

Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 7 (January 30, 2023)

Funding Application



CALIFORNIA STRATEGIC
GROWTH COUNCIL



State of California

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

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Department of Housing and Community Development (HCD)

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Instructions

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

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

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

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

4/4/2023

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

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

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

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

"Yellow" cells

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

"Orange" cells

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

"Blue" cells

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

"Red" cells

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

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

Project Overview

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HCD APP#: AHSC0001030

Project Area Type Transit Oriented Development (TOD)

Housing Type Rental

Geographic Area San Francisco Bay Area

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

No

Select Yes to all that apply

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

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
AHD	\$158,677,715	\$33,000,000	72.18%	\$125,677,715
HRI	\$0	\$0	0.00%	
STI	\$17,494,365	\$10,217,503	22.35%	\$7,276,862
TRA	\$1,702,500	\$1,500,000	3.28%	\$202,500
PGM	\$1,003,896	\$1,003,896	2.20%	\$0
AHD & HRI Total	\$158,677,715	\$33,000,000	72.18%	\$125,677,715
Grand Total	\$178,878,476	\$45,721,399	100.00%	\$133,157,077

Was Project awarded funds in prior AHSC rounds? No

Is Project a phase of a previously awarded project? No

Select Metropolitan Planning Org. or "non-MPO area" Metropolitan Transportation Commission (MTC)

Affordable Housing Development (AHD)

Project Name:	Balboa Building A (Balboa Gateway)			Address:	11 Frida Kahlo Way				
City:	San Francisco	Zip Code:	94112	County:	San Francisco	Latitude:	37.72395214	Longitude:	-122.4515383
Census Tracts:	6075031100								
APNs	3180-201	190, BLOCK 3180 (POR)	3180-002						

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

The Balboa Reservoir Building A project is a once in a generation opportunity to redevelop underutilized parking lots in a heavily amenitized High Resource Area into 159 units of mixed income housing that are part of a buildout of roughly 1,100 new units total in the Balboa Reservoir master plan project The AHSC project includes the construction of the interior bicycle and pedestrian infrastructure on campus, as well as a linear park along the southern edge of the project that connects to a nearby transit plaza.

Sustainable Transportation Infrastructure (STI)

STI Project #1 Type of Project Transit or EV

Project Name:	Purchase of 2 BART Rail Cars			Address:	Alameda, Contra Costa, San Francisco, and Santa Clara counties				
City:	San Francisco	Zip Code:	94112	County:	San Francisco	Latitude:	37.72395214	Longitude:	-122.4515383
Census Tracts:	6075031100								
APNs	190, BLOCK 3180 (POR)	3180-201	3180-002						

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

BART will purchase two new BART cars. These vehicle purchases are part of BART's Transbay Corridor Core Capacity Program, which will increase the number of trains operating through the Transbay Tube during peak hours, increase train lengths, and maximize throughput capacity throughout the system, increasing BART's capacity to carry passengers. □

STI Project #2? Yes

Type of Project Transit or EV

Project Name:	29 Sunset Phase II			Address:	11 Frida Kahlo Way				
City:	San Francisco	Zip Code:	94112	County:	San Francisco	Latitude:	37.72395214	Longitude:	-122.4515383
Census Tracts:	6075031100								
APNs	190, BLOCK 3180 (POR)	3180-201	3180-002						

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

The San Francisco Municipal Transportation Agency (SFMTA) 29 Sunset Improvement Project aims to improve the performance of and passenger experience on the Muni 29 Sunset bus route. The 29 Sunset Improvement Project is part of the SFMTA's Muni Forward program, which is focused on reducing delays on major Muni routes. Phase Two of the project includes the segment east of Junipero Serra. Proposed improvements consist of the following: removal of some stops; relocation of other stops; improvements of amenities at some stops; and implementation of transit signal priority (TSP) at intersections for over one lane-mile. Stop removal and relocation and TSP implementation would serve to reduce delays, thus reducing travel times and improving schedule reliability or on-time performance. Passenger experience will be improved through safer access to the bus stops achieved with improved visibility at intersections and shorter crosswalk distances.

Project Overview

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STI Project #3?	Yes								
Type of Project	Combination								
Project Name:	Bridge Housing Corporation - On Site Bike/Ped	Address:	11 Frida Kahlo Way						
City:	San Francisco	Zip Code:	94112	County:	San Francisco	Latitude:	37.72395214	Longitude:	-122.4515383
Census Tracts:	6075031100								
APNs	190, BLOCK 3180 (POR)	3180-201	3180-002						
Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)									
1 Miles of Class III -B Context Sensitive Bikeway with traffic calming features such as speed humps and way finding, over 2500 continous feet of new Safe & Accessible Sidewalk. This is fully contained within the Balboa Reservoir master planned project, which BRIDGE Housing Corporaton is the master developer.									
Quantity of new or repaired STI facilities funded by AHSC									
# of Transit Routes Improved	5	Crosswalks	10	\$100,000	ADA Curb Ramps		Overcrossings / Undercrossing		
Transit Vehicles	2	\$5,034,634	Transit Operations		Bikeshare infrastructure & operations				
EV Carshare infrastructure & operations			Other (Pedestrian Bulb Outs-9)	\$1,125,000	Other (Crosswalks-10)		\$100,000		

Transportation-Related Amenities (TRA)

TRA Project #1	Select the primary transit mode supported by this TRA	Local bus rapid transit							
Project Name:	29 Sunset - Transit Related Amenities	Address:	11 Frida Kahlo Way						
City:	San Francisco	Zip Code:	94112	County:	San Francisco	Latitude:	37.72395214	Longitude:	-122.4515383
Census Tracts:	6075031100								
APNs	190, BLOCK 3180 (POR)	3180-201	3180-002						
Description (include the general location and description of each TRA improvement)									
The 29 Sunset Phase II project will include the installation of at least four new bus bulbouts to enhance the safety and convenience of riders. All of these bulbouts will be at transit stops, thus meeting the "at or along a block-face" requirement for TRA points.									
TRA Project #2?	No								
TRA Project #3?	No								
Quantity of new or repaired TRA facilities funded by AHSC									
Bus Bulb-Outs	10	\$1,150,000	Street lights		Street trees or plantings		Bus Shelters		
Bicycle Parking At Transit			Bus Stop Benches						
Amount of TRA funds along block face(s) that include a Transit Station or Stop		\$1,500,000							

Program Costs (PGM)

Program Name:	AHD Resident Support	Address:	11 Frida Kahlo Way				
City:	San Francisco	Zip Code:	94112	County:	San Francisco	Proposed program type	AHD resident support
Program Description							
In addition to the basic resident services offered to AHD residents, this program will provide instructor-led adult education, health and wellness, or skill building classes. This includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Excludes: Drop-in computer labs, monitoring or technical assistance.							
Who are the targeted users for the Program							
The targeted users are residents of the AHD. The programming will occur at the AHD project, typically in the community room and/or courtyard.							
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?							
The PGM hosts classes onsite at the AHD specifically to break down some of the barriers preventing low-income residents from attending these courses: on site classes mean no transportation/transit scheduling, no child care issues, and no costs. These three reasons are each on their own enough to discourage low-income residents from taking courses that may improve their quality of life; combined, they are a formidable barrier. Onsite in-person classes break down this barrier and give the AHD resident the option to better their lives.							
Describe additional design challenges and development costs incurred to meet the requirements of the Program.							
No challenges were encountered in identifying this PGM scope.							

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PGM #2?	Yes
Program Name:	Transit Passes for Residents
Address:	11 Frida Kahlo Way
City:	San Francisco
Zip Code:	94112
County:	San Francisco
Proposed program type	Transportation encouragement and safety
Program Description Each of the restricted units will be provided with one (1) free transit pass for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.	
Who are the targeted users for the Program The targeted users are the residents of the AHD. To encourage transit ridership, the free passes will remove financial barriers to utilizing transit options in the Project Area.	
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need? High quality transit is expensive for hourly workers. The annual cost of a transit pass for AHD residents at this community is \$1,176. This burden will be eased for the first three years of the project, allowing new transit patterns to be formed, savings to be built, and jobs to stabilize.	
Describe additional design challenges and development costs incurred to meet the requirements of the Program. Not applicable	
PGM #3?	Yes
Program Name:	Anti-Displacement
Address:	11 Frida Kahlo Way
City:	San Francisco
Zip Code:	94112
County:	San Francisco
Proposed program type	Anti-displacement activities
Program Description Eviction Defense Collaborative (EDC) supports tenants struggling with rent increases, evictions, housing discrimination and landlord harassment by providing them with free legal representation when they cannot afford to pay for an attorney. For 27 years, EDC has been the only agency in San Francisco (SF) solely dedicated to eviction prevention, processing 99% of all the eviction notices filed in the city. EDC's wraparound service model includes legal services for eviction defense, rapid emergency rental assistance and subsidies for those at risk of eviction and displacement, and advocacy for unhoused San Franciscans facing eviction from City shelters. Since 2019, EDC has served as the lead partner with the City of San Francisco for the implementation of SF Tenant Right to Counsel (TRC), which guarantees all San Francisco tenants full scope legal representation in an eviction matter. In this role, EDC coordinates and oversees the work of 9 legal service organizations comprising the city-wide TRC system.	
Who are the targeted users for the Program EDC primarily serves low income BIPOC tenants and City shelter residents. In FY 21-22 EDC served 1722 unduplicated clients served of whom 84% were BIPOC; 48% were people with disabilities; 84% live at two times below the poverty level: \$27,180 for a single member household; 18% were seniors; 14.4 % self identified as LGBTQIA+ and 3.7% as Trans/Non binary.	
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need? San Francisco's longstanding housing crisis is one of the most dire nationwide. Housing costs for San Francisco residents are among the highest in the world. Similar-size cities such as Seattle, Denver and Austin, Texas, have approved construction for three to four times as many residential units as San Francisco since 2015, according to U.S. census building permit data. From 2015 to 2021, the city permitted 24,600 units to be built, a little over 3,500 units annually. A review of six years worth of building permit data for 15 cities with populations between 600,000 and 1.1 million people found that San Francisco ranked in the bottom half. The crisis is formed by multiple factors including: the critical lack of affordable housing, ever	
Describe additional design challenges and development costs incurred to meet the requirements of the Program. None	
PGM #4?	Yes
Program Name:	Workforce Development - Grid Alternatives
Address:	11 Frida Kahlo Way
City:	San Francisco
Zip Code:	94112
County:	San Francisco
Proposed program type	Workforce Development
Program Description As a workforce partner in the AHSC Balboa Reservoir Project, GRID Alternatives will extend our successful solar training program for up to 20 project area residents. The solar training is a comprehensive program that provides trainees with both virtual and hands-on solar installation learning opportunities with particular focus on the most competitive skills to land jobs in the solar and related construction industries. Trainees receive certificates of completion as well as receive soft skills training such as resume writing and completing job applications. We introduce each trainee to hiring employers at the end of the program, too. GRID's solar training program is a low-barrier design, meeting trainees "where they are at" and no previous experience is required.	
Who are the targeted users for the Program We have a focus on creating equitable career pathways for those underrepresented in renewable energy: women, people of color, indigenous tribal members, and formerly incarcerated individuals. To date, GRID has provided training for over 32,000 people across the country, and 65% of participants have self-identified as people of color.	
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need? Solar installer is a well paying career path, but low income minority workers are underrepresented in this field. Grid Alternatives provides training for this target population and also the wraparound services to improve job retention and advancement.	
Describe additional design challenges and development costs incurred to meet the requirements of the Program. None	
PGM #5?	AHSC R6No

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

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

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

Yes

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

Balboa Reservoir (QIA)		Balboa Building A within the QIA					
Negative points may be assessed if applicant fails to disclose all past awards, simultaneous applications, and known future applications.							
HCD program(s) name(s):	21-06	Plan to apply?	Loan amount	Grant amount	Awarded?	Award date or expected Award date?	HCD Contract Number
IIG QIA	Yes	Yes		\$26,000,000	Yes	12/2/2021	21-IIG-16857

NOFA Section II (C)(2)

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

Yes

Utilizing Tax Credits?	4%														
Federal	Yes	Proposed equity investor contribution (\$)	\$52,342,913	Anticipated tax credit factor	\$0.9200										
State	Yes	Proposed equity investor contribution (\$)	\$23,859,365	Anticipated tax credit factor	\$0.8000										
Timeframe for applying for 4% Tax Credits	Proposed month	September	Proposed year	2024	Tax Credit Reservation Awarded?	No									
Is the Project a scattered site housing Project? UMR §8303(b)						No									
Total Units	LIHTC Units	Project Site Area	Units per Acre	Age Restrictions	Special Facility Type	Tenure Type	Rental Subsidy?	Commercial Space?	Relocation Required?						
159	157	1.10 Acres	0 Per Acre	None	N/A	Permanent	No	No	No						
Operating Subsidy?	No	HUD 811 Project?	No	Any type of demolition required?			No								
Number of buildings?	1	Total building(s) stories?	6	Number of elevators?	2	Total Homeownership square feet?	0								
Total Commercial square feet?	0	Total Residential Rental square feet?	172,910	Total Residential Non-rental square feet?	0										
Total Mixed-use Space (square feet)	0														
For Operating Subsidies: Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years). For Project-Based Rental Assistance: Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior loan closing. Projects having or proposing project-based rental assistance shall fund a Transition Reserve in accordance with MHP §7312(f)(2).															
File Name:	Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.					Uploaded to HCD?	N/A							
File Name:	Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.					Uploaded to HCD?	N/A							

§105 Eligible Applicants

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

Yes

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

A Locality, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA).

(A) local Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.

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

(B) A Developer or Program Operator.

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

Is Project being proposed by a **Tribal Entity** and meets requirements listed in detail in Appendix B?

No

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

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

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

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

Yes

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

No

File Name	STI-TRA Agreement	STI-TRA agreement: If utilizing the experience of a Locality or Transportation Agency non-applicant for STI or TRA components an applicant must provide an executed agreement with that specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought.	Uploaded to HCD?	Yes
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- (4) All eligible Applicants appearing on the application for the Project will be held jointly and severally liable for the completion of the Project and as such, will each sign all Standard Agreements to the award of AHSC funds.
- A Recipient of Department funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple Recipients, all such Recipients must remain jointly and severally liable to the Department for that performance. Notwithstanding the foregoing,
- (A) Recipients may indemnify each other by entering into agreements with one another as to individual Capital Projects. In no event will any such agreement alter, amend, or revoke each individual Recipient's obligations to the Department, including the joint and several liability.

