

HOPE SF Potrero Block B Overview

12/23/19

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Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FAAST. [Click here for FAAST upload instructions and user manual.](#)

Are you applying for funds for a Capital Improvement Project (CIP) within a Qualifying Infill Area (QIA) or for a Qualified Infill Project (QIP)? **QIA**

QIA Name: **HOPE SF Potrero Block B** County QIA is located: San Francisco Geographic Region: Northern

Project or Area information for Large Jurisdiction (county that is not a Small Jurisdiction, or any city within that county)

§303(d)(1) For purposes of evaluating applications from Large Jurisdictions: QIA means a contiguous area located within an Urbanized Area (i) that has been previously developed, or where at least 75% of the perimeter of the area adjoins parcels that are developed with Urban Uses, and (ii) in which at least one development application has been approved or is pending approval for a residential or mixed-use residential project that meets the definition and criteria in this section for a QIP.

QIA - Provide the description of the Project Area including the designated housing within the QIA.

The project's QIA area is located within Urbanized Area UA 78904, San Francisco--Oakland as defined by the United States Census Bureau. We have uploaded the the 2010 US Census Urbanized Reference Map. The QIP has been approved. The Potrero HOPE SF Phase 2 Development Agreement was approved on October 13, 2017 and is uploaded as E&L #3. The QIA BOUNDARY is SW corner of 25th St. to SW corner of Wisconsin St., South on Wisconsin to NE corner of 26th St., East on 26th St. to NW corner of Connecticut Ave. and NW corner of Connecticut Ave. to SW corner of 26th St. San Francisco, CA 94107.

QIA - include all info for all QIPs. *For all QIA attachments, clearly identify and label the required QIP documents* All required QIP docs identified? Yes

Required QIP #	QIP Name	QIP Brief Description	QIP Address	QIP City	QIP Zip	Census Tract	APN
QIP #1	HOPE SF Potrero Block B	The project will contain 157 residential units (118 units as project-based Section 8 public housing replacement, 38 units restricted to incomes at 30%, 50% and 60% Area Median Income (AMI), and one manager unit). Amenities provide at the project include: mini-park (2,600 sf) with public space, child care facility.	1845 25th Street	San Francisco	94107	0607506140	4285B-001
QIP #2							
QIP #3							
QIP #4							
QIP #5							

Name(s) of QIP(s) that CIP will support	Related CIP Description and Scope §304
HOPE SF Potrero Block B	Infill Infrastructure Grant funds will be utilized for the following site work, infrastructure, and qualified infill project costs: - Podium parking garage to include 65 parking spaces; - 3,600 SF privately owned public open space (POPOS); - A secure 3,848 SF outdoor play space exclusively for use by the onsite childcare center; - A switch gear station that will transfer power between the infrastructure of PG&E to the SFPU, who will be the utility provider to

Is the required QIP a scattered site project? No Yes. If yes, complete the section below

Site Address	Homeownership or Rental
Required QIP - Total Land Area in Acres: 1.7	Other QIP(s) - Total Land Area in Acres:
Required QIP - Commercial Square Feet: 5,835	Other QIP(s) - Commercial Square Feet:

Eligible Applicant §302(j)

(a) Applicants certify the proposed CIP(s) or portion thereof, has not previously received an award of Program funds under a previous NOFA. **Yes**

Applicant #1

Entity Name	BRIDGE Housing Corporation	Applicant Type	Nonprofit Developer applying jointly §302(j)(2)
Address	600 California St, Suite 900	City	San Francisco
		State	CA
		Zip	94108
Auth Rep	Kimberly McKay	Title	Executive Vice President
		Authorized Rep. Email	kmckay@bridgehousing.com
		Phone	949-229-7070 x 3565
Contact	Marie Debor	Title	Vice President of Development
		Contact Email	mdebor@bridgehousing.com
		Contact Phone	415-989-1111 x7075

Address	600 California St, Suite 900			City	San Francisco	State	CA	Zip	94108	
Applicant #2										
Entity Name	City and County of San Francisco				Applicant Type	City				
Address	1 S. Van Ness Avenue			City	San Francisco	State	CA	Zip	94103	
Auth Rep	Mara Blitzler	Title	Dir. of Housing Dev.	Authorized Rep. Email	mara.blitzler@sfgov.org		Phone	415-701-5544		
Contact	Sara F. Amaral	Title	Senior Project Manager	Contact Email	sara.amaral@sfgov.org		Contact Phone	415-701-5614		
Address	1 South Van Ness			City	San Francisco	State	CA	Zip	94103	
Certifications & Legal Disclosure										
Certifications & Legal Disclosures are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit Certifications & Legal Disclosure with the application.										
A completed and signed Certification is required for each Applicant. A copy of the required Certification & Legal Disclosure can be downloaded by clicking here.										
FAAST File:	App1 Cert & Legal	Certification & Legal Disclosure					File Uploaded?	Yes		
FAAST File:	App2 Cert & Legal	Certification & Legal Disclosure					File Uploaded?	Yes		
Resolution										
A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on IIG website.										
<i>The resolution template is intended to be a sample. Applicants may use their own format as long as it contains ALL of the authorizations contained in the template.</i>										
<ul style="list-style-type: none"> ▪ <i>The person attesting to the signing of the resolution cannot be the same person authorized to execute the documents in the name of the applicant.</i> ▪ <i>If more than one authorized signatory is identified in the resolution, specifically state whether both signatories are required (i.e. x and y) or only one signatory (i.e. x or y) is required to submit and execute the IIG Program documents.</i> ▪ <i>If the application is being signed by a designee of the authorized signatory, the applicant must also submit a designee letter or other proof of signing authority.</i> ▪ Wet signature originals must be submitted at application due date. 										
FAAST File:	App1 Reso	Resolution (wet signature required)				Copy submitted	Y	File Uploaded?	Yes	
FAAST File:	App2 Reso	Resolution (wet signature required)				Copy submitted	Y	File Uploaded?	Yes	
Organizational Documents										
Organization documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit organizational documents with the application.										
Submit Organizational Documents supporting the Resolution.										
FAAST File:	App1 OrgChart	Organizational Chart					Files Uploaded?	Yes		
FAAST File:	App2 OrgChart	Organizational Chart					Files Uploaded?	N/A		
FAAST File:	App1 Org1, App1 Org2, etc.	Organizational Documents					Files Uploaded?	Yes		
FAAST File:	App2 Org1, App2 Org2, etc.	Organizational Documents					Files Uploaded?	N/A		
Signature Block										
All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in Department legal documents such as a Standard Agreement.										
FAAST File:	App1 Signature	Signature Block (Upload in Microsoft Word Document)					File Uploaded?	Yes		
FAAST File:	App2 Signature	Signature Block (Upload in Microsoft Word Document)					File Uploaded?	Yes		
Payee Data Record STD-204 or Taxpayer Identification Number (TIN)										
Any Applicant or party that receives HCD funding must submit a Payee Data Record or Taxpayer Identification Number (TIN) form. The TIN must be submitted by all governmental entities. All others must submit the STD-204 Payee Data Record. A wet signature original must be submitted to HCD. Forms available on IIG website.										
FAAST File:	App1 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)					File Uploaded?	Yes		
FAAST File:	App2 Payee Data or TIN	Payee Data Record STD-204 or Taxpayer Identification Number (TIN)					File Uploaded?	Yes		

Infill Infrastructure Grant Program of 2019

2019 Notice of Funding Availability

Qualifying Infill Area and Qualifying Infill Project Supplemental Application



**State of California
Governor Gavin Newsom**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Douglas R. McCauley, Acting Director
Department of Housing and Community Development**

**2020 West El Camino Avenue, Suite 150
Sacramento, CA 95833
Phone: (916) 263-2771
Email: infill@hcd.ca.gov**

NOFA: October 30, 2019

Rev. 12/23/19

HOPE SF Potrero Block B Project Narrative

1. Summarize the scope of work for the CIP(s). Describe the distinct infrastructure improvements relating to utilities, surface improvements, landscape and amenities, environmental mitigation and remediation, replacement transit, residential parking and/or transit, etc.:

Infill Infrastructure Grant funds will be utilized for the following site work, infrastructure, and qualified infill project costs:

- Podium parking garage to include 65 parking spaces;
- 3,600 SF privately owned public open space (POPOS);
- A secure 3,848 SF outdoor play space exclusively for use by the onsite childcare center;
- A switch gear station that will transfer power between the infrastructure of PG&E to the SFPUC, who will be the utility provider to consumers on site;
- Reconstruction of blocks w/ new sidewalks and landscaping within the property area of Block B;
- Site clearing, grading and utility extensions; and
- 400ft extension of Arkansas St.

