NOFA Round 6 (February 26, 2021)

Funding Application

Revised

4/27/21

2019-20 Cap and Trade Funding





State of California Governor Gavin Newsom

Lourdes M. Castro Ramirez, Secretary Business, Consumer Services and Housing Agency

Louise Bedsworth, Executive Director California Strategic Growth Council

Gustavo Velasquez, Director Department of Housing and Community Development (HCD) 2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833 email: <u>ahsc@hcd.ca.gov</u> <u>http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</u>

| | | | | | Overviev | W | | | | | | | | 4/27/21 |
|--|--------------|--|--------------|----------------|-------------------------|---------------------------------|-------------------|-----------------|----------------------|------------|-------------|--------------------|-----------|-----------------|
| | | Enabled workbook (*.xls | | | | | | | | | | | | |
| work with N | | Excel version for Apple from another source, all | | | | | | | | | | | s. If you | сору |
| | uuu | Affordable Housing | | | | | | | | | FAAST P | | 4768 | 8 |
| Project | The Kelse | y Civic Center | | | | | | Driented Deve | lopment (TO | D) - | Hous | 0 | Rent | al |
| Name: | | inder another Project name | (c) or woo | formorly kn | 014/0 | Type: | §102(c) | | | | Ту | pe: | | |
| under another | r name(s), e | enter the name(s). | e(s) or was | Tormeny kn | N/A | | | | | | | | | |
| | lied, do you | u plan to apply, or has the l | Project bee | | | | | | - | | | | | |
| Infill Infrastruc | | D Program(s) Name(s): | | | ng Amount 739,925 | | nding Sta | | NOFA Date 5/12/21 | e Aw | ard Date/ | | | d Date |
| inini mirastruc | Sture Grant | | | Φ 4, | 739,925 | Арріу | ing concu | Intentity | 5/12/21 | | Earry | Octobe | 1 202 1 | |
| | | | | | | | | | | | | | | |
| | | lust include within the | 🔽 Afforda | ble Housing [| Development (A | HD) - §103(a)(1 |) | Was Proj | ect awarded f | funds ir | n prior AH | SC rour | nds? | No |
| | | able Housaing | 🗌 Housir | g Related Infi | astructure (HRI |) - §103(a)(2) | | lf Ye | es, which rou | nd of A | HSC was | it award | led? | |
| | | ousing Related | Sustai | able Transpo | ortation Infrastru | cture (STI) - §10 | 3(a)(3) | | | | | | | Na |
| | - | nd one other type of | _ | | | | | - | a phase of a | | | . , | | No |
| eligible capital Project or Program - §102(c)(3) (check all boxes that apply): Program Costs (PGM) - §103(b) Select Metropolitan Planning Org. or "non-MPO area" but the program Costs (PGM) - §103(b) | | | | | | | | | | rea" bel | ow | | | |
| · | | | | | | | | Metropolitan | ransportation | Commi | ission (MT | C) | | |
| (4) la chada a c | | Transit Otation (Otag | | | | ea Type §1 | · · / | 2 | | | | | | Maa |
| | | Transit Station/Stop serv ated no farther than one-ha | | | | | | | | | | | | Yes Yes |
| | | jects or Program Costs as | | | | | n quunty | Tranoit. | | | | | | Yes |
| Тс | otal Devel | opment Costs (TDC) ar | | | | | | | | | 03(b)(2), a | and §10 | 4(a) | |
| Conital Ducia | | TDO | AHSC F | • | est (min \$1M, | max \$30M; | | | ISC Funding | I | Law | | Data | |
| Capital Proje Housing (AHE | | n TDC \$79,642,073 | | | A max \$10M) 000,000 | | Total Al 68.33 | % | mitments | - | State As | islative sembly | | Chiu - |
| Housing (HRI | , | \$0 | | ¥, | \$0 | | 0.00% | \$55 | ,463,185 | | | District: | | 17 |
| Housing (AH | | \$79,642,073 | | | 000,000 | | 68.33 | | ,463,185 | _ | Senate | District: | | Veiner - |
| Transportation Transportation | | \$41,257,942 \$1,500,000 | | | 500,000 500,000 | | 25.62 5.129 | | ,757,942 \$0 | | Congre | ssional | | l 1 Pelosi - |
| Programs (PC | . , | \$269,952 | | . , | 69,952 | | 0.92% | | \$0 | - | | District: | | 12 |
| Totals: | | \$122,669,967 | | \$29, | 269,952 | - | 100.00 |)% \$89 | ,221,127 | | | | | |
| | | A Outcomes Reporting §1 | 03(a) | AHD | HRI | STI | TRA | Total B | udgeted 2 | 2% Cos | st Cap | Ove | rage | |
| | | Employment Benefits and | | | | | | | | | | | | |
| | | ts not to exceed 2% of the | | \$0 | \$0 | \$0 | \$0 | 9 | 60 | \$585, | 399 | \$ | 0 | ок |
| AHSC Progra cap or Active | | ot included within the soft | costs | | * * | | | | | . , | | • | - | on |
| Project Desc | - | | reaking pr | pject focuse | s on the them | es of accessit | oility, sust | ainability, and | resilience. | It creat | es 112 un | its of af | fordable | ; |
| major Projec | | | | | | | | | | | | | | |
| not exceed 70 | | ers) includes majo acters: ## for the Muni line | | | | | | | , | | | | | |
| # 01 0030 | npuon chai | | | | | Population | | | | opport | | W Incon | | |
| The Project's | priority pop | ulation benefits will be dete | ermined ba | | | | . 3 | | | | | | | |
| Project 10 dig | | | | ged Commu | | | come Co | | es | Low | /-Income I | | | Yes |
| File Name | AB1550 | | Applicable | | <u> </u> | Benefit Criter | | <u>.</u> | | | Upload | ed to H | CD? | Yes |
| Description of | F T | he project area encompas | ses many | | • | | • • | sco including | the Financia | Distric | ct (with ov | er 200 (| 00 iobs | s). |
| geographical | S | alesforce Tower, Union So | quare, Sou | th Park, The | Moscone Ce | nter, and the | Civic Cen | ter complex. | It also include | es som | e of the m | lost imp | overish | ed and |
| boundaries (d | | esperate communities like | | | | | 0 | | | | ing distan | ce of the | e AHD i | nclude |
| by vicinity ma service area, | . / | ne BART Civic Center stati | on and als | | KT WHICH CON | meets the Emi | Jarcarder | o to Daiy City | | 51. | | | | |
| , | | | Items mar | ked with (PA | M) in this app | lication must | be identifi | ied on the Pro | piect Area Ma | p | | | | |
| | | | (PAM). Th | is includes (| Quantitative P | olicy Scoring v | workshee | t Active Trans | sportation | | | | | |
| File Name | Project Ar | | | | | and Location E vorksheet Col | | | | | Upload | ed to H | CD? | Yes |
| | | | | | | to the Project | | | | usi | | | | |
| Required Pro | oject Area (| Components §102(a): | | | | | | | | | | | | |
| | - | a included within a distinct | | | - | | | | ce area; | | | | | es |
| | | Transit Station/Stop consist consistent with one of the | | | ents set forth | in the TOD, IC | P and R | IPA; and | | | | | Y | es |
| For Pr | | with fixed transit routes, the | | | a may not exc | eed a one (1) | mile buffe | er around the | identified Tra | ansit St | ation/Stop |) | V | |
| | | 2 mile buffer around all STI | | | Ducia (1 | | | | | | | P., | | es |
| For Pr | | with Flexible Transit Servise which include a Transit C | | | | | | | | | | | N | I/A |
| ((') | | mplementation). | | | ι οι ουπ, F10j | uut niea musi | . Se iderili | ineu in a pidli | U.E. GENEIdi | | יט ויומטנטו | 01 | Y | es |
| Plan name (if | | : §102(a)(3)(C) | | | - | | | | | | | | | |
| §106(a)(15) | Арр | licant acknowledges that C | Qualifying 7 | ransit must | be completed | and offering | service to | the Transit S | | | roject Are | | | |
| L | | | | | | | | | | iorut II | i ing olali | чини Лу | | |

| | | Overview | | | 4/27/21 |
|--|---|---|--|--|--|
| File Name | Transit Service Map | Transit Service Map supporting the Qualifyir worksheet Active Transportation Improveme Map. Refer to the Project Area Mapping Gui | ents §107(b)(2) must also be identifed on the | Uploaded to HCD? | Yes |
| File Name | Transit Service Schedule | All documentation transit service schedule s service schedules should be uploaded to "T | upporting the transit service area. All transit | Uploaded to HCD? | Yes |
| | | Application Threshold Requi | | | |
| 1) We certify | the Project will achieve a reduction | | s traveled (VMT) pursuant to the <u>CARB Quant</u> | ification Methodology. | Ye |
| 2) We certify | v that this proposal supports impleme | entation of the applicable Sustainable Commu | nity Strategy (SCS) or similar sustainable plan | ning document in non- | |
| | | - | identified in the regional SCS, or similar plan | ning document that | Ye |
| demonstrate | a per capita reduction in VMT and G | Document from MPO identified in cell Y9 ab | ave confirming consistency with SCS or | | |
| File Name | MPO Support Document | similar sustainable planning document in no | n-MPO regions, per §106(a). | Uploaded to HCD? | Yes |
| ile Name | SCS or Equiv Regional Plan | Indicate the applicable section or elements or regional government involvement. | of the SCS or equivalent regional plan detailing | Uploaded to HCD? | Yes |
| | | ate planning priorities established pursuant to | | | Y |
| | | 5 | Guidelines Appendix A, with dedicated mainter at least \$200,000 in reasonable direct Urba | | |
| | applicable Capital Project budgets | • • • • • • • | | in Greening Costs (inds | L T |
| orought toler | ant and native species landscaping a | and landscape restoration Urban s | street canopy | | |
| Irban Greer | ning costs: AHD: \$40,0 | 000 HRI: \$0 STI: \$161, | 944 TRA: \$0 Total Urb | an Greening costs \$2 | 01,944 |
| | | | ederal design standards and requirements for | all publicly accessible | Y |
| | | ortation routes and transit stations or stops. | <u>II</u> | If No. Droiset has in a f | |
| , | nonstrate a level of committed funding complete applicable project/progra | g at time of application that is $>= 0.90$ | §106(a)(7) calculation: 0.96 | If No, Project has insuffic funding Commitme | |
| | | | th AHSC Program and application requiremen | | ins Y |
| | | Assistance Law (CA Gov Code §7260-7277) | AHD Yes HRI No | STI No TRA | No |
| <i>i</i> 1 | de a narrative discussion on the num | | the parcel located at 234 Van Ness Avenue. | , | |
| • | useholds and provided relocation ass | | at 234 Van Ness, the property that is under a b | 0 0 0 | |
| Ũ | at actions have or will be taken to cor tion Assistance Law? If No , provide | | n Francisco and 234 Van Ness LLC for the cre s is a relocation plan that outlines the assistar | | |
| | on supporting relocation is not requir | | elocation Assistance Law. The developer is wo | | |
| ile Name | Reloc Plan | Applicants must provide a Relocation Plan of | | Uploaded to HCD? | Ye |
| 7) Will the | Housing Element for the jurisdiction i | n which Project is located be in substantial co | mpliance by the date of award recommendation | on. Housing Element in | |
| ubstantial c | ompliance means the local public ent | tity's adopted housing element is in substantia | I compliance as demonstrated by a letter from | HCD which sets forth | |
| | | | | | |
| | | | s includes that substance essential to every re- | quirement of Article 10.6, | |
| ommencing | with Gov. Code §65580, Ch. 3 of Div | v. I of Title VII? Projects located on Trust Land | B includes that substance essential to every re I, as defined in Appendix B(a)(1), (2), are exer | quirement of Article 10.6, opt from this requirement | |
| ommencing ile Name | with Gov. Code §65580, Ch. 3 of Div Hsng Element Letter | v. I of Title VII? Projects located on Trust Lance <u>A jurisdiction's current housing element stat</u> | B includes that substance essential to every re I, as defined in Appendix B(a)(1), (2), are exer | quirement of Article 10.6, npt from this requirement Uploaded to HCD? | Yes |
| ommencing ile Name 18) Climate 23) All Proje | with Gov. Code §65580, Ch. 3 of Div Hsng Element Letter adaptation measures are integrated i ect components will meet applicable | v. I of Title VII? Projects located on Trust Land <u>A jurisdiction's current housing element stat</u> into Project through the "Community Climate F codes, including the California Building Stand | B includes that substance essential to every re I, as defined in Appendix B(a)(1), (2), are exen- us is obtainable thru HCD's website Resiliency" scoring in §107(m) - Narrative-Bas ards Code (CCR, Title 24), which effective Jar | quirement of Article 10.6, npt from this requirement Uploaded to HCD? ed Policy worksheet | Yes |
| ommencing ile Name 18) Climate 23) All Proje nechanical v | with Gov. Code §65580, Ch. 3 of Div Hsng Element Letter adaptation measures are integrated i ect components will meet applicable ventilation systems with high efficience | v. I of Title VII? Projects located on Trust Lance A jurisdiction's current housing element state into Project through the "Community Climate F codes, including the California Building Stand by filtration of Minimum Efficiency Rating Value | B includes that substance essential to every re I, as defined in Appendix B(a)(1), (2), are exen- us is obtainable thru HCD's website Resiliency" scoring in §107(m) - Narrative-Bas ards Code (CCR, Title 24), which effective Jar (MERV) 13. | quirement of Article 10.6, hpt from this requirement Uploaded to HCD? ed Policy worksheet mary 1, 2020, requires | Ye: |
| ommencing ile Name 18) Climate 23) All Proje nechanical v 25) Project v | with Gov. Code §65580, Ch. 3 of Div Hsng Element Letter adaptation measures are integrated i ect components will meet applicable ventilation systems with high efficience will meet the accessibility requiremen | v. I of Title VII? Projects located on Trust Lance A jurisdiction's current housing element state into Project through the "Community Climate F codes, including the California Building Stand by filtration of Minimum Efficiency Rating Value ts specified in the TCAC regulations, as may | B includes that substance essential to every re- l, as defined in Appendix B(a)(1), (2), are exen- us is obtainable thru HCD's website Resiliency" scoring in §107(m) - Narrative-Bas ards Code (CCR, Title 24), which effective Jar e (MERV) 13. | quirement of Article 10.6, hpt from this requirement Uploaded to HCD? ed Policy worksheet mary 1, 2020, requires e. Exemption requests, a | Yes Yes Y |
| ommencing File Name 18) Climate 23) All Proje nechanical v 25) Project v provided for i | with Gov. Code §65580, Ch. 3 of Div Hsng Element Letter adaptation measures are integrated in ect components will meet applicable ventilation systems with high efficience will meet the accessibility requirement in the TCAC regulations, must be app | v. I of Title VII? Projects located on Trust Lance A jurisdiction's current housing element state into Project through the "Community Climate F codes, including the California Building Stand cy filtration of Minimum Efficiency Rating Value ts specified in the TCAC regulations, as may proved in writing by HCD prior to the start of c | B includes that substance essential to every re- l, as defined in Appendix B(a)(1), (2), are exen- us is obtainable thru HCD's website Resiliency" scoring in §107(m) - Narrative-Bas ards Code (CCR, Title 24), which effective Jar e (MERV) 13. be amended and renumbered from time to tim construction. Projects must also provide a prefe | quirement of Article 10.6, hpt from this requirement Uploaded to HCD? ed Policy worksheet uary 1, 2020, requires e. Exemption requests, a rence for accessible unit | Yes Yes Y Y S S |
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| | | Overview | | | | 4/27/21 |
|------------------------|--|--|---------------------------------|---------------------|--------------------------------------|------------|
| Contact | Anne Romero | Title Senior Project Manager | Email anne.romero@sfgov.c | ra | Phone (415) 203 | |
| Address 1 S | | | City San Francisco | State CA | Zip 94103 | 0 1001 |
| | App2 Cert & Legal | See Certifications & Legal worksheet. | | | Uploaded to HCD? | Yes |
| | App2 Resolution | Signature required; see Applicant Document | s worksheet. | | Uploaded to HCD? | Yes |
| | App2 OrgDoc1, OrgDoc2, etc | See Applicant Documents worksheet. | | | Uploaded to HCD? | N/A |
| File Name | App2 OrgChart | See Applicant Documents worksheet. | | | Uploaded to HCD? | N/A |
| File Name | App2 Signature Block | See Applicant Documents worksheet. | | | Uploaded to HCD? | Yes |
| | App2 Payee Data Record | See Applicant Documents worksheet. | | | Uploaded to HCD? | N/A |
| | App2 FISCAL TIN Form | See Applicant Documents worksheet. | | | Uploaded to HCD? | Yes |
| | App2 Cert of Good Standing | Dated 30 days or less from the application d | | | Uploaded to HCD? | N/A |
| | App2 Tax-Exempt Status | Evidence of tax-exempt status from IRS and | from Franchise Tax Board for Co | prporations. | Uploaded to HCD? | N/A |
| Applicant #3 | (if applicable) | - P25.1216 | | the entry of | | |
| Entity name | | Eligiblility | | ation type State | 7:0 | |
| Address Auth Rep | | Title | City Email | Siale | Zip | |
| Contact | | Title | Email | | Phone | |
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| | App3 Cert & Legal | See Certifications & Legal worksheet. | City | Claid | Uploaded to HCD? | |
| | App3 Resolution | Signature required; see Applicant Document | s worksheet. | | Uploaded to HCD? | |
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| | App3 OrgChart | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| | App3 Signature Block | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| File Name | App3 Payee Data Record | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
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| | App3 Cert of Good Standing | Dated 30 days or less from the application d | | | Uploaded to HCD? | |
| | App3 Tax-Exempt Status | Evidence of tax-exempt status from IRS and | from Franchise Tax Board for Co | prporations. | Uploaded to HCD? | |
| | (if applicable) | F11.20.1016.1 | | tion to a | | |
| Entity name | | Eligiblility | | ation type | 7 | |
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| Address | | Title | City | State | Zip | |
| | App4 Cert & Legal | See Certifications & Legal worksheet. | | Jiale | Uploaded to HCD? | |
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| | App4 OrgDoc1, OrgDoc2, etc | See Applicant Documents worksheet. | | Uploaded to HCD? | | |
| | App4 OrgChart | See Applicant Documents worksheet. | | Uploaded to HCD? | | |
| | App4 Signature Block | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| | App4 Payee Data Record | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| | App4 FISCAL TIN Form | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| | App4 Cert of Good Standing | Dated 30 days or less from the application d | ue date. | | Uploaded to HCD? | |
| | App4 Tax-Exempt Status | Evidence of tax-exempt status from IRS and | from Franchise Tax Board for Co | prporations. | Uploaded to HCD? | |
| Applicant #5 | (if applicable) | 1 1 | 1 | | | |
| Entity name | | Eligiblility | • | ation type | | |
| Address | | | City | State | Zip | |
| Auth Rep | | Title | Email | | Phone Phone | |
| Contact | | Title | Email | State | | |
| Address File Name | App5 Cort & Logal | See Certifications & Legal worksheet. | City | State | Zip Uploaded to HCD? | |
| | App5 Cert & Legal App5 Resolution | Signature required; see Applicant Document | s worksheet | | Uploaded to HCD? | |
| | App5 OrgDoc1, OrgDoc2, etc | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| | App5 OrgChart | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
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| | App5 Payee Data Record | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| File Name | App5 FISCAL TIN Form | See Applicant Documents worksheet. | | | Uploaded to HCD? | |
| | App5 Cert of Good Standing | Dated 30 days or less from the application d | | | Uploaded to HCD? | |
| File Name | App5 Tax-Exempt Status | Evidence of tax-exempt status from IRS and | | • | Uploaded to HCD? | |
| | Develo | opment Team Contacts (provide inform | ation that is currently availa | ble) | | |
| Owner/Borro | | | | | | |
| | The Kelsey Civic Center, L.P. | | Organiza | | ted Partnership | |
| | 6 Market Street, Suite 200 | | City San Francisco | State CA | Zip 94102 | |
| | Barbara Gualco | Title Vice President | Email bgualco@mercyhousi | | Phone 415-355- | |
| Contact | Fiona Ruddy | Title Project Developer | Email fiona.ruddy@mercyho | <u> </u> | Phone 415-433- | -7160 |
| | 6 Market Street, Suite 200 | | City San Francisco | State CA | Zip 94102 | N/- |
| | Owner Cert & Legal | See Certifications & Legal worksheet. | a warkshoot | | Uploaded to HCD? | Yes |
| File Name | Owner Resolution | Signature required; see Applicant Document | S WOIKSNEET. | | Uploaded to HCD? | Yes |
| | Owner OrgDoc1, OrgDoc2, etc Owner OrgChart | See Applicant Documents worksheet. | | | Uploaded to HCD? Uploaded to HCD? | Yes Yes |
| File Name File Name | Owner OrgCnart Owner Signature Block | See Applicant Documents worksheet. See Applicant Documents worksheet. | | | Uploaded to HCD? | Yes |
| File Name | Owner Signature Block Owner Payee Data Record | See Applicant Documents worksheet. | | | Uploaded to HCD? | Yes |
| File Name | Owner FISCAL TIN Form | See Applicant Documents worksheet. | | | Uploaded to HCD? | Yes |
| | Owner Cert of Good Standing | Dated 30 days or less from the application d | ue date. | | Uploaded to HCD? | Yes |
| File Name | Owner Tax-Exempt Status | Evidence of tax-exempt status from IRS and | | prporations. | Uploaded to HCD? | Yes |
| | | ng party to the organization type in cell AE | | | | |
| | rty #1 title Managing Genera | | | | | |
| Controlling pa | | | | | | |