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

Applicant #1	Entity name	BRIDGE Housing Corporation			
Eligible applicant type	Developer	Organization type	Non-profit Public Benefit Corporation		
File Name	App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.			Uploaded to HCD? Yes
File Name	App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD? Yes
File Name	App1 Org Chart	Applicant Organization Chart.			Uploaded to HCD? Yes
File Name	App1 Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD? Yes
File Name	App1 Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD? Yes
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).			Uploaded to HCD? Yes

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

Applicant #3	Entity name	N/A			
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Applicant #4	Entity name	N/A			
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Owner/Borrower	Entity name	Balboa Gateway LP			
File Name	Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.			Uploaded to HCD? Yes
File Name	Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD? Yes
File Name	Owner Org Chart	Owner Organization Chart.			Uploaded to HCD? Yes
File Name	Owner Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD? Yes
File Name	Owner Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD? Yes
File Name	Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).			Uploaded to HCD? N/A

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

Administrative General Partner #1	Entity name	NA			
File Name	AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.			Uploaded to HCD?
File Name	AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD?
File Name	AGP1 Org Chart	AGP Organization Chart.			Uploaded to HCD?
File Name	AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD?
File Name	AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD?
File Name	AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).			Uploaded to HCD?

Administrative General Partner #2	Entity name	N/A			
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Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Contact Name	Title	Email	Phone #	Contact Address	City	State	Zip Code
Applicant #1	BRIDGE Housing Corporation	Developer	Non-profit Public Benefit Corporation	600 California St #900, San Francisco, CA 94108, USA	San Francisco	CA	94018	Smitha Seshadri	Executive Vice President	sseshadri@bridgehousing.com	415-989-1111	Jeremy Hoffman	Director of Development	jhoffman@bridgehousing.com	(510) 501-4529	600 California St #900	San Francisco	CA	94108
Applicant #2	Mayors Office of Housing and Community Development (City & County of San Francisco)	Locality	Public Agency	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103	Sara Amaral	Director of Housing Development	sara.amaral@sfgov.org	(628) 652-5808	Robert Baca	Director	robert.baca@sfgov.org	415-701-5500	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103
Owner / Borrower Entity	Balboa Gateway LP	Developer	Limited Partnership	600 California St #900	San Francisco	CA	94018	Smitha Seshadri	Executive Vice President	bwiblin@bridgehousing.com	415-321-3565	Jeremy Hoffman	Director of Development	jhoffman@bridgehousing.com	(510) 501-4529	600 California St #900	San Francisco	CA	94108
Managing General Partner	NA	Developer	Limited Liability Company	600 California St #900	San Francisco	CA	94018	Smitha Seshadri	Executive Vice President	bwiblin@bridgehousing.com	415-321-3565	Jeremy Hoffman	Director of Development	jhoffman@bridgehousing.com	(510) 501-4529	600 California St #900	San Francisco	CA	94108
Administrative GP #1	NA																		
Transit Agency Partner (applicable to STI and TRA components)	San Francisco Bay Area Rapid Transit District (BART)			2150 Webster Street, 9th Floor	Oakland	CA	94612					Shannon Dodge	Principal Property Development Officer	sdodge@bart.gov	(510) 359-6978				
Property Management Agent	Bridge Property Management Company, Inc.			600 California St #900	San Francisco	CA	94018					Jeremy Hoffman	Director of Development	jhoffman@bridgehousing.com	(510) 501-4529				
Financial Consultant	California Housing Partnership			369 Pine Street, Suite 300	San Francisco	CA	94104					Chad Horsford	Senior Housing Finance Consultant	chorsford@chpc.net	(424) 294-8483				
Lead (primary) Service Provider	TBD																		
Borrower Legal Counsel	Lubin Olson & Niewiadomski LLP			600 Montgomery Street, 14th Floor	San Francisco	CA	94111					Beth Anderson	Partner	BAnderson@lubinolson.com	(415) 981-0550				
General Contractor	Cahill Contractors LLC			425 California Street, Suite 2200	San Francisco	CA	94104					Matt Irwin	Vice President	mirwin@cahill-sf.com	(415) 986-0600				
Architect	BAR Architects & Interiors			77 Geary St Suite 200	San Francisco	CA	94108					Patricia Centeno	Principal	pcenteno@bararch.com	415 293 7180				
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			

Congress person Name(s)	District #	State Senator Name(s)	District #	State Assembly Member Name(s)	District #
Nancy Pelosi	11	Scott D. Wiener	11	Philip Y. Ting	19

Balboa Building A (Balboa Gateway) Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001030

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

Cost Category	ALL FUNDING SOURCES							Comments
	AHSC STI Grant	Population Based General Fund	Transit Performance Initiative	Valley Transportation Authority (VTA)	0	0	0	Sources Total

STI BUDGET #1 - Purchase of 2 BART Rail Cars								
Environmental review/studies								\$0
Plan Specification and Estimates								\$0
Right of way support costs								\$0
Site or right of way acquisition for Cap. Improvement Project								\$0
Other Soft Costs (Specify)								\$0
Other Soft Costs (Specify)								\$0
Other Soft Costs (Specify)								\$0
Other Soft Costs (Specify)								\$0
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clearing and Grubbing								\$0
Demolition								\$0
Grading								\$0
Soil Stabilization (Lime, etc.)								\$0
Erosion/Weed Control								\$0
Dewatering								\$0
Other Site Preparation (Specify)								\$0
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer								\$0
Irrigation								\$0
Storm Drain								\$0
Detention Basin/Culverts								\$0
Other Site Utilities (Specify)								\$0
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aggregate Base								\$0
Asphalt Pavement								\$0
Sidewalk, Curb and Gutter								\$0
Street Lights								\$0
Striping/Barricades (Bicycle Facilities)								\$0
Signage								\$0
Crossing and Traffic Signals								\$0
Roundabouts, median islands or curb extensions								\$0
Other traffic calming surface improvements								\$0
Other Complete Street Improvements (Specify)								\$0
Other Complete Street Improvements (Specify)								\$0
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Striping/Barricades (for dedicated bus lanes)								\$0
Sidewalk, Curb and Gutter								\$0
Street Lights								\$0
Signage								\$0
Signaling Prioritization Technology								\$0
Boarding infrastructure								\$0
Seating/Benches								\$0
Bus/Transit Shelters								\$0
Vehicles	\$5,034,634			\$1,633,754				\$6,668,388
Other ITS Technology								\$0

Balboa Building A (Balboa Gateway) Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001030

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Population Based General Fund	Transit Performance Initiative	Valley Transportation Authority (VTA)	0	0	0	Sources Total	
Other Transit and Station Areas (Specify)								\$0	
Other Transit and Station Areas (Specify)								\$0	
Total Transit and Station Areas - Construction	\$5,034,634	\$0	\$0	\$1,633,754	\$0	\$0	\$0	\$6,668,388	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)								\$0	
Other Activity Costs (Specify)								\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)								\$0	
Employee Reporting								\$0	
Other Capital Asset Costs (Specify)								\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Purchase of 2 BART Rail Cars Total Budgeted Project Costs	\$5,034,634	\$0	\$0	\$1,633,754	\$0	\$0	\$0	\$6,668,388	

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

STI BUDGET #2 - 29 Sunset Phase II

Environmental review/studies		\$355,000						\$355,000	
Plan Specification and Estimates		\$850,000						\$850,000	
Right of way support costs								\$0	
Site or right of way acquisition for Cap. Improvement Project								\$0	
Other Soft Costs (Construction Management)		\$121,608	\$2,084,000					\$2,205,608	
Other Soft Costs (Contingency)		\$1,347,500						\$1,347,500	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Total Soft Costs	\$0	\$2,674,108	\$2,084,000	\$0	\$0	\$0	\$0	\$4,758,108	
Clearing and Grubbing								\$0	
Demolition								\$0	
Grading								\$0	
Soil Stabilization (Lime, etc.)								\$0	
Erosion/Weed Control								\$0	
Dewatering								\$0	
Other Site Preparation (Specify)								\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer								\$0	
Irrigation								\$0	
Storm Drain								\$0	
Retention Basin/Culverts								\$0	

Balboa Building A (Balboa Gateway) Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001030

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Population Based General Fund	Transit Performance Initiative	Valley Transportation Authority (VTA)	0	0	0	Sources Total	
Other Site Utilities (Specify)								\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base								\$0	
Asphalt Pavement								\$0	
Sidewalk, Curb and Gutter	\$250,000		\$875,000					\$1,125,000	
Street Lights								\$0	
Striping/Barricades (Bicycle Facilities)								\$0	
Signage								\$0	
Crossing and Traffic Signals	\$100,000							\$100,000	
Roundabouts, median islands or curb extensions								\$0	
Other traffic calming surface improvements								\$0	
Other Complete Street Improvements (Specify)								\$0	
Other Complete Street Improvements (Specify)								\$0	
Total Complete Streets Improvements - Construction	\$350,000	\$0	\$875,000	\$0	\$0	\$0	\$0	\$1,225,000	
Striping/Barricades (for dedicated bus lanes)								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Signage								\$0	
Signaling Prioritization Technology	\$400,000	\$10,000						\$410,000	
Boarding infrastructure	\$1,750,000							\$1,750,000	
Seating/Benches								\$0	
Bus/Transit Shelters								\$0	
Vehicles								\$0	
Other ITS Technology								\$0	
Other Transit and Station Areas (Specify)								\$0	
Other Transit and Station Areas (Specify)								\$0	
Total Transit and Station Areas - Construction	\$2,150,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$2,160,000	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)								\$0	
Other Activity Costs (Specify)								\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)								\$0	
Employee Reporting								\$0	
Other Capital Asset Costs (Specify)								\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$2,500,000	\$2,684,108	\$2,959,000	\$0	\$0	\$0	\$0	\$8,143,108	

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

Balboa Building A (Balboa Gateway) Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001030

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Population Based General Fund	Transit Performance Initiative	Valley Transportation Authority (VTA)	0	0	0	Sources Total	

STI BUDGET #3 - Bridge Housing Corporation - On Site Bike/Ped

Environmental review/studies								\$0	
Plan Specification and Estimates								\$0	
Right of way support costs								\$0	
Site or right of way acquisition for Cap. Improvement Project								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing								\$0	
Demolition								\$0	
Grading								\$0	
Soil Stabilization (Lime, etc.)								\$0	
Erosion/Weed Control								\$0	
Dewatering								\$0	
Other Site Preparation (Specify)								\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer								\$0	
Irrigation								\$0	
Storm Drain								\$0	
Detention Basin/Culverts								\$0	
Other Site Utilities (Specify)								\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base								\$0	
Asphalt Pavement	\$50,000							\$50,000	
Sidewalk, Curb and Gutter	\$2,307,869							\$2,307,869	
Street Lights								\$0	
Striping/Barricades (Bicycle Facilities)								\$0	
Signage	\$50,000							\$50,000	
Crossing and Traffic Signals								\$0	
Roundabouts, median islands or curb extensions								\$0	
Other traffic calming surface improvements	\$75,000							\$75,000	
Other Complete Street Improvements (Specify)								\$0	
Other Complete Street Improvements (Specify)								\$0	
Total Complete Streets Improvements - Construction	\$2,482,869	\$0	\$0	\$0	\$0	\$0	\$0	\$2,482,869	
Striping/Barricades (for dedicated bus lanes)								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Signage								\$0	
Signaling Prioritization Technology								\$0	
Queueing Infrastructure								\$0	

Balboa Building A (Balboa Gateway) Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001030

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Population Based General Fund	Transit Performance Initiative	Valley Transportation Authority (VTA)	0	0	0	Sources Total	
Seating/Benches								\$0	
Bus/Transit Shelters								\$0	
Vehicles								\$0	
Other ITS Technology								\$0	
Other Transit and Station Areas (Specify)								\$0	
Other Transit and Station Areas (Specify)								\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify) tree planting, top soil, irrigation	\$200,000							\$200,000	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Total Urban Greening	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)								\$0	
Other Activity Costs (Specify)								\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)								\$0	
Employee Reporting								\$0	
Other Capital Asset Costs (Specify)								\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$2,682,869	\$0	\$0	\$0	\$0	\$0	\$0	\$2,682,869	

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

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET

Total Soft Costs	\$0	\$2,674,108	\$2,084,000	\$0	\$0	\$0	\$0	\$4,758,108	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$2,832,869	\$0	\$875,000	\$0	\$0	\$0	\$0	\$3,707,869	
Total Transit and Station Areas - Construction	\$7,184,634	\$10,000	\$0	\$1,633,754	\$0	\$0	\$0	\$8,828,388	
Total Urban Greening	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$10,217,503	\$2,684,108	\$2,959,000	\$1,633,754	\$0	\$0	\$0	\$17,494,365	

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Balboa Building A (Balboa Gateway) Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001030

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

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

TRA BUDGET #1 - 29 Sunset - Transit Related Amenities

Environmental review/studies								\$0	
Plan Specification and Estimates								\$0	
Right of way support costs								\$0	
Site or right of way acquisition for Cap. Improvement Project								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Clearing and Grubbing								\$0	
Demolition								\$0	
Grading								\$0	
Soil Stabilization (Lime, etc.)								\$0	
Erosion/Weed Control								\$0	
Dewatering								\$0	
Other Site Preparation (Specify)								\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer								\$0	
Irrigation								\$0	
Storm Drain								\$0	
Detention Basin/Culverts								\$0	
Other Site Utilities (Specify)								\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base								\$0	
Asphalt Pavement								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Striping/Barricades (Bicycle Facilities)								\$0	
Signage								\$0	
Crossing and Traffic Signals								\$0	
Roundabouts, median islands or curb extensions								\$0	
Other traffic calming surface improvements								\$0	
Other Street Improvements (Specify)								\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)								\$0	
Sidewalk, Curb, and Gutter								\$0	
Street Lights								\$0	
Signage		\$150,000						\$150,000	
Signaling Prioritization Technology								\$0	
Boarding infrastructure	\$1,500,000							\$1,500,000	
Seating/Benches								\$0	
Bus/Transit Shelters								\$0	
Other ITS Technology								\$0	
Other Transit Station or Stop (Move/Expand Bus Stops)		\$52,500						\$52,500	
Other Transit Station or Stop (Specify)								\$0	

