 BD	TOTAL
60% AMI	\$0	\$0	\$0	\$0	\$0	\$0
55% AMI	\$0	\$0	\$0	\$0	\$0	\$0
50% AMI	\$1,190,600	\$91,690	\$0	\$0	\$0	\$1,282,290
45% AMI	\$0	\$0	\$0	\$0	\$0	\$0
40% AMI	\$0	\$0	\$0	\$0	\$0	\$0
35% AMI	\$0	\$0	\$0	\$0	\$0	\$0
30% AMI	\$0	\$0	\$0	\$0	\$0	\$0
MHP Level A	\$0	\$0	\$0	\$0	\$0	\$0
MHP Level B	\$1,334,260	\$0	\$0	\$0	\$0	\$1,334,260
MHP Level C	\$0	\$0	\$0	\$0	\$0	\$0
<b>GRAND TOTAL</b>	<b>\$2,524,860</b>	<b>\$91,690</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,616,550</b>





AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

AHD-R LOAN LIMITS	
Applying for 4% Tax Credits?:	Yes
Base Amount for Loan Limit Calculations (cell I76):	\$2,616,550
Loan Boost for 4% Tax Credit Projects (\$60K/Restricted Unit):	\$1,860,000
<b>Maximum Allowable AHD Loan Limit:</b>	<b>\$4,476,550</b>

**AFFORDABLE HOUSING DEVELOPMENTS (AHD/HO) - HOMEOWNERSHIP GRANTS**

Please complete if you are proposing Homeownership units:

Number of Bdrms	Total Number of Units	Total Number of Restricted Units	Total Number of Un-Restricted Units	Projected Sales Price	% of County AMI	Max Allowable Grant for Homeownership Loans
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
<b>Total</b>	0	0	0			\$0

**HOUSING-RELATED INFRASTRUCTURE (HRI) GRANT**

HRI Capital Project Name:

Housing Type:



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**HOUSING-RELATED INFRASTRUCTURE (HRI) GRANT (continued)**

RENTAL:

UNIT MIX						
RENTAL PROJECTS						
	Unit Size					
Income Level	Efficiency	1 BD	2 BD	3 BD	4 BD	TOTAL
Market Rate						0
<b>Total Unrestricted</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
						0
60% AMI						0
55% AMI						0
50% AMI						0
45% AMI						0
40% AMI						0
35% AMI						0
30% AMI						0
MHP Level A						0
MHP Level B						0
MHP Level C						0
<b>Total Restricted</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

HOME-OWNERSHIP:

UNIT MIX						
HOMEOWNERSHIP PROJECTS						
	Unit Size					
Income Level	Efficiency	1 BD	2 BD	3 BD	4 BD	TOTAL
<b>Total Unrestricted</b>						<b>0</b>
<b>Total Restricted</b>						<b>0</b>
<b>GRAND TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Housing-Related Infrastructure Maximum Allowable Grant			
Unit Type	Per Unit Grant Amount	# of Units	Maximum Grant Amount
Unrestricted	\$35,000	0	\$0
Restricted	\$50,000	0	\$0
<b>Total</b>		<b>0</b>	<b>\$0</b>



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) GRANTS**

Complete the STI budget worksheet, total taken from cell H84.

Total STI Funds Request:

\$579,753

**TRANSPORTATION-RELATED AMENITIES (TRA) GRANTS**

Complete the TRA budget worksheet, total taken from cell H84.

Total TRA Funds Request:

\$0

**PROGRAM (PGM) GRANTS**

Complete the PGM budget worksheet, total taken from cell H129.

Total PGM Funds Request:

\$36,000



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-R) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/R Loan	AHSC Program HRI Grant	SF MOHCD Existing CHRLP Loans	SFMOHCD Loan	Seller Carryback Loan	Deferred Developer Fee
<b>ACQUISITION</b>										
Lesser of Land Cost or Value	\$664,756	\$0	\$25,244	\$690,000			\$690,000			
Demolition				\$0						
Legal & Closing Costs	\$144,512	\$0	\$5,488	\$150,000						
Verifiable Carrying Costs				\$0						
<b>Subtotal</b>	<b>\$809,268</b>	<b>\$0</b>	<b>\$30,732</b>	<b>\$840,000</b>	\$0	\$0	\$690,000	\$0	\$0	\$0
Existing Improvements Cost	\$3,766,951	\$0	\$143,049	\$3,910,000			\$905,042		\$3,004,958	
Other: (specify)				\$0						
<b>Total Acquisition</b>	<b>\$4,576,219</b>	<b>\$0</b>	<b>\$173,781</b>	<b>\$4,750,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,595,042</b>	<b>\$0</b>	<b>\$3,004,958</b>	<b>\$0</b>
<b>REHABILITATION</b>										
Off-Site Improvements	\$192,683	\$0	\$7,317	\$200,000						
Environmental Remediation				\$0						
Site Work				\$0						
Structures	\$8,248,680		\$181,139	\$8,429,819	\$4,476,550			\$1,845,612		\$0
General Requirements	\$453,920		\$17,237	\$471,157						
Contractor Overhead	\$182,536		\$6,931.50	\$189,467						
Contractor Profit	\$182,536		\$6,931.50	\$189,467						
General Liability Insurance	\$58,411		\$2,218	\$60,629						
Other: Payment/Performance Bonds	\$73,014		\$2,773	\$75,787						
<b>Total Rehabilitation Costs</b>	<b>\$9,391,779</b>	<b>\$0</b>	<b>\$224,547</b>	<b>\$9,616,326</b>	<b>\$4,476,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,845,612</b>	<b>\$0</b>	<b>\$0</b>
<b>RELOCATION</b>										
Temporary Relocation	\$544,480			\$544,480						
Permanent Relocation				\$0						
<b>Total Relocation</b>	<b>\$544,480</b>	<b>\$0</b>	<b>\$0</b>	<b>\$544,480</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NEW CONSTRUCTION</b>										
Off-Site Improvements				\$0						
Environmental Remediation				\$0						
Site Work (hard costs)				\$0						
Structures (hard costs)				\$0						
General Requirements				\$0						
Contractor Overhead				\$0						
Contractor Profit				\$0						
General Liability Insurance				\$0						
Other: (specify)				\$0						
<b>Total New Construction</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ARCHITECTURAL</b>										
Design	\$734,310		\$27,886	\$762,196						
Supervision	\$183,578		\$6,971	\$190,549						
<b>Total Architectural Costs</b>	<b>\$917,888</b>	<b>\$0</b>	<b>\$34,857</b>	<b>\$952,745</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-R) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/R Loan	AHSC Program HRI Grant	SF MOHCD Existing CHRLP Loans	SFMOHCD Loan	Seller Carryback Loan	Deferred Developer Fee
<b>SURVEY &amp; ENGINEERING</b>										
Engineering	\$148,586		\$5,643	\$154,229						
ALTA Land Survey				\$0						
<b>Total Survey &amp; Engineering</b>	<b>\$148,586</b>	<b>\$0</b>	<b>\$5,643</b>	<b>\$154,229</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CONTINGENCY COSTS</b>										
Hard Cost Contingency	\$1,387,509	\$0	\$52,690	\$1,440,199						
Soft Cost Contingency	\$349,907	\$0	\$13,288	\$363,195						
<b>Total Contingency Costs</b>	<b>\$1,737,416</b>	<b>\$0</b>	<b>\$65,978</b>	<b>\$1,803,394</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CONSTRUCTION PERIOD EXPENSES</b>										
Construction Loan Interest	\$618,229			\$618,229						
Origination Fee	\$95,709			\$95,709						
Credit Enhancement & App. Fee				\$0						
Owner Paid Bonds/Insurance				\$0						
Lender Inspection Fees	\$36,000			\$36,000						
Taxes During Construction				\$0						
Prevailing Wage Monitor				\$0						
Insurance During Construction	\$240,854		\$9,146	\$250,000						
Title and Recording Fees	\$19,268		\$732	\$20,000						
Construction Mgmt. & Testing	\$91,524	\$0	\$3,476	\$95,000						
Predevelopment Interest Exp.				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Construction Expenses</b>	<b>\$1,101,584</b>	<b>\$0</b>	<b>\$13,354</b>	<b>\$1,114,938</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>PERMANENT FINANCING EXPENSES</b>										
Loan Origination Fee(s)				\$0						
Credit Enhancement & App. Fee				\$0						
Title and Recording	\$9,634		\$366	\$10,000						
Property Taxes				\$0						
Insurance				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Permanent Financing</b>	<b>\$9,634</b>	<b>\$0</b>	<b>\$366</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LEGAL FEES</b>										
Construction Lender Legal Expenses	\$35,000			\$35,000						
Permanent Lender Legal Fees				\$0						
Sponsor Legal Fees	\$62,622		\$2,378	\$65,000						
Organizational Legal Fees	\$5,000			\$5,000						
Syndication Legal Fees	\$40,000			\$40,000						
Other: (specify)				\$0						
<b>Total Legal Fees</b>	<b>\$142,622</b>	<b>\$0</b>	<b>\$2,378</b>	<b>\$145,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-R) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/R Loan	AHSC Program HRI Grant	SF MOHCD Existing CHRLP Loans	SFMOHCD Loan	Seller Carryback Loan	Deferred Developer Fee
<b>CAPITALIZED RESERVES</b>										
Operating Reserve	\$154,767			\$154,767						
Replacement Reserve	\$32,000			\$32,000						
Rent-Up Reserve				\$0						
Transition Reserve				\$0						
Other: <i>Constr Period Rent-Loss Reserve</i>	\$62,500			\$62,500						
Other: <i>(specify)</i>				\$0						
<b>Total Capitalized Reserves</b>	<b>\$249,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$249,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>REPORTS &amp; STUDIES</b>										
Appraisal(s)	\$14,451		\$549	\$15,000						
Market Study	\$14,451		\$549	\$15,000						
Physical Needs Assessment	\$4,817	\$0	\$183	\$5,000						
Environmental Studies	\$33,720		\$1,280	\$35,000						
Other: <i>(specify)</i>				\$0						
Other: <i>(specify)</i>				\$0						
Other: <i>(specify)</i>				\$0						
Other: <i>(specify)</i>				\$0						
<b>Total Reports &amp; Studies</b>	<b>\$67,439</b>	<b>\$0</b>	<b>\$2,561</b>	<b>\$70,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>OTHER</b>										
TCAC App./Alloc./Monitor Fees	\$21,493			\$21,493						
CDLAC Fees	\$4,466			\$4,466						
Local Permit Fees	\$192,683	\$0	\$7,317	\$200,000						
Local Development Impact Fees				\$0						
Other Costs of Bond Issuance	\$153,383			\$153,383						
Syndicator / Investor Fees & Expenses				\$0						
Furnishings	\$32,000			\$32,000						
Final Cost Audit Expense	\$22,000			\$22,000						
Marketing	\$8,000			\$8,000						
Financial Consulting	\$75,000			\$75,000						
Other: <i>(specify)</i>	\$0			\$0						
Other: <i>(specify)</i>				\$0						
Other: <i>(specify)</i>				\$0						
Other: <i>(specify)</i>				\$0						
<b>Total Other Costs</b>	<b>\$509,025</b>	<b>\$0</b>	<b>\$7,317</b>	<b>\$516,342</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SUBTOTAL</b>	<b>\$19,395,939</b>	<b>\$0</b>	<b>\$530,782</b>	<b>\$19,926,721</b>	<b>\$4,476,550</b>	<b>\$0</b>	<b>\$1,595,042</b>	<b>\$1,845,612</b>	<b>\$3,004,958</b>	<b>\$0</b>



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-R) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/R Loan	AHSC Program HRI Grant	SF MOHCD Existing CHRLP Loans	SFMOHCD Loan	Seller Carryback Loan	Deferred Developer Fee
<b>DEVELOPER COSTS</b>										
Developer Fee/Overhead/Profit	\$1,926,829		\$73,171	\$2,000,000						\$1,000,000
Consultant/Processing Agent				\$0						
Project Administration				\$0						
Syndicator Consultant Fees				\$0						
Guarantee Fees				\$0						
Broker Fees Paid to Related Party				\$0						
Construction Oversight & Mgmt.				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Developer Costs</b>	<b>\$1,926,829</b>	<b>\$0</b>	<b>\$73,171</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,000,000</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$21,322,768</b>	<b>\$0</b>	<b>\$603,953</b>	<b>\$21,926,721</b>	<b>\$4,476,550</b>	<b>\$0</b>	<b>\$1,595,042</b>	<b>\$1,845,612</b>	<b>\$3,004,958</b>	<b>\$1,000,000</b>
<b>New Construction cost per Sq. Ft.</b>	<b>\$0</b>									
<b>Total Development cost per Sq. Ft.</b>	<b>\$1,075</b>									
<b>Homeownership Units)</b>										
<b>Total Anticipated Net Profit</b>		<b>\$0</b>								
<b>Total Square Footage for All New</b>	<b>20394</b>									
<b>Total Square Footage for Total</b>	<b>20394</b>									

