

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**

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NOFA: October 30, 2019

Rev. 1/14/20

Sunnydale HOPE SF Block 3B Overview							1/14/20		
When opening this file, a yellow banner at the top may appear with a button that says "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.									
Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FFAST. Click here for FFAST 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)?								QIP	
QIP Name: Sunnydale HOPE SF Block 3B		County QIP 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)(2) For purposes of evaluating applications from Large Jurisdictions: QIP means a residential or mixed-use residential project located within an Urbanized Area on a site that has been previously developed, or on a vacant site where at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses.									
QIP Name		QIP Brief Description		QIP Address	QIP City	QIP Zip	Census Tract	APN	
QIP	Sunnydale HOPE SF Block 3B	QIP comprises 92 new affordable units for households between 30% and 60% TCAC AMI with approx. 5,100 sqft of neighborhood retail. Unit mix consists of 4 studios, 27 1BD units, 36 2BD units, and 25 3BD units with 75% (69 units) assisted by Section 8 Project Based Vouchers (PBV).		Lot 4 Tentative Map 9537	San Francisco	94134	06075060502	6311-011	
	Name(s) of QIP(s) that CIP will support		Related CIP Description and Scope §304						
CIP (identify all if more than one)	Sunnydale HOPE SF Block 3B		The CIP is necessary for the vertical QIP to proceed. Improvements will be made within the QIP parcel boundary as well as in the adjacent right-of-way for which the QIP is responsible. Scope includes abatement and demolition of existing improvements, grading, and site preparation. It also includes new street and utility infrastructure, a bike lane, sidewalks, and a publicly accessible pedestrian and bicycle path.						
Is the QIP a scattered site project?			No	If yes, complete the section below					
Site Address				Homeownership or Rental					
N/A									
QIP - Total Land Area in Acres:		0.9							
QIP - Commercial Square Feet		5,109							
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		Mercy Housing California		Applicant Type		Nonprofit Developer applying jointly §302(j)(2)			
Address		1256 Market Street		City	San Francisco	State	CA	Zip	94102
Auth Rep	Ramie Dare	Title	Vice President	Authorized Rep. Email		rdare@mercyhousing.org		Phone	(415) 355-7118
Contact	Ramie Dare	Title	Vice President	Contact Email		rdare@mercyhousing.org		Contact Phone	(415) 355-7118
Address		1256 Market Street		City	San Francisco	State	CA	Zip	94102
Applicant #2									
Entity Name		City and County of San Francisco		Applicant Type		City and County			
Address		1 South Van Ness Avenue		City	San Francisco	State	CA	Zip	94103
Auth Rep	Daniel Adams	Title	Acting Director	Authorized Rep. Email		dan.adams@sfgov.org		Phone	(415) 701-5616
Contact	Sara Amaral	Title	Senior Project Manager	Contact Email		sara.amaral@sfgov.org		Contact Phone	(415) 701-5614
Address		1 South Van Ness Avenue		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.					
FFAST File:		App1 Cert & Legal		Certification & Legal Disclosure			File Uploaded?	Yes	
FFAST 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.									
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.									
<ul style="list-style-type: none"> 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. 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. 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. Wet signature originals must be submitted at application due date. 									
FFAST File:		App1 Reso		Resolution (wet signature required)			Copy submitted?	File Uploaded?	Yes
FFAST File:		App2 Reso		Resolution (wet signature required)			Copy submitted?	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

Sunnydale HOPE SF Block 3B 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.:

The CIP is necessary for the vertical QIP to proceed. Improvements will be made within the QIP parcel boundary as well as in the adjacent right-of-way for which the QIP is responsible. Funds from the IIG Program will support the abatement and demolition of 22 public housing units; grading and site preparation; underground utilities including joint trench utilities, a combined sewer system, domestic water, an auxiliary water supply system, irrigation lines, and stormwater management implementation strategies; a two-lane paved street; street furnishing; sidewalks; a westbound bike lane; and construction and lighting of a new publicly accessible pedestrian and bicycle path.

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

The QIP will be staffed by Mercy Housing Management Group and Mercy Housing California for property management and resident service coordination, respectively. Extensive level of resident service and support will be provided given the target households, of which 75% are Sunnydale public housing residents.

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

RELOCATION: The QIP requires the temporary relocation of 22 households and demolition of 22 public housing units. The San Francisco Housing Authority will assist affected households in relocating temporarily to vacant rehabbed units elsewhere within the Sunnydale public housing site or permanently to other SFHA-subsidized affordable housing within San Francisco. All households will be noticed and provided relocation assistance per URA, CRAL, and Sunnydale HOPE SF Relocation Plan. **ENVIRONMENTAL:** Hazmat testing will be performed to create an approved abatement and demolition plan prior to demolition commencement. Similar structures within the Sunnydale HOPE SF site contain lead, asbestos-containing materials, and PCBs. **HISTORIC:** The buildings to be demolished for the new construction of the QIP are not historic. The neighborhood does not possess any historic designation either. **TOPOGRAPHY:** The site has a downward slope of about 5% from the northwest corner to the southeast corner.

4. Explain any required demolition at the required QIP:

Three buildings comprising 22 public housing units will be abated and demolished.