Balboa Building A (Balboa Gateway) Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001030

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC TRA Grant	Prop B General Fund Transfer	0	0	0	0	0	Sources Total	
Total Transit Station or Stop - Construction	\$1,500,000	\$202,500	\$0	\$0	\$0	\$0	\$0	\$1,702,500	
Street Trees								\$0	
Bioswales								\$0	
Landscaping								\$0	
Other Urban Greening (Specify)								\$0	
Other Urban Greening (Specify)								\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture								\$0	
Bicycle Repair Kiosks								\$0	
Bicycle Storage or Parking								\$0	
Drinking Fountains								\$0	
Other Amenities (Specify)								\$0	
Other Amenities (Specify)								\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)								\$0	
Other Activity Costs (Specify)								\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting								\$0	
Vehicles								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
29 Sunset - Transit Related Amenities Total Budgeted Project Costs	\$1,500,000	\$202,500	\$0	\$0	\$0	\$0	\$0	\$1,702,500	

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

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET

Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$1,500,000	\$202,500	\$0	\$0	\$0	\$0	\$0	\$1,702,500	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$1,500,000	\$202,500	\$0	\$0	\$0	\$0	\$0	\$1,702,500	

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

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

PGM BUDGET #1 - AHD Resident Support

Direct Staff Cost (Instructor Led Classea and Activities)	\$114,500							\$114,500	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Total Direct Staff Costs	\$114,500	\$0	\$0	\$0	\$0	\$0	\$0	\$114,500	
Other Indirect Staff Cost (Overhead Staff Costs)	\$22,500							\$22,500	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500	
Total Staff Costs	\$137,000	\$0	\$0	\$0	\$0	\$0	\$0	\$137,000	
Travel								\$0	
Equipment	\$4,000							\$4,000	
Required Transit Passes/Cards (see cell comment)								\$0	
Other Transit Passes								\$0	
Supplies (Training materials and equipment)	\$9,000							\$9,000	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000	
AHD Resident Support Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	

PGM BUDGET #2 - Transit Passes for Residents

Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel								\$0	
Equipment								\$0	
Required Transit Passes/Cards (see cell comment)	\$553,896							\$553,896	
Other Transit Passes								\$0	
Supplies (Specify)								\$0	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$553,896	\$0	\$0	\$0	\$0	\$0	\$0	\$553,896	
Transit Passes for Residents Total Budgeted Project Costs	\$553,896	\$0	\$0	\$0	\$0	\$0	\$0	\$553,896	

PGM BUDGET #3 - Anti-Displacement

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

PGM BUDGET #4 - Workforce Development - Grid Alternatives

Direct Staff Cost (solar training)	\$150,000							\$150,000	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC PGM Grant	0	0	0	0	0	0	Sources Total	
Direct Staff Cost (Specify)								\$0	
Direct Staff Cost (Specify)								\$0	
Total Direct Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Travel								\$0	
Equipment								\$0	
Required Transit Passes/Cards (see cell comment)								\$0	
Other Transit Passes								\$0	
Supplies (Specify)								\$0	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Workforce Development - Grid Alternatives Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	

TOTAL PROGRAMS (PGM) BUDGET

Total Direct Staff Costs	\$414,500	\$0	\$0	\$0	\$0	\$0	\$0	\$414,500	
Total Indirect Staff Costs	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500	
Total Other Capital Costs	\$566,896	\$0	\$0	\$0	\$0	\$0	\$0	\$566,896	
Total PGM Budgeted Project Costs	\$1,003,896	\$0	\$0	\$0	\$0	\$0	\$0	\$1,003,896	

End of Document

Unit Mix		RENTAL ONLY								HOMEOWNERSHIP ONLY							
# of Bdrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Rental Un-Restricted Units	Total Affordable Restricted Units	AHSC Rental Assisted Units	Other Rental Restricted	Total Homeowner (HCO) Units	Total (HCO) Un-Restricted Units	Total (HCO) Restricted Units	Total Affordable (HCO) Units	AHSC (HCO) Assisted Units	Other (HCO) Restricted Units	Support Housing Units	Veterans Units	Senior Units
0	Rental	50%	3	3		3	3	2	1								
0	Rental	50%	7	7		7	7	7									
0	Rental	60%	7	7		7	7	7									
1	Rental	30%	12	12		12	12	6	6								
1	Rental	50%	13	13		13	13	13									
1	Rental	60%	21	21		21	21	21									
2	Rental	50%	14	14		14	14	7	7								
2	Rental	50%	10	10		10	10	10									
2	Rental	60%	29	29		29	29	29									
3	Rental	50%	11	11		11	11	6	5								
3	Rental	50%	9	9		9	9	9									
3	Rental	60%	21	21		21	21	21									
2	Rental Manager		1	1	1												
3	Rental Manager		1	1	1												
	Totals		159	159	2	157	157	138	19								

Will your Project receive an HCD loan award before the AHSC application due date?	No
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Maximum AHD Funding Amount																								
Unrestricted Manager Funding Amount					\$400,000	AHD Funds Requested					\$33,000,000	Max allowable AHD	\$33,000,000											
AMI	0 Bedroom Units				Funding Amount	1 Bedroom Units				Funding Amount	2 Bedroom Units				Funding Amount	3 Bedroom Units				Funding Amount	4+ Bedroom Units			
	Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Other Rental		Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Other Rental		Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Other Rental		Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Other Rental		Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Other Rental
60%	\$200,000	7		#####	\$200,000	21			\$4,200,000	\$200,000	29		#####	\$200,000	21			#####						
55%	\$223,480				\$225,208					\$230,250				\$234,859				#####	#####					
50%	\$246,959				\$250,273	13			\$3,253,543	\$250,500	10		#####	\$259,963	9			#####	#####					
45%	\$270,439				\$275,481					\$279,750				\$284,722				#####	#####					
40%	\$293,919				\$300,689					\$302,856				\$309,582				#####	#####					
35%	\$317,543				\$325,897					\$331,106				\$337,585				#####	#####					
30%	\$341,022	2	1	#####	\$351,106	6	6	\$4,213,267	\$381,356	7	7			\$409,445	6	5	#####	#####	#####					
25%	\$364,500				\$374,170				\$411,605					\$444,448				#####	#####					
20%	\$387,982				\$401,378				\$441,711					\$470,308				#####	#####					
15%	\$411,461				\$425,598				\$471,961					\$514,167				#####	#####					
Totals	Total	16	1	#####	Total	40	6	\$11,666,810	Total	46	7	#####	Total	36	5	#####	Total	0	0	\$0				

Permanent Financing Funding Gap Calculation	
Total Development Cost	#####
Less: Net Syndication Proceeds/Investor Equity	\$76,202,278
Less: Additional Owner/General/Partner Equity (Including Deferred Developer Fee)	\$16,646,318
Total Estimated Financing needed	\$65,829,119
Less: Supportable Conventional or Bond Debt Financing	\$13,107,000
Less: "Soft" Financing and Grants	\$19,722,119
Permanent Funding Gap	\$33,000,000

Shared Cost Calculation	
Average gross square feet of Restricted Units	*****
Average gross square feet of all residential units	*****
Restricted Units average gross square footage as a % of total residential units average gross square footage	*****
Shared Cost Calculation Amount	*****

AHD or Homesteaders Base Amount:		\$200,000	vacancy rate				
Assume		DISCR	0.0%	360	1.1	5%	
Base Amount + Reduction in Amount Financable due to Rent Limitations below 60% AMI							
County	RentalAM	HO AMI	0 BR	1 BR	2 BR	3 BR	4+ BR
San Francisco	80%	120%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
San Francisco	75%	115%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
San Francisco	70%	110%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
San Francisco	65%	105%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
San Francisco	60%	100%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
San Francisco	55%	95%	\$223,480	\$225,208	\$230,250	\$234,859	\$238,893
San Francisco	50%	90%	\$248,959	\$250,273	\$260,500	\$269,863	\$277,920
San Francisco	45%	85%	\$279,430	\$275,481	\$290,750	\$304,722	\$316,833
San Francisco	40%	80%	\$293,919	\$300,689	\$320,856	\$332,562	\$335,715
San Francisco	35%	75%	\$317,543	\$325,897	\$351,100	\$374,568	\$394,752
San Francisco	30%	70%	\$341,022	\$351,100	\$381,356	\$405,445	\$433,645
San Francisco	25%	65%	\$363,510	\$376,170	\$411,605	\$444,448	\$481,582
San Francisco	20%	60%	\$387,962	\$401,378	\$441,711	\$474,308	\$512,674
San Francisco	15%	55%	\$411,461	\$426,596	\$471,961	\$514,167	\$550,467

Income and Rent Calculations								
TCDL/CACIL/CAH/CAHIFA Income Limits Calculated from HUD 50% Income Limits								
Income Level	Household Size							
	1	2	3	4	5	6	7	8
120%	\$156,600	\$179,400	\$205,360	\$223,680	\$241,680	\$259,560	\$277,440	\$295,320
110%	\$143,550	\$164,120	\$184,580	\$200,400	\$216,440	\$232,320	\$248,120	\$270,710
100%	\$130,500	\$149,120	\$167,800	\$186,400	\$204,440	\$221,920	\$239,120	\$256,100
95%	\$123,975	\$141,840	\$159,410	\$177,080	\$193,936	\$210,488	\$226,944	\$253,798
90%	\$117,450	\$134,280	\$150,850	\$167,440	\$183,168	\$200,032	\$216,896	\$227,650
85%	\$110,925	\$126,820	\$142,630	\$158,440	\$173,190	\$188,585	\$203,624	\$209,185
80%	\$104,400	\$119,360	\$134,220	\$149,120	\$163,120	\$177,120	\$191,120	\$196,880
75%	\$97,875	\$113,840	\$128,850	\$143,800	\$157,950	\$172,224	\$186,440	\$194,575
70%	\$91,350	\$106,800	\$121,800	\$136,800	\$150,440	\$164,440	\$178,440	\$185,800
65%	\$84,825	\$99,800	\$109,770	\$119,760	\$130,910	\$140,950	\$150,280	\$159,660
60%	\$78,300	\$92,520	\$102,680	\$112,160	\$122,040	\$129,780	\$138,720	\$147,960
55%	\$71,775	\$85,060	\$92,260	\$102,520	\$110,770	\$118,965	\$126,155	\$135,365
50%	\$65,250	\$77,520	\$83,180	\$91,040	\$98,000	\$104,320	\$110,640	\$117,960
45%	\$58,725	\$69,520	\$73,510	\$79,520	\$84,600	\$89,680	\$94,040	\$100,740

county name	iml0 21p1	iml0 21p2	iml0 21p3	iml0 21p4	iml0 21p5	iml0 21p6	iml0 21p7	iml0 21p8
Alameda	\$50,000	\$39,150	\$64,800	\$73,400	\$77,150	\$86,800	\$88,500	\$94,250
Alpine	\$27,300	\$35,350	\$40,000	\$45,000	\$42,000	\$49,700	\$50,000	\$54,250
Amador	\$37,500	\$34,650	\$39,000	\$43,400	\$46,800	\$50,250	\$53,700	\$59,250
Butte	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,400
Calaveras	\$31,650	\$36,000	\$40,350	\$45,000	\$48,600	\$52,200	\$55,600	\$59,400
Colusa	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,400
Contra Costa	\$50,000	\$57,150	\$64,300	\$71,400	\$77,150	\$82,850	\$88,550	\$94,250
Del Norte	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
El Dorado	\$35,500	\$40,550	\$45,600	\$50,650	\$54,750	\$58,800	\$62,850	\$66,900
Fresno	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Glen	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Humboldt	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Imperial	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Inyo	\$28,950	\$33,100	\$37,250	\$41,350	\$44,700	\$48,000	\$51,300	\$54,600
Kings	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Lake	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Lassen	\$28,150	\$32,150	\$36,150	\$40,150	\$44,400	\$48,600	\$52,800	\$56,000
Los Angeles	\$47,100	\$47,850	\$63,000	\$69,550	\$76,350	\$89,100	\$73,850	\$73,000
Madera	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Madera	\$66,200	\$74,600	\$83,000	\$91,400	\$100,700	\$108,150	\$115,550	\$122,950
Mendocino	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Merced	\$28,150	\$32,150	\$36,150	\$40,150	\$44,400	\$48,600	\$52,800	\$56,000
Monterey	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Musoke	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Napa	\$34,450	\$40,550	\$46,650	\$52,750	\$58,850	\$64,950	\$71,050	\$77,150
Nevada	\$34,450	\$39,200	\$44,300	\$49,000	\$53,800	\$57,100	\$61,200	\$65,250
Orange	\$47,450	\$54,200	\$61,000	\$67,750	\$73,200	\$78,600	\$84,050	\$89,450
Orange	\$35,500	\$40,550	\$45,600	\$50,650	\$54,750	\$58,800	\$62,850	\$66,900
Plumas	\$28,150	\$32,150	\$36,150	\$40,150	\$44,400	\$48,600	\$52,800	\$56,000
Riverside	\$30,600	\$35,200	\$39,600	\$44,000	\$47,550	\$51,050	\$54,550	\$58,000
Sacramento	\$38,500	\$40,550	\$42,600	\$44,650	\$46,750	\$48,800	\$50,850	\$52,900
San Benito	\$44,550	\$48,050	\$51,550	\$55,050	\$58,550	\$62,050	\$65,550	\$69,050
San Bernardino	\$44,550	\$48,050	\$51,550	\$55,050	\$58,550	\$62,050	\$65,550	\$69,050
San Diego	\$44,550	\$50,050	\$55,550	\$61,050	\$66,550	\$72,050	\$77,550	\$83,050

[illegible]

40%	\$52,200	\$59,680	\$67,120	\$74,560	\$80,560	\$86,520	\$92,480	\$98,440
35%	\$45,675	\$52,220	\$58,730	\$65,240	\$70,490	\$75,705	\$80,920	\$86,135
30%	\$39,150	\$44,760	\$50,340	\$55,920	\$60,420	\$64,890	\$69,360	\$73,830
25%	\$32,625	\$37,300	\$41,950	\$46,600	\$50,350	\$54,075	\$57,800	\$61,525
20%	\$26,100	\$29,840	\$33,560	\$37,280	\$40,280	\$43,260	\$46,240	\$49,220
15%	\$19,575	\$22,380	\$25,170	\$27,960	\$30,210	\$32,445	\$34,680	\$36,915