| | | | Overview | | | | | 4/27/21 |
|-----------------------------|---|---------|---------------------------------|------------------------------|------------------|---------------|-------------------------------|------------|
| Legal Name | Mercy Kelsey Civic Center LLC | | | | Organiza | tion Type Lim | ited Liability Company | |
| v | 6 Market Street, Suite 200 | | | City San Francisco | | State CA | Zip 94102 | |
| Auth Rep | Jennifer Dolin | | Title Vice President | Authorized Rep. Email jdoli | n@mercy | | Phone 415-355- | 711/ |
| | | 77.1 | | | | | | |
| Contact | Fiona Ruddy | litle | Project Developer | Contact Email fiona.ruddy@ | mercyno | | Phone 415-433-7160 | J |
| Address 125 | 6 Market Street, Suite 200 | | | City San Francisco | | State CA | Zip 94102 | |
| File Name | Managing General Partner Cert & Legal | See Cei | rtifications & Legal worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Managing General Partner Reso | Signatu | re required; see Applicant Docu | uments worksheet. | | | Uploaded to HCD? | Yes |
| File Name | Managing General Partner OrgDoc1, OrgDoc2, etc | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Managing General Partner OrgChart | See App | plicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| File Name | Managing General Partner Signature Block | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Managing General Partner Payee Data Record | See App | Uploaded to HCD? | Yes | | | | |
| File Name | Managing General Partner TIN | See App | | | Uploaded to HCD? | N/A | | |
| File Name | Managing General Partner Cert of Good Standing | Dated 3 | 0 days or less from the applica | tion due date. | | | Uploaded to HCD? | Yes |
| File Name | Managing General Partner Tax- Exempt Status | | ce of tax-exempt status from IR | | ard for Co | prporations. | Uploaded to HCD? | N/A |
| | low, select an applicable controllin | | to the organization type in ce | al AE 100 | | | | |
| Controlling pa | | er | | | | | | |
| | The Kelsey Civic Center LLC | | | | Organiza | | ited Liability Company | |
| | 0 Mission Street | | | City San Francisco | | State CA | | |
| Auth Rep | Micaela Connery | | Title Chief Executive Officer | Authorized Rep. Email mica | aela@the | kelsey.org | Phone (860) 573 | 3-7392 |
| Contact | Caroline Bas | Title | Chief Operating Officer | Contact Email caroline@the | kelsev or | a | Phone (415) 203-064 | |
| | 0 Mission Street | THE | | City San Francisco | | State CA | · · · | |
| File Name | Co-General Partner Cert & Legal | See Ce | rtifications & Legal worksheet. | | | State | Uploaded to HCD? | Yes |
| File Name | Co-General Partner Reso | Signatu | re required; see Applicant Docu | uments worksheet. | | | Uploaded to HCD? | Yes |
| File Name | Co-General Partner OrgDoc1, OrgDoc2, etc | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Co-General Partner OrgChart | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Co-General Partner Signature Block | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Co-General Partner Payee Data Record | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | Co-General Partner TIN Co-General Partner Cert of Good | | plicant Documents worksheet. | | | | Uploaded to HCD? | N/A |
| File Name | Standing Co-General Partner Tax-Exempt | | 0 days or less from the applica | Uploaded to HCD? | Yes | | | |
| File Name In the cell be | Status low, select an applicable controllin | | to the organization type in ce | | ard for Co | orporations. | Uploaded to HCD? | N/A |
| Controlling pa | | | | | | | | |
| | Mercy Housing Calwest | | | | Organiza | tion Type Nor | n-profit Public Benefit Co | orporation |
| | 6 Market Street, Suite 200 | | | City San Francisco | | State CA | | |
| Auth Rep | Barbara Gualco | | Title Vice President | Authorized Rep. Email bgua | alco@mo | | | 7100 |
| | Fiona Ruddy | - | | Contact Email fiona.ruddy@ | | | Phone 415-355-7160 | |
| Contact | | Litle | Project Developer | | mercyno | | | 5 |
| | 6 Market Street, Suite 200 MGP2 Cert & Legal | See Cer | rtifications & Legal worksheet. | City San Francisco | | State CA | Zip 94102 Uploaded to HCD? | Yes |
| File Name | MGP2 Reso | | re required; see Applicant Docu | uments worksheet. | | | Uploaded to HCD? | Yes |
| File Name | MGP2 OrgDoc1, OrgDoc2, etc | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | MGP2 OrgChart | See App | plicant Documents worksheet. | | | | Uploaded to HCD? | Yes |
| File Name | MGP2 Signature Block | See App | plicant Documents worksheet. | | Uploaded to HCD? | Yes | | |
| File Name | MGP2 Payee Data Record | See App | | Uploaded to HCD? | Yes | | | |
| File Name | MGP2 TIN | See App | plicant Documents worksheet. | | Uploaded to HCD? | | | |
| File Name | MGP2 Cert of Good Standing | Dated 3 | 0 days or less from the applica | tion due date. | | | Uploaded to HCD? | Yes |
| File Name | MGP2 Tax-Exempt Status | Evidenc | ce of tax-exempt status from IR | S and from Franchise Tax Boa | ard for Co | prporations. | Uploaded to HCD? | Yes |
| Transit Agen | cy Partner (applicable to STI and T | RA com | ponents) | | | | | |
| J | | | | | | | | |

| | | Overview | | | | | | 4/27/21 | |
|----------------------------------|---|-----------------------|--------------------|-------|-------|----|-----------|---------|--|
| Legal name San Francisco Mu | unicipal Transit Agency | Contact Kristin Micha | ael | Email | | | | | |
| | Address 1 S Van Ness Ave | | City San Francisco | | State | CA | Zip 94103 | | |
| Property Management Agent | | | | | | | | | |
| Legal name Mercy Housing Ma | anagement Group | Contact Jacquie Hof | iman | Email | | | | | |
| | Address 1256 Market Street, Suite 200 | | City San Francisco | | State | CA | Zip 94102 | | |
| Financial Consultant | | | | | | | 1 | | |
| Legal name California Housing | g Partnership Corporation | Contact William Wild | OX | Email | | | | | |
| Phone 540-878-8505 | Address 369 Pine Street, Suite 300 | | City San Francisco | | State | CA | Zip 94104 | | |
| Primary Service Provider | | | | | | | | | |
| Legal name Mercy Housing Ca | alifornia | Contact Samantha H | ogg | Email | | | | | |
| | Address 1256 Market Street, Suite 200 | | City San Francisco | | State | CA | Zip 94102 | | |
| Borrower Legal Counsel | | | | | | | | | |
| Legal name Gubb & Barshay L | LLP | Contact Evan Gross | | Email | | | | | |
| Phone 415-781-6600 x 6 | Address 505 14th Street, Suite 450 | | City Oakland | | State | CA | Zip 94612 | | |
| General Contractor | | | 1 *1 | | | | | | |
| Legal name Cahill Contractors | 3 LLC | Contact Arash Barac | laran | Email | | | | | |
| Phone (415) 677-0628 | Address 425 California Street, Suite 22 | 200 | City San Francisco | | State | CA | Zip 94104 | | |
| Architect | | | | | | | | | |
| Legal name Santos Prescott a | and Associates | Contact Bruce Presc | ott | Email | | | | | |
| Phone 415-908-3767 | Address 725 Clementina Street | | City San Francisco | | State | CA | Zip 94103 | | |
| Development Funding Source | | | | | | | | | |
| Legal name San Francisco Mayor's | Office of Housing and Community Development | Contact Anne Rome | 0 | Email | | | | | |
| Phone 415-203-4951 | Address 1 S Van Ness Ave | | City San Francisco | | State | CA | Zip 94103 | | |
| Development Funding Source | | | | | | | | | |
| Legal name JPMorgan Chase | Bank, N.A. | Contact James Voss | oughi | Email | | | | | |
| | Address 560 Mission Street, 3rd Floor | | City San Francisco | | State | CA | Zip 94105 | | |
| Development Funding Source | | | | | | | | | |
| Legal name Mercy Housing Ca | | Contact Barbara Gua | alco | Email | | | | | |
| Phone 415-355-7100 | Address 1256 Market Street, Suite 200 |) | City San Francisco | | State | CA | Zip 94102 | | |
| Development Funding Source | | | | | | | | | |
| Legal name | | Contact | | Email | | | | | |
| Phone | Address | | City | | State | | Zip | | |
| Development Funding Source | | | | | | | | | |
| Legal name | | Contact | | Email | | | | | |
| Phone | Address | | City | | State | | Zip | | |
| Rent/Operating Subsidy Source | Rent/Operating Subsidy Source | | | | | | | | |
| Legal name | | Contact | | Email | | | | | |
| Phone | Address | | City | | State | | Zip | | |
| Rent/Operating Subsidy Source | ce | | | | | | | | |
| Legal name | | Contact | | Email | | | | | |
| Phone | Address | | City | | State | | Zip | | |
| | | | | | | | L E L | | |

| Required Applicant Documentation | 4/27/21 |
|--|---------|
| Certifications & Legal Disclosure | |
| A completed and signed Certification is required for each Joint Applicant. Each Joint Applicant must sign an individual Certification form. A completed and signed I | |
| Disclosure is also required for each Joint Applicant. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NO | FA. |
| Resolutions | |
| Applicant may use their own Resolution format as long as it contains ALL of the authorizations as in the sample. | |
| The person attesting to the resolution signing cannot be the same person authorized to execute the documents in the name of the applicant. | |
| If more than one authorized signatory is identified, state whether both signatories are required or only one signatory is required to submit and execute Program do | CS. |
| 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. | |
| A resolution is required of each Joint Applicant - both private and public entities. A sample resolution template is available on AHSC website. | |
| Organizational Documents | |
| Organizational documents are required for all Applicants, except where a joint applicant is a governmental entity. Governmental entities are not required to submit | t |
| organizational documents with the application. | |
| Submit organizational documents supporting the Resolution submitted with the application. Corporation organizational documents | |
| Articles of Incorporation (Corp. Code §154, 200 and 202) as certified by the CA Secretary of State. | |
| Bylaws and any amendments thereto (Corp. Code §207(b), 211 and 212) | |
| Certificate of Amendment of Articles of Incorporation (Corp. Code §900-910 (general stock), §5810-5820 (public benefit and religious corporations), §7810-7820 (r | mutual |
| benefit corporations), or §12500-12510 (general cooperative corporations)) as applicable. | |
| Restated Articles of Incorporation (Corp. Code §901, 906, 910 (general stock), §5811, 5815, 5819 (public benefit and religious corporations), §7811, 7815 and 781 | 19 |
| (mutual benefit corporations) and §12501, 12506 and 12510 (general cooperative corporations)) as applicable. | |
| Statement of Information (CA Secretary of State form SI-100 or SI-200) | |
| Shareholder Agreements (Corp. Code §186) if applicable. | |
| Certificate of Good Standing certified by Secretary of State. | |
| Any other CA Secretary of State filings applicable to revivals, conversions or mergers. | |
| Limited Liability Company organizational documents | |
| Articles of Organization (CA Secretary of State form LLC-1) | |
| Certificate of Amendment (CA Secretary of State form LLC-2) if applicable. | |
| Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable. | |
| Certificate of Correction (CA Secretary of State form LLC-11) if applicable. | |
| Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC) | |
| Operating Agreement (Corp. Code §17707.02(s) and 17701.10.) Certificate of Good Standing certified by Secretary of State. | |
| Any other CA Secretary of State filings applicable to revivals, conversions or mergers. | |
| Limited Partnership organizational documents | |
| Certificate of Limited Partnership (CA Secretary of State form LP-1) | |
| Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable. | |
| Certificate of Correction (CA Secretary of State form LP-2) if applicable. | |
| Limited Partnership Agreement (CA Corp. Code §15901.02(x) and 15901.10) | |
| Certificate of Good Standing certified by Secretary of State. | |
| Any other CA Secretary of State filings applicable to revivals, conversions or mergers. | |
| Organizational Chart | |
| The Organizational chart must depict the organizational structure of the entities in relation to the applicant. | |
| Signature Block | |
| All Applicants must submit a Signature Block in a Microsoft Word Document that will be used in the HCD legal documents such as the Standard Agreement. | |
| Payee Data Record STD-204 or Taxpayer Identification Number (TIN) | |
| The TIN must be submitted by all governmental entity Applicants. All other Applicants must submit the STD-204 Payee Data Record. Forms available on AHSC w | vebsite |