2. Describe all on-site supportive services that will be provided at the required QIP:

On-site services will be offered by a 3rd party provider who will staff 1.5 FTE at the site to offer: information and referral, service navigation, housing stabilization, activities and program that support community building, and access to local resources. In addition the resident services staff will provide support to residents one-on-one, as needed, and group support that addresses common needs (e.g. information about health insurance).

3. Explain any specific development issues (relocation, environmental, historical, topography, etc.) at the required QIP and/or CIP(s):

RELOCATION - The site included in the Phase II redevelopment of HOPE SF Rebuild Potrero project. This process will require the demolition of 92 existing units which are currently vacant. The previous residents were all permanently relocated in compliance with Existing 49 CFR Part 24 - Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended the California Government Code Title 1, Chapter 16, Section 7260-7277 – State of California Relocation Assistance Law. Please reference the uploaded Relocation Plan for more details. **TOPOGRAPHY** - The hilly topography on site will require extensive engineering and grading before new street block, utilities, and hardscape can be constructed around the future parcel. Once this process is complete, the vertical construction can begin, which will include two "L" shaped buildings constructed on a multi-level podium that steps down the hillside topography. The podium will be Type I concrete and steel construction with a Type III residential superstructure on top. The building will include a new childcare center relocated from the Potrero Annex, community room, bike storage, enclosed parking, and a switch gear station converting hi-voltage power for distribution from PG&E for future SFPUC consumers across the entire 38-acre redevelopment project.

4. Explain any required demolition at the required QIP:

Block B is a part of the Phase II infrastructure development area of the HOPE SF Rebuild Potrero project. This includes the demolition of 92 existing multi-family units spread across eight (8) two-three story barrack style buildings constructed during the 1940's. After demolition, the parcel will be graded and subdivided through the tentative map process in compliance with state and local regulations governing subdivisions. This will create Blocks A (market rate and not part of this application) and Block B (100% affordable).

5. Identify the developer(s) for the required QIP. Describe developer(s) experience with affordable housing:

BRIDGE Housing Corporation was formed in 1983 with a mission to develop large volumes of high-quality, affordable homes in California. Transit-oriented development, which benefits people, neighborhoods, the environment and the economy, is one of BRIDGE's key strategies to achieving growth and sustainability. BRIDGE has created more than 75 transit-oriented and transit friendly developments, representing over 10,000 of the homes we have developed. BRIDGE's commitment to smart growth, affordability and green principles has focused the organization, with thousands of additional homes in the transit-friendly pipeline.

In its 30-year history, BRIDGE has become one of the largest non-profit housing developers of multifamily homes in the United States. BRIDGE carries out its development work both on its own and in partnership with local government, foundations, private sector partners and other non-profit groups. The organization's successful endeavors with large scale mixed-use and mixed-income developments throughout California attest to BRIDGE's holistic approach to community development.

Working with partners, BRIDGE serves communities by designing housing solutions that also create jobs, retail activity, provides access to transit services, and open space; all

6. Have any of the QIPs previously received a Funding Award from the IIG program or any other HCD program? If yes, describe the funding sources. Indicate the HCD Contract Number, award date and award amount. Indicate whether other HCD funding applications will be submitted for the Project.

HOPE SF Potrero Block B has not previously received funding awards from HCD.

HOPE SF Potrero Block B Max Grant Amount and Unit Mix

Maximum Grant Amount

required QIP Units: Base Grant Limit	\$7,917,300	Housing Units per Acre (Net Density)	125.3	Net Density Adjustment Factor	1.52	Base Grant Limit with Adjustment Factor	\$12,034,296	Maximum CIP Grant Amount	\$11,699,000
other QIP Units Base Grant Limit -excluding required QIP:	\$0								

required QIP Units

# of Bedrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Manager Units	Special Needs Units	Supportive Housing Units	Senior Units
1	Rental	30% AMI	18	18		18		18					
2	Rental	30% AMI	12	12		12		12					
3	Rental	30% AMI	11	11		11		11					
4	Rental	30% AMI	8	8		8		8					
1	Rental	50% AMI	11	11		11		11					
2	Rental	50% AMI	33	33		33		33					
3	Rental	50% AMI	28	28		28		28					
4	Rental	50% AMI	2	2		2		2					
1	Rental	60% AMI	18	18		18		18					
2	Rental	60% AMI	9	9		9		9					
3	Rental	60% AMI	5	5		5		5					
4	Rental	60% AMI	1	1		1		1					
2	Rental	none	1	1			1			1			
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
			157	157	0	156	1	156	0	1	0	0	0

Grant Amount (generated by required QIP Units)

	Income Level	Points \$310(b)	Number of Units					Basic Grant Limit x Units						
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total
Owner Occupie	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Moderate Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Lower Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Unit	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	1	0	0	1	\$0	\$0	\$33,000	\$0	\$0	\$33,000
	<= 60% AMI to >50% AMI		0	18	9	5	1	33	\$0	\$644,400	\$388,800	\$253,000	\$55,600	\$1,341,800
	<= 50% AMI to >40% AMI	94.27	0	11	33	28	2	74	\$0	\$462,000	\$1,590,600	\$1,624,000	\$123,600	\$3,800,200
	<= 40% AMI to >30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 30% AMI	124.84	0	18	12	11	8	49	\$0	\$822,600	\$622,800	\$733,700	\$563,200	\$2,742,300
Total Rental	219.11	0	47	55	44	11	157	\$0	\$1,929,000	\$2,635,200	\$2,610,700	\$742,400	\$7,917,300	
Total Rental & Owner	60.00	0	47	55	44	11	157	\$0	\$1,929,000	\$2,635,200	\$2,610,700	\$742,400	\$7,917,300	

QIP Units (excluding the required QIP Units above)

# of Bedrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Homeowner Units	Total Restricted Units	Total Unrestricted Units	Total Restricted Affordable Rental Units	Total Restricted Affordable HO Units	Manager Units	Special Needs Units	Supportive Housing Units	Senior Units
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
							0						
			0	0	0	0	0	0	0	0	0	0	0

Grant Amount (generated by QIP Units excluding the required QIP Units above)

	Income Level	Points \$310(b)	Number of Units					Basic Grant Limit x Units						
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	Total
Occupe	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= Moderate Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0

Owner	<= Lower Income	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Unit	200%+FMR or > CalHFA		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Unrestricted		0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 60% AMI to >50% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 50% AMI to >40% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 40% AMI to >30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	<= 30% AMI	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Rental	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Total Rental & Owner	0.00	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	