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

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

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

TCACRentTol						
Limit	0 Bdrms.	1 Bdrms.	2 Bdrms.	3 Bdrms.	4 Bdrms.	5 Bdrms.
San Francisco	\$3,915	\$4,195	\$5,034	\$5,817	\$6,489	\$7,159
San Francisco	\$3,588	\$3,845	\$4,614	\$5,332	\$5,948	\$6,562
San Francisco	\$3,260	\$3,496	\$4,335	\$4,947	\$5,407	\$5,966
San Francisco	\$3,099	\$3,321	\$3,985	\$4,605	\$5,137	\$5,667
San Francisco	\$2,936	\$3,146	\$3,775	\$4,362	\$4,866	\$5,369
San Francisco	\$2,773	\$2,971	\$3,565	\$4,120	\$4,596	\$5,071
San Francisco	\$2,610	\$2,797	\$3,356	\$3,878	\$4,326	\$4,773
San Francisco	\$2,446	\$2,622	\$3,146	\$3,635	\$4,055	\$4,474
San Francisco	\$2,283	\$2,447	\$2,936	\$3,393	\$3,785	\$4,176
San Francisco	\$2,120	\$2,272	\$2,726	\$3,150	\$3,514	\$3,878
San Francisco	\$1,957	\$2,097	\$2,517	\$2,868	\$3,244	\$3,579
San Francisco	\$1,794	\$1,922	\$2,307	\$2,668	\$3,074	\$3,391
San Francisco	\$1,631	\$1,748	\$2,097	\$2,423	\$2,703	\$2,983
San Francisco	\$1,468	\$1,573	\$1,887	\$2,181	\$2,433	\$2,684
San Francisco	\$1,305	\$1,398	\$1,678	\$1,939	\$2,163	\$2,386
San Francisco	\$1,141	\$1,223	\$1,468	\$1,694	\$1,892	\$2,088
San Francisco	\$978	\$1,048	\$1,258	\$1,454	\$1,622	\$1,789
San Francisco	\$815	\$874	\$1,048	\$1,211	\$1,351	\$1,491
San Francisco	\$652	\$699	\$839	\$969	\$1,081	\$1,193
San Francisco	\$489	\$524	\$629	\$727	\$811	\$894

San Francisco	\$65,250	\$74,600	\$83,900	\$93,200	\$100,700	\$108,150	\$115,600	\$123,050
San Joaquin	\$29,000	\$33,150	\$37,300	\$41,400	\$44,750	\$48,050	\$51,350	\$54,650
San Luis Obispo	\$38,300	\$43,800	\$49,250	\$54,700	\$59,100	\$63,500	\$67,850	\$72,250
San Mateo	\$65,250	\$74,600	\$83,900	\$93,200	\$100,700	\$108,150	\$115,600	\$123,050
Santa Barbara	\$48,900	\$55,900	\$62,900	\$69,850	\$75,450	\$81,050	\$86,650	\$92,250
Santa Clara	\$59,000	\$67,400	\$75,950	\$84,250	\$91,000	\$97,750	\$104,500	\$111,250
Santa Cruz	\$54,450	\$62,200	\$70,000	\$77,750	\$84,000	\$90,200	\$96,450	\$102,650
Shasta	\$27,800	\$31,800	\$35,750	\$39,700	\$42,900	\$46,100	\$49,250	\$52,450
Sierra	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
Siskiyou	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Solano	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700
Sonoma	\$41,600	\$47,550	\$53,500	\$59,400	\$64,200	\$68,950	\$73,700	\$78,450
Sutter	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050	\$46,250	\$49,450	\$52,650
Tehama	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Tulare	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Trinity	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Yuba	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450

		Development Sources		Initiation Totals		\$158,677,715		\$0		\$158,677,715		Construction Totals				Interest Rate		Permanent Totals				Details of Deferred Costs																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
				Permanent Totals		\$158,677,715		\$0		\$158,677,715								Repayment Terms																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
						\$158,677,715																\$1,125,772		\$0		\$89,793,600		\$2,208,845																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Construction	Comment?	AHD vs HRI	Source Name (See priority order)	Source Type	Loan ID	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate		Type		Amortization Period (yrs.)	Type		Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	No	HRI	AHSC HRI Grant	State-HCD																		\$80,046,000	\$20,000	Title/Recording																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$80,046,000		\$80,046,000	8.02%		35												\$80,000	Perm Conversion legal																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	Taxable Construction Loan	Private	1	\$27,556,325		\$27,556,325	8.17%		35												\$2,500	Syndication Costs																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	MOHCD Gap Financing Loan	Local	2	\$14,000,000		\$14,000,000	3.00%		35												\$65,190	TCAC Fees																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
																							\$741,155	Operating Reserve																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
																							\$1,320,000	Conversion/RESD Developer Fee																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	Deferred Developer Fees	Other		\$6,323,109		\$6,323,109																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	Other Deferred Costs			\$2,208,845		\$2,208,845																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	Developer Fee Contribution	Other		\$6,323,109		\$6,323,109																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	GP Equity			\$100		\$100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Construction	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$7,620,278		\$7,620,278																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Permanent																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

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

End of Document

AHD Development Budget

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$1,849,592	\$1,849,592				
Demolition	\$0					
Legal	\$80,000	\$80,000				
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$1,929,592	\$1,929,592	\$0			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$0					
Total Acquisition Cost	\$0	\$0	\$0		\$0	
Total Land Cost / Acquisition Cost	\$1,929,592	\$1,929,592	\$0			
Predevelopment Interest/Holding Cost	\$212,267	\$212,267				The holding costs shown are related to the land acquisition and therefore excluded from eligible basis
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION						
Site Work	\$3,808,642	\$3,808,642		\$3,808,642		
Structures	\$86,891,083	\$86,891,083		\$86,891,083		
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$100,000	\$100,000		\$100,000		
Other New Construction (Specify)	\$0					
Other New Construction (Specify)	\$0					
Other New Construction (Specify)	\$0					
Total New Construction Costs	\$90,799,725	\$90,799,725	\$0	\$90,799,725	\$0	
ARCHITECTURAL FEES						
Design	\$2,620,500	\$2,620,500		\$2,620,500		
Supervision	\$0					
Total Architectural Costs	\$2,620,500	\$2,620,500	\$0	\$2,620,500	\$0	
Total Survey & Engineering	\$280,000	\$280,000		\$280,000		
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$16,758,196	\$16,758,196		\$8,035,096		Only the construction loan interest fo the construction period is included in basis, only a portion of the origination fee are basis eligible, cost of issuance and CDLAC/CDIAC fees are excluded from basis due to being attributable to the bonds
Origination Fee	\$604,845	\$604,845		\$153,153		
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0					
Cost of Issuance	\$817,845	\$817,845				
Title & Recording	\$50,000	\$50,000		\$50,000		
Taxes	\$0					
Insurance	\$3,726,697	\$3,726,697		\$3,726,697		
Employment Reporting	\$0					
Bond Financial Advisor + Lender expenses	\$50,000	\$50,000		\$20,128		
CDLAC/CDIAC Fees	\$31,210	\$31,210				
Total Construction Interest & Fees	\$22,038,793	\$22,038,793	\$0	\$11,985,074	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$131,070	\$131,070				Costs related to the the permanent phase are excluded from basis
Credit Enhancement/Application Fee	\$0					
Title & Recording	\$20,000	\$20,000				
Taxes	\$0					
Insurance	\$0					

AHD Development Budget

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Lender Expenses	\$20,000	\$20,000				
Other Perm. Financing Costs (Specify)	\$0					
Total Permanent Financing Costs	\$171,070	\$171,070	\$0			
Subtotals Forward	\$118,051,947	\$118,051,947	\$0	\$105,685,299	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$185,000	\$185,000		\$60,000		Syndication legal related costs and perm closing costs are not basis eligible
Construction Lender Legal+ Bond Counsel	\$100,000	\$100,000		\$7,596		
Perm Lender Legal	\$50,000	\$50,000				
Other Attorney Costs (Specify)	\$0					
Total Attorney Costs	\$335,000	\$335,000	\$0	\$67,596	\$0	
RESERVES						
Operating Reserve	\$741,155	\$741,155				Reserves are related to the permanent phase and not basis eligible
Replacement Reserve	\$0					
Transition Reserve Pool Fee	\$0					
Rent Reserve	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Total Reserve Costs	\$741,155	\$741,155	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$13,619,959	\$13,619,959		\$13,619,959		
Soft Cost Contingency	\$1,259,322	\$1,259,322		\$1,259,322		
Total Contingency Costs	\$14,879,281	\$14,879,281	\$0	\$14,879,281	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$123,090	\$123,090				Start-up/lease up are related to the permanenet phase and not basis eligible
Environmental Audit	\$15,000	\$15,000		\$15,000		
Local Development Impact Fees	\$1,074,528	\$1,074,528		\$1,074,528		
Permit Processing Fees	\$1,260,000	\$1,260,000		\$1,260,000		
Capital Fees	\$0					
Marketing	\$238,750	\$238,750				
Furnishings	\$400,000	\$400,000		\$400,000		
Market Study	\$10,000	\$10,000				
Accounting/Reimbursable	\$50,000	\$50,000				
Appraisal Costs	\$10,000	\$10,000		\$10,000		
Broadband Readiness	\$0					
Special Inspections/Testing & Construction Inspectio	\$400,000	\$400,000		\$400,000		
Entitlements & Infrastructure soft costs	\$1,417,246	\$1,417,246		\$1,417,246		
Start-up/lease up	\$318,000	\$318,000				
Security During Construction	\$400,000	\$400,000		\$400,000		
Printing + Syndication Consulting	\$107,500	\$107,500		\$32,500		
Total Other Costs	\$5,824,114	\$5,824,114	\$0	\$5,009,274	\$0	
SUBTOTAL PROJECT COST	\$139,831,497	\$139,831,497	\$0	\$125,641,450	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$18,846,218	\$18,846,218		\$18,846,218		
Consultant/Processing Agent	\$0					
Project Administration	\$0					
Broker Fees Paid to a Related Party	\$0					
Construction Oversight by Developer	\$0					
Other Developer Costs (Specify)	\$0					
Total Developer Costs	\$18,846,218	\$18,846,218	\$0	\$18,846,218	\$0	
TOTAL PROJECT COST	\$158,677,715	\$158,677,715	\$0	\$144,487,668	\$0	
Eligible Basis:				\$144,487,668	\$0	
Total Eligible Basis:				\$144,487,668		

	DF 2022
Total Developer Fee (equals Total Developer Costs above):	\$18,846,218
Total Developer Fee paid from development funding sources:	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$1,300,000
Deferred Developer Fee payable from allowable 50% Distribution:	\$7,023,109
Developer Fee Contributed as Capital:	\$8,323,109

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

Balboa Building A (Balboa Gateway) AHD and HRI Permanent Sources and Uses App AHSC0001030

Residential Sources and Uses Budget

USES OF FUNDS	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	MOHCD Gap Financing Loan	RCP Subsidy Loan										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
Soft cost in red (total AHSC AHD below) \$0																				Total	Total			
LAND COST/ACQUISITION																								
Land Cost or Value	\$1,849,592																	\$1,849,592	\$1,849,592	\$1,849,592	\$0			\$0
Demolition	\$0																	\$0	\$0	\$0	\$0			\$0
Legal	\$80,000																	\$80,000	\$80,000	\$80,000	\$0			\$0
Land Lease Rent Prepayment	\$0																	\$0	\$0	\$0	\$0			\$0
Total Land Cost or Value	\$1,929,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,929,592	\$1,929,592	\$1,929,592	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																		\$0	\$0	\$0			\$0
Off-Site Improvements	\$0																		\$0	\$0	\$0			\$0
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$1,929,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,929,592	\$1,929,592	\$1,929,592	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$212,267																	\$212,267	\$212,267	\$212,267	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																		\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																		\$0	\$0	\$0			\$0

REHABILITATION

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

NEW CONSTRUCTION

Site Work	\$3,808,642																	\$3,808,642	\$3,808,642	\$3,808,642	\$0		\$0
Structures	\$86,891,083	\$32,900,000	\$13,107,000	\$14,000,000	\$5,722,119													\$21,161,964	\$86,891,083	\$86,891,083	\$0		\$0
General Requirements	\$0																	\$0	\$0	\$0	\$0		\$0
Contractor Overhead	\$0																	\$0	\$0	\$0	\$0		\$0
Contractor Profit	\$0																	\$0	\$0	\$0	\$0		\$0
Prevailing Wages	\$0																	\$0	\$0	\$0	\$0		\$0
General Liability Insurance	\$0																	\$0	\$0	\$0	\$0		\$0
Urban Greening	\$100,000	\$100,000																\$0	\$100,000	\$100,000	\$0		\$0
Other New Construction (Specify)	\$0																	\$0	\$0	\$0	\$0		\$0
Other New Construction (Specify)	\$0																	\$0	\$0	\$0	\$0		\$0
Other New Construction (Specify)	\$0																	\$0	\$0	\$0	\$0		\$0
Total New Construction Costs	\$90,799,725	\$33,000,000	\$13,107,000	\$14,000,000	\$5,722,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,970,606	\$90,799,725	\$90,799,725	\$0	\$0	\$0

ARCHITECTURAL FEES

Design	\$2,620,500																	\$2,620,500	\$2,620,500	\$2,620,500	\$0		\$0
Supervision	\$0																	\$0	\$0	\$0	\$0		\$0
Total Architectural Costs	\$2,620,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,620,500	\$2,620,500	\$2,620,500	\$0	\$0	\$0
Total Survey & Engineering	\$280,000																	\$280,000	\$280,000	\$280,000	\$0		\$0

CONSTRUCTION INTEREST & FEES

Construction Loan Interest	\$16,758,196																	\$16,758,196	\$16,758,196	\$16,758,196	\$0		\$0
Origination Fee	\$604,845																	\$604,845	\$604,845	\$604,845	\$0		\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0	\$0		\$0
Bond Premium	\$0																	\$0	\$0	\$0	\$0		\$0
Cost of Issuance	\$817,845																	\$817,845	\$817,845	\$817,845	\$0		\$0
Title & Recording	\$50,000																	\$50,000	\$50,000	\$50,000	\$0		\$0
Taxes	\$0																	\$0	\$0	\$0	\$0		\$0
Insurance	\$3,726,697																	\$3,726,697	\$3,726,697	\$3,726,697	\$0		\$0
Employment Reporting	\$0																	\$0	\$0	\$0	\$0		\$0
Bond Financial Advisor + Lender expenses	\$50,000																	\$50,000	\$50,000	\$50,000	\$0		\$0
CDLAC/CDAC Fees	\$31,210																	\$31,210	\$31,210	\$31,210	\$0		\$0