1. Pursuant to Section 103(a)(1)(C)(iii), the total amount of eligible soft costs cannot exceed 10 percent of the total AHSC Program award. The total soft costs in this budget is
2. Pursuant to Section 103(a)(2)(A)(v), the total amount of eligible environmental remediation costs cannot exceed 50 percent of the total AHSC Program grant funds (Cell I133). The total environmental remediation cc
3. Pursuant to Section 103(a)(2)(A)(vii), the total amount of eligible impact fees cannot exceed 15 percent of the AHSC Program award up to \$300,000. The total impact fee cost in this budget is

LP Equity (LIHTC+HTC)	SOURCES TOTAL	Comments
\$0	\$690,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$150,000	\$150,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$150,000	\$840,000	
\$0	\$3,910,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
<b>\$150,000</b>	<b>\$4,750,000</b>	
\$200,000	\$200,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$0	\$0	
\$2,107,657	\$8,429,819	Comm/Res'l Proration based on const est
\$471,157	\$471,157	Comm/Res'l Proration based on sq ft
\$189,467	\$189,467	Comm/Res'l Proration based on sq ft
\$189,467	\$189,467	Comm/Res'l Proration based on sq ft
\$60,629	\$60,629	Comm/Res'l Proration based on sq ft
\$75,787	\$75,787	Comm/Res'l Proration based on sq ft
<b>\$3,294,164</b>	<b>\$9,616,326</b>	
\$544,480	\$544,480	Residential only
\$0	\$0	
<b>\$544,480</b>	<b>\$544,480</b>	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
<b>\$0</b>	<b>\$0</b>	
\$762,196	\$762,196	Comm/Res'l Proration based on sq ft
\$190,549	\$190,549	Comm/Res'l Proration based on sq ft
<b>\$952,745</b>	<b>\$952,745</b>	



LP Equity (LIHTC+HTC)	SOURCES TOTAL	Comments
\$154,229	\$154,229	Comm/Res'l Proration based on sq ft
\$0	\$0	
<b>\$154,229</b>	<b>\$154,229</b>	
\$1,440,199	\$1,440,199	Comm/Res'l Proration based on sq ft
\$363,195	\$363,195	Comm/Res'l Proration based on sq ft
<b>\$1,803,394</b>	<b>\$1,803,394</b>	
\$618,229	\$618,229	Bond financng is commercial only
\$95,709	\$95,709	Bond financng is commercial only
\$0	\$0	
\$0	\$0	
\$36,000	\$36,000	Bond financng is commercial only
\$0	\$0	
\$0	\$0	
\$250,000	\$250,000	Comm/Res'l Proration based on sq ft
\$20,000	\$20,000	Comm/Res'l Proration based on sq ft
\$95,000	\$95,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$0	\$0	
\$0	\$0	
<b>\$1,114,938</b>	<b>\$1,114,938</b>	
\$0	\$0	
\$0	\$0	
\$10,000	\$10,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$0	\$0	
\$0	\$0	
\$0	\$0	
<b>\$10,000</b>	<b>\$10,000</b>	
\$35,000	\$35,000	Bond financng is commercial only
\$0	\$0	
\$65,000	\$65,000	Comm/Res'l Proration based on sq ft
\$5,000	\$5,000	
\$40,000	\$40,000	Residential only
\$0	\$0	
<b>\$145,000</b>	<b>\$145,000</b>	

LP Equity (LIHTC+HTC)	SOURCES TOTAL	Comments
\$154,767	\$154,767	Residential only
\$32,000	\$32,000	Residential only
\$0	\$0	
\$0	\$0	Residential only
\$62,500	\$62,500	
\$0	\$0	
<b>\$249,267</b>	<b>\$249,267</b>	
\$15,000	\$15,000	Comm/Res'l Proration based on sq ft
\$15,000	\$15,000	Comm/Res'l Proration based on sq ft
\$5,000	\$5,000	Comm/Res'l Proration based on sq ft
\$35,000	\$35,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$0	\$0	
\$0	\$0	
\$0	\$0	
<b>\$70,000</b>	<b>\$70,000</b>	
\$21,493	\$21,493	Residential only
\$4,466	\$4,466	Residential only
\$200,000	\$200,000	Comm/Res'l Proration based on sq ft
\$0	\$0	
\$153,383	\$153,383	Residential only
\$0	\$0	
\$32,000	\$32,000	Residential only
\$22,000	\$22,000	Residential only
\$8,000	\$8,000	Residential only
\$75,000	\$75,000	Residential only
\$0	\$0	
\$0	\$0	
\$0	\$0	
\$0	\$0	
<b>\$516,342</b>	<b>\$516,342</b>	
<b>\$9,004,559</b>	<b>\$19,926,721</b>	

LP Equity (LIHTC+HTC)	SOURCES TOTAL	Comments
\$1,000,000	\$2,000,000	Comm/Res'l Proration based on sq ft
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
<b>\$1,000,000</b>	<b>\$2,000,000</b>	
<b>\$10,004,559</b>	<b>\$21,926,721</b>	

Costs in this budget is

Rev. 1/29/16



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-HO) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/HO Grant	AHSC Program HRI Grant	Name	Name	Name	Name
<b>ACQUISITION</b>										
Lesser of Land Cost or Value				\$0						
Demolition				\$0						
Legal & Closing Costs				\$0						
Verifiable Carrying Costs				\$0						
<b>Subtotal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost				\$0						
Other: <i>(specify)</i>				\$0						
<b>Total Acquisition</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>REHABILITATION</b>										
Off-Site Improvements				\$0						
Environmental Remediation				\$0						
Site Work				\$0						
Structures				\$0						
General Requirements				\$0						
Contractor Overhead				\$0						
Contractor Profit				\$0						
General Liability Insurance				\$0						
Other: <i>(specify)</i>				\$0						
<b>Total Rehabilitation Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RELOCATION</b>										
Temporary Relocation				\$0						
Permanent Relocation				\$0						
<b>Total Relocation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>NEW CONSTRUCTION</b>										
Off-Site Improvements				\$0						
Environmental Remediation				\$0						
Site Work (hard costs)				\$0						
Structures (hard costs)				\$0						
General Requirements				\$0						
Contractor Overhead				\$0						
Contractor Profit				\$0						
General Liability Insurance				\$0						
Other: <i>(specify)</i>				\$0						
<b>Total New Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ARCHITECTURAL</b>										
Design				\$0						
Supervision				\$0						
<b>Total Architectural Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-HO) BUDGET**

Yosemite Apartments	Costs				Funding Sources						
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/HO Grant	AHSC Program HRI Grant	Name	Name	Name	Name	
<b>SURVEY &amp; ENGINEERING</b>											
Engineering				\$0							
ALTA Land Survey				\$0							
<b>Total Survey &amp; Engineering</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CONTINGENCY COSTS</b>											
Hard Cost Contingency				\$0							
Soft Cost Contingency				\$0							
<b>Total Contingency Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CONSTRUCTION PERIOD EXPENSES</b>											
Construction Loan Interest				\$0							
Origination Fee				\$0							
Credit Enhancement & App. Fee				\$0							
Owner Paid Bonds/Insurance				\$0							
Lender Inspection Fees				\$0							
Taxes During Construction				\$0							
Prevailing Wage Monitor				\$0							
Insurance During Construction				\$0							
Title and Recording Fees				\$0							
Construction Mgmt. & Testing				\$0							
Predevelopment Interest Exp.				\$0							
Other: (specify)				\$0							
Other: (specify)				\$0							
<b>Total Construction Expenses</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>PERMANENT FINANCING EXPENSES</b>											
Loan Origination Fee(s)				\$0							
Credit Enhancement & App. Fee				\$0							
Title and Recording				\$0							
Property Taxes				\$0							
Insurance				\$0							
Other: (specify)				\$0							
Other: (specify)				\$0							
<b>Total Permanent Financing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>LEGAL FEES</b>											
Construction Lender Legal Expenses				\$0							
Permanent Lender Legal Fees				\$0							
Sponsor Legal Fees				\$0							
Organizational Legal Fees				\$0							
Syndication Legal Fees				\$0							
Other: (specify)				\$0							
<b>Total Legal Fees</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-HO) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/HO Grant	AHSC Program HRI Grant	Name	Name	Name	Name
<b>CAPITALIZED RESERVES</b>										
Operating Reserve				\$0						
Replacement Reserve				\$0						
Rent-Up Reserve				\$0						
Transition Reserve				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Capitalized Reserves</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>REPORTS &amp; STUDIES</b>										
Appraisal(s)				\$0						
Market Study				\$0						
Physical Needs Assessment				\$0						
Environmental Studies				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Reports &amp; Studies</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER</b>										
TCAC App./Alloc./Monitor Fees				\$0						
CDLAC Fees				\$0						
Local Permit Fees				\$0						
Local Development Impact Fees				\$0						
Other Costs of Bond Issuance				\$0						
Syndicator / Investor Fees & Expenses				\$0						
Furnishings				\$0						
Final Cost Audit Expense				\$0						
Marketing				\$0						
Financial Consulting				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Other Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**AFFORDABLE HOUSING DEVELOPMENT (AHD-HO) BUDGET**

Yosemite Apartments	Costs				Funding Sources					
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program AHD/HO Grant	AHSC Program HRI Grant	Name	Name	Name	Name
<b>DEVELOPER COSTS</b>										
Developer Fee/Overhead/Profit				\$0						
Consultant/Processing Agent				\$0						
Project Administration				\$0						
Syndicator Consultant Fees				\$0						
Guarantee Fees				\$0						
Broker Fees Paid to Related Party				\$0						
Construction Oversight & Mgmt.				\$0						
Other: (specify)				\$0						
Other: (specify)				\$0						
<b>Total Developer Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL DEVELOPMENT COST</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>New Construction cost per Sq. Ft.</b>	#DIV/0!									
<b>Total Development cost per Sq. Ft.</b>	#DIV/0!									
<b>Homeownership Units)</b>										
<b>Total Anticipated Net Profit</b>		\$0								
<b>Total Square Footage for All New</b>										
<b>Total Square Footage for Total</b>										

Name	SOURCES TOTAL	Comments
	\$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	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
\$0	\$0	
	\$0	
	\$0	
\$0	\$0	



Name	SOURCES TOTAL	Comments
	\$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	
	\$0	
\$0	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
\$0	\$0	







**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC)  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

HOUSING RELATED-INFRASTRUCTURE (HRI) BUDGET (Rental and/or Homeownership Projects)								
Yosemite Apartments	COSTS				FUNDING			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-HRI Grant	Name	Name	Name
<b>SITE ACQUISITION (Not related to Parking)</b>								
Site acquisition of the Capital Improvement Project, including easements and right of ways				\$0				
Other:				\$0				
<b>Total Site Acquisition Costs (Not related to Parking)</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SITE PREPARATION</b>								
Clearing and Grubbing				\$0				
Demolition				\$0				
Excavation				\$0				
Grading (excluding grading for housing and mixed use structural improvements)				\$0				
Soil Stabilization (Lime, etc.)				\$0				
Erosion/Weed Control				\$0				
Dewatering				\$0				
Other:				\$0				
Other:				\$0				
<b>Total Site Preparation Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>UTILITIES</b>								
Sanitary Sewer				\$0				
Potable Water				\$0				
Non-Potable Water				\$0				
Storm Drain				\$0				
Detention Basin/Culverts				\$0				
Joint Trench:				\$0				
Other:				\$0				
<b>Total Site Utilities Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC)  
 CONCEPT PROPOSAL  
 Fiscal Year 2015-16

HOUSING RELATED-INFRASTRUCTURE (HRI) BUDGET (Rental and/or Homeownership Projects)								
Yosemite Apartments	COSTS				FUNDING			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-HRI Grant	Name	Name	Name
<b>SURFACE IMPROVEMENTS</b>								
Aggregate Base				\$0				
Asphalt Pavement				\$0				
Curb, Gutter, Sidewalk				\$0				
Street Lights				\$0				
Striping/Signage/Barricades				\$0				
Traffic Mitigation				\$0				
Other:				\$0				
<b>Total Surface Improvements Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LANDSCAPE AND AMENITIES</b>								
Parks:								
Irrigation				\$0				
Concrete Work				\$0				
Landscaping				\$0				
Tot Lot				\$0				
Playground Facilities				\$0				
Walking/Bike Path				\$0				
Drinking Fountains				\$0				
Structures				\$0				
Lighting				\$0				
Open Space				\$0				
Other:				\$0				
<b>Total Landscape and Amenities Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ENVIRONMENTAL MITIGATION/REMEDATION</b>								
Wetland Mitigation				\$0				
Endangered Species				\$0				
Tree Mitigation				\$0				
Environmental Remediation				\$0				
Other:				\$0				
<b>Total Mitigation/Remediation Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC)  
 CONCEPT PROPOSAL  
 Fiscal Year 2015-16