| Certification & L | egal [| Disclosure | | 4 | 4/27/21 | | | | | | |
|---|------------|---|---------------------|-------------|---------|--|--|--|--|--|--|
| On behalf of the entity identified in the signature block below, I certify that: | | | | | | | | | | | |
| 1. The information, statements and attachments included in this application are, to t | he best | of my knowledge and belief, true and correct. | | | | | | | | | |
| 2. I possess the legal authority to submit this application on behalf of the entity iden | tified in | the signature block. | | | | | | | | | |
| 3. The following is a complete disclosure of all identities of interest - of all persons of | or entitie | s, including affiliates, that will provide goods or service | es to the Project | either (| (a) in | | | | | | |
| one or more capacity or (b) that qualify as a "Related Party" to any person or entity | that will | provide goods or services to the Project. "Related Pa | rty" is defined in | Section | n | | | | | | |
| 10302 of the California Code of Regulations (CTCAC Regulations): | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| 4. As of the date of application, the Project, or the real property on which the Project | t is prop | posed (Property) is not party to or the subject of any cl | laim or action at t | the Sta | ate or | | | | | | |
| Federal appellate level. | | | | | | | | | | | |
| 5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project. | | | | | | | | | | | |
| In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State. | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Printed Name Title of Signatory | | Signature | | D | late | | | | | | |
| Lega | I Discl | osure | | | | | | | | | |
| For purposes of the following questions, and with the exceptions noted below, the te | erm "ap | plicant" shall include the applicant and joint applicant, | and any subsidia | ary of th | ne | | | | | | |
| applicant or joint applicant if the subsidiary is involved in (for example, as a guarant | or) or w | ill be benefited by the application or the project. | | | | | | | | | |
| In addition to each of these entities themselves, the term "applicant" shall also inclu- | de the c | lirect and indirect holders of more than ten percent (10 | 0%) of the owner | ship inf | terests | | | | | | |
| in the entity, as well as the officers, directors, principals and senior executives of the | e entity | if the entity is a corporation, the general and limited pa | artners of the ent | tity if the | е | | | | | | |
| entity is a partnership, and the members or managers of the entity if the entity is a li | mited lia | ability company. For projects using tax-exempt bonds, | it shall also inclu | ude the |) | | | | | | |
| individual who will be executing the bond purchase agreement. | | | | | | | | | | | |
| The following questions must be responded to for each entity and person qualifying | as an " | applicant," or "joint applicant" as defined above. | | | | | | | | | |
| Explain all positive responses on a separate sheet and include with this ques | stionna | ire in the application. | | | | | | | | | |
| Exceptions: | | | | | | | | | | | |
| Public entity applicants without an ownership interest in the proposed project, include | ling but | not limited to cities, counties, and joint powers author | ities with 100 or r | more | | | | | | | |
| members, are not required to respond to this questionnaire. | | | | | | | | | | | |
| Members of the boards of directors of non-profit corporations, including officers of the | he hoar | ds are also not required to respond. However, chief e | executive officers | (Execu | utive | | | | | | |
| Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as | | | | | | | | | | | |
| | | | | | -)- | | | | | | |
| Civil Matters | | | | | | | | | | | |
| 1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or | receive | rship action commenced against it, defaulted on a loar | n or been foreclo | sed | No | | | | | | |
| against in past ten years? | | | | | | | | | | | |
| 2. Is the applicant currently a party to, or been notified that it may become a party to | - | | a) the financial | | No | | | | | | |
| condition of the applicant's business, or (b) the project that is the subject of the app | | | | | | | | | | | |
| Have there been any administrative or civil settlements, decisions, or judgments affected (a) the financial condition of the applicant's business, or (b) the project that | | | and adversely | | No | | | | | | |
| | | | atigation by a los | | | | | | | | |
| 4. Is the applicant currently subject to, or been notified that it may become subject to state or federal licensing or accreditation agency, a local, state or federal taxing aut | | | • • | ai, | No | | | | | | |
| | | | ° , | | | | | | | | |
| In the past ten years, has the applicant been subject to any civil or administrative accreditation agency, a local, state or federal taxing authority, or a local, state or federal taxing authority. | • | | 0 | | No | | | | | | |
| judgment? | Jerarie | guiatory of enforcement agency that resulted in a setti | ement, decision, | 0 | NO | | | | | | |
| Criminal Matters | | | | | | | | | | | |
| 6. Is the applicant currently a party to, or the subject of, or been notified that it may | become | a party to or the subject of any criminal litigation pro | ceeding charge | | | | | | | | |
| complaint, examination or investigation, of any kind, involving, or that could result in | | | ceeding, charge, | , | No | | | | | | |
| 7. Is the applicant currently a party to, or the subject of, or been notified that it may | | | ceeding charge | | | | | | | | |
| complaint, examination or investigation, of any kind, involving, or that could result in | | | 0, 0, | <i>'</i> | No | | | | | | |
| the applicant's business? | , 111000 | meaner enargee againer the applicant for mattere rola | ang to the condu | | | | | | | | |
| 8. Is the applicant currently a party to, or the subject of, or been notified that it may | become | a party to or the subject of any criminal litigation pro | ceeding charge | | | | | | | | |
| complaint, examination or investigation, of any kind, involving, or that could result in | | | U U | - | No | | | | | | |
| financial or fraud related crime? | ., | | | | | | | | | | |
| 9. Is the applicant currently a party to, or the subject of, or been notified that it may | become | a party to or the subject of, any criminal litigation, pro | ceeding, charge. | | | | | | | | |
| complaint, examination or investigation, of any kind, that could materially affect the | | | | , | No | | | | | | |
| 10. Within the past ten years, has the applicant been convicted of any felony? | | | | | No | | | | | | |
| 11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business? | | | | | | | | | | | |
| 12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime? | | | | | | | | | | | |
| Please provide a letter of explanation if you responded "Yes" to any of the qu | | | | | | | | | | | |
| File Name: Cert & Legal Explanation Letter of explanation for any "Ye | | | Uploaded to H | ICD? | N/A | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Drinted Name | | Cirroturo | | | lata | | | | | | |
| Printed Name Title of Signatory | | Signature | | D | late | | | | | | |

| ALLD Device the Departmention | 4/07/04 |
|---|---|
| AHD Project Description | 4/27/21 |
| 1) Sponsor/Developer Experience Mercy Housing California (MHC) is the lead developer for the AHD. MHC was incorporated in 1988 as the California affiliate of Mercy Housing, Inc (MHI) and is one of the largest at housing developers in California in terms of staff, capacity, annual budget, and units controlled, providing affordable homes and services to people in need, touching more than 19,6 every day. The Mission of Mercy Housing is to create stable, vibrant and healthy communities by developing, financing and operating affordable, program-enriched housing for famil and people with special needs who lack the economic resources to access quality, safe housing opportunities. MHC owns and operates over 9,000 affordable homes across 130 pri located throughout California, with 52% of our properties located in the Bay Area. MHC's portfolio consists of 50% family, 34% senior and 17% supportive housing (individuals with a needs, including homeless veterans, former foster children, people living with HIV/AIDS and mental health challenges). The median annual income for a Mercy Housing California for household is \$17,000, compared to a median income of \$82,000 for California households generally. For residents in our senior and special needs housing, the median household i just \$11,000 annually half the median annual income for all seniors in California. The Kelsey is the co-developer for the AHD. The Kelsey is a nonprofit that advances development affordable, inclusive community housing. The Kelsey centers the perspectives of people with disabilities to inform better housing policies, design standards, and development strate 2) Topography and Special Site Features The site is relatively flat with no notable topography. | 500 lives ilies, seniors operties special amily ncome is t of |
| 3) Proposed Tenant Poplulation | |
| The AHD will include 112 units of housing with 25% of units (28 units) set aside for households with disabilities who receive home and community based services (HCBS). These units are units of households with disabilities who receive home and community based services (HCBS). | nits will be |
| reserved at the lowest income levels (15% and 20% of TCAC AMI). The remaining 70 restricted units will be reserved for general population households. We anticipate a significant children will live in the building, as 32 of the units are 2br. The AHD will include two on-stie manager's units. | |
| 4) Specific Issues (relocation, environmental, historical, etc.) | |
| Final Parcel: The developer has an Option to Ground lease executed with The City and County of San Francisco. The developer has submitted a lot line adjustment application to the County of San Francisco Bureau of Streets and Mapping. The lot line adjustment application has been approved, pending demolition of an existing building. The developer anticipate a final map in January 2022. The City and County of San Francisco have executed a binding Exchange Agreement with the private landowers (234 Van Ness LLC). The steps nece assemble the parcels are fully within the control of the applicant and that the City (given its binding Exchange Agreement) fully has site control in order to grant the applicant a binding Ground Lease (the AHSC Site Control document). Relocation: One of the existing parcels on the parcel includes a commercial building with two commercial office tenants. The developers are working with Laurin Associates to conform law and provide relocation benefits and services to the tenants. Elsewhere in this application is a relocation plan. | tes receiving essary to ng Option to |
| | |
| 5) Demolition, if applicable In advance of positive construction demolition of existing three structures is required to assemble the site. Demolition is anticipated to begin in October 2021, with a final sign-off on occuring January 2022. The structures to be demolished are: 155 Grove St. (this building is currently owned by the City and County of San Francisco, it is vacant and red-tagged), 2 Ness Ave. (this building is currently owned by the City and Contry of San Francisco, it is vacant), and 234 Van Ness Ave (this property is under a binding Exchange Agreement with and County of San Francisco. It has two commercial tenants, whose relocation needs have been detailed above). A lead and asbestos report has been completed, the buildings will in advance of demolition and monitored by the San Francisco Department of Public Health. | 240 Van the City |
| 6) Rehabilition, if applicable | |
| N/A 7) Will Prevailing Wage be paid | |
| Yes, San Francisco Local Hiring Policy for Construction (Chapter 6.22(g) of the San Francisco Administrative Code) requires paying workers the correct prevailing wage rates for each classification and type of work performed. | ach craft, |
| | |

| | | | | | | | | | Center AHD | | | | | | | | | | 4/27/21 |
|---------|---------------------------|------------|--------------------|------------|---------|------------------------------------|----------|-------------|--------------------------------------|------------------|--------------------------|---|----------------------------|--------------------|------------|-----------------|-----------------------------------|---------------|-----------------|
| | | | Description | | | | | - | ent (AHD) an | d Housin | g Relate | d Infrastructu | ure (HRI |) Project S | ummar | y | 1 | - | |
| | | _ | site re | sident | t or c | de: descripti community ar | neniti | es, clima | te adaptive | | | | | | | | Census | | |
| | Project N The Kelsey C | | | | | resources in t of 98 affordabl | | | ., | Add 240 Van N | ress | City San Francisco | Zip 94102 | Count San Franc | | Log | Tracts 6075012402 | | APNs 811-018 |
| | Center | | | | | two (2) staff un | | | | 240 Vall N | 622 | San Francisco | 94102 | San Fland | 1500 | | 6075012402 | | 811-018 |
| | | | | | | ts will be 100% | | | | | | | | | | 4 | | | 811-021 |
| AHD | | | | | | Mayor's Office California Tax C | | | | | | | | | 37.778 | .41944 | | 0 | 811-016 |
| ¥ | | | | | | om 20%-95% of | | | | | | | | | 37. | -122.4 | | _ | |
| | | | The projec | rt will ca | on/o (| San Franciscan | s of all | abilities v | with 25% of | | | | | | | 7 | | _ | |
| | | | | | | or residents with | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| HRI | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| AHD | Informatio | n: | Ai | rea | | Unit | Count | : | | | | | | | _ | | n alta Parti at | T | |
| | Area | Acres | | .32 | | Units/ | | 350 | Building | | | ator Count | | | | De | nsity Project | Гуре | |
| | dential Ren | | sq. ft. | | | | Units | 112 | # of Bldgs | | # of Eleva | | | | | | | | MU |
| | eownershij mercial | 3 | sq. ft. sq. ft. | | | # of # of Units/Sp | Units | 0 | # of Bldgs # of Bldgs | | # of Eleva # of Eleva | | - | | | Miv | ed Use Projec | * | 1 |
| | dntl Non-Re | ental | sq. it. sq. ft. | | | # of Units/Sp # of Units/Sp | | | # of Bldgs | | | | Multip | e Parcels | | IVIIX | Ca USE FIUJE | | 1 |
| Othe | r (Mixed Us | e) | sq. ft. | | | # of Units/Sp | | | # of Bldgs | | | | - | inguous | | | | | |
| | ber of car sl | | | _ | | | | | ric vehicle char | <u> </u> | <u> </u> | 0 | | | | | uest parking s | • | 0 |
| | ar parking | | | 0 | | arking ratio: c 1)(B)(ii) No | ar spa | ces/total | units 0:1 | Total # | of bicycle | parking spaces | 56 | Park | ing ratio | : bicyc | le spaces/tota | al units | 1:2 |
| IS LITE | | illered si | te projeci | 12 9103 | 5(a)(| | | | AHD Capita | al Project | s &103 (a |)(1) | | | | | | | |
| (A)(i) | Select from | the dro | odown m | enu on | ne or | more of the | l | | | | .0 3100(4 | <u>,,,</u> | | | | | | | - |
| follov | ing qualifie | | | | | lated to your | New | construct | ion | | | | | | | | | | Ok |
| Proje | ct | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| (A)(ii |) The AHD I | nust loca | ated withi | in a ha | lf mile | e from a Tran | sit Sta | ation/Sto | p that meets P | roject Are | a transit re | equirements | | D distance f | | | ation (Cton | | |
| | 102(c) or (d | | | | | | | | - | - | | • | | D distance f | rom Trai | isit St | ation/Stop 0. | | Miles Ok |
| | / | | | | | | | | e Units (must | | | | | | | | | | Ok |
| | mely Low Inc | | | | | | | | Units of no gre /LI) 31-50% AMI | | | sented by AMI | | | ax Fund | - | Rental 43% | HO |). Yes 0% |
| | - | | | | | quirements up | | | , | | (11 | / // Anordable | unito | And | aubinty | · · | 4070 | 110 | Ok |
| Tota | Sites Area | in Squa | are Feet | | | 13,939 | | Tota | al Buildings Fl | | | | 3 | | | | oor Area: 0 | | 8.27 |
| | ess Qualifie | | re Feet D | Deducti | ons): | | | | Less Excluded | | quare Fee | , | - | . , | | | Density: 0 | _ | |
| _ | edicated str dewalks | eets | | | | 0 | | | lechanical Spa Cellar space | ce | | 1,44 | | | | | OT qualified a , Off-street pa | | setbacks |
| _ | arks | | | | | 0 | | | loor space in o | pen balco | nies | 275 | | | | | Landscaping, | | |
| 0 | pen Space | | | | | 3,607 | | E | nclosed parkin | g | | 0 | and Facilities, Drainage F | | | Facil | ities (exclusiv | e to a | |
| | ther | | | | | | | E | levator or stair | bulkheads | 3 | 0 | | • • | and Othe | er miti | gation space r | equired | d for |
| | Site Area- | 0.2 | 24 | Site | | 10,332 | | Net | Building Squa | re Feet | | 85,47 | '3 ^{dev} | velopment. | | | | | |
| acre | | | | are Fe | | Lette | er and | sealed s | ite map certifie | d by a Cal | fornia Sta | te-licensed pro | fessional | (e.g., an en | aineer. | | | | |
| File | Name N | et Densi | ty Verifi | cation | | | | | ape architect) o | | | nsity. | | | | | Uploaded to | | Yes |
| (A)(i | /)(b) - Only | applica | ble to A | cquisi | tion | and Substant | tial Re | habilitat | ion Projects | | N/A | | | | | | n less units o code requiren | | N/A |
| | to rehab - e | | | | | AHD Pro | | | | | | e of total afford | dable | Al | HD perc | entage | of total afford | dability | 88% |
| · / · | , | | | 0 | | | | , | two units (desc ed (i.e., bike lo | | , | 0 | # of S | ecure Overr | night Bic | ycle P | arking spots a | t AHD | 56 Ok |
| | | | | | | | | | pletely enclose | | | | ts only. | he bicycle r | arking | vill pro | tect the bicvo | es fron | |
| | | | | | | | | | to the bicycle r | | | | , | | J | | | | |
| ` ' | | | | | | | | | eiving 4% low- | N | | es, this constitu | | | | | • | | |
| incor | ne housing | tax credi | ts, and a | nother | rece | iving 9% low-i | ncome | e housing | | roject An | subr | nit an entirely s | separate | HCD applica | ation and | l qualit | y independer | tly of th | e other. |
| | per of laund | ry rooms | | 2 | | Gated site | | Yes | | unity room | Yes | | 'BBQ are | | | | cure Parcel L | | Yes |
| | ss room | | | No | | Building care | | Yes | | ity kitchen | Yes | Tot lot or p | | | | | er amenity (s | | ļ |
| | iming pool zzi/Sauna | | | NO NO | | Security p | | No Yes | | outer room | No Yes | Sports/te | nnis cou Roof Dec | | | | er amenity (s | | |
| Jacu | LZI/Jaufia | | | NU U | | Security carr | ieras | res | | ed internet | | | VOOI Dec | Tes | | Oth | er amenity (s | Decity) | |
| Air c | onditioning | | | NO | | Disi | posal | No | | k-in closet | No | Free | e cable T | V No | | | Fenced rea | ar vard | |
| | gerator | | | es | | Dishwa | | No | | ains/Blinds | Yes | 1100 | Loft | | | Oth | er amenity (s | | |
| Rang | e | | Y | es | | Wa | asher | No | | Fireplace | No | | Balcon | y No | | Oth | er amenity (s | pecify) | |
| Micro | owave | | N | No | _ | | Dryer | No | | gency Call | • | | Pati | o No | | Oth | er amenity (s | pecify) | |
| | | | | | | | AHD | Eligible | Costs §103(a | a)(1)(C) a | nd Inelig | ible Costs §1 | | Instan | C - | et Car | | oranc | |
| §103 | (a)(1)(C)(ii) | The tota | amount | of elia | ible 4 | AHD soft costs | s cann | ot exceed | d 10% of the to | tal AHSC I | Program a | ward. | Би | so | | st Cap 26,99 | | verage \$0 | ОК |
| 0.00 | · / / ·/·/ | | | 9 | | | | | | | u | | i | | 2-10 | ., | I | | |