HOPE SF Potrero Block B Eligibility and Threshold

Eligible Projects §303

(a) Is the CIP an integral part of, or necessary for the development of a QIP or housing designated within a QIA?										Yes				
FAAST File:	CIP Integral to QIP	Applicant narrative and documentation evidencing the CIP.					File Uploaded?	Yes						
(b) Does the proposed Project include a QIP that is a discrete development (all housing development components have been planned as one development and jointly considered for local land use approval; have common, affiliated or contractually-related ownership and financing structures)? (QIA must have a QIP)										Yes				
(c)(1) Is QIA located in an Urbanized Area?										Yes - defined by the U.S Census Bureau				
FAAST File:	Urban Area	Provide documentation of location in an urban area.					File Uploaded?	Yes						
(c)(2) Is QIA located in a locality that has an adopted housing element in substantial compliance with Art. 10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?										A jurisdiction's current housing element compliance status is obtainable thru HCD's website.	Yes			
(c)(3) QIA located in a locality that at time of application has submitted its housing element annual progress reports (required by Gov. Code §65400) for 2017 & 2018										Yes				
(c)(4) Does QIA include not less than 15% of total residential units as Affordable Units (AU) in QIA										Total QIA AUs	156	Total QIA Units	157	Yes
Required QIP Residential Units	Total QIP Rental AUs	156	Total QIP Ownership AUs	0	Total QIP AUs	156	Total QIP Units	157						
other-QIP (QIA) Res. Units	Total non-QIP Rental AUs	0	Total non-QIP Ownership AUs	0	Total non-QIP AUs	0	Total non-QIP Units	0						
(c)(5) Average Residential Net Density (dwelling units per acre)														
Are parcels to be developed within a Rural Area per H&S Code §50199.21? (Refer to the document entitled IIG Program, Rural Area Determination Procedures.)										No	If yes (project is rural), parcels to be developed must have a net density of 10 units per acre.	0		
If non-rural, enter minimum net density for parcels to be developed per locality (see Appendix 1, click here:)										30	Housing Units per Acre (Net Density)	125.3	Is the QIA density equal to or greater than required §303(c)(5)?	Yes
Total QIA Site Area in Square Feet	74,488	NOT qualified site deductions: utility easements, setbacks, private drives/walkways, landscaping, common areas and facilities, off street parking, drainage facilities exclusive to a development project & other related mitigation space required.			0 Bedroom Density Calculation:	0								
Less QIA Qualified Site Deductions* in square feet					1 Bedroom Density Calculation:	42								
Public Streets					2 Bedroom Density Calculation:	66								
Public Sidewalks					3 Bedroom Density Calculation:	70								
Public Open Space	3,600	If QIA contains commercial answer V22-23 below:			4 Bedroom Density Calculation:	20	Commercial Square Ft.	5,835						
Public Drainage Facilities		Square ft. of largest residential unit: 1,582			Commercial Density Calculation:	5								
Net Site Area in Acres (43,560 square feet per acre)	1.63	2	# of bedrooms in largest unit: 4		QIA adjusted net density as a percentage of required density §309(c)(2)			417.65%						
(c)(6) Is QIA located in area designated for mixed-use or residential development pursuant to one of the following plans? If yes, select plan.										(C) A specific plan adopted pursuant to Gov. Code §65450				
FAAST File:	Relevant Development Plan	Provide, label and attach a copy of the relevant plan showing area designation.					File Uploaded?	Yes						
(c)(7) Can the Applicant identify a mechanism, such as a minimum density ordinance or a recorded, binding covenant, to reliably ensure that future development will occur at an overall Net Density equaling or exceeding that set forth in §303(c)(5) and the Net Density proposed in the application for the purposes of rating pursuant to §309(c) and §310(c), and determining the max grant amount pursuant to §305? This mechanism must be acceptable to HCD and in effect and legally enforceable prior to the disbursement of Program funds.										Yes				
FAAST File:	Net Density Verification	Provide a minimum density ordinance, recorded binding covenant or date stamped map and letter certified by a California State-licensed professional such as an engineer, surveyor or landscape architect confirming the Net Density.					File Uploaded?	Yes						
(c)(8) Will the applicant designate the proposed residential units in the QIP, and/or within the QIA (non-QIP), that the Applicant intends to utilize for the purpose of establishing the max Program grant amount pursuant to §305, and for the purpose of rating applications pursuant to §309 or §310.										Yes				
(c)(9) Does this application demonstrate that the percentage of Affordable Units (AUs), and units restricted to other income limits and rents as designated for the purpose of determining the max Program grant amount shall be maintained or exceeded through the completion of each proposed residential development?										Yes				
(c)(10) Applicant certifies construction shall not have commenced on any units designated in the application prior to the application submittal deadline set forth in the NOFA, except for AUs identified in a disposition and development agreement or other project or area-specific agreement between the Developer and the local agency having jurisdiction over the AUs executed on or before July 31, 2019 (if exception applies, attach related agreement)?										Yes				
FAAST File:	Construction exception	If applicable, label and attach agreement requiring AUs be built as a local approval condition.					File Uploaded?	N/A						

Eligible Costs §304

(a)(4) Total # of required replacement transit station parking spaces:										0	Are replacement transit parking spaces costs less than \$50,000 per space?					
(a)(5) Minimum residential per unit parking spaces as required by local land-use entitlement approval:										50	Spaces exceed one space per unit?	No	Are costs less than \$50,000 per space?			Yes
(b) Impact fees for the CIP are required by local ordinance?										Yes	If yes, impact fees do not to exceed 5% of the total Program grant amount? Describe fee(s), the association to CIP and locality:					
Impact Fees will not exceed 5% of total program grant. Page 139 of the Development Agreeemnt lists all the applicable impact fees. Since the project is 100% affordable housing there will be no impact fees charged except the School Impact Fee that will be credited back to the project at a later date.																

We certify the CIP funded costs do not include any of the following ineligible costs:										
(b)(1) Parking spaces and structures except (a)(4) and (5) above.										Yes
(b)(2) Costs of site acquisition for housing and mixed use structural improvements.										
(b)(3) Costs of housing or mixed use structures.										
(b)(4) Soft costs related to ineligible costs.										
(b)(5) In lieu fees for local inclusionary programs.										

Application Threshold Requirements - §308

(a)(1) We certify that construction of the CIP has not commenced as of the application deadline set forth in the NOFA?										Yes
(a)(2) We certify the CIP is infeasible without CIP Program funds, and other available funds are not and will not be supplanted by CIP Program funds?										Yes
(a)(3) Does applicant or Developer have Site Control for the CIP Project? If yes, enter form of Site Control and the most recent execution date below (see Site Control definition §302(cc))										Yes
Form of Site Control §302(cc):	Disposition and Development Agreement					Most recent document execution date:	3/4/17			
(a)(4) We certify all proposed uses of Program funds must be eligible pursuant to §304?										Yes
(a)(5) We certify funds awarded pursuant to this section shall supplement, not supplant, other available funding?										Yes
(b) Is application including the Universal Application sufficiently complete to assess feasibility of application and its compliance with Program requirements?										Yes
Describe any special circumstances:										
FAAST File:	CIP Site Control	Attach appropriate documentation to demonstrate the form of Site Control indicated above.					Files Uploaded?	Yes		
Does the required QIP trigger State Relocation Assistance Law (CA Gov Code §7260-7277)?										Yes

If Yes , provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No , provide		The construction of Block B will require the demolition of 92 existing multi-family apartments within eight buildings. Of these units, none are currently occupied. All the households have been permanently relocated, the bulk of which were directly relocated across the street to the newly constructed Block X. Under the requirements of the executed Master Development Agreement, BRIDGE has been working with and will continue to work SFHA and CCSF to accommodate the residents' temporary and/or permanent relocations both financially and with community based services including the Shanti Project (occupational, mental							
FAAST File:	QIP Relocation Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.						File Uploaded?	Yes
Market Study									
Does Market study demonstrate QIP is financially feasible? - <i>Must submit a market study that meets the requirements specified in TCAC Regs §10322(h)(10)</i>									Yes
FAAST File:	Market Study	Applicants must provide a completed market study prepared within one year of the application due date.						File Uploaded?	Yes
Tax Credits (TC)									
Select appropriate entry for each item:									
Type (Select One):	4%	Federal:	Yes	Proposed Equity Investor Contribution (\$):	\$55,940,654	Anticipated TC Factor:	\$0.9800	App. Rate:	3.18%
		State:	Yes	Proposed Equity Investor Contribution (\$):	\$19,290,055	Anticipated TC Factor:	\$0.7125	App. Rate:	30.00%
Timeframe for Applying for 4% TC		Proposed Month:	October	Proposed Year:	2020				
Timeframe for Applying for 9% TC		Proposed Round:		Proposed Year:					
If already awarded:	Date TCAC Reservation Award:								
FAAST File:	Tax Credit Reservation	If this project has already received a tax credit reservation, attach documentation.						File Uploaded?	N/A
What covenants or regulatory agreements are already on title?									
What covenants or regulatory agreements are anticipated?		TCAC, CDLAC, FHLB Affordable Housing Program and HCD regulatory agreements							
Note: Some of the following milestones may have already been achieved. For previously met milestones, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.									
Provide the actual or anticipated completion date for the following performance milestones for the CIP. If a milestone is not applicable, please enter "N/A".									
Required QIP Milestones									
								Milestone Date	
Executed binding agreement between Applicant and developer of the proposed QIP detailing the terms and conditions of the development.								3/3/17	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.								1/31/22	
Commencement of construction.								7/30/22	
Construction complete and the filing of the Notice of Completion.								1/31/25	
Program funds fully disbursed.								7/30/25	
CIP Milestones									
								Milestone Date	
Executed binding agreement between Applicant and developer of the proposed CIP detailing the terms and conditions of the development.								3/3/17	
Obtaining all necessary and discretionary public land use approvals.								10/13/17	
Obtaining all enforceable funding commitments for all CIP construction period financing.								12/1/21	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.								1/31/22	
Commencement of construction.								7/30/22	
Construction complete and the filing of the Notice of Completion.								1/31/25	
Program funds fully disbursed.								7/30/25	