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

The developers of the QIP are Mercy Housing California (Applicant 1, "Mercy Housing") and The Related Companies of California ("Related California"). Mercy Housing has developed and currently operates more than 9,190 homes throughout California serving lower income families, seniors, and people who have experienced homelessness. Mercy Housing also provides robust resident service coordination to its residents in addition to property management through its affiliate, Mercy Housing Management Group. Related California is a fully integrated real estate development firm with 30 years of experience. It has completed and currently operates over 12,000 LIHTC affordable housing units throughout California. Together, Mercy Housing and Related California are the Master Developer of the redevelopment of the 50-acre Sunnydale public housing community.

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.

The QIP has not received a funding award from the IIG program or any other HCD program. The QIP submitted an AHSC application during Round 5 (FY2019-2020) under the same project name, Sunnydale HOPE SF Block 3B.

§309(b)(1) QIP Affordability: Points will be awarded based on the "Lowest Income Point Table" below. 60 points max.																	42.86		
Is this Project in a Rural Area as defined by H&S Code §50199.21. Applicant must use the TCAC Method for determining rural status. Reference document on the MHP webpage and include documentation of rural status.																	No		
If Project is in a Rural Area, which methodology is being used to demonstrate that the project area is rural?																	N/A		
FAAST File:		Rural Status				TCAC Method for determining rural status.										File Uploaded?		N/A	
Red cells at right Points available to Rural set-aside projects only	% AMI	55%		50%		45%		40%		35%		30%		25%		20% and below		Total Points	
	% of Units	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded	Points Available	Points Awarded		
	50%	5.00		12.50		18.75		17.50		18.75		25.00		25.00		25.00			0.00
	45%	5.00		11.25		16.90		17.50		18.75		25.00		25.00		25.00			0.00
	40%	5.00		10.00	10.00	15.00		17.50		18.75		25.00		25.00		25.00			10.00
	35%	4.40		8.75		13.15		17.50		18.75		25.00		25.00		25.00			0.00
	30%	3.75		7.50		11.25		15.00		18.75		22.50		25.00		25.00			0.00
	25%	3.15		6.25		9.40		12.50		15.65		18.75		21.90		25.00			0.00
	20%	2.50		5.00		7.50		10.00		12.50		15.00	15.00	17.50		20.00			15.00
	15%	1.90		3.75		5.65		7.50		9.40		11.25		13.10		15.00			0.00
10%	1.25		2.50		3.75		5.00		6.25		7.50		8.75		10.00		0.00		

Sunnydale HOPE SF Block 3B 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 locality requiring 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 QIP 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 QIP 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) QIP 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 QIP include not less than 15% of total residential units as Affordable Units (AU) in QIP										Total QIP AUs	84	Total QIP Units	92	Yes		
QIP Residential Units		Total QIP Rental AUs		84	Total QIP Ownership AUs		0	Total QIP AUs		84	Total QIP Units		92			
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)	129.8	Is the QIP density equal to or greater than required §303(c)(5)?			Yes
Total QIP Site Area in Square Feet		39,160		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. If QIP contains commercial answer V22-23 below: Square ft. of largest residential unit: 1,090				0 Bedroom Density Calculation:		3	Commercial Square Ft. 5,109					
Less QIP Qualified Site Deductions* in square feet								1 Bedroom Density Calculation:		24						
Public Streets		0						2 Bedroom Density Calculation:		43						
Public Sidewalks		0						3 Bedroom Density Calculation:		40						
Public Open Space		0						4 Bedroom Density Calculation:		0						
Public Drainage Facilities		0						Commercial Density Calculation:		6						
Net Site Area in Acres (43,560 square feet per acre)		0.90		# of bedrooms in largest unit:	3	QIP adjusted net density as a percentage of required density §309(c)(2)			432.70%							
(c)(6) Is QIP located in area designated for mixed-use or residential development pursuant to one of the following plans? If yes, select plan.										(A) A general plan, or general plan amendment, adopted per Gov. Code §65300						
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:		0	Spaces exceed one space per unit?	No	Are costs less than \$50,000 per space?
(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:			

The QIP is responsible for only school impact fees and the QIP and CIP are responsible for regular permit fees, city plan check fees, and utility hook-up fees per the Development Agreement.

We certify the CIP funded costs do not include any of the following ineligible costs:										Yes
(b)(1) Parking spaces and structures except (a)(4) and (5) above.										
(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:			3/3/17		
(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:
The Master Development Agreement (MDA) and Development Agreement (DA), which apply to the entire 50-acre master development area, provides the Master Developer, whose members consist of Mercy Housing California and Related California, with exclusive development rights and site control for Sunnydale development sites until ground leases are executed for individual development sites.