| 0.4004.3344 | | | e Kelsey Civic Cent | | verview F | PIN 4768 | 8 | | | | 4/27/21 |
|---------------------------------|------------|---|--|--|-------------------|------------------|-------------------------|-------------|----------------|----------------------------------|-----------|
| | | e AHSC AHD funded cost do no ible if there is another feasible, a | | | ortion thereof | to be funde | d by AHSC or if | the cost is | sincurred | I prior to the AHS | SC. |
| award; | e not elig | | | | | | | 110 00011 | sincurred | | |
| | | nce or operations of transportati | | g transit fleet, not includin | g AHSC fund | ded transit s | ervice expansio | n); | | | Yes |
| | | al inclusionary housing programs | | 0 | | | | | | | |
| | | nal costs beyond the term of the ed with automobile or motorcycle | | | ructure). | | | | | | |
| (0) | | | | ts §103(a)(2)(A) and In | - | sts §103(c | :) | | | | |
| (i) Are capita | al improv | ements in the HRI budget require | ž | | | | • | a conditio | n to the a | pproval of the Al | HD? |
| File Name | | nprovements Reg | | ocality, transit agency or | special distric | ct that capita | al improvements | s are | Uni | oaded to HCD? | N/A |
| | oapii | nprovements rieq | required | | | | Decidence of a | 0 | | | |
| (ii) Total amo | ount of e | ligible HRI soft costs cannot exce | and 10% of the total AHSC | Program award | | | Budgeted \$0 | | t Cap 6,995 | Overage \$0 | Ok |
| | | eligible environmental remediatio | | | grant funds. | | \$0 | | i0 | \$0 | Ok |
| | | ligible real property acquisition o | f the HRI Project site and | associated fees cannot e | xceed 10% of | of the | \$0 | \$2.92 | 6,995 | \$0 | Ok |
| total AHSC P | | | | | | | | | - | | |
| | | eligible impact fees cannot excee e AHSC HRI funded cost do not | | · · · | 0,000. | | \$0 | \$300 | 0,000 | \$0 | Ok |
| | | ible if there is another feasible, a | | | ortion thereof | to be funde | d by AHSC or if | the cost is | s incurred | prior to the AHS | sc |
| award; | 0 | | | . . | | | | | | | |
| | | nce or operations of transportati | | g transit fleet, not includin | g AHSC fund | ded transit s | ervice expansio | n); | | | |
| | | al inclusionary housing programs nal costs beyond the term of the | | ogram Costs: and | | | | | | | |
| ., | • | ed with automobile or motorcycle | . . , | • | ructure). | | | | | | |
| | | | | HRI Grant Terms §10 |)4(c) | | | | | | |
| | | I grant does not result in a profit | | | | | | | | | |
| | | that HRI grant funds will be disb | ursed as reimbursed prog | ress payments for eligible | costs incurre | ed after the | execution of the | e Standard | Agreeme | ent in the amoun | t |
| | | SC Program award of funds. if the HRI Project includes multip | le phases or development | te all entitlements and co | netruction fu | nding comm | itments for the | firet nhaee | must bo | received prior to | . – |
| disbursemen | • | | | | | | | nist priase | must be | received prior to | , |
| | | ge conditions precedent to the fi | rst disbursement of HRI fu | nds shall include receipt | of all required | d public age | ncy entitlements | and all co | onstructio | n funding | |
| commitments | s for the | AHD supported by the HRI. | | | a () | | | | | | |
| (4) Deceribe | have ALL | | alaadah la teopoit aarda ay . | AHD Threshold §10 | | then helf of a | etail east | | | | |
| | | D provides free transit passes, re vill be provided with one (1) disco | | | | | | nass will h | ave have | a minimum valu | e of 40 |
| | | ngth rides a month as determine | | | | t throo your | | | | | |
| | | | | t one pass per restricted | | | isit passes prov | ided: Disc | ounted Pa | ass | |
| | | the proposed AHD will be smok | | | | | | | 1 | | Yes |
| File Name | | ease Addendum | • • • • • • | Housing Lease Addendur | | I | | | | oaded to HCD? | N/A |
| | | d all applicable time periods for f | | | | | | | | | Yes |
| | | unding proposed that will trigger | | | | No If | f Yes, enter date | | ority to Us | e Grant Funds" | N/A |
| | , ,, | | ect Categorically Exempt? | | | a manda da manda | Final EIR | | | | |
| | | pecial NEPA and/or CEQA Speci exempt under SB-35 affordable | | | ated/actual co | ompletion da | ates of all neces | sary envir | onmental | clearances. | |
| | | | | | | | | | | | |
| | | | 1 | | | | | | - | | |
| File Name | | Environmental | | al clearances (e.g. Enviro the HUD 7015.16 "Author | | | | | Upl | oaded to HCD? | Yes |
| File Name | AHD / | Auth to Use Grant Funds | status of the issuance of | | ity 10 Use G | and Funds | or clarify the co | ment | Upl | oaded to HCD? | N/A |
| | | y discretionary local land use ap | | | | | | | | | |
| | | select "Within 30 days" if this ap | • • • • • | | | | | | | entitlements | Yes |
| and permits r | required | to complete the AHD Project the | Land Use Approval | mitted or to be applied for | to local ager | ncies, or cor | nsistent with loc | al planning | J docs. | | |
| | Ad | gency / Issuer | Date | Approval Type | e | | | Comme | ents | | |
| San Francisco | | | 6/3/21 | Other | | B-35 Notice o | f Final Approval | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (10) Does the | e Market | t study demonstrate the AHD Pro | pject is financially feasible? | ? A study that meets requ | irements spe | ecified in TC | AC Regs §1032 | 2(h)(10) w | ill be acco | epted by HCD. | Yes |
| File Name | AHD | Market Study | Provide a completed ma | rket study prepared withi | n one year of | f the applica | tion due date. | | Upl | oaded to HCD? | Yes |
| | | or Developer of Project have Site | | | form and the | most recen | | | | | , |
| Form of site of If leasehold | | See Site Control in Appendix A) | | | poot ©0 in AU | | Most recent Yes Prep | | | 1 date 6/5/ 1? If so answer (| |
| | | based on the Present Value of le | | ls acquisition of the section of the | | ot | | | | ``` | |
| payments? | | | (-) - | | permissibl | INO | (c) Has loan a | amount be | en entere | ed as a finance c | ost? |
| | | site-control circumstances. | | | | | | | | | |
| | | kecuted an enforceable Option to | | | | | | | | | |
| File Name | | n the control of the applicant. The Site Control | | ion to demonstrate the fo | | | | cant a bin | | oaded to HCD? | Yes |
| File Name | | Preliminary Title Report | | an 6 months old for the Al | | nition indicate | | | | oaded to HCD? | Yes |
| | nt (Mercy | / Housing California) must demo | onstrate prior experience b | by providing evidence of t | |) projects sir | nilar to the prop | osed AHS | C Project | t in scope and size | ze, which |
| | | by the applicant during the ten | | | | | | | | | |
| (1∠) which a | applicant | demonstrates the prior experien | ce noted below: Mere HD Past Project #1 | cy Housing California | | | | st Projec | t #2 | | |
| Project Nam | ne 1 | 180 Fourth Street | | | 1100 Ocean | Avenue Apar | | | | | |
| Developmen | | Nercy Housing California | | | | | and Bernal Heigh | ts Neighbor | hood Cent | ter | |
| Entity | Det 1 | 14 14 4 | | | 40/4/15 | | | | | | |
| Completion | R | /1/14 Rental | | | 10/1/15 Rental | | | | | | |
| Project Tenu | ure | | | | . tontai | | | | | | |
| Δ | HSC F | 86 | | Page 11 of 54 | | | | | | AHD-HRI | |

| | | The | Kelsey C | ivic Cent | er AHD and HRI O | verview | PIN 47 | 688 | | 4/27/21 |
|---|------------------|--|--|--|--|--|---|---|---|---------------------------------|
| Number of unit | _ | 150 | | | | 57 | | | | |
| Units per Acre Commercial (square feet) | | 110.67 11,000 | | | | 120.33 6,500 | | | | |
| Brief Descriptio (e.g. number of units, population served, etc.) | ion of ion | 1180 Fourth Street includes 1,2, and 3 including a large community room and and several open spaces for recreatior families below 50% AMI and 25 units for households. Episcopal Community Ser | smaller loung n. The project or extremely lo rvices provide | es; 2 designa includes 124 ow income, fo s supportive s | ted family day care units; units for low income rmerly homeless services on-site. | adjacent to youth (TAY remaining 21 two bed | o City Colleg (), young ac units are for drooms, and | ge of San Francisco. Of the dults who have recently age r general population families d 14 three bedroom apartme | transit rich Ingleside neighborhoo 72 units, 25 are set aside for trans d out of the foster care system an b. There are 18 one-bedrooms, 18 nts including the manager's unit. | sition-age d the studios, |
| | | | | | cy for two recently comple | | | | Uploaded to HCD? | Yes |
| | | the application date, the applicant | | | | | | | eral courts. | Yes |
| | | construction of the AHD Project ha ot result in the loss or conversion of | | | | | | | of Conservation's Farmland | Yes |
| · / | | ring Program (FMMP) website? | agricultural | of other wor | king lands, or natural res | | 3 101 00101 | uses according the Dept | . or conservations ranniand | Yes |
| | | umentation the AHD site is not with | | - | | | | | | |
| | | No Ag that the AHD Project site qualifies | | | ite is not within land desig | nated as a | agricultural | I land per FMMP tool. | Uploaded to HCD? | Yes |
| | | Ag Infill | Applicants s | eeking an e | xemption to the FMMP de an Infill Site (as defined in | | | monstrate that the AHD | Uploaded to HCD? | N/A |
| (20)(A) We cert | tify th | e AHD meets the underwriting star | | | | | | ily Housing Program Guid | lelines §7312. | Yes |
| | | e AHD is infeasible without AHSC | | | | - | | | - | Yes |
| Project is at least | ist eq | volves new construction or Substa ual to the number of bedrooms in t | he demolish | ed structure | s, with equal or greater af | | | | | |
| | | he same Project meeting the requir | | | | | | | | |
| | | or Substantial Rehabilitation Pro (only eligible if the number of bedro | • | | U U | | | | | |
| | | mber of bedrooms in the demolishe | | 1 | | | haveahald | le the explication report de | an an attrate the year lagon and of | |
| demolished unit | ts, co | nd/or HRI involves involves the der omparable in size, of equal or great t of return to displaced residents. E | er affordabili | ty and equal | I to or greater than the nu | mber of th | e demolisł | hed affordable units locate | | |
| | | | | | | | | | | |
| The proposed A | AHD | e proposed AHD is consistent with will fully support the principles of th on, sex, familial status (including cl | e Fair Housir | ng Act by pro | ohibiting discrimination in | the rental | of dwelling | gs, and other housing-rela | ated transactions, based on ra | |
| national origin, i | rongi | on, oox, rannial otatao (molaanig o | | | - | - | | | booking buotbay of officiation of | |
| (9) For the HPI | 000 | you provide documentation of com | | | §106(a) (if applying fo | | | ••• | uired upder the CEOA and if | |
| . , | | nd all applicable time periods for fili | • | | | | | • | | |
| NEPA: Is Fee | | funding proposed that will trigger N | | | 1 7 | | | | Authority to Use Grant Funds" | |
| | | | ct Categorica | · · · | | | | Final EIR date | | |
| Discuss below a | any s | pecial NEPA and/or CEQA Special | Circumstan | ces or exem | ptions and provide estimation | ated/actua | l completic | on dates of all necessary of | environmental clearances. | |
| File Name | | Environmental | Conv of all e | nvironment | al reports and clearances | (ea FIR | Phase 1 N | Notice of Exemption) | Uploaded to HCD? | N/A |
| | | Auth to Use Grant Funds | For NEPA or | nly, copy of | | · • | | nds" or clarify the current | Uploaded to HCD? | N/A |
| | | vide a listing and status of all discre | | | | | esign revie | ew, required to complete t | the HRI Project that have beer | n granted, |
| Submitted of to | be a | pplied for to the appropriate local a | Land Use | | | 1115. | | | | |
| | Α | gency / Issuer | Da | ite | Approval Type | • | | Co | mments | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| (10) Does the M | /arke | et study demonstrate Project is fina | ncially feasib | ole (HRI rea | uires a market study only | if not using | a AHSC fu | nds for AHD)? A market | study that meets the | |
| | | ed in TCAC Regs §10322(h)(10) w | | | anoo a markot otaay oniy | ii not doing | g / 1100 / 11 | | | |
| | | | | | prepared within one yea | | | | Uploaded to HCD? | , |
| | | or Developer of Project have Site ((See Site Control in Appendix A) | Control for HI | RI Project? | If yes, enter site control for | orm and th | ie most rec | | (See Site Control Appendix A nent execution date | () |
| If leasehold est | | , | stricted land | value? | Is acquisition cost | \$0 in Dev | . Budget? | | ease loan used? If so answer (| (a-c) |
| (a) Funding amo | ount | based on the Present Value of least | | | b) Lender requesting Res | | | | nt been entered as a finance c | |
| payments? | | | | | | permiss | sible) | | it been entered as a infance c | 051? |
| Describe any sp | pecia | l site control circumstances. | | | | | | | | |
| | | | | | | | | | | |
| (12) Applicants | mus | t demonstrate prior experience by | providing evi | dence of two | ion to demonstrate the fo o prior HRI projects simila | | | | Uploaded to HCD? size, which have been comple | N/A eted by |
| | | the ten years preceding the applicate the ten years preceding the applicate the prior experience the prior experie | | | | | | | | |
| | | | I Past Proje | | | | | HRI Past Pro | oject #2 | |
| Project Name | | | | | | | | | | |
| Development Entity | | | | | | | | | | |
| Completion Da | ate | | | | | | | | | |
| Project Tenure | • T | | | | | | | | | |
| Number of unit | ts | | | | | | | | | |