HOUSING RELATED-INFRASTRUCTURE (HRI) BUDGET (Rental and/or Homeownership Projects)								
Yosemite Apartments	COSTS				FUNDING			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-HRI Grant	Name	Name	Name
<b>REPLACEMENT TRANSIT PARKING</b>								
Residential Parking Structures				\$0				
Grading				\$0				
Foundation Work				\$0				
Site Work				\$0				
Other:				\$0				
Other:				\$0				
<b>Total Replacement Parking Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Enter the Total Number Replacement Parking Spaces								
Cost Per Parking Space (Not to exceed \$40,000 per space)	#DIV/0!							
<b>RESIDENTIAL PARKING</b>								
Residential Parking Structures				\$0				
Grading				\$0				
Foundation Work				\$0				
Site Work				\$0				
Other:				\$0				
Other:				\$0				
<b>Total Residential Parking Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Enter the Number of Eligible Parking Spaces (Not to exceed one parking space per residential unit)								
Cost Per Parking Space (Not to exceed \$40,000 per eligible space)	#DIV/0!							
<b>TRANSIT</b>								
Transit Facilities:								
Access Plazas				\$0				
Pathways				\$0				
Bus Shelters				\$0				



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC)  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

<b>HOUSING RELATED-INFRASTRUCTURE (HRI) BUDGET</b> (Rental and/or Homeownership Projects)								
Yosemite Apartments	COSTS				FUNDING			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-HRI Grant	Name	Name	Name
Transit Shelters				\$0				
Pedestrian Facilities				\$0				
Bicycle Facilities				\$0				
Other:				\$0				
<b>Total Transit Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>IMPACT FEES</b>								
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance (Not to exceed 15% of the award amount OR \$300,000)				\$0				
Other:				\$0				
Other:				\$0				
<b>Total Impact Fees</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>PLANNING COSTS</b>								
Total Planning Implementation Costs				0				
Enter total requested grant amount								
Grant percentage for Planning Costs	#DIV/0!							
<b>ENERGY EFFICIENCY</b>								
Total Energy Efficiency Costs				0				
<b>LOW-IMPACT DESIGN</b>								
Total Low-Impact Design Costs				0				
<b>URBAN GREENING</b>								
Total Urban Greening Costs				0				
<b>COSTS</b>								
Engineering				\$0				
Design				\$0				
Overhead				\$0				
Contractor Fee				\$0				
Other:				\$0				
<b>Total Soft Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC)  
 CONCEPT PROPOSAL  
 Fiscal Year 2015-16

HOUSING RELATED-INFRASTRUCTURE (HRI) BUDGET (Rental and/or Homeownership Projects)								
Yosemite Apartments	COSTS				FUNDING			
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-HRI Grant	Name	Name	Name
<b>OTHER CAPITAL ASSET COSTS</b>								
Other:				\$0				
Other:				\$0				
<b>Total Other Asset Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL HOUSING RELATED INFRASTRUCTURE PROJECT COSTS</b>								
				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
1. Pursuant to Section 103(a)(2)(A)(iii), the total amount of eligible soft costs cannot exceed 10 percent of the total AHSC Program award. 2. Pursuant to Section 103(a)(2)(A)(v), the total amount of eligible environmental remediation costs cannot exceed 50 percent of the total AHSC Program grant funds (Cell I133) 3. Pursuant to Section 103(a)(2)(A)(vii), the total amount of eligible impact fees cannot exceed 15 percent of the AHSC Program award up to \$300,000.								
<b>COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER</b>								



# PROGRAM

SOURCES			
Name	Name	Name	Name
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

PROGRAM

--

**SOURCES**

Name	Name	Name	Name
\$0	\$0	\$0	\$0

\$0	\$0	\$0	\$0

\$0	\$0	\$0	\$0



# PROGRAM

SOURCES			
Name	Name	Name	Name
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

# PROGRAM

--

**SOURCES**

Name	Name	Name	Name
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

1.  Rev. 1/29/16

**THAN ACCEPTED INDUSTRY STANDARDS.**



# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (A CONCEPT PROPOSAL Fiscal Year 2015-16

<b>SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET</b>									
#REF!	COSTS				FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-STI Grant	Name	Name	Name	Name
<b>PRELIMINARY ENGINEERING</b>									
PA&ED (Environmental)				\$0					
PS&E (Plan Specification and Estimates)	\$3	EACH	\$20,068	\$60,204	\$60,204				
Other:				\$0					
<b>Total Preliminary Engineering</b>				<b>\$60,204</b>	<b>\$60,204</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>RIGHT OF WAY COSTS</b>									
Right of way support costs				\$0					
Site or right of way acquisition for the Capital Improvement Project				\$0					
Other:				\$0					
<b>Total Right of Way costs (not related to parking)</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SITE PREPARATION</b>									
Clearing and Grubbing				\$0					
Demolition				\$0					
Grading				\$0					
Soil Stabilization (Lime, etc.)				\$0					
Erosion/Weed Control				\$0					
Dewatering				\$0					
Other:				\$0					
<b>Total Site Preparation Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>UTILITIES</b>									
Sanitary Sewer				\$0					
Irrigation				\$0					
Storm Drain				\$0					
Detention Basin/Culverts				\$0					
Other: Water/Hydrants & Overhead Contact Syst	\$3	EACH	\$85,000	\$255,000	\$255,000				
<b>Total Site Utilities Costs</b>				<b>\$255,000</b>	<b>\$255,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (A CONCEPT PROPOSAL Fiscal Year 2015-16

<b>SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET</b>									
#REF!	COSTS				FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-STI Grant	Name	Name	Name	Name
<b>CONSTRUCTION: COMPLETE STREETS IMPROVEMENTS</b>									
Aggregate Base				\$0					
Asphalt Pavement				\$0					
Sidewalk, Curb, and Gutter				\$0					
Street Lights				\$0					
Striping/Barracades (Bicycle Facilities)				\$0					
Signage				\$0					
Crossing and Traffic Signals				\$0					
Roundabouts, median islands, curb extensions, or other traffic calming surface improvements	\$3	LUMP	\$65,581	\$196,743	\$196,743				
Construction Management and Support	\$1	EACH	\$67,806	\$67,806	\$67,806				
Other:				\$0					
Other:				\$0					
Other:				\$0					
<b>Total Complete Streets Construction</b>				<b>\$264,549</b>	<b>\$264,549</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CONSTRUCTION: TRANSIT AND STATION AREAS</b>									
Striping/Barracades (for dedicated bus lanes)				\$0					
Sidewalk, Curb, and Gutter				\$0					
Street Lights				\$0					
Signage				\$0					
Signaling Prioritization Technology				\$0					
Boarding infrastructure				\$0					
Seating/Benches				\$0					
Bus/Transit Shelters				\$0					
Vehicles				\$0					
Other ITS Technology				\$0					
Other:				\$0					
Other:				\$0					
<b>Total Transit Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LANDSCAPING, AMENITIES, AND GREEN INFRASTRUCTURE</b>									
Street Furniture				\$0					
Bicycle Repair Kiosks				\$0					
Bicycle Storage or Parking				\$0					
Street Trees				\$0					



# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (A CONCEPT PROPOSAL Fiscal Year 2015-16

<b>SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET</b>									
#REF!	COSTS				FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-STI Grant	Name	Name	Name	Name
Landscaping				\$0					
Drinking Fountains				\$0					
Other:				\$0					
Other:									
<b>Total Landscaping Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>IMPACT FEES</b>									
Applicant: Provide Name of Impact Fee				\$0					
Applicant: Provide Name of Impact Fee				\$0					
<b>Total Impact Fees</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Enter total requested AHSC award amount									
Grant percentage for Impact Fees		#DIV/0!							
<b>OTHER CAPITAL ASSET COSTS</b>									
Other:				\$0					
Other:				\$0					
<b>Total Other Asset Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE PROJECT COSTS</b>				<b>\$579,753</b>	<b>\$579,753</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN A</b>									
Budget for the three STIs (bulbouts) include costs for de- and re-energization of Muni overhead current system and public utilities valve adjustments.									



HSC) PROGRAM

Name	Name	Name
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0



(HSC) PROGRAM

Name	Name	Name
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
<b>ACCEPTED INDUSTRY STANDARDS.</b>		



# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (A CONCEPT PROPOSAL Fiscal Year 2015-16

TRANSPORTATION-RELATED AMENITIES (TRA) BUDGET									
Yosemite Apartments	COSTS				FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-TRA Grant	Name	Name	Name	Name
<b>PRELIMINARY ENGINEERING</b>									
PA&ED (Environmental)				\$0					
PS&E (Plan Specification and Estimates)				\$0					
Other:				\$0					
<b>Total Preliminary Engineering</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>RIGHT OF WAY COSTS</b>									
Right of way support costs				\$0					
Site or right of way acquisition for the Capital Improvement Project				\$0					
Other:				\$0					
<b>Total Right of Way costs (not related to parking)</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SITE PREPARATION</b>									
Clearing and Grubbing				\$0					
Demolition				\$0					
Grading				\$0					
Soil Stabilization (Lime, etc.)				\$0					
Erosion/Weed Control				\$0					
Dewatering				\$0					
Other:				\$0					
<b>Total Site Preparation Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>UTILITIES</b>									
Sanitary Sewer				\$0					
Irrigation				\$0					
Storm Drain				\$0					
Detention Basin/Culverts				\$0					
Other:				\$0					
<b>Total Site Utilities Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



# AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (A CONCEPT PROPOSAL Fiscal Year 2015-16

TRANSPORTATION-RELATED AMENITIES (TRA) BUDGET									
Yosemite Apartments	COSTS				FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-TRA Grant	Name	Name	Name	Name
<b>CONSTRUCTION: COMPLETE STREETS IMPROVEMENTS</b>									
Aggregate Base				\$0					
Asphalt Pavement				\$0					
Sidewalk, Curb, and Gutter				\$0					
Street Lights				\$0					
Striping/Barracades (Bicycle Facilities)				\$0					
Signage				\$0					
Crossing and Traffic Signals				\$0					
Roundabouts, median islands, curb extensions, or other traffic calming surface improvements				\$0					
Other:				\$0					
Other:				\$0					
Other:				\$0					
Other:				\$0					
<b>Total Complete Streets Construction</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CONSTRUCTION: TRANSIT AND STATION AREAS</b>									
Striping/Barracades (for dedicated bus lanes)				\$0					
Sidewalk, Curb, and Gutter				\$0					
Street Lights				\$0					
Signage				\$0					
Signaling Prioritization Technology				\$0					
Boarding infrastructure				\$0					
Seating/Benches				\$0					
Bus/Transit Shelters				\$0					
Vehicles				\$0					
Other ITS Technology				\$0					
Other:				\$0					
Other:				\$0					
<b>Total Transit Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LANDSCAPING, AMENITIES, AND GREEN INFRASTRUCTURE</b>									
Street Furniture				\$0					
Bicycle Repair Kiosks				\$0					
Bicycle Storage or Parking				\$0					
Street Trees				\$0					



## AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (A CONCEPT PROPOSAL Fiscal Year 2015-16

TRANSPORTATION-RELATED AMENITIES (TRA) BUDGET									
Yosemite Apartments	COSTS				FUNDING SOURCES				
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program-TRA Grant	Name	Name	Name	Name
Landscaping				\$0					
Drinking Fountains				\$0					
Other:				\$0					
Other:									
<b>Total Landscaping Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>IMPACT FEES</b>									
Applicant: Provide Name of Impact Fee				\$0					
Applicant: Provide Name of Impact Fee				\$0					
<b>Total Impact Fees</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Enter total requested AHSC award amount									
Grant percentage for Impact Fees	#DIV/0!								
<b>OTHER CAPITAL ASSET COSTS</b>									
Other:				\$0					
Other:				\$0					
<b>Total Other Asset Costs</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL TRANSPORTATION-RELATED AMENITIES PROJECT COSTS</b>									
				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN A</b>									

(HSC) PROGRAM

Name	Name	Name
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0





(HSC) PROGRAM

Name	Name	Name
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
<b>ACCEPTED INDUSTRY STANDARDS.</b>		



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**PROGRAM (PGM) BUDGET  
ACTIVE TRANSPORTATION PROGRAM**

Yosemite Apartments	COSTS			FUNDING SOURCES					
	QUANTITY / HOURS	UNIT PRICE	TOTAL COST	AHSC Program PGM Grant	Name	Name	Name	Name	Name
<b>STAFF COSTS</b>									
<b>Direct Costs</b>									
Party 1: Tenderloin SafePassage	120	\$100	\$12,000	\$12,000					
			\$0						
			\$0						
			\$0						
<b>Subtotal</b>			\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0
<b>Indirect Costs</b>									
Other: (specify)									
Other: (specify)									
Other: (specify)									
<b>Subtotal</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Staff Costs</b>			\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0
<b>OTHER COSTS</b>									
Travel			\$0						
Equipment			\$0						
Supplies: paper, pens, handouts, activities	480	\$30	\$14,400	\$14,400					
Supplies: snacks and water for attendees	480	\$5	\$2,400	\$2,400					
Supplies (specify )			\$0						
Other: Public facility rental fee	24	\$300	\$7,200	\$7,200					
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
<b>Total Other Costs</b>			\$24,000	\$24,000	\$0	\$0	\$0	\$0	\$0
<b>TOTAL COSTS</b>									
<b>Total Program Costs</b>			\$36,000	\$36,000	\$0	\$0	\$0	\$0	\$0