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 ,		The QIP requires the temporary relocation of 22 households and demolition of 22 public housing units. The San Francisco Housing Authority will assist affected households in relocating temporarily to vacant rehabbed units elsewhere within the Sunnydale public housing site or permanently to other SFHA-subsidized affordable housing within San Francisco. All households will be noticed and provided relocation assistance per URA, CRAL, and Sunnydale HOPE SF Relocation Plan.							
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 (\$):	\$32,059,026	Anticipated TC Factor:	\$1.0200	App. Rate:	3.19%
		State:	Yes	Proposed Equity Investor Contribution (\$):	\$11,500,411	Anticipated TC Factor:	\$0.8000	App. Rate:	3.19%
Timeframe for Applying for 4% TC	Proposed Month:	July	Proposed Year:	2021					
Timeframe for Applying for 9% TC	Proposed Round:	N/A	Proposed Year:	N/A					
If already awarded:	Date TCAC Reservation Award:	N/A							
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?		None							
What covenants or regulatory agreements are anticipated?		City of San Francisco, TCAC, CDLAC, HCD, FHLB							
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".									
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.							12/31/21		
Commencement of construction.							2/28/22		
Construction complete and the filing of the Notice of Completion.							2/29/24		
Program funds fully disbursed.							12/31/24		
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.							3/3/17		
Obtaining all enforceable funding commitments for all CIP construction period financing.							7/30/21		
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.							3/31/21		
Commencement of construction.							9/30/21		
Construction complete and the filing of the Notice of Completion.							2/29/24		
Program funds fully disbursed.							12/31/24		

Sunnydale HOPE SF Block 3B QIP and all CIPs Sources of Funds

1/14/20

See §309(a)(3) for an explanation of funding commitments

QIP 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 §309(a)(4)	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		\$6,500,000		\$6,500,000				\$40,000	Perm Closing - Title/Escrow	
2	Yes	Rental	QIP #1	Tax Exempt Construction Loan	Private	No	1	\$61,557,176		\$61,557,176	5.25%	Interest Only	32	\$40,000	Perm Closing - Legal	
3	Yes	Rental	QIP #1	SF - MOHCD	Local	Yes	2	\$3,303,002	\$4,249,688	\$7,552,690		Deferred	32	\$2,500	Perm Closing - Syndication Consulting	
4	Yes	Rental	QIP #1	SF - MOHCD (Accrued/Deferred Interest)	Local	Yes	2	\$368,495		\$368,495		Deferred	32	\$37,720	TCAC Monitoring Fees	
5	Yes	Rental	QIP #1	Deferred Developer Fee	Private	No		\$6,049,681	\$290,712	\$6,340,393		Deferred		\$723,139	Operating Reserve	
6	Yes	Rental	QIP #1	GP Capital - Developer Fee	Private	No		\$1,580,989		\$1,580,989				\$1,313,958	Developer Fee	
7	Yes	Rental	QIP #1	GP Capital	Private	No		\$100		\$100						
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)							\$2,157,317					
21	Yes	Rental		Equity Investor	USBCDC			\$4,355,944		\$4,355,944						
		\$88,255,787	<Total funds committed	100.00%	<% Funds committed			TOTALS	\$85,872,704	\$4,540,400	\$90,413,104			\$2,157,317		
92	<Rental Units	\$88,255,787	<Total Rental funds committed	100.00%	<% Rental funds committed											
0	<Owner Units	\$0	<Total Owner funds committed	0.00%	<% Owner funds committed											
		\$6,500,000	<Total CIP funds committed	100.00%	<% Funds committed											

QIP and all CIPs Permanent Sources of Funds

	Committed by Application Due Date?	Rental vs Owner	Source Name (listed in order of lien priority)	Source Type	Local Support §309(a)(4)	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		\$6,500,000		\$6,500,000								N/A	
2	Yes	Rental	Tax Exempt Permanent Loan	Private	No	1	\$24,511,000		\$24,511,000	Fixed w Reset	5.63%	Fully Amortized	30	30	\$1,701,888		No	
3	Yes	Rental	SF - MOHCD	Local	Yes	2	\$3,303,002	\$4,249,688	\$7,552,690	Fixed	3.00%	Residual Receipt	55				N/A	
4	Yes	Rental	SF - MOHCD (Accrued/Deferred Interest)	Local	Yes	2	\$368,495	\$0	\$368,495			Residual Receipt	55				N/A	
5	Yes	Rental	Deferred Developer Fee	Private	No		\$6,049,681	\$290,712	\$6,340,393		0.00%	Deferred	15				N/A	
6	Yes	Rental	GP Capital - Developer Fee	Private	No		\$1,580,989	\$0	\$1,580,989			None					N/A	
7	Yes	Rental	GP Capital	Private	No		\$100	\$0	\$100			None					N/A	
8									\$0									
9									\$0									
10									\$0									
12									\$0									
13									\$0									
14									\$0									
15				Deferred Costs						\$0								
16	Yes	Rental		Equity Investor	USBCDC			\$43,559,437		\$43,559,437								
								TOTALS	\$85,872,704	\$4,540,400	\$90,413,104			TOTALS	\$1,701,888	\$0		
92	<Rental Units	\$90,413,104	<Total Rental funds committed	100.00%	<% 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.

The QIP is in the City of San Francisco, which is challenged by high construction cost. Further, 75% of the units are replacement public housing units for large households. The building includes a total of 174 bedrooms. About 39% of units are 2-bedroom units and an additional 27% of units are 3-bedroom units. Finally, the construction of new infrastructure and streets are required for the vertical QIP to proceed.