| | Th | e Kelsey Civic Cente | er AHD and HRI Ov | erview PIN 47688 | | 4/27/21 |
|------------------|--|----------------------------------|--|---|----------------------------|-------------|
| Units per Acr | e | | | | | |
| Commercial | | | | | | |
| (square feet) | | | | | | |
| | | | | | | |
| Brief Descrip | tion | | | | | |
| (e.g. number | of | | | | | |
| units, popula | tion | | | | | |
| served, etc.) | | | | | | |
| | | | | | | |
| File Name | Past Exp HRI1, Past Exp HRI2 | | | ted affordable housing developments. | Uploaded to HCD? | N/A |
| (13) We certif | y as of the application date, the applicar | nts or the HRI real property | is not party to or the sub | ject of any claim or action in the state or federal of | ourts. | |
| (14) We certify | y that construction of the HRI Project ha | is not commenced as of th | e application deadline se | t forth in the NOFA. | | |
| (19) The HRI | Project will not result in the loss or conve | ersion of agricultural or oth | er working lands, or natu | ral resource lands for other uses according the De | ept. of Conservation's | |
| Farmland Map | oping and Monitoring Program (FMMP) | website? | | | | |
| If "Yes", provid | de documentation the HRI Project site is | s not within land designate | d as agricultural land per | the FMMP tool. | | |
| File Name | HRI No Ag | Demonstrate the HRI site | e is not within land desigr | ated as agricultural land per FMMP tool. | Uploaded to HCD? | N/A |
| If "No", demor | nstrate that the HRI Project site qualifies | as an Infill Site (as define | d in Appendix A): | | | |
| File Name | HRI Ag Infill | | | nfill Site (as defined in Appendix A). | Uploaded to HCD? | N/A |
| | | | | and will not be supplanted by AHSC Program fun | | |
| (20)(C) If the | AHD Project involves involving new con- | struction or Substantial Re | habilitation and requiring | the demolition of existing residential units are elig | ible only if the number of | |
| | | | | th equal or greater affordability. The new affordat | | |
| | | • · | | ain below how this requirement is satisfied in the | replacement affordable ho | using |
| development. | If the Project does not involve demolitie | on of existing affordable ur | nits, indicate "N/A" below. | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (00)(5)) (1) | | | | | | |
| (20)(D) We ce | ertify the proposed AHD is consistent with | th State & Federal Fair Hoi | using requirements includ | ling duties to affirmatively further fair housing (exp | plain below). | |
| | | | | | | |
| (00)(5) (6 | and the set of the set of the second set of the set of the set | and the second second blacks and | a na sector de la sector de la face de | - Design to see the descent of the law of the stift the t | | |
| | h all applicable local rules, regulations, c | | | e Project, provide document below. I certify that | ine HRI improvements are | |
| consistent with | n all applicable local fules, regulations, c | | | | | |
| File Name | HRI Local Approvals | | v , | roject is consistent with all applicable local rules, | Uploaded to HCD? | N/A |
| | | regulations, codes, polici | | implemented by that entity. | <u> </u> | |
| | | | Article XXXIV Autho | | | |
| | | | | egal requirements of Article XXXIV and the Projec | | |
| | | | | restrictions). Any conclusion that a project is exer | | st be |
| | | | | ution, statute, and/or case law. Prior to the execut | | |
| | | · | , | ne California Constitution have been satisfied or a | | N1/A |
| File Name | Article XXXIV Attorney Opinion | | | and relevant Project facts have been considered. | | N/A |
| | lity have sufficient Article XXXIV Authori | | | nt Article XXXIV Project authority. May be done b | | |
| · · | oject doesn't have Article XXXIV author | ity, AHSC may be limited | | ent official that voters passed a specific project re- | | |
| | no more than 49% of the total units.) | | | ed and the locality has allocated sufficient Article | | |
| File Name | Article XXXIV Authority | Copy of document provid | ling Authority. | | Uploaded to HCD? | Yes |

| The Kelsey Civic Center AHD and HRI Overview PIN 47688 | | 4/27/21 |
|--|---------------|----------|
| Tax Credits | | |
| Select appropriate entry for each item: | | |
| Project Tax Credit Type 4% Federal Yes Proposed equity investor contribution (\$) \$36,334,401 Anticipated tax credit factor \$0.9400 | App rate | 4.00% |
| State No Proposed equity investor contribution (\$) N/A Anticipated tax credit factor | App rate | |
| Timeframe for applying for 4%Tax Credits Proposed month February Proposed year 2022 | | |
| | | |
| If already awarded, date of the Tax Credit Reservation | | |
| File Name Tax Credit Reservation If the Project has already received a tax credit reservation, upload documentation. Uploaded | to HCD? | N/A |
| Does or will the senior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow | w? | Yes |
| Does or will the junior debt and loan agreement comply with HCD's Multifamily Housing Program Regulations §7308, including the priority order of payments from cash flow | v? | |
| Are there any cost sharing agreements? If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development Yes of wh | o, on hat? | |
| What covenants or regulatory agreements are already on title? | | |
| What covenants or regulatory agreements are anticipated? SB-35 Regulatory Agreement and Notice of Special Restrictions | | |
| Milestones | | |
| Provide the actual or anticipated completion date for the following performance milestones for each applicable Capital Project. If a milestone is not applicable to a Capital F enter "N/A" | | |
| Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the is 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 sp Project, please indicate "NA" below. | | , |
| Capital Project Milestone Schedule | AHD Date | HRI Date |
| Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project. | 5/9/21 | |
| Site Control of Affordable Housing Development site(s) by proposed housing developer. | 6/3/21 | |
| Completion of all necessary environmental clearances, including those required under CEQA and NEPA. | 1/28/21 | |
| Obtaining all necessary and discretionary public land use approvals. | 6/3/21 | |
| Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project. | 5/21/21 | |
| | 4/15/22 | |
| Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent | 7/15/22 | |
| loan documents, and Tax Credit syndication documents for remaining phases of Project. | | |
| | 1/31/22 | |
| | 9/15/22 | |
| Construction complete and the filing of the Notice of Completion. | 5/1/24 | |
| | 2/15/25 | |
| Have all milestone dates been entered above? | Yes | N/A |

| | | | The Kel | sey Civic Ce | nter AHD Ur | | | HRI Funds | PIN 47688 | | | | | 4/27/21 |] | | | | | | | | | | | | |
|------------|------------------|-------------|---|--|------------------------------|--------------------------------|---|-------------------------------|------------------|------------------------------|--------------------|-----------------------------|-------------|------------|--------------------|--------------|--------------------|--------------|--------------------------------|---------|--------------|---------|-------|------------|-----------|---------|--|
| (A) | (B) | (C) | (D) | (E) | (F) | AHD C (G) | Init Mix (H) | (I) | (J) | (K) | (L) | (M) | (N) | (0) | | | | | Out ald Draw | | Subsidy Pro | ogram | 1 | | | | |
| | | % of Are | | | Total | Total | Total | Total | Total | | Support. | AHSC | | | d Monthly | | Proposed | Utility | Subsidy Progra Monthly Rent | am Name | Monthly Rent |) | | | Other HCD | Other | |
| # of | | Mediar | n Total | Total Rental | Homeowner | Unrestricted | Restricted | Affordable | Affordable HO | Manager | Housing | Assisted | Veterans | Senior | 2021 | Unrestricted | Monthly | Allowanc | Subsidy | Subsidy | Subsidy | Subsidy | # of | Square | Funding | Funding | |
| Bdrms 0 | Unit Type | Income | | Units | (HO) Units | Units | Units | Rental Units | Units | Units | Units | Units | Units | Units | Rent | Monthly Rent | Rent | e | Amount | Units | Amount | Units | Baths | Feet | Source | Units | Building Type |
| 0 | Rental Rental | 20% 25% | 24 | 24 | | 0 | 24 2 | 24 | 0 | | - | 24 2 | | | \$639 \$799 | | \$466 \$699 | \$35 \$35 | | | | | 1 | 356 356 | | | 6+ story high-rise 6+ story high-rise |
| 0 | Rental | 45% | 11 | 11 | | 0 | 11 | 11 | 0 | | | 11 | | | \$1,438 | | \$1,399 | \$35 | | | | | 1 | 356 | | | 6+ story high-rise |
| 0 | Rental | 60% | 30 | 30 | | 0 | 30 | 30 | 0 | | | 30 | | | \$1,918 | | \$1,710 | \$35 | | | | | 1 | 356 | | | 6+ story high-rise |
| 0 | Rental | none | | 12 | | 12 | 0 | 0 | 0 | | | 0 | | | \$0 | \$1,675 | | | | | | | 1 | 356 | | | 6+ story high-rise |
| 2 | Rental | 25% | | 4 | | 0 | 4 | 4 | 0 | | | 4 | | | \$1,028 | | \$899 | \$51 | | | | | 2 | 726 | | | 6+ story high-rise |
| 2 | Rental Rental | 40% 45% | 4 | 4 | | 0 | 4 | 4 | 0 | | | 4 9 | | | \$1,645 \$1,850 | | \$1,499 \$1,799 | \$51 \$51 | | | | | 2 | 726 726 | | | 6+ story high-rise |
| 2 | Rental | 45% | 9 | 9 | | 0 | 9 | 9 14 | 0 | | - | 9 14 | | | \$1,850 | | \$2,099 | \$51 | | | | | 1 | 726 | | | 6+ story high-rise 6+ story high-rise |
| 2 | Rental | none | 1 | 1 | | 1 | 0 | 0 | 0 | 1 | | | | | \$0 | \$0 | \$0 | \$0 | | | | | 1 | 726 | | | 6+ story high-rise |
| 0 | Rental | none | 1 | 1 | | 1 | 0 | 0 | 0 | 1 | | | | | \$0 | \$0 | \$0 | \$0 | | | | | 1 | 356 | | | 6+ story high-rise |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 | | | | | | | | | | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 | | | | | | | | | | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 | | | | | | | | I | | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 \$0 | | + | | | | | | | | | | |
| | | | | + | 1 | 0 | 0 | 0 | 0 | | | | | | \$0 \$0 | | + | | ł | | | | | | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 \$0 | | 1 | 1 | | | | | | | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 | | | | | | | | | | | | |
| | | | | | | 0 | 0 | 0 | 0 | | | | | | \$0 | | | | | | | | | | | | |
| | | | 112 | | 0 | 14 | 98 | 98 | 0 | 2 | 0 | 98 | 0 | 0 | | | | | | 0 | | 0 | | | | 0 | |
| | | | | ng authority docu | | | | | | | | Uploaded | | | \$1,744, | 344 Annual N | let Restric | ted Rent | | | | | | | | | |
| | | | | sources on the s | | | | | | | | | | for | | | | | | | | | | | | | |
| | | | | shall not include eterans Housing | | | | | | | | | | | \$1,566, | 168 Annual N | let Propos | sed Rent | | | | | | | | | |
| | | | | using Grant, SB | | | | | lousing ousia | | innunidos, | Transic Off | ichicu | | | | | | | | | | | | | | |
| | · | | | <u> </u> | | | Grant Amour | | | | | | | | \$241,2 | 00 Annual U | Inrestricted | d Rent | | | | | | | | | |
| 14 unrest | ricted units @ | \$35,000 PL | U = \$490, | ,000 98 n | estricted units | \$50,000 PU = | \$4,900,000 | HRI Reque | sted: \$0 | | Max | HRI Grant | s | 50 | | | | | | | | | | | | | |
| | | | | | | | Funding Amo | | | | | | | | | | | | | | | | | | | | |
| Max AHSC | AHD Fundin | g Amounts. | Click here fo | r 2020 AHSC fu | | | | | | 1 | Max AHD | Funding | \$20,00 | 00,000 | | | | | | | | | | | | | |
| | applying for | | | No | | | | nding Amount | \$350,000 | AH | D Funds I | | | 00,000 | | | | | | | | | | | | | |
| (A) | | | | (E) (F) | | | (l) (J) | (K) | (L) | (M) | (N) | | (P) | | | | | | | | | | | | | | |
| | 0 Bec | droom Units | s | 1 Bedroor | n Units | 2 Be | droom Units | 3 | Bedroom Uni | ts | 4 | + Bedroon | n Units | | | | | | | | | | | | | | |
| | و بن | | ਸਦ ਤ | 말 주 문 | | ة بيد | 0 0 0 0 | | ಷ್ಟರ | 0 | | ਕੂ ਰੱ | | ~ | | | | | | | | | | | | | |
| AMI | Dunit ber | din its | Amouni (BxC) | Amount Amount lumber c testricte units | Funding Amount (E x F) | Per Unit Amount lumber c | Restricte units Funding Amount | (H X I) Per Unit Amount | its : | Funding Amount (K x L) | Per Unit Amount | ber its | Funding | 0 | | | | | | | | | | | | | |
| Level | Amo | esti Fun | E E E E E E E E E E E E E E E E E E E | Amour Amour Number Restrict units | (E m | Am Per | Fundin Amour | Am, Per | esti un | ΞĔΥ | Am | Number Restrict units | Am Fu | 2 | | | | | | | | | | | | | |
| | - ' z | ~ – | | ZĽ | | z | ~ | | zĸ | | | z≃ | | | | | | | | | | | | | | | |
| | | | | 5,000 0 | 0 | | 0 0 | 175,000 | 0 | 0 | 175,000 | 0 | 0 | isc | | | | | | | | | | | | | |
| | | 0 | | 8,480 0 | 0 | | 14 2,845,2 | | 0 | 0 | 211,300 | 0 | 0 | anc | | | | | | | | | | | | | |
| 50% 45% | | | | 1,959 0 5,439 0 | 0 | | 0 0 9 2,337,3 | 240,253 00 272,808 | 0 | 0 | 247,744 284,044 | 0 | 0 | <u>ل</u> ت | | | | | | | | | | | | | |
| 40% | | | | 8,919 0 | 0 | | 4 1,151,1 | | 0 | 0 | 320,344 | 0 | 0 | Sa | | | | | | | | | | | | | |
| | | | | 2,543 0 | 0 | | 0 0 | 338,062 | 0 | 0 | 356,788 | 0 | 0 | | | | | | | | | | | | | | |
| 30% | 306,659 | 0 | 0 31 | 6,022 0 | 0 | 344,256 | 0 0 | 370,616 | 0 | 0 | 393,088 | 0 | 0 | | | | | | | | | | | | | | |
| =0.70 | | | , | 9,502 0 | 0 | 372,489 | 4 1,489,9 | 56 403,171 | 0 | 0 | 429,532 | 0 | 0 | | | | | | | | | | | | | | |
| | | | | 2,982 0 | 0 | | 0 0 | 435,726 | 0 | 0 | 465,832 | 0 | 0 | | | | | | | | | | | | | | |
| | | - | - | 6,461 0 | 0 | | 0 0 | 468,424 | 0 | 0 | 502,131 | 0 | 0 | | | | | | | | | | | | | | |
| Totals | 0 Bdrm 6 | 67 16,9 | 967,038 1 | Bdrm 0 | 0 | | 31 7,823,6 cial Space | 74 3 Bdrm | 0 | 0 | 4+ Bdrm | 0 | 0 | | | | | | | | | | | | | | |
| | | | | - | T | Commen | | | | | | | | | | | | | | | | | | | | | |
| | | | Total Units | Total Space | | | Gross Rent per Square | Garage an Parking Spa | | laneous ent | | her enue | Oti Reve | | | | | | | | | | | | | | |
| Type of | Business (if | known) | or Spaces | | Expected | Gross Rent | Foot | Revenue | | enue | | erite ecify) | | ount) | | | | | | | | | | | | | |
| | community Cult | | 1 | 1,350 | | \$1 | \$0.00 | \$0 | | \$0 | \$0 | ,, , , | | 60 | | | | | | | | | | | | | |
| | | | | | | | \$0.00 | | | | | | | | 1 | | | | | | | | | | | | |
| | | | | | | | \$0.00 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | \$0.00 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | \$0.00 | | | | | | | | 4 | | | | | | | | | | | | |
| | | Total: | 1 | 1,350 | | \$1 | \$0.00 | \$0 | _ | \$0 | | | s | 0 | 4 | | | | | | | | | | | | |
| | | Average: | 1 | 1,350 | | \$1 \$1 | \$0.00 | \$0 \$0 | | \$0 \$0 | | | \$ | | 1 | | | | | | | | | | | | |
| Describe t | he Proposed (| | | ntify any Specia | | *: | <i>40.00</i> | ψŪ | · | ** | | | , ° | | 1 | | | | | | | | | | | | |
| | | | | OHCD loan and | | funds. This spa | ce will be master | leased to The Ke | lsey with a subl | ease to the | Disability (| Community | Cultural C | enter. | 1 | | | | | | | | | | | | |
| | | | | | | | | enue is assumed | | | · · | | | | I | | | | | | | | | | | | |