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

**PROGRAM (PGM) BUDGET  
TRANSIT RIDERSHIP PROGRAM**

#REF!	COSTS			FUNDING SOURCES					
	QUANTITY / HOURS	UNIT PRICE	TOTAL COST	AHSC Program PGM Grant	Name	Name	Name	Name	Name
<b>STAFF COSTS</b>									
<b>Direct Costs</b>									
Party 1: (specify)			\$0						
Party 2: (specify)			\$0						
Party 3: (specify)			\$0						
Party 4: (specify)			\$0						
Party 5: (specify)			\$0						
<b>Subtotal</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Indirect Costs</b>									
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
<b>Subtotal</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Staff Costs</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER COSTS</b>									
Travel			\$0						
Equipment			\$0						
Supplies (specify )			\$0						
Supplies (specify )			\$0						
Supplies (specify )			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
<b>Total Other Costs</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL COSTS</b>									
<b>Total Program Costs</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

PROGRAM (PGM) BUDGET

**CRITERIA AIR POLLUTANT REDUCTION PROGRAM**

#REF!	COSTS			FUNDING SOURCES					
	QUANTITY / HOURS	UNIT PRICE	TOTAL COST	AHSC Program PGM Grant	Name	Name	Name	Name	Name
<b>STAFF COSTS</b>									
<b>Direct Costs</b>									
Party 1: (specify)			\$0						
Party 2: (specify)			\$0						
Party 3: (specify)			\$0						
Party 4: (specify)			\$0						
Party 5: (specify)			\$0						
<b>Subtotal</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Indirect Costs</b>									
Other: (specify)									
Other: (specify)									
Other: (specify)									
<b>Subtotal</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Staff Costs</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER COSTS</b>									
Travel			\$0						
Equipment			\$0						
Supplies (specify )			\$0						
Supplies (specify )			\$0						
Supplies (specify )			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
Other: (specify)			\$0						
<b>Total Other Costs</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL COSTS</b>									
<b>Total Program Costs</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM  
CONCEPT PROPOSAL  
Fiscal Year 2015-16**

PROGRAM (PGM) BUDGET

**TOTAL PROGRAMS BUDGET  
(Active Transportation + Transit Ridership + Criteria Air Pollutants Reduction Programs)**

#REF!	COSTS			FUNDING SOURCES					
	QUANTITY / HOURS	UNIT PRICE	TOTAL COST	AHSC Program PGM Grant	Name	Name	Name	Name	Name
<b>STAFF COSTS</b>									
<b>Total Staff Costs</b>			\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0
<b>OTHER COSTS</b>									
<b>Total Other Costs</b>			\$24,000	\$24,000	\$0	\$0	\$0	\$0	\$0
<b>TOTAL COSTS</b>									
<b>Total Program Costs</b>			\$36,000	\$36,000	\$0	\$0	\$0	\$0	\$0

(1) Pursuant to Section 103(c)(1), costs are not eligible for funding if there is another feasible, available source of committed funding for the Capital Project or portion thereof to be funded by the AHSC Program or if the co  
 (2) Pursuant to Section 103(c)(4), ongoing operational costs beyond the term of the grant (3 years) for Program Costs.



Name	
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0



Name	
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0



Name	
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0





Name	Name
\$0	\$0
\$0	\$0
\$0	\$0

ist is incurred prior to AHSC Program award.

Rev. 1/29/16



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Name of Project: Yosemite Apartments

**READINESS: ENVIRONMENTAL CLEARANCES**

AHD Capital Project	Is the Project approved "by-right"?	Categorically Exempt	Has a Negative Declaration been certified?	Has a Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA	N/A	YES	N/A	N/A
	NEPA*				
<b>In the box below, explain why any items are not required and include documentation, if applicable:</b>					
<p>The Yosemite Apartments project falls under Section 15301 EXISTING FACILITIES of the CEQA Guidelines for Class I Categorical Exemptions. It is an exempt project since the project can be described as "The operation, repair, maintenance, permitting, leasing, or licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time." The project will include</p>					
<p>* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.</p>					

HRI Capital Project	Is the Project approved "by-right"?	Categorically Exempt	Has a Negative Declaration been certified?	Has a Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA				
	NEPA*				
<b>In the box below, explain why any items are not required and include documentation, if applicable:</b>					
<p>* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.</p>					



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**READINESS: ENVIRONMENTAL CLEARANCES (continued)**

STI Capital Project		Is the Project approved "by-right"?	Categorically Exempt	Has a Negative Declaration been certified?	Has a Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA	N/A	YES	N/A	N/A	
	NEPA*					
<p><b>In the box below, explain why any items are not required and include documentation, if applicable:</b></p> <p>CEQA Categorical Exemption has been obtained and is documented in SFMTA Resolutions. See the last page of the attachment called "Yosemite Apartments - STI's - proof of CEQA Exemption.pdf". This page notes the following: The Planning Department has issued a CEQA exemption or negative declaration..."</p> <p>* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.</p>						

TRA Capital Project		Is the Project approved "by-right"?	Categorically Exempt	Has a Negative Declaration been certified?	Has a Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA					
	NEPA*					
<p><b>In the box below, explain why any items are not required and include documentation, if applicable:</b></p>						
<p>* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.</p>						

Relevant Program Guideline Section References:

§ 106(4)(a)

(4) Completion of all necessary environmental clearances including those required under the California Environmental Quality Act and if applicable, the National Environmental Policy Act, and all applicable time periods for filing appeals or lawsuits have lapsed.

(A) Applicants who submit evidence to demonstrate a Lead Agency has prepared a Negative Declaration or Mitigated Negative Declaration which is currently under review, or where the Project is eligible for a categorical exemption, will not be required to submit evidence of completion as stated in (4) above.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**READINESS: LAND USE APPROVALS**

Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete each Capital Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

**NOTE: If necessary discretionary local land use approvals have NOT been completed at the time of submittal of the concept proposal, the applicant must provide a narrative in the optional Narrative space provided below to describe associated timeframes to ensure all required approvals will be secured by the full application submittal deadline, pursuant to Section 106(a)(5) of the Guidelines.**

AHD Capital Project:		
Discretionary Approvals	Agency / Issuer	Status
N/A	N/A	N/A

**DO NOT LIST DESIGN REVIEW ON THIS FORM**

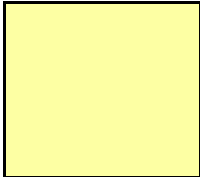
<b>Narrative</b>	<p>The project involves the rehabilitation of an existing building and therefore does not require discretionary land use approvals. The rehabilitation will not alter the current land use or zoning in any way to require land use review or approvals.</p>
------------------	--

HRI Capital Project:		
Discretionary Approvals	Agency / Issuer	Status

**DO NOT LIST DESIGN REVIEW ON THIS FORM**

<b>Narrative</b>	
------------------	--

Pursuant to Guidelines section 106(a)(15)(F), where approval by a local public works department, or other responsible local agency, is required for the Housing-Related Infrastructure Capital Project, the application must include a statement from that department indicating that the Housing-Related Infrastructure Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that Department.





AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

**READINESS: LAND USE APPROVALS (continued)**

STI Capital Project:		
Discretionary Approvals	Agency / Issuer	Status
N/A	N/A	N/A

DO NOT LIST DESIGN REVIEW ON THIS FORM

Narrative	See attached letter.
-----------	----------------------

Pursuant to Guidelines section 106(a)(16)(A), where approval by a local public works department, or other responsible local agency, is required for the Project, the application must include a statement from that entity indicating that the Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Project(s) is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.

Yes

TRA Capital Project:		
Discretionary Approvals	Agency / Issuer	Status

DO NOT LIST DESIGN REVIEW ON THIS FORM

Narrative	
-----------	--

Pursuant to Guidelines section 106(a)(16)(A), where approval by a local public works department, or other responsible local agency, is required for the Project, the application must include a statement from that entity indicating that the Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Project(s) is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.

Relevant Program Guideline Section References: §106(a)(5)  
 (5) Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**READINESS: SITE CONTROL**

To certify the Project is eligible for program review, applicant must chose from the dropdown menu "Yes", "No", or "N/A" certifying the validity of each statement (1-8). Please provide exhibits as requested for each proposed Capital Project.

**NOTE:** If any of the following statements are not currently secured at the time of submittal of the concept proposal, the applicant must provide a narrative in the space provided below to describe associated timeframes to demonstrate site control will be secured by the full application submittal deadline.

		AHD Capital Project	HRI Capital Project	STI Capital Project	TRA Capital Project
1	Fee title	YES		N/A	
2	A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements	N/A		N/A	
3	An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability	N/A		N/A	
4	An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency	N/A		N/A	
5	An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land	N/A		N/A	
6	An executed agreement with a public agency that gives the Applicant exclusive rights to negotiate with that agency for the acquisition of the site provided that the major terms of the acquisition have been agreed to by both parties	N/A		N/A	
7	A land sales contract or other enforceable agreement for acquisition of the property	YES		N/A	
8	Other forms of site control that give the department equivalent assurance that the applicant or developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program	N/A		N/A	



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

**READINESS: SITE CONTROL (continued)**

<b>Narrative (if required)</b>	For the AHD component, the current fee title holder is the Tenderloin Neighborhood Development Corporation (see attached Preliminary Title Report provided by Old Republic Title Company). TNDC has entered into a Purchase and Sale Agreement (also attached) with Turk Street, Inc. which will become the Managing General Partner of the to-be-formed tax credit limited partnership (owner) of the eventual AHD project. The sales price in the Purchase and Sale Agreement is based on a third-party appraisal (and included in the AHD-R budget), and the transaction will result in zero cash to TNDC. The only sources used for purchase of the existing AHD project is assumption of existing City of SF loans and seller carryback financing, and the sum of those sources is equal to the purchase prices. The sale at appraised value, coupled with seller carryback financing, is designed to maximized 4% tax credit equity and reduce the need for other local or state resources. (See attached Seller Carryback Commitment Letter in the Enforceable Funding Commitments attachments section of
------------------------------------	--

Relevant Program Guideline Section References: §106(a)(7)  
 (7) The applicant or Developer of the Project must have Site Control sufficient to ensure the timely commencement of the Project as determined by the Department.

**READINESS: MILESTONES**

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

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

Capital Project Milestone Schedule				
Performance Milestone	AHD Capital Project	HRI Capital Project	STI Capital Project	TRA Capital Project
Executed binding agreement between the Recipient and developer of the proposed Capital Project detailing the terms and conditions of the Capital Project development.	N/A		N/A	
Site Control of Capital Project site(s) by proposed developer(s).	3/1/2016		N/A	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	N/A		9/19/2014	
Obtaining all necessary and discretionary public land use approvals.	N/A		N/A	
Obtaining all enforceable funding commitments for all construction period financing.	6/1/2016		N/A	





AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

<b>READINESS: MILESTONES (continued)</b>				
Performance Milestone	AHD Capital Project	HRI Capital Project	STI Capital Project	TRA Capital Project
For Housing-Related Infrastructure Capital Projects, all enforceable funding commitments obtained for at least the first phase of the supported housing development.	N/A		5/31/2016	
For Affordable Housing Development Capital Projects, obtaining enforceable commitments for all construction/permanent financing including substantially final construction/permanent loan documents, and Tax Credit syndication documents for remaining phases of the Project.	12/1/2017		NA	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	5/1/2017		6/30/2017	
Commencement of construction.	2/1/2018		1/1/2018	
Construction complete and the filing of the Notice of Completion.	2/1/2019		6/30/2018	
Program funds fully disbursed.	11/1/2019		12/31/2018	

Relevant Program Guideline Section References: §111(a) - (d)

- (a) Recipients shall begin construction of the housing units to be developed in the Affordable Housing Development that is a Capital Project and the housing designated in the application within the time set forth in the Standard Agreement but not more than two (2) years from the date of the AHSC Program award.
- (b) The housing units to be developed in the Affordable Housing Development that is a Capital Project and the housing designated in the application must be completed, as evidenced by receipt of a certificate of occupancy, within the period of time set forth in the Standard Agreement, but not more than five (5) years from the date of the AHSC Program award.
- (c) AHSC Program funds must be disbursed in accordance with deadlines specified in the Standard Agreement, and in no event later than the following disbursement deadlines:

NOFA Date	Disbursement Deadline	Standard Agreement Executed	Disbursement Agreement Executed
January 2016	June 30, 2021	September 2018	September 2018

(d) Recipients may receive up to fifty (50) percent

of the total project cost. The recipient has disbursed at least



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Enforceable Funding Commitment Summary

Name of Project: Yosemite Apartments

**Table 1: AHSC funds requested and Total Development Costs**

This table will autopopulate based on the Budgets for each Eligible Use.

Eligible Use	Funding Source	AHSC Funds Requested	Total Development Costs
AHD-R	AHSC Rental Loan	\$4,476,550	\$21,926,721
AHD-HO	AHSC-Homeowner Grant	\$0	\$0
HRI	AHSC HRI Grant	\$0	\$0
STI	AHSC STI Grant	\$579,753	\$579,753
TRA	AHSC TRA Grant	\$0	\$0
PGM	AHSC PGM Grant	\$36,000	\$36,000
<b>TOTAL</b>		<b>\$5,092,303</b>	<b>\$22,542,474</b>

**Table 2: PERMANENT Funding Sources**

For each eligible use, list all PERMANENT funding sources beyond AHSC, and whether they are committed. Exclude deferred costs in this table, and list separately in Table 3. DO NOT LIST ANY CONSTRUCTION FUNDING SOURCE AMOUNT THAT DOES NOT ROLL OVER AS A PERMANENT FUNDING SOURCE. ONLY LIST THE PORTION THAT ROLLS OVER TO PERMANENT.