HOPE SF Potrero Block B QIP(s) and all CIP(s) Sources of Funds

12/23/19

See §310(a)(4) for an explanation of funding commitments

QIP (Required by QIA) and all CIPs Construction Period Sources of Funds

Committed by Application Due Date?	Rental vs Owner	CIP or QIP #1	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
													Amount	Description
1	Yes	Rental	CIP	IIG CIP Grant	State-HCD	No	\$11,699,000		\$11,699,000				\$1,301,312	Deferred Developer Fee
2	Yes	Rental	QIP #1	Tax-Exempt Construction Loan	Private	No	\$71,660,000		\$71,660,000	5.10%		30	\$1,198,688	Developer Fee paid at perm loan convert
3	Yes	Rental	QIP #1	Taxable Tail	Private	No	\$32,264,882		\$32,264,882	5.45%		30	\$2,332,099	HCD Required Transition Reserve
4	Yes	Rental	QIP #1	SF MOHCD Gap Loan	Local	Yes	\$15,688,292		\$15,688,292				\$1,181,099	Capitalized Operating Reserve
5	No	Rental	QIP #1	AHP	Private	No	\$1,500,000		\$1,500,000				\$64,370	TCAC Monitoring Fees
6	Yes	Rental	QIP #1	Cap. Cont. - GP	Other	No	\$500,000		\$500,000				\$27,500	Perm Loan Fees
7									\$0					
8									\$0					
9									\$0					
10									\$0					
11									\$0					
12									\$0					
13									\$0					
14									\$0					
15									\$0					
16									\$0					
17									\$0					
18									\$0					
19									\$0					
20				Deferred Costs (detail at right)						\$6,105,068			\$6,105,068	
21	Yes	Rental	QIP #1	Equity Investor	To be determined				\$7,523,071				\$7,523,071	
		\$139,335,245	<Total funds committed	98.93%	<% Funds committed		TOTALS		\$146,940,313	\$0	\$146,940,313		\$6,105,068	
157	<Rental Units	\$139,335,245	<Total Rental funds committed	98.93%	<% Rental funds committed									
0	<Owner Units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed									
		\$11,699,000	<Total CIP funds committed	100.00%	<% Funds committed									

QIPs (excluding the required QIP above) Construction Period Sources of Funds

Committed by Application Due Date?	Rental vs Owner	QIP #2, 3, 4 or 5	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	*Details of Deferred Costs	
													Amount	Description
1									\$0					
2									\$0					
3									\$0					
4									\$0					
5									\$0					
6									\$0					
7									\$0					
8									\$0					
9									\$0					
10									\$0					
11									\$0					
12									\$0					
13									\$0					
14									\$0					
15									\$0					
16									\$0					
17									\$0					
18									\$0					
19									\$0					
20				Deferred Costs (detail at right)					\$0				\$0	
21	Yes			Equity Investor					\$0				\$0	
		\$0	<Total funds committed	0.00%	<% Funds committed		TOTALS		\$0	\$0	\$0		\$0	

QIP (Required by QIA) and all CIP Permanent Sources of Funds

Committed by Application Due Date?	Rental vs Owner	Source Name (listed in order of lien priority)	Source Type	Local Support §310(a)(5)	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate		Repayment Terms		Amortization Period (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Balloon?
									Type	Rate	Type	Due in (yrs)				
1	Yes	Rental	IIG CIP Grant	State-HCD	No	\$11,699,000		\$11,699,000								N/A
2	Yes	Rental	Tax-Exempt Perm Loan	Private	No	\$41,021,000		\$41,021,000	Fixed for Term	5.03%	Fully Amortized	30	30	\$2,650,041		No
3	Yes	Rental	SF MOHCD Gap Loan	Local	Yes	\$15,688,292		\$15,688,292	Fixed for Term	0.00%	Residual Receipt	55				Yes
4	No	Rental	AHP	Private	No	\$1,500,000		\$1,500,000	Fixed for Term	0.00%	Residual Receipt	55	0			Yes
5	Yes	Rental	Cap. Cont. - GP	Private	No	\$500,000		\$500,000								N/A
6								\$0								
7								\$0								
8								\$0								
9								\$0								
10								\$0								
12								\$0								
12								\$0								
13								\$0								
14								\$0								
15	Yes	Rental	Deferred Costs			Private			\$1,301,312							
16	Yes	Rental	Equity Investor	TBD				\$75,230,709								
				TOTALS				\$146,940,313	\$0	\$146,940,313			TOTALS	\$2,650,041	\$0	
157	<Rental Units	\$145,440,313	<Total Rental funds committed	99.86%	<% Rental funds committed											
0	<Owner units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed											

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.

HOPE SF Potrero Block B QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds

Commercial Sources

USES OF FUNDS	IIG CIP Grant	Tax-Exempt Perm Loan	SF MOHCD Gap Loan	AHP	Cap. Cont. - GP	0	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
Required QIP (QIA applications only)																				
LAND COST/ACQUISITION																				
Land Cost or Value																	\$1	\$1	\$0	
Demolition																		\$0	\$0	
Legal																		\$0	\$0	
Land Lease Rent Prepayment																		\$0	\$0	
Total Land Cost or Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$1	\$0	\$0
Existing Improvements Cost or Value																		\$0	\$0	
Off-Site Improvements																		\$0	\$0	
Total Acquisition Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$1	\$0	\$0
Predevelopment Interest/Holding Cost																	\$261,250	\$261,250	\$0	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																		\$0	\$0	
Excess Purchase Price Over Appraisal																		\$0	\$0	
Total Relocation Expenses																		\$0	\$0	
NEW CONSTRUCTION																				
Site Work																	\$3,880,687	\$3,880,687	\$0	
Structures		\$41,021,000	\$15,688,292	\$1,500,000													\$32,579,735	\$90,789,027	\$0	
General Requirements																	\$3,000,000	\$3,000,000	\$0	
Contractor Overhead																	\$1,639,812	\$1,639,812	\$0	
Contractor Profit																	\$1,639,812	\$1,639,812	\$0	
Prevailing Wages																		\$0	\$0	
General Liability Insurance																	\$1,393,175	\$1,393,175	\$0	
Urban Greening																		\$0	\$0	
Other New Construction: Environmental Remediation																	\$800,000	\$800,000	\$0	
Other New Construction: (Specify)																		\$0	\$0	
Other New Construction: (Specify)																		\$0	\$0	
Total New Construction Costs		\$41,021,000	\$15,688,292	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,933,221	\$103,142,513	\$0	\$0
ARCHITECTURAL FEES																				
Design																	\$3,245,000	\$3,245,000	\$0	
Supervision																		\$0	\$0	
Total Architectural Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,245,000	\$3,245,000	\$0	\$0
Total Survey & Engineering																	\$765,000	\$765,000	\$0	
CONSTRUCTION INTEREST & FEES																				
Construction Loan Interest																	\$7,943,800	\$7,943,800	\$0	
Origination Fee																	\$1,039,249	\$1,039,249	\$0	
Credit Enhancement/Application Fee																		\$0	\$0	
Bond Premium																		\$0	\$0	
Cost of Issuance																	\$541,381	\$541,381	\$0	
Title & Recording																	\$85,000	\$85,000	\$0	
Taxes																		\$0	\$0	
Insurance																	\$700,000	\$700,000	\$0	
Employment Reporting																		\$0	\$0	
Other Construction Int. & Fees: Lender Expenses																	\$63,000	\$63,000	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
Other Construction Int. & Fees: (Specify)																		\$0	\$0	
Total Construction Interest & Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,372,430	\$10,372,430	\$0	\$0
PERMANENT FINANCING																				
Loan Origination Fee																	\$410,210	\$410,210	\$0	
Credit Enhancement/Application Fee																		\$0	\$0	
Title & Recording																	\$15,000	\$15,000	\$0	
Taxes																		\$0	\$0	
Insurance																		\$0	\$0	
Other Perm. Financing Costs: Lender Expenses																	\$5,000	\$5,000	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
Other Perm. Financing Costs: (Specify)																		\$0	\$0	
Total Permanent Financing Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430,210	\$430,210	\$0	\$0
Subtotals Forward		\$41,021,000	\$15,688,292	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,007,112	\$118,216,404	\$0	\$0
LEGAL FEES																				
Legal Paid by Applicant																	\$50,000	\$50,000	\$0	
Other Attorney Costs: Syndication/Org																	\$42,500	\$42,500	\$0	
Other Attorney Costs: Transaction																	\$55,000	\$55,000	\$0	
Other Attorney Costs: (Specify)																		\$0	\$0	
Total Attorney Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,500	\$147,500	\$0	\$0
RESERVES																				