The Kelsey Civic Center HRI and AHD Sources of Development Funds PIN 47688

| | Committed by | AHD vs HRI | Source Name | | Lien | | Interest | Required | Loan Term | Residential | Commercial | | *Deta | ils of Deferred | Costs | |
|---|--|--|--|---|-------------------------|--|--|---|---|---|--------------------------------------|---|--|--|----------------------|---------------------------|
| | Application Due Date? | Source | (listed in order of lien priority) | Source Type | No. | Amount | Rate | Payment | (months) | Amount | Amount | | Amount | Descr | ription | |
| 1 | | HRI | AHSC HRI Grant | State-HCD | | | | | | | | | \$289,640 | Permanent Loa | | |
| 2 | | AHD | Tax Exempt Construction Loan | Private | 1 | \$41,153,241 | 4.20% | Interest Only | 30 | \$41,153,241 | | | \$200,010 | Lender Costs a | | |
| 3 | | AHD | Conventional Construction Loan | Private | 1 | \$13,635,140 | 4.40% | Interest Only | 30 | \$13,635,140 | 1 | | \$45,920 | TCAC Fees at | Permanent | |
| 4 | No | AHD | HCD IIG | State-HCD | 3 | \$4,739,926 | 3.00% | Deferred | 30 | \$4,739,926 | i | | ••••••• | Conversion | | |
| 5 | Yes | AHD | SF MOHCD Gap Loan | Local | 2 | \$13,000,000 | 3.00% | Deferred | 30 | \$11,858,260 \$0 | \$1,141,740 | | \$836,020 | Operating Rese | erve | |
| 6 7 | | | | | | | | | | \$0 | | - | | Developer fee | poid at parm | |
| 7 8 | | | | | | | | | | | | | \$1,955,000 | conversion | paid at perm | |
| 9 | | | | | | | | | | | | İ | \$914,784 | Deferred Deve | loper Fee | |
| 10 | | | | | | | | | | | | | \$914,764 | | | |
| 11 | | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | |
| 13 | | AHD | *Deferred Costs (ente | er details at right) | | \$4,041,364 | | | | | | | | | | |
| 14 | Yes | AHD | Equity Investor TBD | | | \$3,633,440 | | | | \$3,633,440 | - | | | | | |
| | | L | | 10 | TALS | \$80,203,111 | | | | \$75,020,007 | \$1,141,740 | | \$4,041,364 | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | Pe | rmanent Sour | es of Funds | i | | | | | | |
| # | Committed by | AHD vs HRI | Source Name | 2 1 1 | Lien | • | | rmanent Sour | ces of Funds | Repayment Te | rms | Required | Required | Residential | Commercial | D.#. |
| EFC # | Committed by Application Due Date? | AHD vs HRI Source | Source Name See cell comments for Deferred Dev. Fee; list in lien priority order | Source Type | Lien No. | Amount | | | | | rms Due in (yrs) | Required Residential Debt Service | Required Commercial Debt Service | Residential Amount | Commercial Amount | Ballo |
| 1 EFC # | Application | | See cell comments for Deferred | Source Type State-HCD | | Amount | In | terest Rate | Amortization | Repayment Te | 1 | Residential | Commercial | | | Ballo |
| 1 2 | Application | Source HRI AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding | | | Amount \$20,000,000 | In | terest Rate | Amortization | Repayment Te | 1 | Residential | Commercial | | | |
| 1 2 | Application Due Date? | Source HRI AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan | State-HCD State-HCD | No. | \$20,000,000 | In Rate 3.00% | terest Rate Type Fixed for Term | Amortization Period (yrs.) | Repayment Tel Type Residual Receipts | Due in (yrs) | Residential Debt Service \$84,000 | Commercial | Amount \$20,000,000 | | N |
| 1 2 3 4 | Application Due Date? Yes | Source HRI AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan | State-HCD State-HCD Private | No. | \$20,000,000 \$5,214,000 | In Rate 3.00% 4.57% | terest Rate Type Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 | Repayment Ter Type Residual Receipts Amortized with Call | Due in (yrs) | Residential Debt Service \$84,000 \$441,675 | Commercial | Amount \$20,000,000 \$5,214,000 | | Ne |
| 1 2 3 4 5 | Application Due Date? Yes No | Source HRI AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG | State-HCD State-HCD Private State-HCD | No. 2 1 4 | \$20,000,000 \$5,214,000 \$4,739,926 | In Rate 3.00% 4.57% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 | Amount | Ne Ye |
| # OHE 1 2 3 4 5 6 7 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | terest Rate Type Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 | Repayment Ter Type Residual Receipts Amortized with Call | Due in (yrs) | Residential Debt Service \$84,000 \$441,675 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | | Balloo No Yes No |
| 1 2 3 4 5 6 7 | Application Due Date? Yes No | Source HRI AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG | State-HCD State-HCD Private State-HCD | No. 2 1 4 | \$20,000,000 \$5,214,000 \$4,739,926 | In Rate 3.00% 4.57% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 | Amount | No Ye No |
| 1 2 3 4 5 6 7 8 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | No Ye No |
| 1 2 3 4 5 6 7 8 9 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | No Ye No |
| 1 2 3 4 5 6 7 8 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | No Ye No |
| 1 2 3 4 5 6 7 8 9 10 11 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | No Ye No |
| 1 2 3 4 5 6 7 8 9 10 11 12 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | Ne Ye |
| 1 2 3 4 5 6 7 8 9 10 11 12 13 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | N Ye N |
| 1 2 3 4 5 6 7 8 9 10 11 12 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | N Ye N |
| 1 2 3 4 5 6 7 8 9 10 11 12 13 14 | Application Due Date? Yes No Yes | Source HRI AHD AHD AHD AHD AHD | See cell comments for Deferred Dev. Fee; list in lien priority order AHSC HRI Grant AHSC AHD Funding Tax-Exempt Bond Loan Conventional Permanent Loan HCD IIG SF MOHCD Gap Loan | State-HCD State-HCD Private State-HCD Local | No. 2 1 4 3 | \$20,000,000 \$5,214,000 \$4,739,926 \$13,000,000 | In Rate 3.00% 4.57% 3.00% 3.00% | Fixed for Term Fixed for Term Fixed for Term | Amortization Period (yrs.) 55 17 17 55 | Repayment Ter Type Residual Receipts Amortized with Call Deferred | Due in (yrs) 55 35 35 55 | Residential Debt Service \$84,000 \$441,675 \$0 | Commercial | Amount \$20,000,000 \$5,214,000 \$4,739,926 \$11,858,260 | Amount | N Ye N |

resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third party appraisal prepared by a MAI-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency. Uploaded to HCD? Yes

File Name: EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc. Documentation for the 3 non-TCAC & non-AHSC AHD & HRI funding commitments.

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. Construction costs include demolition of two existing buildings as well as San Francisco prevailing wage.

4/27/21

| A | HD Develo | opment B | udget | | | 4/27/21 |
|--|------------------------|----------------------|---------------------|-----------------------------------|----------------------------|---|
| DEVELOPMENT COST | Total Project Costs | Residential Costs | Commercial Costs | 30% PVC for New Const/Rehab | 30% PVC for Acquisition | Comments and explanation of basis changes |
| LAND COST/ACQUISITION | | | | | | |
| Land Cost or Value | \$0 | | | | | |
| Demolition | \$561,038 | \$561,038 | | | | |
| Legal | \$10,000 | \$9,846 | \$154 | | | |
| Land Lease Rent Prepayment | \$0 | | | | | |
| Total Land Cost or Value | \$571,038 | \$570,884 | \$154 | | | |
| Existing Improvements Cost or Value | \$0 | | | | | |
| Off-Site Improvements | \$0 | | | | | |
| Total Acquisition Cost | \$0 | \$0 | \$0 | | \$0 | |
| Total Land Cost / Acquisition Cost | \$571,038 | \$570,884 | \$154 | | | |
| Predevelopment Interest/Holding Cost | \$0 | | | | | |
| Assumed, Accrued Interest on Existing Debt (Rehab/Acq) | \$0 | | | | | |
| Excess Purchase Price Over Appraisal | \$0 | | | | | |
| REHABILITATION | | | | | | |
| Site Work | \$0 | | | | | |
| Structures | \$0 | | | | | |
| General Requirements | \$0 | | | | | |
| Contractor Overhead | \$0 | | | | | |
| Contractor Profit | \$0 | | | | | |
| Prevailing Wages | \$0 | | | | | |
| General Liability Insurance | \$0 | | | | | |
| Urban Greening | \$0 | | | | | |
| Other Rehabilitation: (Specify) | \$0 | | | | | |
| Other Rehabilitation: (Specify) | \$0 | | | | | |
| Other Rehabilitation: (Specify) | \$0 | | | | | |
| Total Rehabilitation Costs | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Relocation Expenses | \$0 | | | | | |
| NEW CONSTRUCTION | | | | | | |
| Site Work | \$1,647,864 | \$1,621,883 | \$25,981 | \$1,069,481 | | |
| Structures | \$53,420,825 | \$52,589,880 | \$830,945 | \$52,589,880 | | |
| General Requirements | \$2,159,194 | \$2,125,957 | \$33,237 | \$2,125,957 | | |
| Contractor Overhead | \$1,682,354 | \$1,656,457 | \$25,897 | \$1,656,457 | | |
| Contractor Profit | \$1,682,354 | \$1,656,457 | \$25,897 | \$1,656,457 | | |
| Prevailing Wages | \$0 | | | | | |
| General Liability Insurance | \$0 | | | | | |
| Urban Greening | \$40,000 | \$40,000 | | \$40,000 | | |
| Other New Construction: (Specify) | \$0 | | | | | |
| Other New Construction: (Specify) | \$0 | | | | | |
| Other New Construction: (Specify) | \$0 | | | | | |
| Total New Construction Costs | \$60,632,590 | \$59,690,634 | \$941,956 | \$59,138,232 | \$0 | |
| ARCHITECTURAL FEES | | | | | | |
| Design Supervision | \$2,648,025 \$0 | \$2,607,264 | \$40,761 | \$2,607,264 | | |
| Total Architectural Costs | \$2,648,025 | \$2,607,264 | \$40,761 | \$2,607,264 | \$0 | |
| Total Survey & Engineering | \$574,310 | \$565,470 | \$8,840 | | | |
| CONSTRUCTION INTEREST & FEES | | | | | | |
| Construction Loan Interest | \$3,624,718 | \$3,617,023 | \$7,695 | \$1,584,400 | | Only construction loan interest in the pre-PIS phase is |
| Origination Fee | \$410,913 | \$410,913 | | \$235,675 | | eligible and thus a portion of the construciton loan interest is not included in basis. There are similar |
| Credit Enhancement/Application Fee | \$0 | | | | | calculations for the origination fee. |
| Bond Premium | \$0 | | | | | |
| Cost of Issuance | \$467,210 | \$467,210 | | | | |
| Title & Recording | \$125,000 | \$123,076 | \$1,924 | \$123,076 | | |
| Taxes | \$0 | | | | | |
| Insurance | \$750,000 | \$738,455 | \$11,545 | \$738,455 | | |
| Employment Reporting | \$0 | | | | | |
| Other Construction Int. & Fees: (Specify) | \$0 | | | | | |
| Other Construction Int. & Fees: (Specify) | \$0 | | | | | |
| Total Construction Interest & Fees | \$5,377,841 | \$5,356,677 | \$21,164 | \$2,681,606 | \$0 | |
| PERMANENT FINANCING | | | | | | |
| Loan Origination Fee | \$52,140 | \$52,140 | | | | |
| Credit Enhancement/Application Fee | \$0 | | | | | |
| Title & Recording | \$50,000 | \$49,230 | \$770 | | | |
| Taxes | \$0 | | | | | |
| | | | | | | |

| | AHD Develo | | | 30% PVC for | | 4/27/21 |
|--|------------------------|-----------------------|----------------------------------|--------------------|----------------------------|---|
| DEVELOPMENT COST | Total Project Costs | Residential Costs | Commercial Costs | New Const/Rehab | 30% PVC for Acquisition | Comments and explanation of basis changes |
| Insurance | \$0 | | | | | |
| Other Perm. Financing Costs: (Specify) | \$0 | | | | | |
| Other Perm. Financing Costs: (Specify) | \$0 | | | | | |
| Total Permanent Financing Costs | \$102,140 | \$101,370 | \$770 | | | |
| Subtotals Forward | \$69,905,944 | \$68,892,299 | \$1,013,645 | \$64,992,572 | \$0 | |
| LEGAL FEES | | | | | | |
| Legal Paid by Applicant | \$130,000 | \$130,000 | | \$114,075 | | Only legal costs during the pre-PIS construction perio |
| Other Attorney Costs: (Specify) | \$155,000 | \$153,153 | \$1,847 | \$103,384 | | are eligible so thus legal costs associated with the po PIS phase are excluded |
| Other Attorney Costs: (Specify) | \$0 | | | | | |
| Other Attorney Costs: (Specify) | \$0 | | | | | |
| Total Attorney Costs | \$285,000 | \$283,153 | \$1,847 | \$217,459 | \$0 | |
| RESERVES | . , | . , | . , | . , | | |
| Operating Reserve | \$836,020 | \$836,020 | | | | |
| Replacement Reserve | \$0 | \$000,020 | | | | |
| Transition Reserve | \$0 | | | | | |
| Rent Reserve | \$0 | | | | | |
| Other Reserve Costs: (Specify) | \$0 | | | | | |
| | \$0 | | | | | |
| Other Reserve Costs: (Specify) | | | | | | |
| Other Reserve Costs: (Specify) | \$0 | £000 000 | | | | |
| Total Reserve Costs | \$836,020 | \$836,020 | \$0 | | | |
| CONTINGENCY COSTS | | | | | | |
| Construction Hard Cost Contingency | \$3,070,622 | \$3,023,356 | \$47,266 | \$3,023,356 | | |
| Soft Cost Contingency | \$530,449 | \$522,284 | \$8,165 | \$522,284 | | |
| Total Contingency Costs | \$3,601,071 | \$3,545,640 | \$55,431 | \$3,545,640 | \$0 | |
| OTHER PROJECT COSTS | | | | | | |
| TCAC App/Allocation/Monitoring Fees | \$85,577 | \$85,577 | | | | |
| Environmental Audit | \$63,500 | \$62,523 | \$977 | \$62,523 | | |
| Local Development Impact Fees | \$514,169 | \$506,254 | \$7,915 | \$506,254 | | |
| Permit Processing Fees | \$493,046 | \$485,456 | \$7,590 | \$485,456 | | |
| Capital Fees | \$0 | | | | | |
| Marketing | \$200,000 | \$200,000 | | | | |
| Furnishings | \$214,000 | \$214,000 | | \$214,000 | | |
| Market Study | \$0 | | | | | |
| Accounting/Reimbursable | \$60,000 | \$60,000 | | | | |
| Appraisal Costs | \$15,000 | \$14,769 | \$231 | \$14,769 | | |
| Broadband Readiness | \$0 | •••• | 1 | •••,••• | | |
| Third Party Construction Supervision | \$340,000 | \$334,766 | \$5,234 | \$334,766 | | |
| Relocation - Permanent | \$60,000 | \$59,076 | \$924 | ¢00 i,i 00 | | |
| Public Art | \$340,000 | \$340,000 | ψ324 | \$340,000 | | |
| | \$340,000 | \$340,000 \$75,000 | | φ340,000 | | |
| Syndication Consulting Other Costs: (Specify) | \$75,000 | φ/ 5,000 | | | | |
| | | ¢0 407 404 | ¢00.071 | \$1,957,768 | ¢~ | |
| Total Other Costs | \$2,460,292 | \$2,437,421 | \$22,871 | . , , | \$0 \$0 | |
| SUBTOTAL PROJECT COST | \$77,088,327 | \$75,994,533 | \$1,093,794 | \$70,713,439 | \$0 | |
| DEVELOPER COSTS | | | A 1 - A 1 - | * ****** | | |
| Developer Overhead/Profit | \$3,114,784 | \$3,066,838 | \$47,946 | \$3,066,838 | | |
| Consultant/Processing Agent | \$0 | | | | | |
| Project Administration | \$0 | | | | | |
| Broker Fees Paid to a Related Party | \$0 | | | | | |
| Construction Oversight by Developer | \$0 | | | | | |
| Other Developer Costs: (Specify) | \$0 | | | | | |
| Total Developer Costs | \$3,114,784 | \$3,066,838 | \$47,946 | \$3,066,838 | \$0 | |
| TOTAL PROJECT COST | \$80,203,111 | \$79,061,371 | \$1,141,740 | \$73,780,277 | \$0 | |
| | | | Eligible Basis: | \$73,780,277 | \$0 | |
| | | | Tot | al Eligible Basis: | \$73,780,277 | |
| | | | | DF 2021 | | |
| Total Developer | Fee (equals To | tal Developer | Costs above): | \$3,114,784 | | |
| Total Developer F | | | | \$2,200,000 | | |
| | on a priority basi | s from availab | le Cash Flow | \$914,784 | | |
| Deferred Developer Fee payable | on a phoney basi | o nom avanac | | | | |
| Deferred Developer Fee payable Deferred Developer F | | | | \$0 | | |