Sunnydale HOPE SF Block 3B QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources				
USES OF FUNDS	IIG CIP Grant	Tax Exempt Permanent Loan	SF - MOHCD	SF - MOHCD (Accrued/Deferred Interest)	Deferred Developer Fee	GP Capital - Developer Fee	GP Capital	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name: SF MOHCD	Source Name: Deferred Developer Fee
Qualifying Infill Project (QIP)																					
LAND COST/ACQUISITION																					
Land Cost or Value			\$1															\$1	\$0		
Demolition																		\$0	\$0		
Legal																	\$19,426	\$19,426	\$574	\$574	
Land Lease Rent Prepayment																		\$0	\$0		
Total Land Cost or Value		\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,426	\$19,427	\$574	\$574	\$0
Existing Improvements Cost or Value																		\$0	\$0		
Off-Site Improvements																		\$0	\$115,696		\$115,696
Total Acquisition Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,696	\$115,696	\$0
Total Land Cost / Acquisition Cost		\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,426	\$19,427	\$116,270	\$116,270	\$0
Predevelopment Interest/Holding Cost																		\$0	\$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																		\$0	\$0		
Structures		\$14,691,441	\$3,303,001				\$100										\$31,026,102	\$49,020,644	\$1,526,160	\$1,526,160	
General Requirements																	\$1,651,172	\$1,651,172	\$48,828	\$48,828	
Contractor Overhead																	\$2,857,774	\$2,857,774	\$84,510	\$84,510	
Contractor Profit																		\$0	\$0		
Prevailing Wages																		\$0	\$0		
General Liability Insurance																		\$0	\$0		
Urban Greening																		\$0	\$0		
Other New Construction: Commercial/Other																		\$0	\$2,040,000	\$2,040,000	
Other New Construction: (Specify)																		\$0	\$0		
Other New Construction: (Specify)																		\$0	\$0		
Total New Construction Costs		\$14,691,441	\$3,303,001	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,535,048	\$53,529,590	\$3,699,498	\$3,699,498	\$0
ARCHITECTURAL FEES																					
Design																		\$886,242	\$886,242	\$26,208	\$26,208
Supervision																		\$251,609	\$251,609	\$7,441	\$7,441
Total Architectural Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,137,851	\$1,137,851	\$33,649	\$33,649	\$0
Total Survey & Engineering																		\$1,080,546	\$1,080,546	\$31,954	\$31,954
CONSTRUCTION INTEREST & FEES																					
Construction Loan Interest		\$4,402,671		\$368,495														\$4,771,166	\$141,092	\$141,092	
Origination Fee		\$301,382																\$301,382	\$8,912	\$8,912	
Credit Enhancement/Application Fee		\$52,256																\$52,256	\$1,545	\$1,545	
Bond Premium																		\$0	\$0		
Cost of Issuance		\$451,947																\$451,947	\$0		
Title & Recording		\$97,128																\$97,128	\$2,872	\$2,872	
Taxes																		\$0	\$0		
Insurance		\$568,197																\$568,197	\$16,803	\$16,803	
Employment Reporting																		\$0	\$0		
Other Construction Int. & Fees: (Specify)																		\$0	\$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		\$5,873,581	\$0	\$368,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,242,076	\$171,224	\$171,224	\$0
PERMANENT FINANCING																					
Loan Origination Fee		\$119,035																\$119,035	\$3,520	\$3,520	
Credit Enhancement/Application Fee		\$19,426																\$19,426	\$574	\$574	
Title & Recording		\$38,851																\$38,851	\$1,149	\$1,149	
Taxes																		\$0	\$0		
Insurance																		\$0	\$0		
Other Perm. Financing Costs: (Specify)																		\$0	\$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		\$177,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,312	\$5,243	\$5,243	\$0
Subtotals Forward		\$20,742,334	\$3,303,002	\$368,495	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,772,871	\$62,186,802	\$4,057,838	\$4,057,838
LEGAL FEES																					
Legal Paid by Applicant		\$87,415																\$87,415	\$0	\$2,585	
Other Attorney Costs: GP/Sponsor Legal		\$97,128															\$131,040	\$228,168	\$0	\$2,872	
Other Attorney Costs: (Specify)																		\$0	\$0		
Other Attorney Costs: (Specify)																		\$0	\$0		
Total Attorney Costs		\$184,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,040	\$315,583	\$0	\$5,457	\$0