HOPE SF Potrero Block B QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds

Commercial Sources

USES OF FUNDS	IIG CIP Grant	Tax-Exempt Perm Loan	SF MOHCD Gap Loan	AHP	Cap. Cont. - GP	0	0	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:	
Operating Reserve																	\$1,181,099	\$1,181,099	\$0			
Replacement Reserve																		\$0	\$0			
Transition Reserve																		\$2,332,099	\$2,332,099	\$0		
Rent Reserve																		\$0	\$0			
Other Reserve Costs: Housing Readiness																	\$344,400	\$344,400	\$0			
Other Reserve Costs: (Specify)																		\$0	\$0			
Other Reserve Costs: (Specify)																		\$0	\$0			
Total Reserve Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,857,598	\$3,857,598	\$0	\$0	\$0	
CONTINGENCY COSTS																						
Construction Hard Cost Contingency																	\$4,963,091	\$4,963,091	\$0			
Soft Cost Contingency																	\$852,593	\$852,593	\$0			
Total Contingency Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,815,684	\$5,815,684	\$0	\$0	\$0	
OTHER PROJECT COSTS																						
TCAC App/Allocation/Monitoring Fees																	\$123,459	\$123,459	\$0			
Environmental Audit																	\$20,000	\$20,000	\$0			
Local Development Impact Fees																	\$709,128	\$709,128	\$0			
Permit Processing Fees																	\$1,266,540	\$1,266,540	\$0			
Capital Fees																		\$0	\$0			
Marketing																	\$650,000	\$650,000	\$0			
Furnishings																	\$300,000	\$300,000	\$0			
Market Study																	\$15,000	\$15,000	\$0			
Accounting/Reimbursable																	\$50,000	\$50,000	\$0			
Appraisal Costs																	\$10,000	\$10,000	\$0			
Other Costs: Syndication Consulting																	\$60,000	\$60,000	\$0			
Other Costs: (Specify)																		\$0	\$0			
Other Costs: (Specify)																		\$0	\$0			
Other Costs: (Specify)																		\$0	\$0			
Other Costs: (Specify)																		\$0	\$0			
Other Costs: (Specify)																		\$0	\$0			
Total Other Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,204,127	\$3,204,127	\$0	\$0	\$0	
SUBTOTAL PROJECT COST		\$41,021,000	\$15,688,292	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,032,021	\$131,241,313	\$0	\$0	\$0	
DEVELOPER COSTS																						
Developer Overhead/Profit					\$500,000											\$1,301,312	\$2,198,688	\$4,000,000	\$0			
Consultant/Processing Agent																		\$0	\$0			
Project Administration																		\$0	\$0			
Broker Fees Paid to a Related Party																		\$0	\$0			
Construction Oversight by Developer																		\$0	\$0			
Other Developer Costs: (Specify)																		\$0	\$0			
Total Developer Costs		\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,301,312	\$2,198,688	\$4,000,000	\$0	\$0	\$0	
TOTAL PROJECT COST		\$0	\$41,021,000	\$15,688,292	\$1,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,301,312	\$75,230,709	\$135,241,313	\$0	\$0	\$0	

Capital Improvement Project(s) (CIP)

Site acquisition of CIP including easements and right of ways																					\$0
Other:	\$11,699,000																				\$11,699,000
Total Site Acquisition (not parking)	\$11,699,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,699,000
Clearing and Grubbing																					\$0
Demolition																					\$0
Excavation																					\$0
Grading																					\$0
Soil Stabilization (Lime, etc.)																					\$0
Erosion/Weed Control																					\$0
Dewatering																					\$0
Other:																					\$0
Other:																					\$0
Total Site Preparation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer																					\$0
Potable Water																					\$0
Non-Potable Water																					\$0
Storm Drain																					\$0
Detention Basin/Culverts																					\$0
Joint Trench																					\$0
Other:																					\$0
Total Site Utilities Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Aggregate Base																					\$0
Asphalt Pavement																					\$0
Curb, Gutter, Sidewalk																					\$0
Street Lights																					\$0
Striping/Signage/Barricades																					\$0
Traffic Mitigation																					\$0

HOPE SF Potrero Block B QIP (Required by QIA) Residential and all CIP Permanent Sources of Funds																	Commercial Sources			
USES OF FUNDS	IIG CIP Grant	Tax-Exempt Perm Loan	SF MOHCD Gap Loan	AHP	Cap. Cont. - GP	0	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name:	Source Name:
Other:																				
Total Surface Improvements Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Irrigation																				
Concrete Work																				
Landscaping																				
Urban Greening																				
Playground Facilities and Tot Lots																				
Walking/Bike Path																				
Drinking Fountains																				
Structures																				
Lighting																				
Open Space																				
Other:																				
Total Parks-Landscape and Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Wetland Mitigation																				
Endangered Species																				
Tree Mitigation																				
Environmental Remediation																				
Other:																				
Total Env. Mitigation/Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Replacement Parking																				
Grading																				
Foundation Work																				
Site Work																				
Other:																				
Other:																				
Total Replacement Parking Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Residential Parking Structures																				
Grading																				
Foundation Work																				
Site Work																				
Other:																				
Other:																				
Total Residential Parking Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Access Plazas																				
Pathways																				
Bus Shelters																				
Transit Shelters																				
Pedestrian Facilities																				
Bicycle Facilities																				
Other:																				
Total Transit Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Drainage																				
Parks & Recreation																				
Streets/Signals																				
Traffic Fees																				
Waste Water																				
Water Facility																				
Other:																				
Other:																				
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Engineering																				
Design																				
Other:																				
Other:																				
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Other:																				
Other:																				
Total Other Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
CIP TOTAL PROJECT COSTS	\$11,699,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,699,000		
QIP TOTAL PROJECT COSTS	\$0	\$41,021,000	\$15,688,292	\$1,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,301,312	\$75,230,709	\$135,241,313			
TOTAL QIP & CIP PROJECT COSTS	\$11,699,000	\$41,021,000	\$15,688,292	\$1,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,301,312	\$75,230,709	\$146,940,313			

HOPE SF Potrero Block B Verification of Environmental Review & Land Use Entitlements

12/23/19

FAAST File:	Auth to Use Grant Funds	For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	File Uploaded?	Yes
FAAST File:	Environmental	Provide a copy of all environmental clearances or Notice of Exemption.	File Uploaded?	Yes

TO THE APPLICANT: Submit this form to the Agency or Department of local government responsible for administration of the items listed. This form may be submitted to more than one Agency or Department, if necessary. QIP applicants need only submit one completed form per locality. If the NEPA Responsible Entity is not a local government, submit a copy of this form to the appropriate NEPA Responsible Entity. If an item is not required, include the reason why in the box provided.