| Image Image <t< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>The Kel</th><th></th><th></th><th>and HRI Pe</th><th></th><th></th><th>Uses PIN</th><th>I 47688</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>4/27/21</th></t<> | | | | | | | | The Kel | | | and HRI Pe | | | Uses PIN | I 47688 | | | | | | | | | 4/27/21 |
|--|---|---------------------|----------|--------------|------------|--------------------|----------------------|--------------|---------------|-------------|------------|-------------|------------|----------|---------|-----|----|--------------------|---------------------|----------------------|------------|-----------|--------------|-------------|
| Image | AFFORDABLE HOUSING DEVELPMEN | IT (AHD) | | | | | | | AHD Resi | dential and | HRI Permar | ent Sources | s of Funds | | | 1 | | - | | | | Commerc | cial Sources | |
| | USES OF FUNDS | | AHSC HRI | AHSC AHD | Tax-Exempt | | | SF MOHCD Gap | Deferred | | | | | | | | | - | | Residential | Commercial | | | Cost |
| | Soft cost in red (total AHSC AHD below) | | Grant | Funding | Bond Loan | | HCD IIG | Loan | Developer Fee | U | U | U | U | U | U | U | U | Equity investor: | | Costs | Costs | | Source Name: | Dev Budget |
| bit bit <td>÷-</td> <td></td> <td>Total</td> <td>Total</td> <td></td> <td></td> <td>vs. Sources</td> | ÷- | | | | | | | | | | | | | | | | | | | Total | Total | | | vs. Sources |
| char har char <t< td=""><td>LAND COST/ACQUISITION</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<> | LAND COST/ACQUISITION | | | | | | | | | | | | | | | | | | | | | | | |
| bit bit <td>Land Cost or Value</td> <td>÷.</td> <td></td> <td>\$0</td> <td></td> <td>\$0</td> <td></td> <td>\$0</td> <td></td> <td></td> | Land Cost or Value | ÷. | | | | | | | | | | | | | | | | \$0 | | \$0 | | \$0 | | |
| Image Image <th< td=""><td>Demolition</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$0</td><td></td><td></td><td></td><td>\$0</td><td></td><td>\$561,03</td></th<> | Demolition | | | | | | | | | | | | | | | | | \$0 | | | | \$0 | | \$561,03 |
| | Land Lease Rent Prepayment | | | | - | | | | | | | | | | | | | \$0 | | \$0,010 | | | | |
| Char Control Contro Control Contro Control Control | | \$571,038 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | \$0 \$9,846 | \$9,846 | \$570,884 | | \$154 | \$0 | \$561,03 |
| Subs ubs Subs S | Existing Improvements Cost or Value | | | | | | | | | | | | | | | | | | | | | | | 9 |
| Image Image <t< td=""><td>Off-Site Improvements</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>5</td></t<> | Off-Site Improvements | | | | | | | | | | | | | | | | | | | | | | | 5 |
| Name ame Name Na | | | | | \$0 | | | | | | | \$0 \$0 | | | | | | | | | | | | |
| Name ame Name Na | | | | 4 0 | 40 | φU | ŞU. | ψU | 30 | φU | 30 | φU | φU | ŞU | 30 | φU | 4 | \$5,040 | | | | \$104 | \$0 | \$301,0 |
| Bandmark Serie | Assumed, Accrued Interest on Existing Debt (Rehab/Acq) | | | | | | | | | | | | | | | | | | \$0 | \$0 | | | | 5 |
| where where wes we | Excess Purchase Price Over Appraisal | \$0 | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | 9 |
| math math <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>_</td><td></td><td></td><td></td><td></td><td></td><td></td></t<> | | | | | | | | | | | | | | | | | | _ | | | | | | |
| ord ord <td>Site Work Structures</td> <td></td> <td>**</td> <td></td> <td></td> <td></td> <td>5</td> | Site Work Structures | | | | | | | | | | | | | | | | | | | ** | | | | 5 |
| bit b | General Requirements | | | | | | | | | | | | | | | | | | ÷. | | | | | |
| b | Contractor Overhead | | | | | | | | | | | | | | | | | | \$0 | \$0 | | | | 5 |
| main main <t< td=""><td>Contractor Profit</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>5</td></t<> | Contractor Profit | | | | | | | | | | | | | | | | | | | - | | | | 5 |
| bit b | Prevailing Wages | | | | | | | | | | | | | | | | | | | | | | | 5 |
| wheak wheak weak | General Liability Insurance | | | | | | | | | | | | | | | | | | | ÷. | | | | 5 |
| bicklamin < | | | | | | | | | | | | | | | | | | | | | | | | |
| with with with with with with with with | Other Rehabilitation: (Specify) Other Rehabilitation: (Specify) | | | | | | | | | | | | | | | | | | ÷. | | | | | |
| Image Image <t< td=""><td>Other Rehabilitation: (Specify)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$0</td><td>\$0</td><td>\$0</td><td></td><td></td><td>9</td></t<> | Other Rehabilitation: (Specify) | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | 9 |
| Method | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | \$0 \$0 | | | | | \$0 | 5 |
| shore | | \$0 | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | |
| share | NEW CONSTRUCTION Site Work | \$1 647 864 | | | | | | | | | | | | | | | | \$1.621.992 | \$1 621 883 | \$1 621 883 | \$25 981 | \$25.091 | | |
| weak weak <t< td=""><td>Structures</td><td></td><td></td><td>\$20,000,000</td><td></td><td>\$5,214,000</td><td>\$4,739,926</td><td>\$11,858,260</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<> | Structures | | | \$20,000,000 | | \$5,214,000 | \$4,739,926 | \$11,858,260 | | | | | | | | | | | | | | | | |
| membra 9 9 9 9 <td>General Requirements</td> <td>\$2,159,194</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$2,125,957</td> <td>\$2,125,957</td> <td>\$2,125,957</td> <td>\$33,237</td> <td>\$33,237</td> <td></td> <td>5</td> | General Requirements | \$2,159,194 | | | | | | , | | | | | | | | | | \$2,125,957 | \$2,125,957 | \$2,125,957 | \$33,237 | \$33,237 | | 5 |
| weak star star <t< td=""><td>Contractor Overhead</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>9</td></t<> | Contractor Overhead | | | | | | | | | | | | | | | | | | | | | | | 9 |
| variable variabl | Contractor Profit | | | | | | | | | | | | | | | | | \$1,656,457 | | | | | | 5 |
| barbond barbond <td></td> <td>\$0</td> <td>÷.</td> <td>**</td> <td></td> <td>ΨŬ</td> <td></td> <td>5</td> | | | | | | | | | | | | | | | | | | \$0 | ÷. | * * | | ΨŬ | | 5 |
| Improvenden Improvenden < | Urban Greening | | | | | | | | | | | | | | | | | \$40,000 | | | | +- | | |
| Important series Important series </td <td>Other New Construction: (Specify)</td> <td>\$0</td> <td></td> <td>\$0</td> <td>\$0</td> <td></td> <td>\$0</td> <td></td> <td></td> <td></td> | Other New Construction: (Specify) | \$0 | | | | | | | | | | | | | | | | \$0 | \$0 | | \$0 | | | |
| Tard metal frame | Other New Construction: (Specify) | | | | | | | | | | | | | | | | | \$0 | | \$0 | | \$0 | | 5 |
| Image Image < | Other New Construction: (Specify) | | | £20.000.000 | | #E 011 0 00 | £4 700 0CC | £44 050 000 | ** | ** | ** | ** | ** | ** | ** | | | \$0 | ÷. | \$0 | | \$0 | | 5 |
| symple symple< | | \$60,632,590 | | \$∠0,000,000 | \$0 | ຈ ວ,214,000 | \$4, <i>1</i> 39,926 | \$11,858,260 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | ş | <u>۵۱/,8/8,448</u> | ຈວ ອ,690,634 | \$ 59,690,634 | \$941,956 | \$941,956 | \$0 | |
| participand 1 | | \$2,648,025 | | | | | | | | | | | | | | | | \$2,607,264 | \$2,607,264 | \$2,607,264 | \$40,761 | \$40,761 | | |
| Transforment of the second of the seco | Supervision | \$0 | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | 5 |
| NAME NAME <th< td=""><td></td><td></td><td></td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$0</td><td>\$</td><td></td><td></td><td></td><td></td><td></td><td>\$0</td><td>5</td></th<> | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | | | | | | \$0 | 5 |
| ensumbinal learning System System < | | \$574,310 | | | | | | | | | | | | | | | | \$565,470 | \$565,470 | \$565,470 | \$8,840 | \$8,840 | | |
| space space <tp< td=""><td>CONSTRUCTION INTEREST & FEES Construction Loan Interest</td><td>\$3,624.718</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$3.617.023</td><td>\$3,617,023</td><td>\$3,617,023</td><td>\$7,695</td><td>\$7.695</td><td></td><td>9</td></tp<> | CONSTRUCTION INTEREST & FEES Construction Loan Interest | \$3,624.718 | | | | | | | | | | | | | | | | \$3.617.023 | \$3,617,023 | \$3,617,023 | \$7,695 | \$7.695 | | 9 |
| edef | Origination Fee | | 1 | | | | | | | | | | | | | | | | | | | \$0 | | |
| beside beside< | Credit Enhancement/Application Fee | \$0 | | | | | | | | | | | | | | | | \$0 | ÷. | \$0 | \$0 | ΨŬ | | 5 |
| 1 | Bond Premium | φu | | | | | | | | | | | | | | | | \$0 | ÷. | \$0 | | ΨŬ | | 5 |
| ves v | Cost of Issuance | | | | | | | | | | | | | | | | | | | | | ++ | | |
| symplesympl | Taxes | | | | | | | | | | | | | | | | | \$123,076 | | | | 1 1- | | |
| her Construction Int. & Fee: (specify)Ge< | Insurance | | | | | | | | | | | | | | | | | \$738,455 | | | | | | |
| her Construction Int. & Fee: trad Construction Interest & Fee: an Origination FeeSS< | Employment Reporting | | | | | | | | | | | | | | | | | | | \$0 | | | | 5 |
| Total Construction large 1Sep 7.78.4Sep 7.78.4 | Other Construction Int. & Fees: (Specify) | | | | | | | | | | | | | | | | | | | ** | | | | 5 |
| RAMART FIANCING111 | | | | ** | | A | | | ** | ** | ** | ** | ** | ** | ** | | | 65 050 CTT | ÷. | ** | | P04 / 01 | | 5 |
| an Origination Fee\$\$2,14Image: Second | Total Construction Interest & Fees PERMANENT FINANCING | \$ 5,377,841 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | ş | au a5,356,677 | \$ 5,356,677 | \$5,356,677 | \$21,164 | \$21,164 | \$0 | |
| And the prediction freeSolution< | Loan Origination Fee | \$52,140 | | | | | | | | | | | | | | | | \$52,140 | \$52,140 | \$52,140 | \$0 | | | 5 |
| xes \$\$0\$ | Credit Enhancement/Application Fee | \$0 | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | | | |
| since since <td< td=""><td>Title & Recording</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$49,230</td><td></td><td></td><td></td><td>\$770</td><td></td><td>5</td></td<> | Title & Recording | | | | | | | | | | | | | | | | | \$49,230 | | | | \$770 | | 5 |
| her Perm. Financing Costs: (Specify) \$0 6 | Taxes | | | | | | | | | | | | | | | | | | | ÷* | | | | |
| her Perm. Financing Costs: (Specify) \$0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | | | | | | | | | | | | | | | | | | | | ço | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total Permanent Financing Costs | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | s | \$0 \$101,370 | ÷. | | | \$770 | \$0 | |

| | | | | | | | The Ke | Isey Civic C | Center AH | D and H | RI Permaner rmanent Sc | ent So | of Funds | Uses PIN | 47688 | | | | | | | Commore | ial Sources | 4/27/21 |
|--|---|-------------------|---------------------|-------------------------|-----------------------------------|--------------------|----------------------|---------------------------|-----------|---------|---------------------------|------------|------------|------------|------------|-------|-----|---|---------------------------------|-----------------------------|-------------------------|-------------------------|--------------|----------------------------------|
| AFFORDABLE HOUSING DEVELPMEN | | | 1 | 1 | | | [| AND Resi | | | manent SC | Juices | or Funds | ſ | | | 1 | | | | | Commerc | a Sources | Residential |
| USES OF FUNDS Soft cost in red (total AHSC AHD below) | Total Cost from AHD Dev Budget | AHSC HRI Grant | AHSC AHD Funding | Tax-Exempt Bond Loan | Conventional Permanent Loan | HCD IIG | SF MOHCD Gap Loan | Deferred Developer Fee | 0 | 0 | 0 | , | 0 | 0 | 0 | 0 | 0 | Equity Investor: | Total Residential Sources | Residential Costs | Commercial Costs | SF MOHCD Gap Loan | Source Name: | Cost Difference Dev Budget |
| \$0 | | | | | | | | | | | | | | | | | | | - | Total | Total | | | vs. Sources |
| Subtotals Forward | \$69,905,944 | | \$20,000,000 | \$0 | \$5,214,000 | \$4,739,926 | \$11,858,260 | \$0 | \$ | 50 | \$0 | \$0 | \$0 | \$0 | \$(| D \$0 | \$0 | \$26,519,075 | \$68,331,261 | \$68,892,299 | \$1,013,645 | \$1,013,645 | \$0 | \$561,03 |
| LEGAL FEES | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Paid by Applicant | \$130,000 | | | | | | | | | | | | | | | | | \$130,000 | \$130,000 | \$130,000 | \$0 | | | \$0 |
| Other Attorney Costs: (Specify) | \$155,000 \$0 | | | | | | | | | | | | | | | | | \$153,153 \$0 | \$153,153 \$0 | \$153,153 | \$1,847 \$0 | \$1,847 | | \$0 |
| Other Attorney Costs: (Specify) Other Attorney Costs: (Specify) | \$0 | | | | | | | | | | | | | | | | | ۵ 0 | \$0 \$0 | \$0 \$0 | \$0 | | | \$U \$(|
| Total Attorney Costs | \$285,000 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | ş | 50 | \$0 | \$0 | \$0 | \$0 | \$0 | 0 \$0 | \$0 | \$283,153 | \$283,153 | \$283,153 | \$1,847 | \$1,847 | \$0 | \$0 |
| RESERVES | | | | | | | | | | | | | | | | | | | | | | | | |
| Operating Reserve | \$836,020 | | | | | | | | | | | | | | | | | \$836,020 | \$836,020 | \$836,020 | \$0 | | | \$0 |
| Replacement Reserve | \$0 | | | | | | | | | | | | | | | - | | | \$0 | \$0 | \$0 \$0 | | | \$0 |
| Transition Reserve Rent Reserve | \$0 \$0 | | | 1 | | | | | | | | | | | | | - | - | \$0 \$0 | \$0 \$0 | ** | | | \$0 |
| Other Reserve Costs: (Specify) | \$0 | | | 1 | | | | | | | | | | | | 1 | 1 | 1 | \$0 | \$0 | | | | \$0 |
| Other Reserve Costs: (Specify) | \$0 | | | | | | | | | | | | | | | | | | \$0 | \$0 | | | | \$0 |
| Other Reserve Costs: (Specify) | \$0 | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | \$0 |
| Total Reserve Costs | \$836,020 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 50 | \$0 | \$0 | \$0 | \$0 | \$0 | D \$0 | \$0 | \$836,020 | \$836,020 | \$836,020 | \$0 | \$0 | \$0 | \$0 |
| CONTINGENCY COSTS | A | | | | | | | | | | | | | | | | | | 00.000.000 | 60 000 0 5- | A 17 AAA | | | |
| Construction Hard Cost Contingency | \$3,070,622 | | | | | | | | | | | | | | | | | \$3,023,356 | \$3,023,356 \$522,284 | \$3,023,356 \$522,284 | \$47,266 \$8,165 | \$47,266 \$8,165 | | \$0 |
| Soft Cost Contingency Total Contingency Costs | \$530,449 \$3,601,071 | | \$0 | e0 | \$0 | e0. | \$0 | ¢0 | e | 50 | \$0 | ŝņ | ¢n | ¢0 | S | | en | \$522,284 \$3,545,640 | \$522,284 \$3,545,640 | \$522,284 \$3,545,640 | \$8,165 | \$8,165 \$55,431 | \$0 | \$0 |
| OTHER PROJECT COSTS | ψ0,001,071 | | \$0 | \$0 | \$0 | \$0 | 30 | \$0 | * | | ψŪ | φυ | \$0 | φŪ | 31 | | ş. | <i>\$</i> 3,343,040 | <i>40,040,040</i> | <i>40,040,040</i> | \$JJ,431 | 400, 4 0 l | \$0 | şı |
| TCAC App/Allocation/Monitoring Fees | \$85,577 | | | | | | | | | | | | | | | | | \$85,577 | \$85,577 | \$85,577 | \$0 | \$0 | | \$0 |
| Environmental Audit | \$63,500 | | | | | | | | | | | | | | | | | \$62,523 | \$62,523 | \$62,523 | \$977 | \$977 | | \$0 |
| Local Development Impact Fees | \$514,169 | | | | | | | | | | | | | | | | | \$506,254 | \$506,254 | \$506,254 | \$7,915 | \$7,915 | | \$0 |
| Permit Processing Fees | \$493,046 | | | | | | | | | | | | | | | | | \$485,456 | \$485,456 | \$485,456 | \$7,590 | \$7,590 | | \$0 |
| Capital Fees | \$0 | | | | | | | | | | | | | | | - | | \$0 | \$0 \$200,000 | \$0 \$200,000 | \$0 \$0 | \$0 | | \$0 |
| Marketing Furnishings | \$200,000 \$214,000 | | | | | | | | | | | | | | | - | | \$200,000 \$214,000 | \$214,000 | \$200,000 | \$0 \$0 | \$0 \$0 | | \$U \$1 |
| Market Study | \$0 | | | 1 | | | | | | | | | | | | 1 | 1 | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Accounting/Reimbursable | \$60,000 | 1 | | | | | | | | | | | | | | | | \$60,000 | \$60,000 | \$60,000 | \$0 | \$0 | | \$0 |
| Appraisal Costs | \$15,000 | | | | | | | | | | | | | | | | | \$14,769 | \$14,769 | \$14,769 | \$231 | \$231 | | \$0 |
| Broadband Readiness | \$0 | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 |
| Third Party Construction Supervision Relocation - Permanent | \$340,000 \$60,000 | | | | | | | | | | | | | | | | | \$334,766 \$59,076 | \$334,766 \$59,076 | \$334,766 \$59,076 | \$5,234 \$924 | \$5,234 \$924 | | \$0 |
| Public Art | \$60,000 | | | | | | | | | | | | | | | - | | \$59,076 \$340,000 | \$340,000 | \$340,000 | \$924 \$0 | \$924 | | \$U \$0 |
| Syndication Consulting | \$75,000 | | | | | | | | | | | | | | | | | \$75,000 | \$75,000 | \$75,000 | \$0 | ψü | | \$0 |
| Other Costs: (Specify) | \$0 | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | \$0 |
| Total Other Costs | \$2,460,292 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | 50 | \$0 | \$0 | \$0 | \$0 | \$0 | | | \$2,437,421 | \$2,437,421 | \$2,437,421 | \$22,871 | \$22,871 | \$0 | |
| SUBTOTAL PROJECT COST | \$77,088,327 | | \$20,000,000 | \$0 | \$5,214,000 | \$4,739,926 | \$11,858,260 | \$0 | \$ | 50 | \$0 | \$0 | \$0 | \$0 | \$(| D \$0 | \$0 | \$33,621,309 | \$75,433,495 | \$75,994,533 | \$1,093,794 | \$1,093,794 | \$0 | \$561,038 |
| DEVELOPER COSTS Developer Overhead/Profit | \$3,114,784 | - | | | | | | \$914,784 | | _ | | | | | | - | | \$2,152,054 | \$3,066,838 | \$3,066,838 | \$47,946 | \$47,946 | | \$0 2 |
| Consultant/Processing Agent | \$3,114,784 | | | | | | | \$914,764 | | | | | | | | | | \$2,152,054 | \$3,000,838 | \$3,000,038 | \$47,540 \$0 | \$47,940 | | \$U \$(|
| Project Administration | \$0 | | | | | | | | | | | | | | | | | | \$0 | \$0 | | | | \$0 |
| Broker Fees Paid to a Related Party | \$0 | | | | | | | | | | | | | | | | | | \$0 | \$0 | \$0 | | | \$0 |
| Construction Oversight by Developer | \$0 | | | | | | | | | | | | | | | | | | \$0 | \$0 | | | | \$0 |
| Other Developer Costs: (Specify) | \$0 | | | | | | | | | | t 0 | | | | | | | | \$0 | \$0 | \$0 | | | \$0 |
| Total Developer Costs TOTAL PROJECT COST | \$3,114,784 \$80,203,111 | | \$0 \$20,000,000 | 50 \$0 50 \$0 | \$0 \$5,214,000 | \$0 \$4,739,926 | \$0 \$11,858,260 | \$914,784 \$914,784 | | 50 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$(\$(| | | · • • • • • • • • • • • • • • • • • • • | \$3,066,838 \$78,500,333 | \$3,066,838 \$79,061,371 | \$47,946 \$1,141,740 | \$47,946 \$1,141,740 | \$0 \$0 | |
| HOUSING RELATED-INFRASTRUCTURE (H | | φC | <i>4</i> 23,000,000 | - <u></u> | ¥0,217,000 | ÷-,103,320 | ÷,000,200 | 401 , 104 | 4 | | * • | ψυ | φU | φU | Ş | φu | φυ | 400,110,000 | ÷. 0,000,000 | ψι 0,001,071 | ÷.,1+1,1+0 | ÷.,171,740 | | 4001,000 |
| Site acquisition of HRI including easements | | | | | | | | | | | | | | | | | | | | | | | | |
| and right of ways | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Other Site Acquisition (Specify): | | | | | | | | | - | | ** | | | | | | | | \$0 | | | | | |
| TOTAL SITE ACQUISITION (Not Parking Clearing and Grubbing | 9) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Ş | 50 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | | | | | |
| Demolition | | | | | | | | | | | | | | | | | | | \$0 \$0 | | | | | |
| Excavation | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Grading (not grading for housing & mixed use | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| structural improvements) Soil Stabilization (Lime, etc.) | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Erosion/Weed Control | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Dewatering | - | | 1 | | | | | | | | | | | | | | | 1 | \$0 | | | | | |
| Other Site Preparation (Specify): | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Other Site Preparation (Specify): | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL SITE PREPARATION | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 60 | \$0 | \$0 | \$0 | \$0 | \$(| \$0 | \$0 | \$0 | \$0 | | | | | |
| Sanitary Sewer Potable Water | | | | | | | | | | | | | | | | | | | \$0 \$0 | | | | | |
| Non-Potable Water | | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Storm Drain | | | 1 | | | | | | | | | | | | | | | | \$0 | | | | | |
| | (| | | | | | | | | | D 00 | | | | | | | | ÷2 | | | | | |