Sunnydale HOPE SF Block 3B QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources				
USES OF FUNDS	IIG CIP Grant	Tax Exempt Permanent Loan	SF - MOHCD	SF - MOHCD (Accrued/Deferred Interest)	Deferred Developer Fee	GP Capital - Developer Fee	GP Capital	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name: SF MOHCD	Source Name: Deferred Developer Fee
RESERVES																					
Operating Reserve																	\$702,369	\$702,369	\$20,770	\$20,770	
Replacement Reserve																		\$0	\$0		
Transition Reserve																		\$0	\$0		
Rent Reserve																		\$0	\$0		
Other Reserve Costs: (Specify)																		\$0	\$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	\$702,369	\$702,369	\$20,770	\$20,770	\$0
CONTINGENCY COSTS																					
Construction Hard Cost Contingency		\$3,100,550																\$3,100,550	\$91,689	\$91,689	
Soft Cost Contingency																		\$572,164	\$572,164	\$16,920	\$16,920
Total Contingency Costs		\$3,100,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$572,164	\$3,672,714	\$108,609	\$108,609	\$0
OTHER PROJECT COSTS																					
TCAC App/Allocation/Monitoring Fees		\$70,780																\$70,780	\$0		
Environmental Audit																	\$48,564	\$48,564	\$1,436	\$1,436	
Local Development Impact Fees																		\$0	\$0		
Permit Processing Fees																	\$1,456,916	\$1,456,916	\$43,084	\$43,084	
Capital Fees																		\$0	\$0		
Marketing																	\$345,000	\$345,000	\$0		
Furnishings																	\$184,000	\$184,000	\$0		
Market Study																	\$15,000	\$15,000	\$0		
Accounting/Reimbursable																	\$36,800	\$36,800	\$0		
Appraisal Costs																	\$9,713	\$9,713	\$287	\$287	
Other Costs: 3rd Party Construction Mgmt		\$179,686																\$179,686	\$5,314	\$5,314	
Other Costs: Security during Construction		\$233,107																\$233,107	\$6,893	\$6,893	
Other Costs: Syndication Consultant																	\$85,000	\$85,000	\$0		
Other Costs: (Specify)																		\$0	\$0		
Other Costs: (Specify)																		\$0	\$0		
Other Costs: (Specify)																		\$0	\$0		
Total Other Costs		\$483,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,180,993	\$2,664,566	\$57,014	\$57,014	\$0
SUBTOTAL PROJECT COST		\$24,511,000	\$3,303,002	\$368,495	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,359,437	\$69,542,034	\$4,249,688	\$4,249,688	\$0
DEVELOPER COSTS																					
Developer Overhead/Profit					\$6,049,681	\$1,580,989											\$2,200,000	\$9,830,670	\$290,712	\$290,712	
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	\$6,049,681	\$1,580,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$9,830,670	\$290,712	\$0	\$290,712
TOTAL PROJECT COST		\$0	\$24,511,000	\$3,303,002	\$368,495	\$6,049,681	\$1,580,989	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,559,437	\$79,372,704	\$4,540,400	\$4,249,688	\$290,712
Capital Improvement Project(s) (CIP)																					
Site acquisition of CIP including easements and right of ways																					\$0
Other:																					\$0
Total Site Acquisition (not parking)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Clearing and Grubbing																					\$0
Demolition		\$633,100																			\$633,100
Excavation																					\$0
Grading		\$625,900																			\$625,900
Soil Stabilization (Lime, etc.)																					\$0
Erosion/Weed Control																					\$0
Dewatering																					\$0
Other:																					\$0
Other:																					\$0
Total Site Preparation Costs		\$1,259,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$1,259,000
Sanitary Sewer		\$168,000																			\$168,000
Potable Water		\$168,000																			\$168,000
Non-Potable Water																					\$0
Storm Drain																					\$0
Detention Basin/Culverts																					\$0
Joint Trench		\$1,126,400																			\$1,126,400
Stormwater Bioretention		\$330,000																			\$330,000
Total Site Utilities Costs		\$1,792,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$1,792,400

Sunnydale HOPE SF Block 3B QIP Residential and all CIP Permanent Sources of Funds																	Commercial Sources					
USES OF FUNDS	IIG CIP Grant	Tax Exempt Permanent Loan	SF - MOHCD	SF - MOHCD (Accrued/Deferred Interest)	Deferred Developer Fee	GP Capital - Developer Fee	GP Capital	0	0	0	0	0	0	0	0	Deferred Costs	Equity Investor	Total Residential Sources/Costs	Total Commercial Sources/Costs	Source Name: SF MOHCD	Source Name: Deferred Developer Fee	
Aggregate Base																						\$0
Asphalt Pavement																						\$0
Curb, Gutter, Sidewalk																						\$0
Street Lights																						\$0
Striping/Signage/Barricades																						\$0
Traffic Mitigation																						\$0
Other:																						\$0
Total Surface Improvements Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation	\$330,700																					\$330,700
Concrete Work	\$858,300																					\$858,300
Landscaping	\$939,600																					\$939,600
Urban Greening																						\$0
Playground Facilities and Tot Lots																						\$0
Walking/Bike Path	\$456,000																					\$456,000
Drinking Fountains																						\$0
Structures																						\$0
Lighting	\$168,000																					\$168,000
Open Space																						\$0
Other:																						\$0
Total Parks-Landscape and Amenities	\$2,752,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,752,600
Wetland Mitigation																						\$0
Endangered Species																						\$0
Tree Mitigation																						\$0
Environmental Remediation																						\$0
Other:																						\$0
Total Env. Mitigation/Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Parking																						\$0
Grading																						\$0
Foundation Work																						\$0
Site Work																						\$0
Abatement Prior to Demolition	\$273,000																					\$273,000
Other:																						\$0
Total Replacement Parking Costs	\$273,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$273,000
Residential Parking Structures																						\$0
Grading																						\$0
Foundation Work																						\$0
Site Work																						\$0
Other:																						\$0
Total Residential Parking Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Plazas																						\$0
Pathways																						\$0
Bus Shelters																						\$0
Transit Shelters																						\$0
Pedestrian Facilities																						\$0
Bicycle Facilities																						\$0
Other:																						\$0
Total Transit Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drainage																						\$0
Parks & Recreation																						\$0
Streets/Signals																						\$0
Traffic Fees																						\$0
Waste Water																						\$0
Water Facility																						\$0
Other:																						\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering																						\$0
Design																						\$0
Other:																						\$0
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Requirements, Conditions	\$423,000																					\$423,000
Other:																						\$0
Total Other Asset Costs	\$423,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,000
CIP TOTAL PROJECT COSTS	\$6,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500,000
QIP TOTAL PROJECT COSTS	\$0	\$24,511,000	\$3,303,002	\$368,495	\$6,049,681	\$1,580,989	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,559,437	\$79,372,704	\$79,372,704
TOTAL QIP & CIP PROJECT COSTS	\$6,500,000	\$24,511,000	\$3,303,002	\$368,495	\$6,049,681	\$1,580,989	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,559,437	\$85,872,704	\$85,872,704