Permanent Funding Sources		AS SUBMITTED BY APPLICANT		For HCD Use Only AS VERIFIED BY REVIEWER	
Eligible Use	Funding Source	Amount	Committed (Y/N)	Amount	Committed (Y/N)
AHD-R	SF MOHCD Existing CHRLP Loans	\$1,595,042	Y		
AHD-R	SF MOHCD Loan	\$1,845,612	Y		
AHD-R	Seller Carryback Loan	\$3,004,958	Y		
AHD-R	Deferred Developer Fee	\$1,000,000	Y		
AHD-R	LP Equity - LIHTC	\$7,010,554	Y		
AHD-R	LP Equity - Historic Tax Credits	\$2,994,004	Y		
<b>TOTAL</b>		<b>\$17,450,170</b>		<b>\$0</b>	



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Enforceable Funding Commitment Summary

Table 3: Deferred Costs

For each eligible use, list all deferred costs.

		AS SUBMITTED BY APPLICANT	For HCD Use Only AS VERIFIED BY REVIEWER
Eligible Use	Deferred Cost	Amount	Amount
AHD-R	Deferred Developer Fee	\$1,000,000	
<b>TOTAL</b>		\$1,000,000	\$0

EFC Calculation

Demonstration of the level of Enforceable Funding Commitments (EFCs) calculated as follows:

$$\frac{\text{AHSC funds requested} + \text{EFCs} - \text{Deferred Costs}}{\text{Total Development Cost} - \text{Deferred Costs}}$$

	AS SUBMITTED BY APPLICANT	AS VERIFIED BY REVIEWER
AHSC funds requested	\$5,092,303	\$5,092,303
EFCs	\$17,450,170	\$0
Deferred Costs	\$1,000,000	\$0
Total Development Costs	\$22,542,474	\$22,542,474
EFC Calculation:	\$1	\$0



## AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

### CONCEPT PROPOSAL

Fiscal Year 2015-16

#### Enforceable Funding Commitment Summary

### WHAT IS AN ENFORCEABLE FUNDING COMMITMENT?

Pursuant to the Guidelines definition in Appendix A (pg. A-3), an “Enforceable Funding Commitment” means permanent commitments, including but not limited to the following:

- (1) Low-income housing tax credit equity contributions (without the necessity of a tax credit reservation letter) and tax-exempt bonds in connection with four (4) percent low-income housing tax credits, AHSC Program funds, funding previously issued by the Department simultaneously with the commitment of AHSC Program funds will be considered committed in this calculation.
- (2) Funds conditionally reserved under the following programs shall be accepted as funding commitments: the Department of Housing and Urban Development’s (HUD) Supportive Housing Program (SHP), HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG), and the California Department of Mental Health’s Mental Health Services Act (MHSA) Program.
- (3) A land donation in fee for no other consideration that is supported by an appraisal or purchase/sale agreement (“Land Donation”) or a local fee waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law (“Local Fee Waiver”) may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third party appraisal prepared by a MAI-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency.
- (4) Owner equity contributions or developer funds. Such contributions or funds shall not be subsequently substituted with a different funding source or forgone if committed in the application, except that a substitution may be made for up to 50% of deferred developer fee. The Department may require the applicant to evidence the availability of the proposed amount of owner equity or developer funds.
- (5) Funds for transportation projects which are programmed for allocation and expenditure in the applicable capital improvement plan consistent with the terms and timeframes of the Standard Agreement.



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Enforceable Funding Commitment Summary

**WHAT IS AN ACCEPTABLE ENFORCEABLE COMMITMENT LETTER?**

In order for a letter to be deemed complete and acceptable as enforceable, financing

1. Name of the applicant (borrower or recipient of funds).
2. The project name (if any).
3. The project site address, assessor's parcel number, or legal description; and
4. The amount, interest rate (if applicable), and terms of the financing being committed.

The letter may be conditioned on certain standard underwriting criteria, such as appraisal,

On the form below, the applicant should identify for each Eligible Use (AHD-R, AHD-HO, HRI, STI, TRA and PGM) the project permanent financing funding commitments which are supported by the associated source documents. Be sure that the amounts in the letters match the amounts reported for each funding source in the included budgets, as appropriate.

Upload the commitment letters to FAAST and name them "EFC -xxx Letter #" where xxx is either AHD-R, AHD-HO, HRI,STI, TRA, or PGM, depending on the Eligible Use.

	Eligible Use:	AHD-R	
Commitment #1	Type:	Existing Residual Receipts Loans	
	Funding Source:	SF MOH Existing CHRLP Loans	
	Amount:	\$1,595,042	Date of Letter: 3/15/16
	Comment:	MOHCD provided one letter to commitment #1 and commitment #	
	Eligible Use:	AHD-R	
Commitment #2	Type:	New Residual Receipts Loan	
	Funding Source:	SF MOH Loan	
	Amount:	\$1,845,612	Date of Letter: 3/15/16
	Comment:	MOHCD provided one letter to commitment #1 and commitment #	
	Eligible Use:	AHD-R	
Commitment #3	Type:	Seller Residual Receipts Financing	
	Funding Source:	Seller Carryback Loan	
	Amount:	\$3,004,958	Date of Letter: 3/15/16
	Comment:		



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

CONCEPT PROPOSAL

Fiscal Year 2015-16

Enforceable Funding Commitment Summary

	Eligible Use:	AHD-R	
Commitment #4	Type:		Other:
	Funding Source:	LP Equity LIHTC	
	Amount:	\$7,010,554	Date of Letter: 3/15/16
	Comment:	CHPC provided one letter for commitment #4 and commitment #5	
	Eligible Use:	AHD-R	
Commitment #5	Type:		Other:
	Funding Source:	LP Equity Historic Tax Credits	
	Amount:	\$2,994,004	Date of Letter: 3/15/16
	Comment:	CHPC provided one letter for commitment #4 and commitment #5	
	Eligible Use:		
Commitment #6	Type:		Other:
	Funding Source:		
	Amount:		Date of Letter:
	Comment:		
	Eligible Use:		
Commitment #7	Type:		Other:
	Funding Source:		
	Amount:		Date of Letter:
	Comment:		
	Eligible Use:		
Commitment #8	Type:		Other:
	Funding Source:		
	Amount:		Date of Letter:
	Comment:		
	Eligible Use:		
Commitment #9	Type:		Other:
	Funding Source:		
	Amount:		Date of Letter:
	Comment:		



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

**CONCEPT PROPOSAL**

Fiscal Year 2015-16

Enforceable Funding Commitment Summary

	Eligible Use:	
Commitment #10	Type:	Other:
	Funding Source:	
	Amount:	Date of Letter:
	Comment:	
	Eligible Use:	
Commitment #11	Type:	Other:
	Funding Source:	
	Amount:	Date of Letter:
	Comment:	
	Eligible Use:	
Commitment #12	Type:	Other:
	Funding Source:	
	Amount:	Date of Letter:
	Comment:	
	Eligible Use:	
Commitment #13	Type:	Other:
	Funding Source:	
	Amount:	Date of Letter:
	Comment:	
	Eligible Use:	
Commitment #14	Type:	Other:
	Funding Source:	
	Amount:	Date of Letter:
	Comment:	
	Eligible Use:	
Commitment #15	Type:	Other:
	Funding Source:	
	Amount:	Date of Letter:
	Comment:	





4











## AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

### CONCEPT PROPOSAL

Fiscal Year 2015-16

Sections 102-106 of the **Program** guidelines have been included, for reference.

#### Section 102. Eligible Projects

The AHSC Program is designed to implement GHG emissions reductions through fewer or shorter vehicle trips. The AHSC Program will fund integrated land use and transportation projects supporting low-carbon transportation options. Promoting mode shift to low-carbon transportation will require strategies that link residential areas, major employment centers and other key destinations to accessible, reliable, affordable, safe and comfortable transit and active transportation options.]

- (a) All applicants will be required to define a Project Area. The Project Area is the area which encompasses transit, housing and destinations and is the area in which AHSC Program funds will be invested. Each Project Area must:
  - (1) be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area;
  - (2) include at least one Transit Station/Stop consistent with the requirements set forth in (c) or (d) below; and
  - (3) be of a defined size consistent with one of the following:
    - (A) For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile radius from the identified Transit Station/Stop.
    - (B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line or route.
    - (C) For Project Areas which include a Transit Corridor or bicycle network or both, the defined Project Area must be identified in a plan, i.e. general plan, bicycle master plan or transit corridor implementation plan.
- (b) The AHSC Program includes three eligible Project Area types as defined below:
  - (1) Transit Oriented Development (TOD) Project Areas,
  - (2) Integrated Connectivity Project (ICP) Project Areas, and
  - (3) Rural Innovation Project Areas (RIPA).

A **Transit Oriented Development (TOD) Project Area** must demonstrate VMT reduction through fewer or shorter vehicle trips or mode shift to transit use, bicycling or walking by integrating High Quality Transit systems and key destinations including residential/mixed-uses, with an emphasis on affordable housing development and Disadvantaged Community benefits within a neighborhood, district or corridor. Examples of TOD typologies are described in Appendix G.

An **Integrated Connectivity Project (ICP) Project Area** must demonstrate VMT reduction through fewer or shorter vehicle trips or mode shift to transit use, bicycling or walking within areas lacking High Quality Transit, with an emphasis on providing Disadvantaged

Community benefits. Project Areas that include High Quality Transit are ineligible to apply as an ICP Project Area.

A Rural Innovation Project Area (RIPA) must demonstrate VMT reduction through fewer or shorter vehicle trips or mode shift to transit use, bicycling or walking within areas lacking High Quality Transit within a Rural Area.

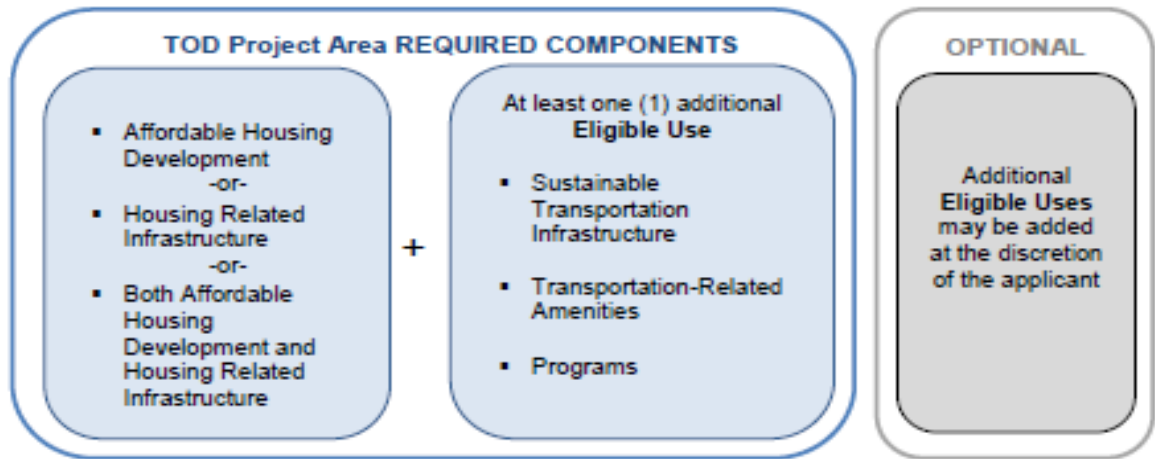
(c) TOD Project Areas must demonstrate ALL of the following:

- (1) include at least one (1) Transit Station/Stop served by High Quality Transit at the time of application submittal;
- (2) include an Affordable Housing Development located no further than one-half (1/2) mile from a Transit Station/Stop served by High Quality Transit. While the TOD Project Area must include an Affordable Housing Development, it may be funded from sources other than the AHSC Program but must meet the requirements of Section 103 (a)(1)(A) through (C);  
AND
- (3) include one (1) Eligible Use, combined as one of the following:

TOD Project Area Key Definitions  
*(From Appendix A)*

Transit Station Stop means a designated location at which the various Qualifying Transit service(s) drop-off and pick-up riders. -

High Quality Transit means a Qualifying Transit line with high frequencies and permanent infrastructure demonstrated by: 1) Peak Period headway frequency of every 15 minutes or less and service seven days a week and 2) operation on a railway or be a Bus Rapid Transit (BRT) service that either fully or partially operates on a dedicated bus-only lane, or uses High Occupancy Vehicle (HOV) or High Occupancy Toll (HOT) lanes.