Applicant

Entity Name	Potrero Housing Associates II, LP (BRIDGE Housing)	Applicant Type	Private Non-profit Affordable Housing Developer
Address	600 California Street, Suite 900	City	San Francisco
		State	CA
		Zip	94107

	Project Name	Brief Description	Address	City	Zip	County	Census Tracts	APNs
Required QIP	HOPE SF Potrero Block B	The project will contain 157 residential units (117 units as project-based Section 8 public housing replacement, 39 units restricted to incomes at 30%, 50% and 60% Area Median Income (AMI), and one manager unit). Amenities provided at the project include: mini-pocket park (3,600 sf) with public access, child care facility, parking garage with 65 spots, community room, laundry rooms and offices for property management and resident services coordinator.	1845 25th Street	San Francisco	94107	San Francisco	0607506140	4285B-001

TO THE LOCAL JURISDICTION OR NEPA RESPONSIBLE ENTITY: The Applicant named above will submit an application to the State of California, Department of Housing and Community Development, requesting funding for the project named above under the Infill Infrastructure Grant Program (IIG). Projects will be evaluated based upon readiness. Please answer the following questions:

Environmental Review

Is this QIP approved "by right"? Yes

This form must be completed in its entirety regardless of the answer to the preceding question.

All Environmental Clearances (CEQA/NEPA) necessary to begin construction are:	Not Required for this Project	Has a Negative Declaration been issued?	Final Date of Public Comment Period	Date(s) EIR Certified / Notice of Determination filed	Date Appeal Period Ends	Have any appeals been filed?
CEQA	Required	No	1/7/15	12/10/15	1/10/16	No
NEPA*	Required	No	1/7/15	1/27/16	2/27/16	No

In the box below, explain why any items are not required and include documentation, if applicable:

Signature Block for Environmental Review

I certify that the information on this form is true and correct to the best of my knowledge.

Date:	2/12/20	Signature of party completing form:	
Printed name of party completing form:			
Title of party completing form:	Senior Planner	Agency and/or Dept. name:	Planning Department
Agency/Dept. Address	1650 Mission St., 4th Floor	City	San Francisco
		State	CA
		Zip	94103

Land Use Entitlements (indicate below the status of the following local approvals)

All necessary and discretionary public land use approvals except building permits and other ministerial approvals are:	Not Required for this Project	QIP is consistent with local planning documents & zoning ordinances	An Application has been submitted, accepted and deemed complete for processing.	Date Approved
General Plan Amendment:	Not Required	Yes		3/3/17
Site Plan Review:	Not Required	Yes		3/3/17
Zoning Approval:	Not Required	Yes		3/3/17
Conditional Use Permits:	Not Required			
Density Bonus:	Not Required			
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				
Other Variances:				

In the box below, explain why any items are not required and include documentation, if applicable:

See attached Development Agreement (DA), recorded on March 3, 2017, between the City of San Francisco, San Francisco Housing Authority, and BRIDGE-Potrero Community Associates LLC. The DA stipulates the requirements that all parties must follow to proceed with the redevelopment of 620 units of existing public housing into mixed use, mixed income community of 1,800 multifamily units and 10K-15K SF of retail space. This includes following the requirements of the Potrero HOPE SF Special Use District (SF Planning Commission adopted Ordinances 13-17, 14-17, and 15-17). Under the provisions of the adopted DA and zoning, the proposed project is subject to administrative Design Review by the San Francisco Planning Department.

Signature Block for Land Use Entitlements

I certify that the information on this form is true and correct to the best of my knowledge.

Date:	2/12/20	Signature of party completing form:	
Printed name of party completing form:			
Title of party completing form:	Senior Planner	Agency and/or Dept. name:	
Agency/Dept. Address	1650 Mission St., 4th Floor	City	San Francisco
		State	CA
		Zip	94103

HCD requires an original, fully completed form with "wet signatures". Faxes or electronically transmitted versions of this document will not be accepted.

HOPE SF Potrero Block B Large Jurisdiction QIA Scoring

250 Points Max (points in blue shaded cells)

Total QIP Self Score 240.00

Area Readiness §310(a) - 100 Points Max

FAAST File:	E&L Use	Provide signed copies of Verification of Environmental Review & Land Use Entitlements (Env & Land Use Verification worksheet). Identify name of locality at beginning of document.	File Uploaded?	Yes
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(1) Multiple Qualifying Infill Projects - 10 points max

(A) For the QIA, we have three or more QIPs that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process. - 10 points	No	0
(B) For the QIA, we have two QIPs that have received all land use entitlements required for construction or that all applications required for construction have been submitted and deemed complete under a Nondiscretionary Local Approval Process. - 5 points	No	

(2) Environmental Review Status - 25 points max

(A) For the QIA, we have completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed. If no, answer (B). - 25 points	Yes	25
(B) For the QIA, we have a draft of a program, master or tiered environmental impact report that has been certified by the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (C). - 15 points		
(C) For the QIA, we have a draft of a program, master or tiered environmental impact report has been completed and filed with the appropriate agency and the developments included in the application will constitute subsequent projects subject to environmental review as such pursuant to CEQA Guidelines, Chapter 3, Title 14, CCR, commencing with §15000? If no, answer (D). - 5 points		
(D) For the QIA, not less than 50 percent of the land area is on sites that have been subject to a Phase 1 Site Assessment within one year prior to the application due date. - 5 points		

(3) Land Use Entitlement Status - 25 points max

(A) The QIA, meets the criteria in (C) below and can demonstrate that all necessary local land use approvals, excluding design review, for not less than 50% of the housing units proposed for development within the QIA have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 25 points	Yes	25
(B) The QIA, meets the criteria in (C) below and can demonstrate that all necessary local land use approvals, excluding design review, for not less than one-third of the housing units proposed for development within the QIA have been granted, as determined by a local land use authority (e.g., planning or community development director or zoning administrator)? <i>identify in table below</i> - 20 points	Yes	
(C) The QIA, can demonstrate that it is subject to a general plan, specific plan, community plan or similar area-specific plan, adopted by the Locality in which the QIA is located and the housing proposed in the application is consistent with such plan? <i>identify in table below</i> - 10 points	Yes	
(D) The QIA, can demonstrate that all approvals by a local land use authority (e.g., planning or community development director or zoning administrator) for the CIP within the QIA have been granted? <i>identify in table below</i> - 5 points	Yes	

Provide a listing and status of all discretionary local land use approvals, excluding design review, required to complete QIP that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents. *This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.*

Agency / Issuer	Land Use Approval Date	Approval Type	Type and Comments
City and County of San Francisco	3/3/17	Other	Development Agreement
City and County of San Francisco	10/13/17	Other	Development Agreement Development Phase Approval

NEPA: Federal funding proposed that will trigger NEPA? Describe special circumstances below: If Yes, enter date of "Authority to Use Grant Funds": 12/11/15

CEQA: Project approved "by-right"? Yes No Is Project Categorically Exempt? Negative Declaration Date: Final EIR Date: 12/10/15 Describe special circumstances below:

(4) Funding Commitments - 20 points max

(A) Points awarded based on percentage of **total residential units to be developed in QIA** that are in developments for which enforceable commitments have been obtained for all necessary construction period funding. All funding sources on the Dev Sources worksheet must identify whether funding is committed. §310(a)(4)(A) and (D).