Sunnydale HOPE SF Block 3B Verification of Environmental Review & Land Use Entitlements

1/14/20

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	Mercy Housing California	Applicant Type	Private Nonprofit Affordable Housing Developer
Address	1256 Market Street	City	San Francisco
		State	CA
		Zip	94102

	Project Name	Brief Description	Address	City	Zip	County	Census Tracts	APNs
QIP	Sunnydale HOPE SF Block 3B	The QIP comprises 92 new affordable units up to 60% TCAC AMI households and approx. 5,100 sqft of neighborhood retail. Unit mix consists of 4 studios, 27 one-bedroom units, 36 two-bedroom units, and 25 three-bedroom units.	Lot 4 Tentative Map 9537	San Francisco	94134	San Francisco	06075060502	6311-011

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	1/20/15	7/9/15	8/9/15	No
NEPA*	Required	No	1/20/15	8/17/15	9/17/15	No

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

The QIP received environmental clearance from CEQA and NEPA through the Sunnydale HOPE SF Master Development Plan process.

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:	San Francisco Planning Department
Agency/Dept. Address	1650 Mission Street, 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:				

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

See attached Master Development Agreement (MDA) and Development Agreement (DA), both recorded on March 3, 2017, between the City and County of San Francisco; San Francisco Housing Authority, who owns the land; and Sunnydale Development Co., LLC, whose members consist of Mercy Housing California. The MDA and DA stipulate that all parties must proceed with the redevelopment of the 50-acre Sunnydale/Velasco public housing site into a mixed-use, mixed-income community. This includes following the requirements of the Sunnydale HOPE SF Special Use District adopted by the San Francisco Planning Commission. Under the provisions of the adopted MDA, DA, and special zoning, the QIP is subject only 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:	San Francisco Planning Department
Agency/Dept. Address	1650 Mission Street, 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.