Residential Sources and Uses Budget

USES OF FUNDS Soft cost in red (total AHSC AHD below) \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	MOHCD Gap Financing Loan	RCP Subsidy Loan											Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Commercial Sources				
																					Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																					Total	Total			
Total Construction Interest & Fees	\$22,038,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,038,793	\$22,038,793	\$22,038,793	\$0	\$0	\$0	\$0

PERMANENT FINANCING

Loan Origination Fee	\$131,070																		\$131,070	\$131,070	\$131,070	\$0			\$0
Credit Enhancement/Application Fee	\$0																		\$0	\$0	\$0	\$0			\$0
Title & Recording	\$20,000																		\$20,000	\$20,000	\$20,000	\$0			\$0
Taxes	\$0																		\$0	\$0	\$0	\$0			\$0
Insurance	\$0																		\$0	\$0	\$0	\$0			\$0
Lender Expenses	\$20,000																		\$20,000	\$20,000	\$20,000	\$0			\$0
Other Perm. Financing Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Permanent Financing Costs	\$171,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,070	\$171,070	\$171,070	\$0	\$0	\$0	\$0
Subtotals Forward	\$118,051,947	\$33,000,000	\$13,107,000	\$14,000,000	\$5,722,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,222,828	\$118,051,947	\$118,051,947	\$0	\$0	\$0	\$0

LEGAL FEES

Legal Paid by Applicant	\$185,000																		\$185,000	\$185,000	\$185,000	\$0			\$0
Construction Lender Legal+ Bond Counsel	\$100,000																		\$100,000	\$100,000	\$100,000	\$0			\$0
Perm Lender Legal	\$50,000																		\$50,000	\$50,000	\$50,000	\$0			\$0
Other Attorney Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Attorney Costs	\$335,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,000	\$335,000	\$335,000	\$0	\$0	\$0	\$0

RESERVES

Operating Reserve	\$741,155																		\$741,155	\$741,155	\$741,155	\$0			\$0
Replacement Reserve	\$0																		\$0	\$0	\$0	\$0			\$0
Transition Reserve Pool Fee	\$0																		\$0	\$0	\$0	\$0			\$0
Rent Reserve	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Reserve Costs	\$741,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$741,155	\$741,155	\$741,155	\$0	\$0	\$0	\$0

CONTINGENCY COSTS

Construction Hard Cost Contingency	\$13,619,959																		\$13,619,959	\$13,619,959	\$13,619,959	\$0			\$0
Soft Cost Contingency	\$1,259,322																		\$1,259,322	\$1,259,322	\$1,259,322	\$0			\$0
Total Contingency Costs	\$14,879,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,879,281	\$14,879,281	\$14,879,281	\$0	\$0	\$0	\$0

OTHER PROJECT COSTS

TCAC App/Allocation/Monitoring Fees	\$123,090																		\$123,090	\$123,090	\$123,090	\$0			\$0
Environmental Audit	\$15,000																		\$15,000	\$15,000	\$15,000	\$0			\$0
Local Development Impact Fees	\$1,074,528																		\$1,074,528	\$1,074,528	\$1,074,528	\$0			\$0
Permit Processing Fees	\$1,260,000																		\$1,260,000	\$1,260,000	\$1,260,000	\$0			\$0
Capital Fees	\$0																		\$0	\$0	\$0	\$0			\$0
Marketing	\$238,750																		\$238,750	\$238,750	\$238,750	\$0			\$0
Furnishings	\$400,000																		\$400,000	\$400,000	\$400,000	\$0			\$0
Market Study	\$10,000																		\$10,000	\$10,000	\$10,000	\$0			\$0
Accounting/Reimbursable	\$50,000																		\$50,000	\$50,000	\$50,000	\$0			\$0
Appraisal Costs	\$10,000																		\$10,000	\$10,000	\$10,000	\$0			\$0
Broadband Readiness	\$0																		\$0	\$0	\$0	\$0			\$0
Special Inspections/Testing & Construction Inspection + Construction Supervision	\$400,000																		\$400,000	\$400,000	\$400,000	\$0			\$0
Entitlements & Infrastructure soft costs	\$1,417,246																		\$1,417,246	\$1,417,246	\$1,417,246	\$0			\$0
Start-up/lease up	\$318,000																		\$318,000	\$318,000	\$318,000	\$0			\$0
Security During Construction	\$400,000																		\$400,000	\$400,000	\$400,000	\$0			\$0
Printing + Syndication Consulting	\$107,500																		\$107,500	\$107,500	\$107,500	\$0			\$0
Total Other Costs	\$5,824,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,824,114	\$5,824,114	\$5,824,114	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$139,831,497	\$33,000,000	\$13,107,000	\$14,000,000	\$5,722,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,002,378	\$139,831,497	\$139,831,497	\$0	\$0	\$0	\$0

DEVELOPER COSTS

Developer Overhead/Profit	\$18,846,218															\$8,323,109	\$8,323,109	\$100	\$2,199,900	\$18,846,218	\$18,846,218	\$0			\$0
Consultant/Processing Agent	\$0																			\$0	\$0	\$0			\$0
Project Administration	\$0																			\$0	\$0	\$0			\$0
Broker Fees Paid to a Related Party	\$0																			\$0	\$0	\$0			\$0
Construction Oversight by Developer	\$0																			\$0	\$0	\$0			\$0
Other Developer Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Total Developer Costs	\$18,846,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323,109	\$8,323,109	\$100	\$2,199,900	\$18,846,218	\$18,846,218	\$0	\$0	\$0	\$0

Residential Sources and Uses Budget

USES OF FUNDS Soft cost in red (total AHSC AHD below) \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	MOHCD Gap Financing Loan	RCP Subsidy Loan											Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources
																					Residential Costs	Commercial Costs	
																					Total	Total	
TOTAL PROJECT COST	\$158,677,715	\$33,000,000	\$13,107,000	\$14,000,000	\$5,722,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323,109	\$8,323,109	\$100	\$76,202,278	\$158,677,715	\$158,677,715	\$0	\$0	\$0
AHD TOTAL PROJECT COSTS	\$158,677,715	\$33,000,000	\$13,107,000	\$14,000,000	\$5,722,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323,109	\$8,323,109	\$100	\$76,202,278	\$158,677,715	\$158,677,715	\$0	\$0	\$0
TOTAL AHD PROJECT COSTS		\$33,000,000	\$13,107,000	\$14,000,000	\$5,722,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323,109	\$8,323,109	\$100	\$76,202,278	\$158,677,715	\$158,677,715	\$0	\$0	\$0

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

End of Document

Annual Income and Expenses

Employee Information

Comments

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
2	2.00	On-Site Manager(s)	\$128,808	\$55,500	
1	1.00	On-Site Assistant Manager(s)	\$55,000		
		Supportive Services Staff Supervisor(s)			
		Supportive Services Coordinator, On-Site			
		Other Supportive Services Staff (inc. Case Manager)			
2	2.00	On-Site Maintenance Employee(s)	\$92,020		
		On-Site Leasing Agent/Administrative Employee(s)			
		On-Site Security Employee(s)			
		Other (specify)			
		Other (specify)			
		Total Salaries and Value of Free Rent Units	\$275,828	\$55,500	
6711		Payroll Taxes	\$27,583	Show free rent as an expense?	
6722		Workers Compensation	\$24,825		
6723		Employee Benefits	\$70,066		
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$122,474		
		Total Employee(s) Expenses	\$398,302		

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
None	On-Site Manager(s)	2	884	
None	On-Site Manager(s)	3	1,170	
		Total Square Footage	2,054	

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$3,250,788		The project has rent restrictions from SF MOH
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Subsidy Program Name (Specify)	\$0		
	Subsidy Program Name (Specify)	\$0		
	Operating Subsidies			
	Other (specify)			
5910	Laundry and Vending Revenue	\$26,064		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$3,276,852	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other (specify)	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$163,843	\$0	
	Effective Gross Income (EGI)	\$3,113,009	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$1,500		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries -- from above	\$0		
6311	Office Expenses			

Annual Income and Expenses

6312	Office or Model Apartment Rent			
6320	Management Fee	\$124,020		
6330	Site/Resident Manager(s) Salaries -- from above	\$183,808		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$6,000		
6350	Audit Expense	\$32,634		
6351	Bookkeeping Fees/Accounting Services			
6390	Miscellaneous Administrative Expenses	\$75,520		
6263T	Total Administrative Expenses	\$423,482	\$0	

Annual Income and Expenses

Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expenses: 6400				
6450	Electricity	\$54,300		
6451	Water	\$122,128		
6452	Gas			
6453	Sewer	\$161,224		
	Other Utilities (specify)			
6400T	Total Utilities Expenses	\$337,652	\$0	
Operating and Maintenance Expenses: 6500				Comments
6510	Payroll -- from above	\$92,020		
6515	Supplies	\$4,500		
6520	Contracts	\$71,920		
6521	Operating & Maintenance Free Rent Unit -- from above	\$0		
6525	Garbage and Trash Removal	\$108,600		
6530	Security Contract	\$26,000		
6531	Security Free Rent Unit -- from above	\$0		
6546	Heating/Cooling Repairs and Maintenance	\$12,000		
6548	Snow Removal			
6570	Vehicle & Maintenance Equipment Operation/Reports			
6590	Miscellaneous Operating and Maintenance Expenses	\$69,708		Pest Control + Grounds + Elevator + HVAC +
6500T	TOTAL Operating & Maintenance Expenses	\$384,748	\$0	
Taxes and Insurance: 6700				Comments
6710	Real Estate Taxes	\$3,000		
6711	Payroll Taxes (Project's Share) -- from above	\$27,583		
6720	Property and Liability Insurance (Hazard)	\$177,869		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation -- from above	\$24,825		
6723	Health Insurance/Other Employee Benefits--from above	\$70,066		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$158,890		HOA fee for common area infrastructure
6700T	Total Taxes and Insurance	\$462,233	\$0	
Supportive Services Costs: 6900				Comments
6990	Staff Supervisor(s) Salaries - from above	\$0		
6990	Services Coordinator Salaries, On-Site - from above	\$0		
6990	Other Supportive Services Staff Salaries - from above	\$0		
6990	Supportive Services Admin Overhead			
6990	Other Supportive Services Costs (YMCA Contracted Serv	\$97,000		
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$97,000	\$0	
	Total Operating Expenses	\$1,705,115	\$0	Comments
Funded Reserves: 7200		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$79,500		
7220	Other Reserves (specify)			
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$79,500	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$15,000	\$0	
	Total Ground Lease	\$15,000	\$0	
	Net Operating Income	\$1,313,395	\$0	
Financial Expenses: 6800				Comments
6820	1st Mortgage Debt Service	\$987,172		
6830	2nd Mortgage Debt Service			
6840	3rd Mortgage Debt Service			
6890	AHSC .42% Fee	\$138,600		
6890	Other HCD .42% (Specify)			
6890	Other HCD .42% (Specify)			
6890	Bond Issuer Fee	\$16,384		
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			

Annual Income and Expenses

6890	Miscellaneous Financial Expenses (specify)			
6800T	Total Financial Expenses	\$1,142,156	\$0	
	Cash Flow	\$171,239	\$0	
7190	Asset Management/Similar Fees	\$36,878		

Total Operating Expenses Per Unit	Per Year	Per Month	
Without any Adjustments	\$10,724	\$894	
With the Value of Rent-Free Units Included	\$10,724	\$894	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$10,095	\$841	

HCD Reserve Requirements

Project Name	Balboa Building A (Balboa Gateway)	Number of Project Units:	159
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Replacement Reserve Calculator UMR \$8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance): \$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$90,799,725	\$544,798
		\$500	\$79,500
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b)</i> HCD Required Replacement Reserve Amount - <i>included in "Operating budget"</i> tab		\$79,500
			\$79,500

Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (E111) minus Operating Budget Cell (E105)</i>				TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	(a) Total Operating Expenses:	\$1,705,115	Amount subject to reserve calculation: <i>(a - b)</i>	\$1,705,115	\$426,279	\$568,372
	(b) <i>Minus</i> : On-Site Service Coordinator Salaries:	\$0				
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>			\$544,798	\$136,200	\$181,599
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)					
	Name of Lender <i>Operating Budget cells (D123 to D132)</i>			Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service			\$987,172	\$246,793	\$329,057
	2nd Mortgage Debt Service			\$0	\$0	\$0
	3rd Mortgage Debt Service			\$0	\$0	\$0
	AHSC .42% Fee			\$138,600	\$34,650	\$46,200
	Other HCD .42% (Specify)			\$0	\$0	\$0
	Bond Issuer Fee			\$16,384	\$4,096	\$5,461
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Other <i>(Specify)</i>				\$0	\$0
	Totals			\$1,142,156	\$285,539	\$380,719
UMR Required Operating Reserve Amount:					\$848,017	\$1,130,690

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

Cell AB16 is incorrectly pulling from AH7 rather than AJ10, once that is corrected the reserve amount should line up except for a 5198 difference which represents 3 months of the AHSC .42 Fee with a 1.15 underwriting cushion which is what an investor would require.

Transition Reserve Pool Fee Calculator [Pooled Transition Reserve Policy](#)

Does the Project propose use of Project-based rental assistance?	No
--	----

Is Income from Restricted Units based on Restricted or Proposed Rents?