Total Construction funding commitments as a % of Total Development Costs less deferred costs - 10 points max	98.93%	10.0
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FAAST File: Const EFC #1, #2, etc Commitment letter or other evidence documenting construction financing commitments File Uploaded? Yes

(B) Points shall be awarded for obtaining enforceable commitments for all construction period funding for the CIP, excluding funding provided by another HCD funding program provided that this funding is awarded prior to or simultaneously with the final rating and ranking of the Program application. A Land Donation supported by an appraisal may be considered an enforceable commitment. *(must identify all CIP construction funding sources on Dev Sources worksheet).*

Total CIP Construction funding commitments as a % of Total CIP Costs - 10 points	100.00%	10
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FAAST File: CIP EFC #1, #2, etc Commitment letter or other evidence documenting CIP construction financing commitments File Uploaded? Yes

(C) Points shall be awarded for obtaining/attaching documentation including, but not limited to, letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the CIP. - 5 points

FAAST File: Letters of Intent Letters of intent, executive-approved term sheets, or a letter from a public agency expressing interest and/or intent to fund the CIP File Uploaded? Yes

(5) Local Support - 12 points max

(A) & (B) All funding sources on the Dev Sources worksheet must include Yes or No regarding whether funding is from Local Support.

Total Local Public Agencies Funding Commitment Amt:	\$15,688,292	CIP Grant Amount	\$11,699,000	Commitments as a % of Grant	134.10%	12
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(C) Points will be awarded if at least 50 percent of the residential units in the Qualifying Infill Area are located on a site or sites designated or identified in the housing element of the local general plan as suitable for housing development consistent with application - 3 points

(6) Following Prohousing Policies - 8 points max				8
(i)	Projects located in jurisdictions that have implemented programs over the last five years that finance infrastructure with accompanying increased housing capacity or provide local financial incentives for housing, including, but not limited to, a local housing trust fund or fee waivers. - 4 points	No	0	
(ii)	Projects located in jurisdictions that have adopted a Nondiscretionary Local Approval Process for residential & mixed-use development in all zones permitting multifamily housing, established a Workforce Housing Opportunity Zone, as defined in Gov. Code §65620, or a housing sustainability district as defined in Gov. Code §66200. - 4 points	Yes	4	
(iii)	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 need allocation for the Lower Income allocation in the current housing element cycle. - 4 points	No	0	
(iv)	Projects in jurisdictions that have adopted accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Gov. Code §65852.2 as follows: - 4 points - Parking reductions to 0.75 or fewer spaces per accessory dwelling unit in areas not already exempt from parking pursuant to Gov. Code §65852.2; - Processing or impact fee waivers or reductions of 50% or more; - Ministerial approval in fewer than 45 days; - Reduction or modifications of development standards for side yard setbacks of five feet or less; - Reduction or modifications of development standards to two story heights; - Reduction or modifications of development standards to allow 60% or more lot coverage; - No minimum lot size requirement; - Provisions for affordability; or offering support programs such as a user-friendly website	Yes	4	
(v)	Projects located in jurisdictions that only use objective design standards for multifamily residential development or adopt fee transparency measures, inc. publicly available fee calculators. - 4 points	No	0	
Select Strategy Type (from above)	Strategy Description	Enter name of source document and the hyperlink to where the document can be accessed.	Estimated Outcomes - Describe numerically in terms of increase in supply (number of units), timing (reduced number of days), development costs (reduced costs per unit), entitlement streamlining (reduced number of approvals), or funding (dollar value of incentives).	
(ii) Non-discretionary Approval Processes	Purpose: Ordinance amending the Planning Code to create the 100 Percent Affordable Housing and Educator Housing Streamlining Program; to allow affordable housing and affordable teacher housing in Public zoning districts; and to provide timelines for the	https://sfgov.legistar.com/View.ashx?M=F&ID=7977063&GUID=A5C7DE0C-E4A6-4C07-90FE-53F6CE0DE6E0	<ul style="list-style-type: none"> Up to 3,000 new units allowed in residential zoning districts and in public zoning districts, except on property used for parks Reducing the total number of days from up to 365 to no more than 180 days for approval from the Planning Department, due to the Planning Department's authority to administratively approve 100% Affordable and Educator Housing projects, without review by the Planning Commission. 	
(iv) Accessory Dwelling Units (ADU)	Purpose: Ordinance amending the Planning Code to create the 100 Percent Affordable Housing and Educator Housing Streamlining Program; to allow affordable housing and affordable teacher housing in Public zoning districts; and to provide timelines for the	https://sfplanning.org/accessory-dwelling-units#about and https://sfdbi.org/adu	<ul style="list-style-type: none"> Simplify the permit process to expedite the backlog of 900 applications. Legitimize over 340 unwarranted units to allow for rent control protections. 	
Affordability §310(b) - 60 Points Max				
Points based on % of QIA units restricted to occupancy by various income groups. (see Max Funds and Unit Mix worksheet - all QIPs)				60.00
Density §310(c) - 40 Points Max				
Points based on extent to which the average Net Density of QIA, adjusted by unit size, exceeds the required density §303(a)(4). (see Eligibility and Threshold worksheet)	Minimum Net Density =	30	% QIA meets or exceeds required net density:	417.65% 40
Access to Transit §310(d) - 20 Points Max				
Points based on the percentage of residential units in the QIA which are in developments which meet the criteria for proximity to a Transit Station or Major Transit Stop set forth in §309(d) relative to the total number of housing units in the QIA. §309(d) Proximity is within one half mile of QIPs within the QIA to a Transit Station or Major Transit Stop. The distance to a Transit Station or Major Transit Stop shall be evidenced by a date stamped map certified by a California State-licensed professional such as an engineer, surveyor or landscape architect. Provide a walkable route map, current transit maps and route schedules, highlighting the appropriate routes.				
# of residential units in QIA which are in developments meeting the criteria for proximity to a Transit Station or Major Transit Stop?	157	Total residential Units	157	% of residential units meeting criteria vs. total residential Units
100%				20
FAAST File:	Transit Access	Provide scaled map showing all Transit Stations or Major Transit Stops and walkable routes.	File Uploaded?	Yes
Proximity to Amenities §310(e) - 20 Points Max				
Points based on the amenities in the QIA or within one-half mile of its boundary, including amenities that will be in service when construction of the QIP for the QIA is completed. The one-half mile radius will be measured from the established boundaries of the QIA, as defined in local planning documents. Distances are measured "as the crow flies". Amenities serving QIAs consisting of fewer than 200 residential units will yield 4 points each. Amenities serving QIAs consisting of 200 or more residential units will yield 2 points each.				20
(A) QIA will include how many park(s) not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks and recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities? (must identify park(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).				4
Park Type:	Recreational Facility	Responsible Jurisdiction:	San Francisco Parks and Recreation	
Site Address	801 Arkansas Avenue	City	San Francisco	State
		State	CA	Zip
		Zip	94107	
Contact	Cadi Poile	Title	Park Section Supervisor	Phone
		Phone	415-964-9738	Date In Service
		Date In Service	Current	
Provide link to local planning documents:	https://default.sfpplanning.org/devagreements/HOPE-SF/Potrero/HOPE-SF_Potrero_Development_Agreement.pdf			Specify page numbers info can be found: PDF #123, C-3
Park Type:		Responsible Jurisdiction:		
Site Address		City		State
		State		Zip
		Zip		
Contact		Title		Phone
		Phone		Date In Service
		Date In Service		
Provide link to local planning documents:				Specify page numbers info can be found:
(B) QIA will include how many locally recognized employment centers with a minimum of fifty full-time employees. An employment center is a locally recognized concentration of employment opportunities such as a large hospital, industrial park, commercial district, or office area? (must identify employment center(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).				4
Type of Employment Center:	Large Hospital	Date In Service:	Current	
Employment Center Name:	Zuckerberg San Francisco General Hospital	Responsible Jurisdiction:	City and County of San Francisco/UCSF	
Site Address	1001 Potrero Avenue	City	San Francisco	State
		State	CA	Zip
		Zip	94110	
Provide link to local planning documents:	https://default.sfpplanning.org/devagreements/HOPE-SF/Potrero/HOPE-SF_Potrero_Development_Agreement.pdf			Specify page numbers info can be found: PDF #123, C-3
Type of Employment Center:		Date In Service:		