Sunnydale HOPE SF Block 3B Large Jurisdiction QIP Scoring											
250 Points Max (points in blue shaded cells)									Total QIP Self Score		250.00
Project Readiness §309(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		
(1) Environmental Review Status - 30 points max											
(A) For the QIP, 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). - 30 points										Yes	30
(B) For the QIP, we have issued of a public notice of the availability of a draft environmental impact report, negative declaration, or environmental assessment? - 15 points											
NEPA:	Is Federal funding proposed that will trigger NEPA? Describe any special circumstances: Yes						If Yes, enter date of "Authority to Use Grant Funds":	8/17/15			
N/A											
CEQA:	Project approved "by-right"?	No	Is Project Categorically Exempt?	No	Negative Declaration Date:	N/A	Final EIR Date:	7/9/15	Describe special circumstances below:		
N/A											
(2) Land Use Entitlement Status - 30 points max											
(A) For the QIP, all necessary discretionary local land use approvals, excluding design review, 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> - 30 points. If no, answer (B) below:										Yes	30
(B) The QIP is eligible to receive all necessary local land use approvals pursuant to a Nondiscretionary Local Approval Process and has submitted all applications for such necessary approvals? <i>identify in table below</i> - 15 points											
(C) The QIP is consistent with all relevant local planning documents & zoning ordinances & applications for all necessary discretionary local land use approvals, excluding design review, have been submitted, accepted, & deemed complete by the appropriate local agencies? <i>identify in table below</i> - 15 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. <i>This information must match the info provided on the Verification of the Status of Environmental Review and Land Use Entitlements form.</i>											
Agency / Issuer			Land Use Approval Date		Approval Type		Type and Comments				
San Francisco Planning Department			1/27/20		Other		Site Plan Review				
			N/A				Conditional Use Permits				
			N/A				Zoning Approval				
(3) Funding Commitments - 20 points max											
<i>All funding sources on the Dev Sources worksheet must include Rental or Owner relating to the type of QIP. §309(a)(3)(B) and (C)</i>											
Rental:	Commitments as a % of TDC less def. costs:		Construction:	100.00%	Permanent:	100.00%	Points:	20		20.00	
Owner:	Commitments as a % of TDC less def. costs:		Construction:	0.00%	Permanent:	0.00%	Points:	0			
FAAST File:	Const EFC #1, #2, etc		Commitment letter or other evidence documenting construction financing commitments					File Uploaded?	Yes		
(4) Local Support - 12 points max											
<i>All funding sources on the Dev Sources worksheet must include Yes or No regarding whether it is Local Support. §309(a)(4)(B)</i>										12	
Total Local Public Agencies Funding Commitment Amt:			\$7,921,185	CIP Grant Amount	\$6,500,000	Commitments as % of Grant:		121.86%			
(5) Following Prohousing Policies - 8 points max											
(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									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									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									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	Ordinance amending Planning Code to create the 100% Affordable Housing & Educator Housing (AHEH) Streamlining Program, allowing AHEH in Public zoning districts and providing timelines for the review and approval of AHEH	https://sfgov.legistar.com/View.ashx?M=F&ID=7977063&GUID=A5C7DE0C-E4A6-4C07-90FE-53F6CE0DE6E0	(1) Up to 3,000 new units allowed in residential zoning districts and in public zoning districts, except on property used for parks. (2) 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 from the Planning Commission							
(iv) Accessory Dwelling Units (ADU)	Ordinance amending Planning Code to allow the construction of ADUs in areas that allow residential use and amending the Administrative Code to revise the definition of "rental units" as it applies to ADUs.	https://sfplanning.org/accessory-dwelling-units#about and https://sfdbi.org/adu	(1) Simplify the permit process to expedite the backlog of 900 applications. (2) Legitimize over 340 unwarranted units to allow for rent control protections.							
Affordability §309(b) - 60 Points Max										
Points based on % of QIP units restricted to occupancy by various income groups. (see <i>Max Funds and Unit Mix worksheet</i>)			<table border="1"> <tr> <td>§309(b)(1) points=</td> <td>42.86</td> <td>§309(b)(2) points=</td> <td>60.00</td> <td>60.00</td> </tr> </table>	§309(b)(1) points=	42.86	§309(b)(2) points=	60.00	60.00		
§309(b)(1) points=	42.86	§309(b)(2) points=	60.00	60.00						
Density §309(c) - 40 Points Max										
Points based on extent to which the average Net Density of QIP, adjusted by unit size, exceeds the required density §303(a)(4). (see <i>Eligibility and Threshold worksheet</i>)			<table border="1"> <tr> <td>Minimum Net Density =</td> <td>30</td> <td>% QIP meets or exceeds required net density:</td> <td>432.70%</td> <td>40</td> </tr> </table>	Minimum Net Density =	30	% QIP meets or exceeds required net density:	432.70%	40		
Minimum Net Density =	30	% QIP meets or exceeds required net density:	432.70%	40						
Access to Transit §309(d) - 20 Points Max										
Points for proximity of QIP to a Transit Station or Major Transit Stop. Distance must be evidenced by a scaled map; "walkable route" is a route which after completion of Project, is free of negative environmental conditions that deter pedestrian circulation, such as barriers; stretches without sidewalks or walking paths; noisy vehicular tunnels; streets, arterials or highways without regulated crossings that facilitate pedestrian movement; or stretches without lighted streets.										
Type	Transit Station	Transit Name	Sunnydale Ave & Santos St	Contact	SFMTA	Phone	(415) 701-2311	Planned Station Service Date	N/A	
FAAST File:	Transit Access	Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes.						File Uploaded?	Yes	
(1) Is QIP within one-quarter mile of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from nearest boundary of QIP? (If yes, skip to §309(e)) - 20 points								Yes	20	
(2) Is QIP within one half mile of a Transit Station or Major Transit Stop per §302(l)(1) or (2) measured by a "walkable route" from the nearest boundary of QIP? (If yes, skip to §309(e)) - 10 points										
Proximity to Amenities §309(e) - 20 Points Max										
Points based on the proximity or accessibility of QIP to the following existing amenities or amenities that will be in service when the QIP is completed. Distance to amenities shall be evidenced by a certified date stamped map. Also include an aerial photo clearly showing distance from amenity to QIP. Distances are measured "as the crow flies".								Rural Area Project?	No	20
(1) The QIP is within what distance from a public park (not including school grounds unless there is a bona fide, formal joint use agreement between the jurisdiction responsible for the parks/recreational facilities and the school district providing availability to the general public of the school grounds and/or facilities)? - 4 or 6 points								Within 1/4 mile	6	
Entity Name	Herz Playground at McLaren Park				Responsible Jurisdiction	San Francisco Recreation and Parks Department				
Site Address	1701 Visitacion Avenue				City	San Francisco	State	CA	Zip	94134
Contact	Brian Stokle		Title	Planner, Capital & Planning	Phone	(415) 575-5606		Date In Service	12/31/1926	
FAAST File:	Park Access	Provide scaled map showing Transit Stations or Major Transit Stops and walkable routes.						File Uploaded?	Yes	
(2) The QIP is within what distance from a locally recognized employment center with a minimum of 50 full-time employees? An employment center is a locally recognized concentration of employment opportunities practically available to the residents of the proposed QIP, such as a large hospital, industrial park, commercial district, or office area. - 4 or 7 points								Within 1 mile	7	
Entity Name	See's Candies Offices & Distribution Center				Responsible Jurisdiction	See's Candies				
Site Address	345 Schwerin Street				City	San Francisco	State	CA	Zip	94134
Contact	General Services		Title	N/A	Phone	(650) 201-2241		Date In Service	12/31/1921	
FAAST File:	Employment Access	Provide scaled map showing distance to employment center.						File Uploaded?	Yes	
Entity Name	Visitacion Valley Business Corridor (Leland Ave from Bayshore Boulevard to Cora Street)				Responsible Jurisdiction	Visitacion Valley Business Improvement Group				
Site Address	6 Leland Avenue				City	San Francisco	State	CA	Zip	94134
Contact	Mat Synder		Title	Senior Planner	Phone	(415) 575-6891		Date In Service	Unknown	
(3) The QIP is within what distance from a locally recognized retail center with a minimum of 50 full-time employees? A retail center is a downtown area or recognized neighborhood or regional shopping mall. - 4 or 7 points								Within 1 mile	7	
FAAST File:	Retail Access	Provide scaled map certified showing distances to retail center.						File Uploaded?	Yes	
(4) Only for QIPs where 50% of units have 2 or more bedrooms: - 4 or 7 points			# of two+ bedrooms in QIP (see <i>Max Funds and Units worksheet</i>):	61	% of two+ bedrooms	66%	>=50% answer (a) below			
The QIP is within what distance from a public school or community college that residents of the QIP may attend (only for QIPs with 50% of the units have two or more bedrooms)?								Within 1/2 mile	4	
Entity Name	Visitacion Valley Elementary School				Responsible Jurisdiction	San Francisco Unified School District				
Site Address	55 Schwerin Street				City	San Francisco	State	CA	Zip	94134
Contact	Bridget Wallace		Title	Principal	Phone	(415) 469-4796		Date In Service	Unknown	
FAAST File:	Education	Provide scaled map showing distances to school/college.						File Uploaded?	Yes	
(5) For a QIP that is a special needs or single room occupancy development, per TCAC, or a special needs or supportive housing project, as defined under MHP, the QIP is within what distance from a social service facility that operates to serve residents of QIP? - 4 or 7 points								N/A	0	
Entity Name					Responsible Jurisdiction					
Site Address					City		State		Zip	
Contact			Title		Phone			Date In Service		
FAAST File:	SPN or SH	Provide scaled map showing distances to social service facility.						File Uploaded?	N/A	