(d) ICP Project Areas must meet all of the following:

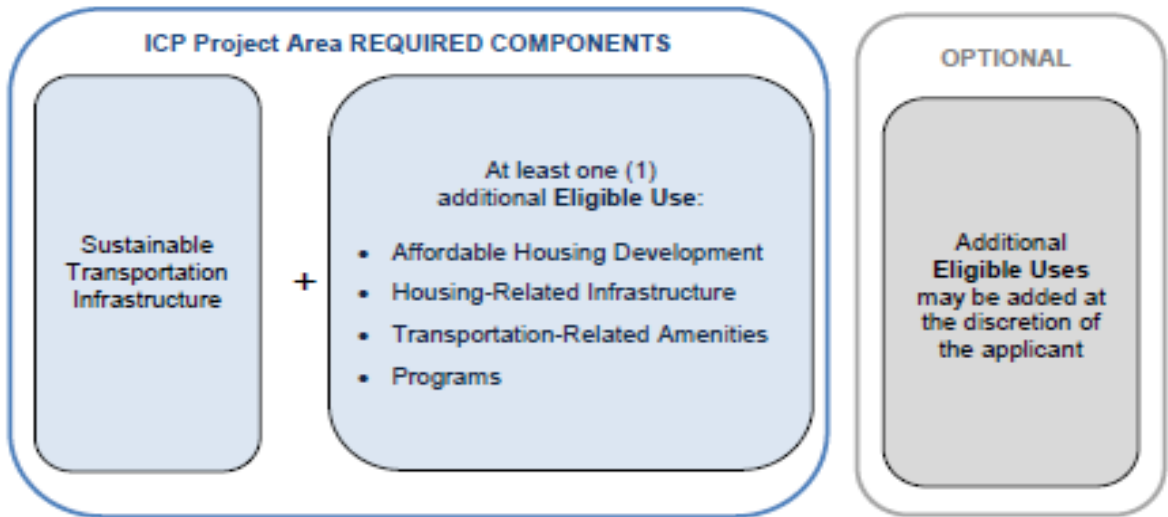
- (1) include at least one (1) **Transit Station/Stop**;
- (2) be served by at least one (1) mode of **Qualifying Transit** that does not meet the requirements of **High Quality Transit** at the time of application submittal;

AND

- (3) Include **Capital Projects or Program Costs** as follows:

ICP/RIPA Project Area Key Definitions  
*(From Appendix A)*

**Qualifying Transit** means a transit line serving the public that is operated by the following: 1) Directly operated by a public entity; 2) Operated by a public entity via a contract for purchased transportation service with a private or non-profit provider; or 3) Operated by a private or non-profit entity as a grant Recipient or sub-recipient from a public entity. **Qualifying Transit** for the purpose of the Program includes various forms of fixed transit service (Rail Service and Bus Service) and **Flexible Transit Service**. A **Qualifying Transit** line requires service that departs two (2) or more times during **Peak Hours** as determined by the transit operator. **Flexible Transit** is exempt from these **Peak Hours** requirements.



If the ICP Project Area application proposes to fund an **Affordable Housing Development** with AHSC Program funds, that housing must be located within a ½ mile of a **Transit Station/Stop**.

(e) RIPAs must meet all of the requirements detailed in Section 102(d) above for an ICP Project Area and must be located within a **Rural Area**.



### Section 103. Eligible Costs

The AHSC Program funds Capital Projects or eligible Program Costs within TOD, ICP and RIPA Project Areas consistent with the requirements of Section 102(c), (d) and (e) as follows:

<b>Figure 2</b>	
<b>Eligible Capital Projects and Program Costs</b>	
<b>Eligible Capital Projects</b>	
<ul style="list-style-type: none"><li>▪ Affordable Housing Development</li><li>▪ Housing-Related Infrastructure</li><li>▪ Sustainable Transportation Infrastructure</li><li>▪ Transportation-Related Amenities</li></ul>	
<b>Eligible Program Costs</b>	
<ul style="list-style-type: none"><li>▪ Active Transportation Programs</li><li>▪ Transit Ridership Programs</li><li>▪ Criteria Air Pollutant Reduction Programs</li></ul>	

Examples of eligible costs within each category of eligible Capital Projects and Program Costs are identified in Appendix B.

#### (a) Capital Projects

##### (1) Affordable Housing Development Capital Projects

###### (A) Affordable Housing Development Capital Projects must:

- (i) consist of one or more of the following:
  - New construction
  - Acquisition and **Substantial Rehabilitation** (including preservation of affordable housing at-risk of conversion to market rate)
  - Conversion of one or more nonresidential structures to residential dwelling units;
- (ii) be located within one-half (1/2) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in Section 102(c) or (d). The one-half (1/2) mile is to be measured from the nearest boarding point of the **Transit Station/Stop** to the entrance of the residential structure in the **Affordable Housing Development** furthest from the **Transit Station/Stop** along a walkable route. The walkable route, after completion of the proposed Project, shall be free of negative environmental conditions that deter pedestrian circulation such as barriers, stretches without sidewalks or walking paths, noisy vehicular tunnels, streets, arterials or highways without regulated crossings that facilitate pedestrian movement, or stretches without lighted streets;

- (iii) include at least 20 percent of the total residential units as Affordable Units; and
- (iv) have a minimum Net Density, upon completion of the Affordable Housing Development, not less than that shown on the following table:

Figure 3		
Project Location*	MINIMUM NET DENSITY REQUIREMENTS	
	Residential only Projects	Mixed-Use Projects (Floor Area Ratio)
Urban	30 units per acre	>2.0
Suburban	20 units per acre	>1.5
Non-Metropolitan	15 units per acre	>.75

\*Refer to Appendix C for definitions of Project Location designations and applicable Net Density requirements

- (1) Mixed-use Affordable Housing Developments may demonstrate consistency with the Net Density requirements through either the unit per acre or Floor Area Ratio (FAR) requirements detailed in Figure 3 above.
- (2) Acquisition and Substantial Rehabilitation (including preservation of affordable housing at-risk of conversion to market rate) are exempt from the above minimum density requirements but shall not result in fewer units or lower percentage of total affordability than currently except where reductions in unit count are required to meet building code requirements.

- (v) must supply at least one (1) Secure Overnight Bicycle Parking spot for every two units, that is not publicly accessible and is completely enclosed. Bicycle parking at the Affordable Housing Development will be considered an eligible cost but may not be used to meet required Project Area components for TOD or ICP/RIPA Project Areas as outlined in Section 102.

**(B) Affordable Housing Development Capital Projects may:**

- (i) include residential units that are rental or owner-occupied, or a combination of both;
- (ii) consist of scattered sites with different ownership entities, within the boundaries of a discrete Project Area, as long as the sites are developed together as part of a common development scheme adopted, approved or required by a Public Agency; or

(iii) include nonresidential uses that are compatible under local zoning.

(C) Eligible costs for Affordable Housing Development Capital Projects are limited to:<sup>1</sup>

(i) Costs for a housing development, as specified in 25 CCR Section 7304 (a) and (b).

(ii) Energy Efficiency, Low Impact Design, Renewable Energy or Urban Greening improvements.

(iii) Soft costs such as those incidentally but directly related to construction, acquisition, or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.

**(2) Housing-Related Infrastructure Capital Projects**

(A) Eligible costs for Housing-Related Infrastructure Capital Projects are limited to:<sup>1</sup>

(i) Capital improvements required by a Locality, transit agency, or special district as a condition to the approval of the Affordable Housing Development.

(ii) Energy Efficiency, Low Impact Design, Renewable Energy or Urban Greening improvements.

(iii) Soft costs such as those incidentally but directly related to construction, acquisition, or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.

(iv) The minimum residential per unit parking spaces in parking structures as required for the Project by a Locality based on the following:

---

<sup>1</sup> All eligible costs must be reasonable compared to similar capital activities of modest and necessary design.

**Figure 4**  
**Allowable Structured Parking Costs**

Project Specific Per Unit Parking Requirements* (inclusive of guest parking)	Maximum Allowable AHSC funds per space
Up to 2 spaces per unit	\$10,000
0.5 to 1 space per unit	\$20,000
<0.5 spaces per unit	\$30,000

\* Total number of units / Total number of required parking spaces

*Note: The Council intends to decrease funds available for traditional parking spaces (excluding parking spaces dedicated for car share, electric vehicle charging stations, zero emission vehicles (ZEVs) or ADA accessible parking) in subsequent rounds of funding with the goal of eliminating funds for this use entirely.*

- (v) Required environmental remediation necessary for the capital project where the cost of the remediation does not exceed 50 percent of AHSC Program grant funds.
  - (vi) Real property acquisition of the **Housing-Related Infrastructure** project site and associated fees and costs, not including real estate commissions for purchase or acquisition.
  - (vii) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **Capital Project** not to exceed 15 percent of the AHSC Program award up to \$300,000.
- (3) **Sustainable Transportation Infrastructure Capital Projects (including Active Transportation and Transit Infrastructure)**
- (A) Eligible costs for **Sustainable Transportation Infrastructure Capital Projects** are limited to:<sup>2</sup>
    - (i) Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share programs) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).
    - (ii) **Energy Efficiency, Low Impact Design, Renewable Energy or Urban Greening** improvements.
    - (iii) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible **Capital Project** and do not exceed 15 percent of the AHSC Program award up to \$300,000.

<sup>2</sup> All eligible costs must be reasonable compared to similar capital activities of modest and necessary design.

- (iv) Soft costs such as those incidentally but directly related to construction, acquisition or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, site acquisitions, and necessary easements. Soft costs shall not exceed 30 percent of total AHSC Program award.
- (v) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.
- (vi) Other Capital Project costs required as a condition of local approval for the Capital Project, as approved by the Department.

**(4) Transportation-Related Amenities Capital Projects**

- (A) Transportation-Related Amenities must be publically accessible.
- (B) Eligible costs for Transportation-Related Amenities Capital Projects are limited to:<sup>3</sup>
  - (i) Capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the transit requirements detailed in Section 102 (c) or (d).
  - (ii) Energy Efficiency, Low Impact Design or Urban Greening improvements.
  - (iii) Impact fees required by local ordinance are eligible for funding only if used for the identified eligible Capital Project and do not exceed 15 percent of the AHSC Program award up to \$300,000.
  - (iv) Soft costs such as those incidentally but directly related to construction, acquisition or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, site acquisitions, and necessary easements. Soft costs shall not exceed 10 percent of total AHSC Program award.
  - (v) Activity Delivery Costs that are associated with the implementation of the Capital Project not to exceed 10 percent of the costs associated with the Capital Project.

---

<sup>3</sup> All eligible costs must be reasonable compared to similar capital activities of modest and necessary design.

(vii) Other Capital Project costs required as a condition of local approval for the Capital Project, as approved by the Department.

**(b) Program Costs**

(1) Program Costs include those costs typically associated with 1) program creation, or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (3 years). Programs include education, outreach and training programs in the following three categories:

- (A) Active Transportation Programs;
- (B) Transit Ridership Programs; or
- (C) Criteria Air Pollutant Reduction Programs.

**(c) Ineligible costs include all of the following:**

- (1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the Capital Project or portion thereof to be funded by the AHSC Program or if the cost is incurred prior to AHSC Program award;
- (2) Routine maintenance of transportation infrastructure (including transit fleet);
- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (3 years) for Program Costs; and
- (5) Re-syndication of an existing Affordable Housing Development.

#### Section 104. Assistance Terms and Limits

- (a) The maximum AHSC Program loan or grant award, or combination thereof, for a TOD, ICP and RIPA Project Area is \$20 million with a minimum award of at least \$1 million for TOD Project Area applications and at least \$500,000 for ICP and RIPA Project Area applications.
- (b) A single Developer may receive no more than \$40 million per NOFA funding cycle.
- (c) The limitations set forth in (b) above may be waived by the Department if necessary to meet statutorily required Affordable Housing and Disadvantaged Community set-asides as detailed in Section 105(d)(3)(A) and (B).
- (d) For multi-phased developments, the amount of GHG reduction will be measured for the phase funded through the application for the specific NOFA funding cycle.
- (e) Loans for rental Affordable Housing Developments, or the rental portions of a Affordable Housing Development, are subject to the following terms:
  - (1) AHSC Program funds will be provided as a loan for permanent financing by the Department to the owner of the Affordable Housing Development, with the same terms as the Department's Multifamily Housing (MHP) Program financing as set forth in 25 CCR 7308.
  - (2) The maximum loan amount shall be calculated pursuant to 25 CCR 7307 based on the number of Restricted Units in the Affordable Housing Development, affordability, unit sizes, location, and on the base amount for loan calculation as specified in the AHSC Program NOFA. For Affordable Housing Developments receiving 4% low-income housing tax credits, \$60,000 per Restricted Unit may be added to the base amount for loan limit calculation purposes.
  - (3) Where the Affordable Housing Development is receiving low-income housing tax credits, the Public Agency or Developer may provide AHSC Program grant funds to the limited partnership of the Affordable Housing Development in the form of a zero (0) percent, deferred payment loan, with a term of at least 55 years. The loan may be secured by a deed of trust which may be recorded with the local county recorder's office. Provided, however, the beneficiary of the loan shall not under any circumstances exercise any remedy, including, without limitation, foreclosure, under the deed of trust without the prior written consent of the Department, in its sole and absolute discretion. The loan may not be sold, assigned, assumed, conveyed or transferred to any third party without prior written Department approval in its sole and absolute discretion.
  - (4) For Affordable Housing Developments assisted by other Department funding programs, repayment of the loan between the Public Agency and the developer or Developer and the limited partnership shall be limited to (1) no repayments to the Public Agency or the Developer until the maturity date or (2) repayment only from "distributions" from the Affordable Housing Development within the meaning 25

CCR 8301(h). The **Public Agency** or the **Developer** shall be responsible for all aspects of establishing and servicing the loan. The provisions governing the loan shall be entirely consistent with these Guidelines and all documents required by the **Department** with respect to the use and disbursement of **AHSC Program** funds. All documents governing the loan between the **Public Agency** and the developer borrower or **Developer** and the limited partnership borrower shall contain all the terms and conditions set forth in this subdivision and shall be subject to the review and approval of the **Department** prior to making the loan.