Total Deferred Developer Fee budgeted for payment prior to distributions and residual receipt payments	1,300,000
--	-----------

Unit Size	2022 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$116,753,618
SRO/Studio	\$530,910	17	\$9,025,470	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$157,617,385
1 Bedroom	\$612,134	46	\$28,158,164	Adjusted Threshold Basis Limit multiplied by 160%:	\$252,187,816
2 Bedrooms	\$738,400	54	\$39,873,600	HCD HIGH COST TEST RESULT FOR: Balboa Building A (Balboa Gateway)	92%
3 Bedrooms	\$945,152	42	\$39,696,384		
4+ Bedrooms	\$1,052,958	0	\$0		
Total Eligible Basis					\$144,487,668

Manager Units in Project:	0	TOTAL UNITS:	159
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Costs Reasonable

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

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).				Yes	\$23,350,724
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).				Yes	\$5,837,681
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).					\$0
(C)	For Projects where a day care center is part of the development (2%).					\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).					\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).					\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).					\$0
	If Yes, select type of work:		Enter Certified Costs of Work:			
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.					
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).				Yes	\$11,675,362
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).					\$0
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).					\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).				No	\$0
	County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:		Opportunity Map Resource Level:	

End of Document

HCD 2022 Developer Fee Calculator - revised 06/08/2022

Project Name: Balboa Building A (Balboa Gateway)

TCAC Project #

Project Phase: Origination

Proposed Project Type:

4% Credits New Construction

Project's Developer Fee Summary

	HCD Limit	Project Amt.
Maximum Total Developer Fee - 2d	\$18,846,218	\$18,846,218
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$2,200,000	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$1,300,000	\$1,300,000
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$15,346,218	\$7,023,109

Total Budgeted or Actual Developer Fee:

\$18,846,218

Developer Fee Contributed as Capital:

\$8,323,109

Deferred Developer Fee:

\$8,323,109

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

Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)?

a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)	\$125,641,450	x 15% =	\$18,846,218
b. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)	\$0	x 15% =	\$0
c1. Not Applicable			
c2. Not Applicable			
c3. Not Applicable			
c4. Not Applicable	\$0	X 5% =	\$0
d. Maximum Total Developer Fee using TCAC 4% rules §8312(c)			\$18,846,218
e. Total Budgeted or Actual Developer Fee			\$18,846,218
f. Budgeted Developer Fee paid from Development Sources	Sum of Deferred and Contributed Developer Fee	\$16,646,218	\$2,200,000
g. Deferred Developer Fee payable on a priority basis from available Cash Flow			\$1,300,000

End of Document

Program Threshold Requirements

§106 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 the following:

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

[CARB Quantification Methodology](#)

- (2) Applicant(s) certifies that the proposed Project supports the implementation of the applicable Sustainable Community Strategy (SCS), as confirmed by the Metropolitan Planning Organization (MPO), or equivalent sustainable planning document in non-MPO regions, as required by Public Resources code section 75210 et seq. 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.

File Name	SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Uploaded to HCD?	Yes
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- (3) Applicant(s) certifies that the proposed Project must be consistent with the State Planning Priorities established pursuant to Section 65041.1 of the Government Code.

- (4) Applicant(s) certifies that all proposed Affordable Housing Developments located in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or card to each Restricted Unit for at least 3 years. If the transit agency does not provide passes with unlimited rides, the card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be paid for with AHSC funding pursuant to §103(b)(2).

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

# of passes or cards that will be provided:	157	Is there at least one pass per restricted unit?	TRUE	Type of transit passes provided:	Free Transit Pass
Annual Transit Passes Value	\$1,176	Duration of Funding for Transit Passes (years)?	3		

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

File Name	SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Uploaded to HCD?	Yes
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- (6) The AHSC-funded components of the Project must:

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

Urban street canopy						Urban heat island mitigation and energy conservation efforts				
Urban Greening costs:	AHD:	\$100,000	HRI:	\$0	STI:	\$200,000	TRA:	\$0	Meets threshold requirement?	TRUE

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

- (7) Applicant(s) certifies to the completion and approval or adoption of all necessary environmental clearances including those required under the California Environmental Quality Act (CEQA) and if applicable, the National Environmental Policy Act (NEPA). All applicable time periods for filing appeals or lawsuits have lapsed within 30 days after the application due date with lawsuits or appeals resolved. Proof of NEPA clearance is shown through an Authority to Use Grant Funds document.

Yes

(A) **STI** or **TRA** components of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in Section 106(7) above until prior to the initial disbursement of grant funds.

(B) Applicants are not required to complete any necessary environmental clearances prompted exclusively by rental and/or operating subsidies **prior** to the AHSC application deadline.

AHD environmental clearances

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

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

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

The project went through CEQA as a part of approval of the Special Use District and the Board of Supervisors certified the EIR on August 28, 2020.

File Name	AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
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STI environmental clearances

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

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

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

STI Project 1 - BART rail cars were environmentally cleared as part of Silicon Valley Rapid Transit project; see Site Control letter for additional details and attachments. Record of Decision (ROD) date: 6/24/10. BART rail cars Authority to Use Grant Funds: See MTC Resolution No. 4123 adopted on 12/18/13, attached to Enforceable Funding Commitment letter from BART.

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

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

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

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

The 29 Sunset project is a part of the Muni Forward Project, formerly called the Transit Effectiveness project. All planned Muni Forward projects were included in the programmatic EIR for Transit Effectiveness, approved on 3/27/14. Specific improvements, such as boarding islands, curb cuts, pedestrian bulbs are categorically exempt from CEQA.

File Name	TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
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- (8) Applications must demonstrate that all necessary discretionary local land use approvals, excluding design review, have been granted.

Have all necessary discretionary local land use approvals, excluding design review, have been granted?

Yes

AHD discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
City/County of San Francisco	2/18/21	Development Plan Approval	The development agreement, special use district, CEQA, and EIR were all certified by the Board of Supervisors on August 28, 2020. The Development Agreement was subsequently executed on 2/18/2021

STI discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A	N/A	N/A	There are no local land use approvals necessary in the public right of way.
City/County of San Francisco	2/18/21	Development Plan Approval	The development agreement, special use district, CEQA, and EIR were all certified by the Board of Supervisors on August 28, 2020. The Development Agreement was subsequently executed on 2/18/2021

TRA discretionary local land use approvals

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

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

Yes

Yes

Yes

Yes

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

Yes

[illegible]

Yes

[illegible]

Total Committed Non-AHSC TRA Funds		\$202,500					TOTAL (must equal TRA Budget Amt)		\$1,702,500	
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.										
File Name	EFC TRA1; EFC TRA2; EFC TRA3		Supporting documentation for the 1 non-AHSC TRA funding commitments.					Uploaded to HCD?		Yes

PGM Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC PGM Grant	State-HCD		\$1,003,896	Transit Passes will not contribute to \$600k PGM cap.				
Total Committed Non-AHSC PGM Funds		\$0				TOTAL (must equal PGM Budget Amount)			\$1,003,896	
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.										
File Name	EFC PGM1, EFC PGM2, EFC PGM3		Supporting documentation for the 0 non-AHSC PGM funding commitments.						Uploaded to HCD?	N/A

Applicant(s) certifies that the Eligible Applicant or Locality serving as the Developer of a particular component of the Project must demonstrate site control of the property (11) on which that Project component will be located as set forth at UMR §8303 and §8316 with the additional requirement that the Applicant shall maintain site control through the award date.

Yes

(A) The following shall apply to Capital Projects:

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

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

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

- (i) Where site control is a ground lease, the lease agreement between the Tribal Entity and the Project owner is for a period not less than 50 years; and
- (ii) An attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report

AHD Site Control

Form of site control (See Site Control in **Appendix A**) **Sales Contract** Most recent document execution date **3/30/23**

Ground Lease **No**

planned?

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

The property was acquired by BHC Balboa Builders LLC, an entity controlled 100% by Bridge Housing Corporation, on December 20, 2022. On March 30, 2023, BHC Balboa Builders LLC entered into a purchase and sale agreement with Balboa Gateway LP, an entity formed by Bridge Housing Corporation to be the entity that will own Balboa Building A (Balboa Gateway).

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

STI Site Control

Form of site control (See Site Control in **Appendix A**) **Other (describe below)** Most recent document execution date **N/A**

Ground Lease **No**

planned?

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

The San Francisco City Charter gives the SFMTA full authority and control of street right of ways within San Francisco.

All other proposed STI Capital Projects are located completely on sites under the site control of BART and/or Bridge Housing Corporation ☐

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

Form of site control (See Site Control in **Appendix A**) **Other (describe below)** Most recent document execution date **N/A**

Ground Lease **No**

planned?

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

The San Francisco City Charter gives the SFMTA full authority and control of street right of ways within San Francisco.

☐

File Name	TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
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- (12) Applicant(s) certifies to demonstrate experience by providing evidence of at least two projects that are similar to each proposed AHSC Capital Project (AHD, HRI, STI, and TRA) in scope and size, **which have been completed by the Applicant serving as the Developer of that Project component, during the ten years preceding the application due date.** If an Applicant relies upon the experience of its Principal to meet the Applicant experience requirements, documentation of the Principal's experience is required as set forth in the application, in addition to recent project evidence described in the previous sentence.

Yes

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

Note: AHD/HRI Developer has to be the entity with experience per the Guidelines.

App due date **4/4/23**

AHD requisite experience

Requisite experience **project name #1** **1950 Mission**

Name of Applicant demonstrating requisite experience **BRIDGE Housing Corporation** Completion Date **5/21/2021**

Meets **ten** year requirement? **TRUE** Project tenure (in years) **1.87** Number of units **157** Units per Acre **186** Commercial (square feet) **8,380**

1950 Mission Street is a mixed use complex in San Francisco, CA, comprised of two buildings containing 157 affordable units, with 8,380 square feet of commercial space, as well as 5,587 square feet of communal resident services spaces and resident service offices on the first floor. The commercial space includes a childcare center and artist studios, and residents have access to a media lab, counseling, on-site property management, a courtyard, and a rooftop deck. 1950 Mission Street is owned by 1950 Mission Associates LP, which is wholly controlled by Bridge Housing Corporation as the Managing General Partner and operated by Bridge Property Management Company, an affiliate of Bridge Housing Corporation.

Requisite experience project name #2		735 Davis Street	
Name of Applicant demonstrating requisite experience		BRIDGE Housing Corporation	Completion Date
		7/30/21	
Meets ten year requirement?	TRUE	Project tenure (in years)	1.68
		Number of units	53
		Units per Acre	212
		Commercial (square feet)	1,260
735 Davis Street is a 100% affordable housing development for seniors in San Francisco, CA. The building contains 1,260 square feet of retail space, as well as communal spaces for residents. 735 Davis Street is owned by 735 Davis Senior LP, which is wholly controlled by Bridge Housing Corporation as the Managing General Partner and operated by Bridge Property Management Company, an affiliate of Bridge Housing Corporation.			
File Name	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?
			Yes

STI Requisite experience for Purchase of 2 BART Rail Cars STI Capital Project

Requisite experience project name #1		Rail Car Procurement Program	
Name of Applicant demonstrating requisite experience		BART	Completion Date
		1/31/23	
Meets ten year requirement?	TRUE		
On November 8, 2017, under a contract to Bombardier Transit Corporation for the procurement of new rail cars, BART's first replacement rail cars were delivered. As of January 2023, BART has accepted 451 Fleet-of-the-Future rail cars and decommissioned 239 legacy rail cars as part of an overall program to not only replace but expand its fleet.			

Requisite experience project name #2		Procurement of eight Diesel Multiple Unit (DMU) Vehic	
Name of Applicant demonstrating requisite experience		BART	Completion Date
		5/31/18	
Meets ten year requirement?	TRUE		
Procurement of eight Diesel Multiple Unit (DMU) Vehicles to serve BART to Antioch extension. The vehicles include a variety of amenities including high-back seats, six digital signs (with multiple language support), automated audio announcements, clear station arrival / destination signs, and modern climate control systems. Project Cost: ~\$65M.			

STI Requisite experience for 29 Sunset Phase II STI Capital Project

Requisite experience project name #1		38 Geary & 38 Geary Rapid	
Name of Applicant demonstrating requisite experience		SFMTA	Completion Date
		7/1/21	
Meets ten year requirement?	TRUE		
Temporary emergency transit lanes were installed along segments of Geary Boulevard in winter 2020-21. Evaluation done in spring 2021 showed that the new transit lanes and other treatments have improved 38 Geary bus performance with minimal traffic impacts, and a majority of those who took our evaluation survey supported making the transit lanes permanent.			

Requisite experience project name #2	22 Filmore Phase I		
Name of Applicant demonstrating requisite experience	SFMTA	Completion Date	7/1/20
Meets ten year requirement?	TRUE		
To address the transportation needs of current and future residents, workers and visitors to 16th Street, community-informed improvements are being implemented on 16th Street, that include transit-only lanes, transit bulbs, new traffic and pedestrian signals, as well as new streetscape amenities. The project was split into two phases – the first phase, from Potrero Avenue to 3rd Street, was completed in summer 2020. The second phase is ongoing and is between Church Street and Potrero Avenue.			

STI Requisite experience for Bridge Housing Corporation - On Site Bike/Ped STI Capital Project

Requisite experience project name #1	Macarthur Project		
Name of Applicant demonstrating requisite experience	Bridge Housing Corporation	Completion Date	7/1/14
Meets ten year requirement?	TRUE		
BRIDGE served as the master developer for the MacArthur Station Master Plan, a mixed-use, mixed-income transit-oriented development, that provided 675 new housing units, as well as commercial, retail and community space. BRIDGE reconstructed the Telegraph/MacArthur traffic signal, and provided new landscaping along the northwest side of MacArthur including curb, gutter, sidewalks, landscaping, irrigation, street signs, and pavement.			

Requisite experience project name #2	Potrero Project		
Name of Applicant demonstrating requisite experience	Bridge Housing Corporation	Completion Date	5/1/21
Meets ten year requirement?	TRUE		
These improvements include pavement section, concrete curbs and gutters, concrete sidewalks and curb ramps, street lighting, street landscaping, and storm water controls.			

File Name	Past Exp STI1, Past Exp STI2, etc.,	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	Yes
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TRA Requisite experience for 29 Sunset - Transit Related Amenities TRA Capital Project

Requisite experience project name #1	38 Geary & 38 Geary Rapid		
Name of Applicant demonstrating requisite experience	SFMTA	Completion Date	7/1/21
Meets ten year requirement?	TRUE		
Temporary emergency transit lanes were installed along segments of Geary Boulevard in winter 2020-21. Evaluation done in spring 2021 showed that the new transit lanes and other treatments have improved 38 Geary bus performance with minimal traffic impacts, and a majority of those who took our evaluation survey supported making the transit lanes permanent.			