(6) For a QIP that is reserved for qualified senior citizens under Civil Code §51.2, 51.3 and 51.4, the QIP is within what distance from a senior center or a facility regularly offering services specifically designed for seniors? 4 or 7 points										N/A	0
Entity Name					Responsible Jurisdiction						
Site Address							City		State		Zip
Contact			Title		Phone			Date In Service			
FAAST File:	Qualified Seniors		Provide scaled map showing distances to senior center or facility regularly offering services.						File Uploaded?	N/A	
(7) Only for QIPs 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				# of two bedrooms in QIP (see Max Funds and Units worksheet):		36	% of two bedrooms		39%	>=25% answer (a) below	0
				# of three+ bedrooms in QIP (see Max Funds and Units worksheet):		25	% of three+ bedrooms		27%	>=25% answer (a) below	
				Does QIP have restrictions or preference for Senior Units?			No		Does QIP have restrictions or preference for Special Needs Units?		
(a) QIP located within the high or highest resource community neighborhoods as indicated on the currently adopted TCAC/HCD Opportunity Area Map https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html										No	
If Yes, Select or Enter The Entire TCAC/HCD Opportunity Area Map Tract ID #:										N/A	
FAAST File:	Opportunity Area		Documentation of TCAC/HCD Opportunity Area status.						File Uploaded?	N/A	
Consistency with Regional Plans §309(f) - 10 Points Max											
Points awarded for each of the following										10	
(A)	Does QIP 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								Yes	5	
(B)	If a sustainable communities strategy is not required for a region by law, and if the QIP 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 the 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								Yes	5	
FAAST File:	QIP Consistency		Submit 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 QIP having the lowest ratio between the requested grant amount to the total allowable maximum grant amount per §305.										Ratio=	99.04%
(2) If tie still exists, 3 points to the QIP for each prior awarded QIP developed by the Applicant that has received a Certificate of Occupancy by the application deadline .											
Development Name:		N/A			IIG prior NOFA Date				Cert. of Occup Date:		0
Development Name:					IIG prior NOFA Date				Cert. of Occup Date:		0
Development Name:					IIG prior NOFA Date				Cert. of Occup Date:		0
Development Name:					IIG prior NOFA Date				Cert. of Occup Date:		0

Sunnydale HOPE SF Block 3B 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		n/a	
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			
Articles of Incorporation, with all amendments	FAAST File: 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)**		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

Sunnydale HOPE SF Block 3B IIG Round 6 Document Checklist

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