(f) Grants shall be subject to the following terms:

- (1) The applicant must demonstrate that the grant does not result in a profit that exceeds the commercially reasonable range for other developments of similar size and level of risk.
- (2) If the **Capital Project** grant includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.
- (3) **AHSC Program** grant funds will be disbursed as progress payments for eligible costs incurred after the **AHSC Program** award of funds.
- (4) For homeownership **Affordable Housing Developments**, **AHSC Program** assistance will be provided in the form of a grant from the **Department** to a **Locality** or **Developer**, to be used to provide a loan from the **Locality** or a **Developer** to a qualified first-time homebuyer in an identified homeownership **Affordable Housing Development**, in accordance with the provisions of the **BEGIN Program** as set forth in the **BEGIN Guidelines** issued by the **Department**, as amended April 21, 2009, except for the requirements for regulatory relief, set forth in Section 106 of those guidelines, and the application selection criteria set forth in Section 119.
- (5) For **Housing-Related Infrastructure Capital Project** grants:
  - (A) The total **Housing-Related Infrastructure Capital Project** grant amount is \$35,000 per residential unit in the proposed **Affordable Housing Development**, and \$50,000 per **Restricted Unit**.
  - (B) Conditions precedent to the first disbursement of **AHSC Program** funds shall include receipt of all required public agency entitlements and all construction funding commitments for the **Affordable Housing Development** supported by the **Housing-Related Infrastructure Capital Project**.
  - (C) **Rental Affordable Housing Developments** supported by the **Housing-Related Infrastructure Capital Project** shall be subject to a recorded covenant ensuring affordability for duration of at least 55 years. **Homeownership Affordable Housing Developments** supported by the **Housing-Related Infrastructure Capital Project** shall be subject to a



recorded covenant with a duration of at least 30 years that includes either a resale restriction or equity sharing upon resale.

- (6) For Program Cost grants, the total grant amount for Program Costs within a Project Area shall not exceed 30 percent of the funding request for the overall Project up to \$500,000.

### Article III. Application Procedures

#### Section 105. Eligible Applicants and Application Process

##### (a) Eligible Applicants

- (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 Commissions, Congestion Management Agencies, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.
  - (B) A Developer or Program Operator.
- (2) Where a Public Agency has a real property interest in the proposed Project, the application will be required to either 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.
- (3) Joint applicants for the Project will be held jointly and severally liable for the completion of the Project.
  - (A) A recipient of Department funds must remain liable for performing all requirements of the award of funds as those requirements are 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 and enter into agreements amongst one another as to which shall bear responsibility as to particular portions of the award. If a particular recipient is not statutorily required to maintain eligibility for award funds, that recipient may request to withdraw from the award at any time, and the Department shall, in its reasonable discretion, allow such withdrawal if agreed to by the remaining recipients and not otherwise prohibited by law.

##### (b) NOFA Process

- (1) Pursuant to direction of the Council, the Department shall offer funds through a NOFA in accordance with the procedures for the Department's MHP Program set forth in 25 CCR 7317 and applications will be reviewed based on the steps detailed below and illustrated in Figure 7.
- (2) Applications shall be made on forms made available by the Department.

(c) Concept Proposal Process

- (1) All applicants must submit a required concept proposal. The intent of the concept proposal process is: 1) focus expenditures of local resources on the most competitive applications given limited AHSC Program funding; 2) provide targeted technical assistance to potential applicants, with a priority to Disadvantaged Community applicants; and 3) coordinate with Metropolitan Planning Organizations on supporting implementation of Sustainable Communities Strategies.
- (2) Concept proposals will be reviewed based on the information detailed in Figure 6.
- (3) Concept proposals will be reviewed based on select AHSC Program elements as detailed in Figure 6 below and evaluated as follows:
  - (A) Satisfaction of threshold requirements; and
  - (B) Demonstration of the level of Enforceable Funding Commitments (EFCs) calculated as follows:

$$\frac{AHSC\ funds\ requested + EFCs - Deferred\ Costs}{Total\ Development\ Cost - Deferred\ Costs}$$

- (1) The resulting percentage calculation in (B) above cannot decrease between the time of concept proposal and full application submittal.
  - (C) To the extent a secondary filter is necessary in evaluating concept proposals, i.e. where there is a tie amongst projects, a project located within a Disadvantaged Community will be prioritized based on greatest percentile rank.
- (4) Applicants will be notified whether or not they are invited to submit a full application based on ranking of concept proposals.
  - (A) To the extent cumulative funds requested of all concept proposals received exceed 150 percent of available funds for the applicable NOFA, the Council may limit invitations to submit full applications.
  - (B) In inviting full applications, consideration will be given to statutorily required Affordable Housing and Disadvantaged Community set-asides and TOD/ICP/RIPA targets as stated in Section 105(d)(4)(A) through (C) to include at least 150 percent of the respective set-aside or targets based on the total amount available as designated in the NOFA.
  - (C) At least one concept proposal from each Metropolitan Planning Organization jurisdiction will be invited to submit a full application granted it meets all threshold requirements of Section 106.
  - (D) An invitation to submit a full application does not guarantee project will compete successfully for funding.

<b>Figure 5 AHSC Concept Proposals Required Contents</b>	
<b>Project Overview</b>	
1	Project Description defining each of the following: <ul style="list-style-type: none"> <li>• Project Area Type (TOD, ICP or RIPA)</li> <li>• Project Area (defined by vicinity map, service area, etc.)</li> <li>• Project location (i.e. address)</li> <li>• Transit Service map and schedules</li> <li>• Proposed Project Description</li> <li>• Eligibility for Statutory Set-Asides, if applicable               <ul style="list-style-type: none"> <li>✓ Affordable Housing</li> <li>✓ Disadvantaged Communities</li> </ul> </li> <li>• Identification of Project Co-Benefits</li> </ul>
2	AHSC Program funding amounts requested for: <ul style="list-style-type: none"> <li>• Grant funds</li> <li>• Loan funds</li> </ul>
3	Applicant Information: <ul style="list-style-type: none"> <li>• Identification of joint applicants</li> <li>• Identification of participating entities</li> </ul>
<b>Threshold Requirements</b>	
4	Description of GHG emission reduction strategies attributable to the Project
5	Demonstration of how the Project supports the implementation of the applicable SCS or other qualifying regional plan
6	Consistency with State Planning Priorities (Self-Certification form)
<b>Project Readiness</b>	
7	Evidence of Enforceable Funding Commitments
8	Project Budgets
9	Demonstration of Project readiness as appropriate: <ul style="list-style-type: none"> <li>• Site Control (per Section 106(a)(7))</li> <li>• All necessary NEPA and CEQA clearances per Section 106(a)(4)</li> <li>• All necessary discretionary land use approvals, excluding design review (per Section 106(a)(5))</li> <li>• Consistency with local public works department, or other responsible local agency requirements (for Housing-Related and Transportation-Related Infrastructure Capital Projects only) (per Section 106(a)(14)(D) or (15)(A))</li> <li>• Estimated Project milestone schedule</li> <li>• Demonstration (self-certification) that Project construction has not yet commenced (per Section 106(a)(10))</li> </ul>

*Note: Applications will be submitted using the Financial Assistance Application Submittal Tool (FAAST).*

(d) Full Application Process

- (1) For those applicants which have been invited to submit a full application package, a complete application must be submitted to the Department by the deadline detailed in the NOFA.
- (2) The Department shall evaluate applications for compliance with the threshold requirements listed in Section 106, and score eligible applications based on the scoring criteria listed in Section 107.
- (3) The highest scoring applications that meet all threshold requirements shall be recommended to the Council for funding as specified in the NOFA. The Council may make adjustments in this procedure to meet the following objectives:
  - (A) At least fifty (50) percent of AHSC Program expenditure for Projects benefitting Disadvantaged Communities (Refer to Figure 8 for additional information).
  - (B) At least fifty (50) percent of the annual proceeds appropriated for the AHSC Program shall be expended for affordable housing.<sup>4</sup> For the purposes of this set-aside, expenditures related to Affordable Housing Development and Housing-Related Infrastructure Capital Projects shall count toward this requirement.
  - (C) Project Area type targets are as follows:
    - (i) Target thirty five (35) percent of funds available as designated in the NOFA to TOD Project Area applications.
    - (ii) Target thirty five (35) percent of funds available as designated in the NOFA to ICP Project Area applications.
    - (iii) Target ten (10) percent of funds available as designated in the NOFA to RIPA applications.
    - (iv) Remaining twenty (20) percent of available funds may be awarded to any eligible project area type.
    - (v) To the extent applications received are not sufficient to meet TOD Project Area, ICP Project Area or RIPA targets detailed in (i), (ii) and (iii) above, the Council reserves the right to waive these requirements and recommend funding a greater percentage of applications in either of the three identified Project Area types.
- (4) Project Area type targets and statutory set-asides detailed in (3) above will be subject to the following process:

---

<sup>4</sup> The requirements detailed in Section 105(d)(3) subsections (A) and (B) are not mutually exclusive.

- (A) Applications for TOD, ICP and RIPA Project Areas will be ranked based on the result of the Estimated GHG Emissions Reductions as stated in Section 107(a) and binned separately by respective Project Area types.
  - (B) For each full application, the resulting score from this initial binning will be added to scores from the Supplemental Strategies and Policy Objective criteria to determine an applicant's total score.
  - (C) Total application scores will be ranked within each Project Area type (TOD, ICP and RIPA). Applications will be recommended to the Council for award based on the amount of funds available in each Project Area type, as detailed in Section 105(d)(3)(C).
  - (D) Applications not recommended for funding based on the application of Project Area type set-asides will be re-binned based on the Estimated GHG Emissions Reductions using the same methodology outlined in section 107(a) without regard to Project Area type.
  - (E) Each application's resulting GHG Emissions Reductions score will be added to previously determined scores for Supplemental Strategies and Policy Objective criteria to determine a revised total application score. This revised total application score will be used to allocate the remaining 20 percent of funds available under the NOFA, with specific consideration given to ensure statutory set-asides for Affordable Housing and Disadvantaged Communities are met.
- (5) Though there are no statutory requirements or specific targets for regional allocation of awards, the Council is committed to striving for an equitable distribution of resources. Since it is in the interest of State to fund a variety of project types and scales in a variety of locations to demonstrate the many ways GHG may be reduced, adjustments may be made in the recommendation and award of funds.
  - (6) As station area plans for High Speed Rail are implemented, the Council may prioritize investments in these areas.
  - (7) The Department may elect to not evaluate compliance with some or all threshold requirements for applications that are not within a fundable range, as indicated by a preliminary point score of the full application.
  - (8) In the event of two or more applications having the same rating and ranking scores, the Department may apply a tie breaking criteria as outlined in the NOFA.
  - (9) Applications recommended for funding and approved by the Council are subject to conditions specified by the Department.

(e) Metropolitan Planning Agency Role in Application Review

- (1) To support implementation of an applicable SCS and consistency with activities or strategies identified in a regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG, as allowed by SB 862 (Chapter 36, Statutes of 2014), MPOs have the option of participating in the review of respective AHSC applications as follows:
  - (A) MPO/regions may develop its own process prior to concept application due date to identify and recommend applications that have the highest regional priorities, and based on criteria established by the MPO/region. At a minimum, the identification of regional priority projects shall consider:
    - (i) how the proposed projects implement the region's SCS or equivalent regional plan; and
    - (ii) the extent to which the candidate projects align with regional priorities, including but not limited to: transit priority areas, high priority development areas, or other areas which are key to the SCS's strategies and priorities; and which support achieving the region's greenhouse gas emissions reduction targets.
  - (B) At concept application review, MPOs will review submitted applications from their respective regions to evaluate how the Projects support the implementation of the applicable SCS or other qualifying regional plan.
  - (C) At full application (Phase 2), MPO/regions will receive a copy of all applications submitted within their respective region.
    - (i) If the MPO/region opts to establish its own regional criteria, the MPO/region will apply these criteria to review full applications (Phase 2) within their jurisdiction and recommend the region's priority projects. This process may include a procedure for MPO Board approval of a ranked or recommended priority list of projects.
  - (D) The State and MPO/region may consult on respective rankings, focused particularly when the two processes identify different priority projects. The goal of the consultation is for each party to understand the basis for the other's determination, and thus assure more informed selection.
  - (E) After the consultation, the MPO/region may make a revised recommendation on regional projects, as informed by the consultation process. MPO's recommendations are transmitted to SGC. The MPO/region may elect to rank or recommend a limited number of projects within its region.
- (2) MPO-developed process is not subject to reimbursement, and must adhere to State guidelines related to conflicts of interest and deadlines.