Employment Center Name:		Responsible Jurisdiction	
Site Address		City	State
Provide link to local planning documents:		Specify page numbers info can be found:	
(C) QIA will include how many locally recognized retail centers with a minimum of 50 full-time employees. A retail center is a downtown area or recognized neighborhood or regional shopping mall? (must identify retail center type(s) below) - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).			1 4
Type of Retail Center:		Date In Service	
Retail Center Name:		Responsible Jurisdiction	
Site Address		City	State
Provide link to local planning documents:		Specify page numbers info can be found:	
Type of Retail Center:		Date In Service	
Retail Center Name:		Responsible Jurisdiction	
Site Address		City	State
Provide link to local planning documents:		Specify page numbers info can be found:	
(D) Only for QIAs where 50% of units have 2 or more bedrooms:			4
The QIA will include how many public schools/community colleges that residents of the QIA may attend (must identify type of school below)? - 4 points (amenities serving QIAs consisting of 200 or more residential units will yield 2 points each).			1
Type of school:		Date In Service	
Entity Name		Responsible Jurisdiction	
Site Address		City	State
Provide link to local planning documents:		Specify page numbers info can be found:	
Type of school:		Date In Service	
Entity Name		Responsible Jurisdiction	
Site Address		City	State
Provide link to local planning documents:		Specify page numbers info can be found:	
(E) The QIA has designated units in the application which qualify for special needs or single room occupancy use, as defined by TCAC, or has a special needs or supportive housing component, as defined under MHP, social service facilities available to serve the residents living in the QIA? - 4 points			4
Entity Name		Responsible Jurisdiction	
Site Address		City	State
Contact		Title	Phone
Provide link to local planning documents:		Specify page numbers info can be found:	
(F) The QIA will have designated units reserved for qualified senior citizens under §51.2, 51.3 and 51.4 of the Civil Code, senior centers or facilities regularly offering services designed for seniors and available to the seniors residing in the QIA? - 4 points			4
Entity Name		Responsible Jurisdiction	
Site Address		City	State
Contact		Title	Phone
Provide link to local planning documents:		Specify page numbers info can be found:	
(G) Only for QIAs where 25% of units have two bedrooms and an additional 25% of the units are three bedrooms or larger with no restriction or preference for seniors or special needs populations, and located within the high or highest resource community neighborhoods as indicated at time of application on the currently adopted TCAC/HCD Opportunity Area Map. - 20 points			0
(a) QIA located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map https://haasinstute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html			No
If Yes, enter the entire TCAC/HCD Opportunity Area Map Tract ID #:			
FAAST File:	Opportunity Area	Documentation of TCAC/HCD Opportunity Area status.	File Uploaded? N/A
Consistency with Regional Plans §310(f) - 10 Points Max			
Points awarded for each of the following			10
(A)	Does QIA support the implementation of a sustainable communities strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer, or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission - 5 points		5
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIA supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization or regional transportation planning agency or local transportation commission. - 5 points		0
(C)	Not less than 50% of land area is within a Transit Priority Area evidenced by a letter or resolution executed by an officer of, or an equivalent representative from the metropolitan planning organization, regional transportation planning agency, or local transportation commission - 5 points		5
FAAST File:	QIA Consistency	Letters or resolutions from the local council of government, metropolitan planning organization or regional transportation planning agency confirming points above.	File Uploaded? Yes
Tie Breaker §307(b)(3); NOFA			
In the event two or more applications have the same rating and ranking scores, HCD will apply tie breaking criteria outlined in the NOFA.			Application due date: 3/3/20
(1) 10 bonus points to the QIA having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.			Ratio= 97.21%
(2) If tie still exists, 3 points to the QIA for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline .			
Development Name:	Victoria at Comm 22	IIG prior NOFA Date	Cert. of Occup Date:
Development Name:	Paseo at Comm 22	IIG prior NOFA Date	Cert. of Occup Date:
Development Name:	Marea Alta (San Leandro)	IIG prior NOFA Date	Cert. of Occup Date:
Development Name:		IIG prior NOFA Date	Cert. of Occup Date:
Development Name:		IIG prior NOFA Date	Cert. of Occup Date:
Development Name:		IIG prior NOFA Date	Cert. of Occup Date:
Development Name:		IIG prior NOFA Date	Cert. of Occup Date:
Development Name:		IIG prior NOFA Date	Cert. of Occup Date:

HOPE SF Potrero Block B IIG Round 6 Document Checklist

Overview TAB			
FAAST File:	Submitted	Comments	
Applicant Documents (if more than two applicants continue attachments as App3, App4, and App5)			
App1 Certs & Legal (wet signature required)	Yes		
App2 Certs & Legal (wet signature required)	Yes		
App1 Reso (wet signature required)	Yes		
App2 Reso (wet signature required)	Yes		
Resolutions***			
1. Entity Name and Entity Type (corporation, non-profit, for-profit, LLC, etc.).			
2. Name & Title of Signatory(ies)****			
NOTE: Name and title of authorized signatory(ies) is preferred. In instances pertaining to municipalities/jurisdictions/transit agencies (when title is acceptable), supporting documentation evidencing the individual who currently holds the position must be provided.			
3. NOFA Date.			
4. Language authorizing Signatory(ies) to sign Standard Agreement.			
5. Amendment Provision included.			
6. Aggregate dollar amount (should be equal to or greater than the requested/award amount).			
7. Person attesting validity of resolution (must be someone other than person authorized to sign Standard Agreement).			
8. The meeting date authorizing resolution.			
9. All votes taken at meeting authorizing resolution (ayes, no's, absent, vacant).			
10. Project name as it appears on IIG application.			
** Organizational documents for the manager of the LLC if an entity other than an individual.			
*** These are minimum requirements for a resolution. Updates can be requested once a review is completed.			
**** Ensure when identifying the Signatory(ies), if more than one is listed, that "and" or "or" is defined for individuals required to sign.			
App1 OrgChart	Yes		
App2 OrgChart	Yes		
App1 Signature	Yes		
App2 Signature	Yes		
App1 Payee Data or TIN	Yes		
App2 Payee Data or TIN	Yes		
Applicant Organizational Documents (submit documentation for each as App1, App2, etc.)			
Entity Type: (Overview Tab Continued under Organizational Documents)		Submitted	Comments
Corporations			
	FAAST File:		
Articles of Incorporation, with all amendments	App1 OrgDoc1	Yes	
By-Laws, with all amendments	App1 OrgDoc2	Yes	
Certificate of Status from Secretary of State	App1 OrgDoc3	Yes	
Evidence of tax-exempt status from FTB	App1 OrgDoc4	Yes	
Evidence of tax-exempt status from IRS	App1 OrgDoc5	Yes	
Limited Liability Company (LLC)**			
	FAAST File:	Submitted	Comments
Articles of Organization LLC-1, with all amendments	App1 OrgDoc1	n/a	
Operating Agreement, with all amendments	App1 OrgDoc2	n/a	
Certificate of Status from Secretary of State	App1 OrgDoc3	n/a	
Max Funds and Unit Mix TAB			
	FAAST File:	Submitted	Comments
Rural Status		n/a	
Eligibility and Threshold TAB			
	FAAST File:	Submitted	Comments
CIP Integral to QIP			

HOPE SF Potrero Block B IIG Round 6 Document Checklist

Urban Area		
Relevant Development Plan		
Net Density Verification		
Construction exception		
CIP Site Control		
QIP Relocation Plan		
Market Study		
Tax Credit Reservation		
Env & Land Use Verification TAB		
FAAST File:	Submitted	Comments
Auth to Use Grant Funds	Yes	
Environmental	Yes	
Large Jurisdiction QIP Scoring TAB, if applicable		
FAAST File:	Submitted	Comments
E&L Use	n/a	
Const EFC #1, #2, etc	n/a	
Transit Access	n/a	
Park Access	n/a	
Employment Access	n/a	
Retail Access	n/a	
Education	n/a	
SPN or SH	n/a	
Qualified Seniors	n/a	
Opportunity Area	n/a	
QIP Consistency	n/a	
Large Jurisdiction QIA Scoring TAB, if applicable		
FAAST File:	Submitted	Comments
E&L Use		
Const EFC #1, #2, etc	Yes	
CIP EFC #1, #2, etc	Yes	
Letter of Intent		
Transit Access		
Opportunity Area		
QIA Consistency	Yes	