Requisite experience project name #2	22 Filmore Phase I		
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Name of Applicant demonstrating requisite experience		SFMTA	Completion Date	7/1/20
Meets ten year requirement?		TRUE		
To address the transportation needs of current and future residents, workers and visitors to 16th Street, community-informed improvements are being implemented on 16th Street, that include transit-only lanes, transit bulbs, new traffic and pedestrian signals, as well as new streetscape amenities. The project was split into two phases – the first phase, from Potrero Avenue to 3rd Street, was completed in summer 2020. The second phase is ongoing and is between Church Street and Potrero Avenue.				
File Name	Past Exp TRA1, Past Exp TRA2, etc.,	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A

PGM requisite experience

Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed PGM in scope and size, which have been completed by **the implementing party**

Requisite experience project name #1	San Francisco Tenant Right to Counsel	Operating entity name	Eviction Defense Collaborative
Name of implementing party demonstrating requisite experience	Eviction Defense Collaborative	Completion Date	3/1/23
Meets ten year requirement?			
TRUE			
Free legal services, including full scope legal representation for tenants in an eviction matter, emergency rental assistance, tenant subsidies and advocacy for those facing eviction from City shelters.			
Describe the prior experience of the Program Operator with operating similar successful programs.			
For 27 years, EDC has been the only agency in San Francisco (SF) solely dedicated to eviction prevention, processing 99% of all the eviction notices filed in the city. EDC's service model includes free legal services for eviction defense, rapid emergency rental assistance and subsidies for those at risk of eviction and displacement, and advocacy for unhoused San Franciscans facing eviction from City shelters. Since 2019, EDC has served as the lead partner with the City of San Francisco for the implementation of SF Tenant Right to Counsel (TRC), which guarantees all San Francisco tenants full scope legal representation in an eviction matter. In this role, EDC coordinates and oversees the work of 9 legal service organizations comprising the city-wide TRC system.			

Requisite experience project name #2	Installation Basics Training 200 Program	Development entity name	GRID Alternatives
Name of implementing party demonstrating requisite experience	GRID Alternatives	Completion Date	1/1/20
Meets ten year requirement?			
TRUE			
Multi-year funded program through the California Community Reinvestment Grant program to provide solar installation training and job placement .			
Describe the prior experience of the Program Operator with operating similar successful programs.			
This project addresses the issue of unemployment and recidivism in communities of concern, in particular with low-income individuals, people of color and the formerly incarcerated, through our 200-hour Installation Basics Training program (IBT-200), which provides low-income job seekers with intensive, skills-based training to successfully launch careers in solar and related construction sectors. This program provides up to 50 trainees in our IBT-200 program in San Joaquin, Sacramento and Butte County during the grant period.			

File Name	Past Exp PGM1, Past Exp PGM2	Provide documentation for the two recently completed programs.	Uploaded to HCD?	Yes
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(13) Applicant(s) certifies that as of the date of application, the Applicant(s), the Project, or the real property on which the Project is proposed may not be party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the Project. Further, the Applicant(s) shall disclose and describe any claim or action undertaken by or against the Applicant(s), the Project or the Property which affects or potentially affects the feasibility of the Project.

Yes

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

Yes

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

Yes

(16) Applicant(s) certifies to demonstrate consistency with State Relocation Assistance Law (CA Gov Code Sec. 7260-7277).

Yes

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

No

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

The AHD project is being built on a parking lot owned by the SFPUC for decades before being sold to the Applicant. The site was operated as overflow parking for many years and there were no commercial or residential tenants historically.

(17) Applicant(s) certifies that the Housing Element for the jurisdiction in which the Project is located must be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from the Department which sets forth findings that the housing element adopted within the time frames required by Section 65588 of the Government Code includes that substance essential to every requirement of Article 10.6, commencing with Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's current housing element compliance status can be obtained by referencing the Department's website. Projects located on Trust Land, as defined under Indian country, are exempt from this requirement. **Projects located on Trust Land, as defined under Indian country, are exempt from this requirement.**

Yes

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

Is the Project located within a jurisdiction which currently has an adopted housing element in substantial compliance with **Art.10.6 (\$65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?**

Yes

[A jurisdiction's current housing element compliance status is obtainable thru HCD's website.](#)

Please provide date of HCD compliance determination

File Name:	HE Determination letter	Provide HCD's determination letter.	Uploaded to HCD Portal?	Yes
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(18) Applicant(s) certifies that applicants that are a City, County, or City and County must at the time of application, have submitted their housing element annual progress reports as required by Government Code section 65400 to the State of California for the current and prior year.

Yes

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

Yes

Has the City, County, or City and County submitted their housing element annual progress reports as required by Government Code section 65400 to the State of California for the current and prior year.?

Yes

(19) Applicant(s) certifies that Application/Project must integrate applicable climate adaptation measures as described in Section 107 Narrative Based Policy Scoring (b).

Yes

(20) Applicant(s) certifies 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. The Project site must not be designated as Agricultural Land according to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) Tool (California Important Farmland Finder). An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an Infill Site.

Yes

AHD

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

Yes

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

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

Yes

TRA

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

Yes

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

(A) Applicant(s) certifies that the Rental Affordable Housing Developments must meet the underwriting standards in the UMRs and MHP Guidelines Section 7312.

Yes

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

Yes

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

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

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

No

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

No

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

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

No

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

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

[affirmatively further fair housing](#)

Yes

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

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

Yes

File Name:	All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Uploaded to HCD?	Yes
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- (23) Applications requesting AHSC Program funding for Sustainable Transportation Infrastructure, Transportation Related Amenities, or both must satisfy all 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.

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

Yes

File Name	STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
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- (B) If the Sustainable Transportation Infrastructure and/or Transportation Related Amenities Capital Project(s) involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished Affordable Units located within comparable access to transit and include first right of return to displaced residents.

- (i) The no net loss requirements contained in Section 106(a)(21)(C) of these Guidelines apply to Sustainable Transportation Infrastructure or Transportation Related Amenities Capital Projects occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application.

Will the proposed STI/TRA Project involve the demolition of existing residential units?

No

Will the proposed STI/TRA Project involve the demolition of existing units which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application?

No

- (24) Applications requesting AHSC Program funding for Program Costs must also demonstrate to the satisfaction of the Department all the following:

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

Yes

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

(26) Applicant(s) certifies to demonstrate that outreach and education on reducing potential health impacts of air pollution will be provided to residents of Affordable Housing Developments. Yes

BRIDGE Property Management Company (BPMC) will distribute informational fliers to all new residents of 440 Arden Way as part of a welcome packet provided at move-in. These fliers will be modeled on informational materials provided by the American Lung Association and include information on the health impacts of exposure to air pollutants as well as methods to decrease harmful exposure. BPMC will also work with the on-site 3rd party service provider, Lutheran Social Services of Northern California, to provide information and guidance to residents on air quality, health and safety during operations.

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

(28) Affordable Housing Development and Housing Related Infrastructure components involving new construction, acquisition and Substantial Rehabilitation, or conversion of nonresidential structures to residential, dwelling units must be capable of accommodating broadband internet service with at least a speed of 100 megabits (50 megabits for rural) per second for downloading and 20 megabits (10 megabits for rural) per second for uploading.

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

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

(C) Applicant(s) certifies to comply with high speed broadband internet service, with speeds listed above must be made available to each Restricted Unit for a minimum of 5 years, free of charge to the tenants, and available within 6 months of the AHD's placed-in-service date. Yes

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

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

End of Document

Quantitative Policy Scoring – 52 Points Maximum

Total Quantitative Self Score **50.000**

(a) Active Transportation Improvements §107(a) - 14 Points Maximum										14
(1) Length of Context Sensitive Bikeways (PAM) - 3 points maximum STI and TRA Quantification Form										3
(A) 3 points for at least one (1.0) lane mile (B) 1 point for at least one half (0.50) lane mile										
	Class 1 Bikeways		Class 2 Bikeways		Class 3 Bikeways	1.000	Class 4 Bikeways		Total Context Sensitive Bikeway Mileage	1.000
File Name	AHSC-funded STI and TRA Quantification Form			Complete the AHSC-funded STI and TRA Quantification Form identifying the locations, AADT, and Speed Limit of all STI and TRA components that are to be funded by the AHSC program funds.				Uploaded to HCD?	Yes	
Will the Project expand an existing bicycle network? The new Context Sensitive Bikeway funded by AHSC must have an entry point within the Project Area and (2) directly intersect with an existing bikeway as a way to connect to the existing bike network. The existing bikeway and bikeway network does not have to be comprised of Context Sensitive Bikeways. - 2 point maximum										Yes 2
File Name	Bicycle Network Connectivity			Identify at least one location where the new AHSC-funded Context Sensitive Bikeway directly intersects with an existing bikeway on the Project Area Map (PAM).				Uploaded to HCD?	Yes	
(3) Length of AHSC-funded Safe and Accessible Walkways (PAM) - 3 points maximum										3
Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved:										
(A) 3 points for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 2,000 feet of continuous Safe and Accessible Walkway. (B) 1 point for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 1,000 but at or less than 2,000 feet of continuous Safe and Accessible Walkway.										
	Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps								2,500	
(4) New pedestrian facilities - 2 point maximum										
Will the Project create at least 1,000 linear feet of new pedestrian facilities where none exist at the time of application submission?										Yes 2
New sidewalk where none previously existed, please refer to the PAM for more details.										
File Name	Pedestrian Network Gap			PAM - Using the Project Area Map, identify the current gap in the pedestrian network (no path or sidewalk currently exists) of at least 1,000 linear feet that is to be completed by the AHSC program funding.				Uploaded to HCD?	Yes	
(5) Projects that improve existing transit routes that serve the community around the AHD. - 4 points maximum (two points for each strategy).										4
The AHSC-funded improvements must improve service for a transit route that serves at least one (1) stop or station inside the Project Area. The improvement to the transit route need not be wholly inside the Project Area, but the Project's effects to improving reliability and/or speed inside the Project Area should be evident.										
Projects improve a local bus service by at least one (1.0) Lane Mile by implementing any (or a multiple) of the following:										
(A)	At least one (1.0) Lane Mile of a Bus Only Lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) Lanes that are in effect at least eight (8) hours a day, at least five (5) days a week.								No	
(B)	Installation of new off-board fare collection kiosks or machines along all stops for one (1.0) consecutive Lane Mile .								No	
(C)	Installation of new at-grade boarding infrastructure along all stops for one (1.0) consecutive Lane Mile .								No	
(D)	Installation of at least four (4) bus bulb-outs that eliminate the need for buses to pull out of the general flow lane along one bus route in the Project Area .								Yes	
(E)	Installation of new or upgraded Transit Signal Priority hardware and software along all signals for one (1.0) consecutive Lane Mile .								Yes	
(F)	Installation of at least five (5) new bus shelters where none currently exist at least five stops along one bus route in the Project Area .								Yes	
(G)	Procurement of at least one new ZEV transit vehicle that allows the provider to modify published schedules that will achieve headways of 15 minutes or less during peak hours or reduce peak hour existing headways by more than 10 minutes.								No	
File Name	Local Transit Route Improvements			Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(b)(5) along the one transit route. If improving two transit routes, provide one map for each of the routes.				Uploaded to HCD?	Yes	
(b) Green Buildings and Renewable Energy §107(b) - 3 Points Maximum										3
(1) Green Building Status - 3 points										
	Construction Type:	Residential Construction								
	Green building status beyond State mandatory building code requirements as verified:								LEED Gold	
File Name	Green Building Status			Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.				Uploaded to HCD?	Yes	
(c) Housing and Transportation Collaboration §107(c) - 10 Points Maximum										10
(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points maximum										
AHD & HRI Requested:	\$33,000,000	STI Requested:	\$10,217,503	Total AHSC Funds Requested:	\$45,721,399	STI % of Total AHSC Requested:	22%	6		

- (2) Project which invest at least \$1,500,000 or five (5.0%) percent of total AHSC funding request (whichever is the lower amount) in Transportation Related Amenities at or along the side of block face(s) that include a Transit Station or Stop within the Project Area. - **2 points maximum**

TRA Req:	\$1,500,000	TRA (Transit Station or Stop) Requested:	\$1,500,000	Total AHSC Funds Requested:	\$45,721,399	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	3%	TRA % of Total AHSC Requested:	3%	2
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- (3) Projects which provide documentation that their site is: - **2 points maximum**

2

- (A) Within environmentally cleared High Speed Rail Station Planning Area

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

- (B) Funding the construction of community-identified components:

Has the proposed Project received funds from another California Strategic Growth Council (SGC) Program? No

- (C) Utilizing Publicly-Owned Land:

Is Project to be developed on land designated as Excess Land (EO N-06-19) or any land declared surplus by a local agency? Projects developed on land donated by or leased at a discounted rate from a transit agency are also eligible for these points. Yes

File Name	Housing and Transportation Collaboration	Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in Sec.107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in Section 107 Quantitative Policy Scoring(c)(3)(C).	Uploaded to HCD?	Yes
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- (d) Location Efficiency and Access to Destinations §107(d) - **3 Points Maximum**

3.000

- (2) Location Efficiency to Key Destinations (PAM) - For TOD Project Areas and ICP Project Areas each type of Key Destination is worth one third (0.333) of a point. For RIPA Project Areas each type of Key Destination is worth one half (0.50) of a point. (for each item below, answer Yes or No as to if these Key Destinations are within 1/2 mile of the AHD)

(A) Market or Grocery store (SNAP Retailer)	Yes
(B) Food Bank	Yes
(C) Medical clinic	Yes
(D) Licensed childcare facility	Yes
(E) Pharmacy	Yes
(F) Park accessible to the general public	Yes
(G) Community Center	Yes
(H) Public library	Yes
(I) Public elementary, middle, high school, non-profit university or non-profit junior college	Yes
(J) Bank, or credit union	Yes
(K) Post Office	No

- (e) Funds Committed §107(e) - **4 Points Maximum**

4

Points will be awarded for applications demonstrating committed funding for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: the amount requested from the AHSC Program, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits.