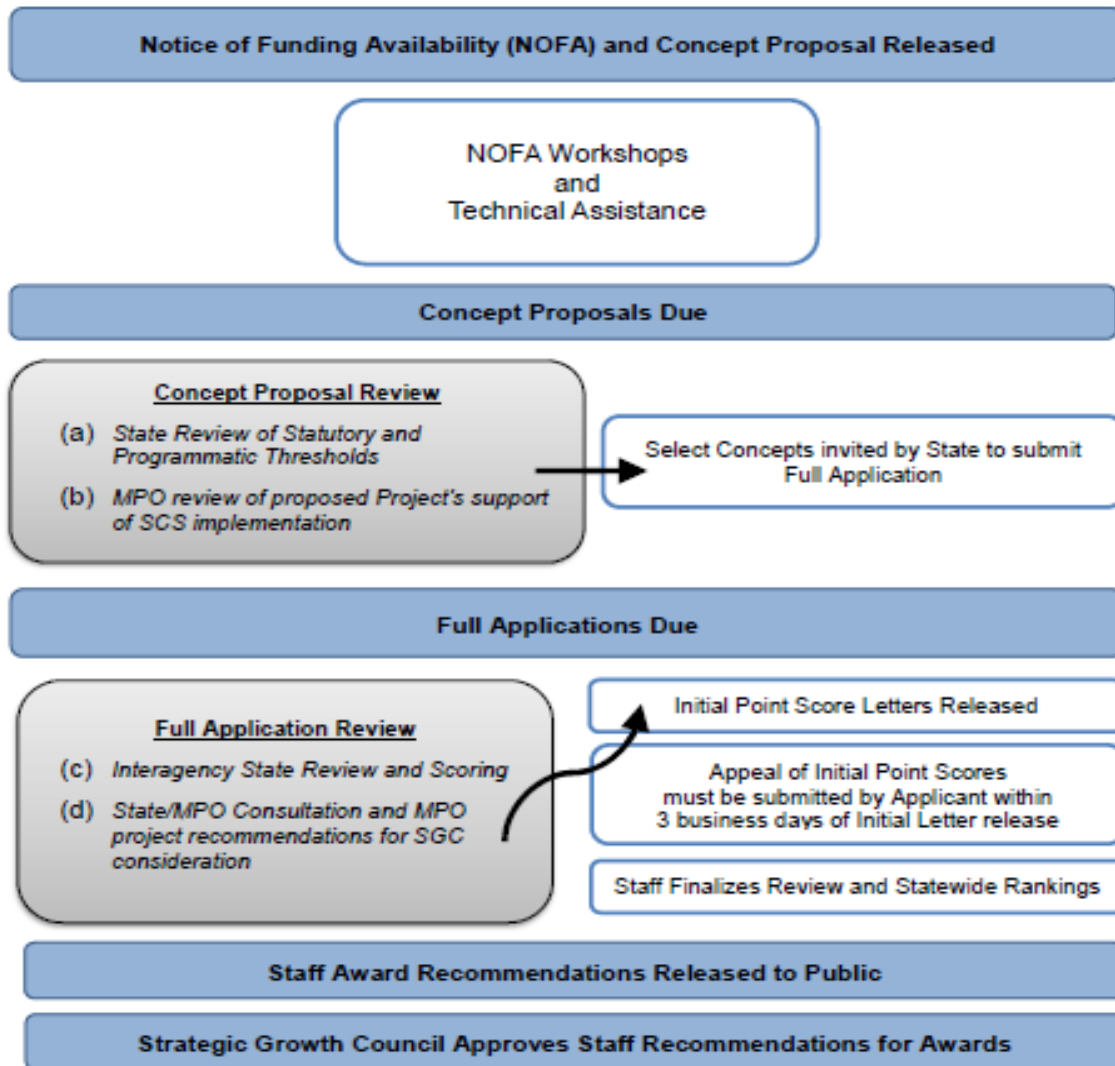
- (3) Rankings determined by MPO/regions do not guarantee SGC recommendation for award.
- (4) Non-MPO regions and MPOs/regions who elect not to participate in this process may defer to the State's process.

(f) Availability of Applications

- (1) All applications shall be made available to the public, subsequent to Council approval of final funding recommendations.
- (2) Applications will be treated in accordance with Public Records Act. Certain information, in accordance with the Public Records Act, may be publicly disclosed.



**Figure 6  
AHSC Program Application Review Process**



## Section 106. Application Threshold Requirements

### (a) Application Threshold Requirements

In addition to requirements detailed in Sections 102 through 105, to be eligible for AHSC Program funding, an application shall demonstrate to the Department all of the following:

- (1) It will achieve a reduction in GHG emissions through fewer vehicle miles travelled, pursuant to the AHSC Program Quantification Methodology in Appendix D.
- (2) The proposed Project supports implementation of the applicable SCS, as confirmed by the MPO, or similar sustainable planning document in non-MPO regions, as allowed by SB 862 (Chapter 36, Statutes of 2014). The application must be consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.
- (3) The proposed Project must be consistent with the State planning priorities established pursuant to Section 65041.1 of the Government Code.
- (4) Completion of all necessary environmental clearances including those required under the California Environmental Quality Act and if applicable, the National Environmental Policy Act, and all applicable time periods for filing appeals or lawsuits have lapsed.
  - (A) Applicants who submit evidence to demonstrate a Lead Agency has prepared a Negative Declaration or Mitigated Negative Declaration which is currently under review, or where the Project is eligible for a categorical exemption, will not be required to submit evidence of completion as stated in (4) above.
- (5) Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.
- (6) The application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with AHSC Program and application requirements. For example, the applicant must demonstrate that the Project is financially feasible as evidenced by documentation such as, but not limited to, a market study, project pro-forma, sources and uses statement, or other feasibility documentation that is standard industry practice for the type of proposed **Affordable Housing Development**. A market study that meets the requirements specified in TCAC Regulations Section 10322(h)(10) will be accepted by the Department.
- (7) The applicant or Developer of the Project must have **Site Control** sufficient to ensure the timely commencement of the Project as determined by the Department.
- (8) Applicants must demonstrate at least two prior projects, similar in scope and size to the Project for which AHSC funds are being requested, which have been completed

by the applicant or joint applicant during the ten (10) years preceding the application due date.

- (9) As of the date of application, the applicant(s), the Project, or the real property on which the Project is proposed (Property) may not be party to or the subject of any claim or action at the State or Federal appellate level. Further, the applicant(s) shall disclose and describe any claim or action undertaken by or against the applicant(s), the Project or the Property which affects or potentially affects the feasibility of the Project. This information will be used to determine feasibility of the Project as accessed in the Feasibility and Readiness Criteria (Section 107(c) and (d)) herein.
- (10) Construction of the Project has not commenced as of the application deadline set forth in the NOFA.
- (11) **Qualifying Transit** must be completed and offering service to the **Transit Station/Stop of the Project Area** by the time set forth in the Standard Agreement.
- (12) Demonstrate consistency with State Relocation Assistance Law (CA Gov Code Sec. 7260-7277).
- (13) The applicant must demonstrate that where applicable, climate adaptation measures are integrated into their Project. If the Project is located in a coastal zone, it should include information about the potential impacts of sea level rise (SLR) and the adaptation measures it will implement to address related impacts (See Appendix F for further guidance).
- (14) The applicant must demonstrate that costs for any Project or component thereof will not result in loss or conversion of agricultural or other working lands, or natural resource lands for other uses.
- (15) Applications requesting AHSC Program funding for **Affordable Housing Developments and Housing-Related Infrastructure Capital Projects** must also demonstrate to the satisfaction of the Department all of the following:
  - (A) Rental Affordable Housing Developments must meet the underwriting standards in the Uniform Multifamily Regulations, 25 CCR 8308 through 8312. However, the Department may use alternative underwriting standards to ensure financial feasibility.
  - (B) The Affordable Housing Development and/or Housing-Related Infrastructure Capital Project(s) are infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.
  - (C) Owner-occupied Affordable Housing Developments must meet the requirements of the **BEGIN Program**, except for the following:
    - (i) The requirements for regulatory relief specified in the BEGIN Program

Guidelines, including those in Section 106 of these guidelines.

- (ii) The requirements of Section 119 of the BEGIN Program Guidelines, on application selection criteria.
- (D) If the application involves demolition or rehabilitation of existing units affordable to lower income households, the replacement **Affordable Housing Development** must include units, comparable in size, with equal or greater affordability, equal to or greater than the number of existing affordable units, except in cases where rehabilitated units provide amenities such as bathrooms and kitchens not present in existing units in which case, the reduction may not result in more than 25 percent fewer units upon project completion. First right of return must be provided to displaced residents.
- (i) The above no net loss requirements would apply where an **Affordable Housing Development or Housing-Related Infrastructure Capital Project** is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the 5 year period preceding the application.
- (E) Applicants must demonstrate the proposed **Affordable Housing Development** is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing.
- (F) Where approval by a local public works department, or other responsible local agency, is required for the **Housing-Related Infrastructure Capital Project**, the application must include a statement from that department indicating that the **Housing-Related Infrastructure Capital Project** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that Department.
- (16) Applications requesting AHSC Program funding for **Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Projects** must satisfy all of the following:
- (A) Where approval by a local public works department, or other responsible local agency, is required for the Project, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.
  - (B) If the **Sustainable Transportation Infrastructure and/or Transportation-Related Amenities Capital Project(s)** involves the demolition existing units affordable to lower-income households, the application must demonstrate the replacement of demolished units,

comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents.

- (i) The above no net loss requirements would apply where an **Sustainable Transportation Infrastructure or Transportation-Related Amenities Capital Project** is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the 5 year period preceding the application.
- (17) Applications requesting **AHSC Program** funding for **Program Costs** must also demonstrate to the satisfaction of the Department all of the following:
- (A) The **Program Costs** are infeasible without **AHSC Program** funds, and other committed funds are not being supplanted by **AHSC Program** funds

**(b) Disadvantaged Community Benefits**

The California Environment Protection Agency (CalEPA) has identified the census tracts in California with the top 25 percent of [CalEnviroScreen 2.0](#) scores as Disadvantaged Communities. On September 4, 2015, ARB released [Cap-and-Trade Auction Proceeds: Funding Guidelines for Agencies that Administer California Climate Investments \(Funding Guidelines\)](#) that provides criteria to evaluate whether or not a project provides a benefit to a Disadvantaged Community. These criteria are detailed in Figure 7 below.

A Project that provides Disadvantaged Community benefits may receive priority for funding in order to meet the **AHSC Program Disadvantaged Community** funding targets. All applicants must evaluate the criteria in Figure 7 below and, if applicable, demonstrate in the application how the Project meets one of the criteria below.

If the eligible **Capital Project** or **Program Costs** are determined to provide benefit to a **Disadvantaged Community** pursuant to the **Funding Guidelines**, the application must demonstrate, based on ARB's **Guidance**, how the **AHSC Program** funds will provide benefit to a **Disadvantaged Community**.

Figure 7 AHSC Program Disadvantaged Community Criteria
<p><b>Located Within:</b> Evaluate the <b>Project</b> to see if it meets at least one of the following criteria for being located in a <b>Disadvantaged Community</b> census tract and provides direct, meaningful and assured benefit(s) to a <b>Disadvantaged Community</b>; and meaningfully addresses an important community need.</p>
<p>Project must meet the following criteria focused on reducing passenger VMT by <b>Disadvantaged Community</b> residents or in a <b>Disadvantaged Community</b>:</p> <ul style="list-style-type: none"> <li>▪ A majority (50%+) of the <b>Project</b> is within one or more <b>Disadvantaged Communities</b> and reduces VMT, and the <b>Project</b> is designed to avoid displacement of <b>Disadvantaged Community</b> residents and businesses.</li> </ul>
<p><b>Provides Benefits To:</b> If the <b>Project</b> does not meet the above criteria for "located within," evaluate the <b>Project</b> to see if it meets at least one of the following criteria for providing direct, meaningful and assured benefit(s) to a <b>Disadvantaged Community</b>; and meaningfully addresses an important community need.</p>
<p>Project must meet at least one of the following criteria focused on reducing passenger vehicle miles travelled by <b>Disadvantaged Community</b> residents or in a <b>Disadvantaged Community</b>:</p> <ul style="list-style-type: none"> <li>▪ <b>Project</b> is accessible by walking within ½ mile of a <b>Disadvantaged Community</b> and reduces VMT, and is designed to avoid displacement of <b>Disadvantaged Community</b> residents and businesses; or</li> <li>▪ <b>Project</b> includes recruitment, agreements, policies or other approaches that are consistent with federal and state law and result in at least 25% of project work hours performed by residents of a <b>Disadvantaged Community</b>; or</li> <li>▪ <b>Project</b> includes recruitment, agreements, policies or other approaches that are consistent with federal and state law and result in at least 10% of project work hours performed by residents of a <b>Disadvantaged Community</b> participating in job training programs which lead to industry-recognized credentials or certifications.</li> </ul>