Does Applicant meet the above requirements? TRUE

- (f) Prohousing Designation §107(f) - **3 Points Maximum**

2

- (1) Projects located in jurisdictions that have received a "Prohousing designation" as certified by the Department by the application due date. - **3 Points Maximum**

Is Project located in a jurisdiction that have received a "Prohousing designation" as certified by the Department and by the application due date? No

- (2) Projects located in jurisdictions that have applied for a "Prohousing designation" from the Department. - **2 Points Maximum**

Has the jurisdiction of the proposed Project applied for a "Prohousing designation" from the Department? Yes

The prohousing application must be received by the Department before the application due date and the jurisdiction must have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program, and have at least three of the following policies in place:

(A) Projects located in jurisdictions with policies that involve meaningful actions towards Affirmatively Furthering Fair Housing pursuant to GC Section 8899.50, including, but not limited to, rezoning higher density in Higher Opportunity Areas, prioritizing funding in Higher Opportunity Areas or areas of concentrated poverty or lower opportunity, place-based (e.g., acquisition/rehabilitation, infrastructure improvements, enhancement of community amenities and resources) or displacement strategies in areas of concentrated poverty, lower opportunity or high displacement risk.	No
(B) Projects located in jurisdictions permitting missing middle housing uses (e.g., triplexes and fourplexes) by right in existing low-density, single family residential zones or increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law (e.g., permitting more than one ADU or JADU per single-family lot) and Government Codes sections 65852.21 and 66411.7.	No
(C) Projects located in jurisdictions with density bonus programs which exceed statutory requirements by 10 percent or more.	No
(D) Projects located in jurisdictions that are reducing or eliminating parking requirements for residential development as authorized by GC Sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of GC Section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to GC Section 65915, subdivision (p).	Yes
(E) Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.	No
(F) Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower Income households.	No

Balboa Building A (Balboa Gateway) Quantitative Policy Scoring §107 App AHSC0001030

			V1	1/30/23
(G)	Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum Regional Housing Needs Allocation for the Lower-Income allocation in the current housing element cycle.		No	
	Projects located in jurisdictions with measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on street parking for bikes; transit-related improvements; or establishment of carshare programs.		No	
	Projects located in jurisdictions that have established pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.		No	
	Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents and Projects located in jurisdictions that have documented practice of streamlining housing development at the Project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, Sections 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28).		Yes	
	Waiver or significant reduction of development impact fees for residential development.		No	
	Establishment of local housing trust funds or collaboration on a regional housing trust fund.		Yes	
	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.		No	
File Name	Pending Prohousing Designation	Provide evidence that the jurisdiction applied for a "Prohousing designation" from the Department and that the jurisdiction have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program.	Uploaded to HCD?	Yes

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

(h) Local Workforce Development and Hiring Practices Maximum §107(h) - 3 Points					3	
(1) Projects that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within Priority Population census tracts or Low-Income Households. 1.5 points per strategy						
Choose from the following AHSC workforce development strategies:				# of Strategies	2	
(A) Partnership with a Workforce Development organization or a Workforce Development Board.					Yes	
File Name	Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing Workforce Strategy A (Section 107 Quantitative Policy Scoring (h)(1)(A)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.			Uploaded to HCD?	Yes
(B) Project is bound by a Skilled and Trained Workforce Commitment.						
(C) Projects that have developed a Project Labor or Community Workforce Agreement.						
(D) Projects that are located in jurisdictions with Local Hire Ordinances.					Yes	
File Name	Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (Section 107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.			Uploaded to HCD?	Yes

(i) Housing Affordability §107(i) - 5 Points Maximum			4.00	
AHSC R6				

(1) For rental Affordable Housing Developments, the following shall apply:

(A) Applications which restrict a percentage of units in a rental Affordable Housing Development to Extremely Low Income (ELI) households. **3 Points Maximum**

Points will be awarded based on the percent of total units restricted to ELI households as follows:

(i) 15 to 19.9 percent of total units = **1 points**(ii) 20.0 to 24.9 percent of total units = **2 points**(iii) 25 percent or more of total units = **3 points**

Extremely Low Income (ELI) Units	40	3.00
Total AHD Units	159	
ELI Units as a % of Total AHD Units	25.16%	

(B) Applications which restrict a percentage of three-bedroom or larger units in a rental Affordable Housing Development to Extremely Low Income or Very Low-Income households. **2 Points Maximum**(i) 10 to 19.9 percent of total units = **1 points**(ii) 20 percent or more of total units = **2 points**

Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	20	1.00
Total AHD Units	159	
Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	12.58%	

(j) Programs §107(j) – 3 Points Maximum

3

Applicants that propose an AHSC-funded Program (PGM) Cost in partnership with a non-profit organization (including churches, Community Based Organizations, or other organization registered as a 501(c)(3) Organization) for at least \$150,000. All proposals in partnership with a non-profit must provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. **An Applicant seeking points for an activity under the Anti- Displacement category is not eligible for additional points for that same activity under the Programs section.**

Please see Guidelines for items that should be included in the proposed workplan:

Programs proposed under this section must fall under one of these four categories to be eligible for points.

Active Transportation Encouragement and Safety: Active Transportation programs that encourage residents to walk or bicycle more frequently and more safety.

(A) Programs may include, but are not limited to: Bike Safety Workshops, Walking School Buses or other group walking activities, Safe Routes to School or Transit. Additionally, distribution of lights, safety equipment, or bicycles to low-income residents are an eligible Program Cost as an incentive for participation in safety education programs

(B) Low-Income Zero Emission Vehicle (ZEV) Car Sharing Programs: Programs that provide free or reduced cost access to Zero Emission Vehicle Car Sharing Programs.

(C) AHD Resident Support: Instructor-led adult educational, health and wellness, or skill building classes. Includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.

(D) Tenant Legal Counseling: Programs that provide legal advice and education to renters on their rights as a tenant and access to programs to help reduce risks of evictions and displacement. Section 103(b)(1)(A) applies.

Which, above program, category will the applicant(s) choose from to propose the AHSC-funded Program (PGM)

(C)

Program Name AHD Resident Support

Non-profit organization name BRIDGE Housing

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

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

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

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

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

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

File Name	Community Tracker	Provide a completed AHSC Round 7 Community Engagement Tracker.	Uploaded to HCD?	Yes
File Name	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes

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

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

Note: If available, use localized climate impact projections.

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

File Name	Climate Matrix	AHSC Round 7 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
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(c) Collaboration & Planning §107(c) - 4 Points Maximum

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

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

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

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

[SGC Racial Equity Action Plan](#)

End of Document

Full list of Uploads

Per answers within
Application

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

Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
MGP Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
MGP Org Chart	MGP Organization Chart.	Included	✓
MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.	Not Applicable	✗
AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
AGP1 Org Chart	AGP Organization Chart.	Not Applicable	✗
AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
AGP2 Cert & Legal	Reference: Applicant Certification Worksheet.	Not Applicable	✗
AGP2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
AGP2 Org Chart	AGP Organization Chart.	Not Applicable	✗
AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
AGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
MLLC Cert & Legal	Reference: Applicant Certification Worksheet.	Not Applicable	✗
MLLC OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
MLLC Org Chart	Manager of LLC Organization Chart.	Not Applicable	✗
MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
AB1550	Applicable CARB Priority Population Benefit Criteria Tables.	Included	✓
Project Area Map	Items marked with (PAM) in this application must be identified on the Project Area Map (PAM) and as outlined in the Project Area Mapping Guidance. This can include: mapping the Affordable Housing Development, Qualifying Transit, Active Transportation Improvements §107 Quantitative Policy Scoring(a)(1),(2),(3), & (4) ,Location Efficiency and Access to Destinations §107 Quantitative Policy Scoring(d)(1), and GHG Mapping components including: STI Improvements (e.g. bikeways, walkways, STI improvements to transit), traffic calming measures, and key destinations around STI improvements. File must be submitted in a KML/KMZ format.	Included	✓
Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Included	✓
Transit Service Schedule	Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Included	✓
Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Included	✓
Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Not Applicable	✗
Onsite Energy Storage	Documentation certified by an energy consultant or architect.	Not Applicable	✗
STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Included	✓
TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Not Applicable	✗
Utility allowance	Schedule of utility allowances.	Included	✓
Article XXXIV Legal Opinion	Legal opinion regarding Article XXXIV, prepared in accordance with NOFA.	Not Applicable	✗
Article XXXIV Authority	Documentation of Article XXXIV Authority prepared in accordance with NOFA.	Included	✓

Threshold Requirements Sheet/Tab

SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Included	✓
SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Included	✓
AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
AHD Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Not Applicable	✗
HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Included	✓
TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓

TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Not Applicable	✗
AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Included	✓
EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 6 permanent sources, plus Equity Investor if known at time of application.	Included	✓
EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 3 non-AHSC STI funding commitments.	Included	✓
EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 1 non-AHSC TRA funding commitments.	Included	✓
EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Not Applicable	✗
AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Included	✓
HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✗
STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Included	✓
Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Not Applicable	✗
Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Included	✓
Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✗
Past Exp PGM1, Past Exp PGM2	Provide documentation for the two recently completed programs.	Included	✓
Relocation Plan	Applicants must provide a Relocation Plan.	Not Applicable	✗
HE Determination letter	Provide HCD's determination letter.	Included	✓
AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Included	✓
AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Not Applicable	✗
HRI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Not Applicable	✗
All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Included	✓
STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Included	✓

Quantitative Policy Scoring Sheet/Tab

AHSC-funded STI and TRA Quantification Form	Complete the AHSC-funded STI and TRA Quantification Form identifying the locations, AADT, and Speed Limit of all STI and TRA components that are to be funded by the AHSC program funds.	Included	✓
Bicycle Network Connectivity	Identify at least one location where the new AHSC-funded Context Sensitive Bikeway directly intersects with an existing bikeway on the Project Area Map (PAM).	Included	✓
Pedestrian Network Gap	PAM - Using the Project Area Map, identify the current gap in the pedestrian network (no path or sidewalk currently exists) of at least 1,000 linear feet that is to be completed by the AHSC program funding.	Included	✓
Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in S107(b)(5) along the one transit route. If improving two transit routes, provide one map for each of the routes.	Included	✓
Green Building Status	Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Included	✓
Housing and Transportation Collaboration	Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in Sec.107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in Section 107 Quantitative Policy Scoring(c)(3)(C).	Included	✓
Prohousing Designation	Provide certification from the Department (HCD) that the Jurisdiction has received "Prohousing designation"	Not Applicable	✗
Pending Prohousing Designation	Provide evidence that the jurisdiction applied for a "Prohousing designation" from the Department and that the jurisdiction have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program.	Included	✓
Assessment Housing Needs	Applicants are required to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Included	✓
Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented.	Included	✓

Assessment Supporting Documents	Optional: Applicants and partners are permitted to provide their own existing Anti-Displacement Assessment, if it addresses the requirements described in Section 107 Quantitative Policy Scoring (g)(1). Applicants and partners are also permitted to provide information or data from reputable local sources, like the locality's Housing Element, to respond to the provided Assessment template prompts. Any alternative assessments or source documentation should be provided.	Not Applicable	✗
Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing Workforce Strategy A (Section 107 Quantitative Policy Scoring (h)(1)(A)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Included	✓
Workforce Strategy B	Skilled and Trained Workforce Commitment: If pursuing Workforce Strategy B (Section 107 Quantitative Policy Scoring (h)(1)(B)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(B)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
Workforce Strategy C	Project Labor or Community Workforce Agreement: If pursuing Workforce Strategy C (Section 107 Quantitative Policy Scoring (h)(1)(C)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(C)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (Section 107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Included	✓
AHSC funded pgm Commitment letter	If pursuing Section 107 Quantitative Policy Scoring (j), provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. Be sure to identify which category the proposed AHSC-Funded Program falls under. The proposed workplan should include the information outlined in Section 107 Quantitative Policy Scoring (j)(1).	Included	✓

Narrative-Based Policy Scoring

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

Certification & Legal

Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Not Applicable	✗
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CARB GHG & Co-Benefits Quantification

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

END OF DOCUMENT

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Certification & Legal Disclosure

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

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

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

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

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

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

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

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

Exceptions:

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

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

Civil Matters

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

Criminal Matters

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

Printed Name	Title of Signatory	Signature	Date

Entity Organizational Documents

Organizational Documents

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

Organizational Charts

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

Corporate Entities

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

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

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

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

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

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

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

Limited Liability Companies

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

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

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

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

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

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

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

Limited Partnerships

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

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

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

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

Amended and Restated Limited Partnership Agreement

Certificate of Good Standing certified by Secretary of State.

Tribal Entity

Tribe Formation Documents (Constitution, Charters, etc.)

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

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

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

End of Document

Project information needed for the CARB AHSC Benefits Calculator Tool at "Project Info" Worksheet, Cell reference at right if each item below.

Project Name	Balboa Building A (Balboa Gateway)	Cell = E23
HCD Project Application #	AHSC0001030	Cell = E24
Project County	San Francisco	Cell = E25
Project Area Type	Transit Oriented Development (TOD)	Cell = E26
Developer Contact Name	Jeremy Hoffman	Cell = E27
Developer Contact Phone	5105014529	Cell = E28
Developer Contact Email	jhoffman@bridgehousing.com	Cell = E29
AHSC GGRF Funds Requested (\$)	\$45,721,399	Cell = E31
Other GGRF Funds (\$)	no data provided at application	Cell = E32
Other GGRF Funds Sources	no data provided at application	Cell = E33

Project information needed for the CARB AHSC Benefits Calculator Tool at "Affordable Housing Inputs" Worksheet, , Cell reference at right if each item below.

Maximum stories	6	Cell = C20
Total Dwelling Units	159	Cell = C21
Restricted Dwelling Units	157	Cell = C22
Net Density (dwelling units/acre)	201	Cell = C23
Mixed-use Development?	No	Cell = C24
Total Residential Space (square feet)	172,910	Cell = C25
Total Mixed-use Space (square feet)	no data provided at application	Cell = C26
Traffic Calming Measures?	Yes	Cell = C28
Residential Parking Spaces	80	Cell = C39
Unbundled Monthly Parking Income (\$)	no data provided at application	Cell = C40
Dwelling Units Receiving Transit Passes	157	Cell = C45
Annual Transit Passes Value (\$)	\$1,176	Cell = C46
Duration of Funding for Transit Passes (years)	3	Cell = C47

Application Development Team (ADT) Support Form								v1 1/30/23							
Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov and AHSC@hcd.ca.gov . A member of the Application Development Team will respond to your request.															
Full Name:						Date Requested:				Application Version Date:		1/30/23			
Organization:					Email:						Contact Phone:				
Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion					Urgency	ADT Status	Status Date				
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