| | | | | | | | The Ke | lsev Civic C | Center AHD | and HRI P | ermanent | Sources and | Uses PIN | 47688 | | | | | | | | | 4/27/21 |
|---|----------------------|-------------------|---------------------|-------------------------|--------------|---------|----------------------|---------------------------|-------------|-----------|-------------|-------------|-------------|-------|-----|---|------------------|-------------|----------------------|---------------------|--------------|--------------|--------------------|
| AFFORDABLE HOUSING DEVELPMEN | T (AHD) | | | | | | | AHD Resi | dential and | HRI Perma | nent Source | es of Funds | | | | | | | | | Commerc | ial Sources | |
| USES OF FUNDS | Total | | | | Conventional | | | | | | | | | | | | | Total | | | | | Residenti |
| | Cost from AHD Dev | AHSC HRI Grant | AHSC AHD Funding | Tax-Exempt Bond Loan | Permanent | HCD IIG | SF MOHCD Gap Loan | Deferred Developer Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Equity Investor: | Residential | Residential Costs | Commercial Costs | SF MOHCD Gap | Source Name: | Cost Difference |
| Soft cost in red (total AHSC AHD below) | Budget | Grant | Funding | Bond Loan | Loan | | Loan | Developer Fee | | | | | | | | | | Sources | COSIS | COSIS | Loan | oource name. | Dev Budg |
| \$0 | | | | | | | | | | | | | | | | | | | Total | Total | | | vs. Sourc |
| Detention Basin/Culverts | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Joint Trench: | | | | | | | | | | - | - | | | | | | | \$0 \$0 | - | | | | |
| Other Site Utilities (Specify): TOTAL SITE UTILITIES | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | | - | | | | |
| Aggregate Base | | \$0 | 30 | φU | φŪ | \$0 | φ υ | 30 | \$0 | | ¢\$ | \$0 | \$ 0 | φU | 30 | | \$0 \$0 | \$0 | - | | | | |
| Asphalt Pavement | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Curb, Gutter, Sidewalk | | | | | | | | | | | | | | | | | | \$0 | l l | | | | |
| Street Lights | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Striping/Signage/Barricades | | | | | | | | | | - | - | | | | | | | \$0 | | | | | |
| Traffic Mitigation Other Surface Improvements (Specify): | | | ł | | - | | | - | | ł | ł | - | | | | | | \$0 \$0 | | | | | |
| TOTAL SURFACE IMPROVEMENTS | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | s | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | | | | | | |
| Urban Greening (Specify): | | | | | | | | | | | | | | • | | | | \$0 | - | | | | |
| Urban Greening (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Urban Greening (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Urban Greening (Specify): | | \$0 | \$0 | | | | | | \$0 | | - | 0 \$0 | ** | ** | \$0 | | ¢0 | \$0 | - | | | | |
| TOTAL URBAN GREENING | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | \$0 | - | | | | |
| Irrigation Concrete Work | | | | | | | | | | | | | | | | | | \$0 \$0 | - | | | | |
| Landscaping | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Playground Facilities and Tot Lots | | | <u> </u> | | | | | | | | | | | | | | | \$0 |] | | | | |
| Walking/Bike Path | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Drinking Fountains | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Structures | | | | | | | | | | - | - | | | | | | | \$0 \$0 | - | | | | |
| Lighting Open Space | | | | | | | | | | | | | | | | | | \$0 | - | | | | |
| Other Landscape and Amenities (Specify): | | | | | | | | | | | | | | | | | | \$0 | - | | | | |
| TOTAL LANDSCAPE AND AMENITIES | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | \$0 | | | | | |
| Wetland Mitigation | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Endangered Species | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Tree Mitigation | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Environmental Remediation Other Env. Mitigation/Remediation (Specify): | | | | | | | | | | | | _ | | | | | | \$0 | - | | | | |
| TOTAL ENV. MITIGATION/REMEDIATION | N | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | s | s | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | ** | | | | | |
| Residential Parking Structures | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Grading | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Foundation Work | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Site Work | | | | | | | | | | | | | | | | | | \$0 | 1 | | | | |
| Other Replacement Parking Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| | | | 1 | | | | | | | | | | | | | | | | 1 | | | | |
| Other Replacement Parking Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL REPLACEMENT PARKING | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | ÷ | | | | | |
| Residential Parking Structures | | | - | | | | | | | - | - | | | | | | | \$0 | | | | | |
| Grading Foundation Work | | | <u> </u> | | | | | | | | | | | | | | | \$0 \$0 | | | | | |
| Site Work | | 1 | | | | | | | | | | | | | | | | \$0 | 1 | | | | |
| Other Residential Parking Costs (Specify): | | 1 | 1 | | | | | | | | | | | | | | | \$0 | 1 | | | | |
| Other Residential Parking Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL RESIDENTIAL PARKING | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | \$0 | | | | | |
| Access Plazas | | | l | | | | | | | | | | | | | | | \$0 | 4 | | | | |
| Pathways | | | | | | | | | | | | | | | | | | \$0 \$0 | - | | | | |
| Bus Shelters Transit Shelters | | | | | | | | | | | | | | | | | | \$0 \$0 | | | | | |
| Pedestrian Facilities | | | 1 | | | | | | | | | | | | | | | \$0 | | | | | |
| Bicycle Facilities | | | 1 | | | | | | | | | | | | | | | \$0 | 1 | | | | |
| Other Transit Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL TRANSIT | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | | | | | | |
| Drainage | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| Parks & Recreation | | | ł | | | | | | | | | | | | | | | \$0 | 4 | | | | |
| Streets/Signals Traffic Fees | | | | | | | | | | | | | | | | | | \$0 \$0 | - | | | | |
| Waste Water | | | | | | | | | | | | | | | | | | \$0 \$0 | | | | | |
| Water Facility | | | t | | | | | | | | | | | | | | | \$0 | | | | | |
| Other Impact Fees (Specify): | | İ | | | | | l | | | | | | | | | | | \$0 | | | | | |
| Other Impact Fees (non-AHSC eligible) | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL IMPACT FEES | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | 0 \$0 | \$0 | \$0 | \$0 | | \$0 \$0 | | - | | | | |
| Engineering | | | | | | | | | | | | | | | | | | \$0 | 1 | | | | |

| FORDABLE HOUSING DEVELPMEN | T (AHD) | | | | | | | AHD Resi | dential and | HRI Permar | ent Sources | s of Funds | | | | | | | | | Commerc | ial Sources | |
|--|---|-------------------|---------------------|-------------------------|-----------------------------------|-------------|----------------------|---------------------------|-------------|------------|-------------|------------|-----|-----|-----|----|------------------|---------------------------------|----------------------|---------------------|----------------------|--------------|-------------------|
| USES OF FUNDS Soft cost in red (total AHSC AHD below) | Total Cost from AHD Dev Budget | AHSC HRI Grant | AHSC AHD Funding | Tax-Exempt Bond Loan | Conventional Permanent Loan | HCD IIG | SF MOHCD Gap Loan | Deferred Developer Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Equity Investor: | Total Residential Sources | Residential Costs | Commercial Costs | SF MOHCD Gap Loan | Source Name: | Res Dif Dev |
| \$0 | | | | | | | | | | | | | | | | | | | Total | Total | | | vs. |
| sign | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| ontractor Fee | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| ner Soft Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL SOFT COSTS | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | \$0 | \$0 | | | | | |
| nployment Reporting | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| her Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| her Costs (Specify): | | | | | | | | | | | | | | | | | | \$0 | | | | | |
| TOTAL OTHER ASSET COSTS | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | \$0 | \$0 | | | | | |
| HRI TOTAL PROJECT COSTS | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | \$0 | \$0 | \$0 | \$0 | \$0 | \$r | .0 |
| AHD TOTAL PROJECT COSTS | \$80,203,111 | \$0 | \$20,000,000 | \$0 | \$5,214,000 | \$4,739,926 | \$11,858,260 | \$914,784 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ | \$35,773,363 | \$78,500,333 | \$79,061,371 | \$1,141,740 | \$1,141,740 | \$/ | 0 |
| TOTAL AHD & HRI PROJECT COSTS | | \$0 | \$20,000,000 | \$0 | \$5,214,000 | \$4,739,926 | \$11,858,260 | \$914,784 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | S | \$35,773,363 | \$78,500,333 | \$79,061,371 | \$1,141,740 | \$1,141,740 | \$ | 30 |

2021 TCAC Threshold Basis Limit for HCD Developer Fee 2017 UMR §8312(c) & (b) and High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) (revised 3/24/21)

| roject Name: The Kelse | ey Civic Center | olete all yellow | 5 | County: | San Franc | | | D Phase: | Origination |
|--|--|------------------------|-------------------|------------------|----------------|------------|------------|------------|--------------------------------|
| I | | | | | | | | | |
| Unit Size | 1/5/21 TCAC Th | reshold Basis Li | imits (TBL) | | Numbe | r of Unit | s | | Basis x |
| SRO/Studio | | | . , | | | | | | Number of Unit \$40,954,240 |
| 1 Bedroom | | \$511,928 \$590,248 | | | | 30 0 | | | \$40,954,240 |
| 2 Bedrooms | | \$712,000 | | | | 32 | | | \$22,784,000 |
| 3 Bedrooms | | \$911,360 | | | | 0 | | | \$0 |
| 4+ Bedrooms | | \$1,015,312 | | | | 0 | | | \$0 |
| umber of Manager Units | in Project: | | TOTAL UNITS: | | | 12 | | | ψü |
| j | | | | AL UNADJU | | | ASIS LIN | AIT (TBL): | \$63,738,240 |
| BL ADJUSTMENTS §1 | 0327(c)(5)(A-F): | | | | | | | Yes/No | . , , |
| Project paid in whole | or part out of public | funds subject to | a legal require | ment for the | payment of s | state or f | ederal | Yes | |
| prevailing wages or fir | | | | uiring the em | ployment of | construc | tion | | \$12,747,648 |
| workers who are paid | | | | | | | | | |
| Project certifies that (| | | • | | • • | | | Yes | |
| Public Contract Code, and Safety Code to pe | ., . | | | | | | | | \$3,186,912 |
| trades. (5%) | | k within an appre | | | building an | | lotion | | |
| New construction proj | ect required to prov | ide parking bene | ath residential | units (not "tu | ick under" pa | arking) o | r | No | 0.2 |
| through construction of | | , | | . (10%) | | | | | \$0 |
| Project where a day c | | | | | | | | No | \$0 |
| Project where 100 per | | | | | | | | No | \$0 |
| Project where at least | 95% of the project | s upper floor unit | s are serviced | by an elevat | or. (10%) | | | Yes | \$6,373,824 |
| Project wherein at lea | st 95% of the buildi | ng(s) is construct | ed as Type La | s defined in | the California | Buildin | a Code | Yes | |
| in which case, the Typ | | | | | | Danan | <i>,</i> , | | \$9,560,736 |
| Project wherein at lea | | 0() | | | | | 0 | No | \$0 |
| Code, or a Type III/Ty | | | <i>,</i> , | | | | / | | 40 |
| Project applying unde | r §10325 or §10326 | of these regulati | ons that includ | le one or mo | re of the feat | ures bel | ow. (up | | \$637,382 |
| to 10%) | ve onsite renewable | a concration actin | motod to produ | 100 E00/ or m | ore of ennu | al topont | | No | |
| · · · | e combined availab | • | | | | | | | |
| | % of annual electrici | | • | | • • | | | | |
| | | · · | | | • | | | | |
| | the available solar a | | | | | | | | |
| area less north fac | ing roof area for slo | | | | | | | | |
| fire department set | -backs and access | routes. A Project | not availing its | self of the 90 | % roof area | exceptio | n may | | |
| also receive an inc | rease under paragra | aph (2) only if the | renewable de | neration use | d to calculat | e each b | asis | | |
| increase does not | | | | | | | | | |
| (0) Drais at a hall ha | | | | | | | | NIT | |
| (2) Project shall ha | ve onsite renewable | | | | | | | No | |
| electricity use. If th | e combined availab | | , | , | U 1 / | | | | |
| for provision of 75% | % of annual electrici | ty use, then the F | Project shall ha | ave onsite re | newable gen | eration b | ased | | |
| increase does not (2) Project shall ha electricity use. If th for provision of 759 on at least 90% of area less north fac fire department set also receive an inc increase does not | the available solar a | accessible roof ar | rea. Available s | solar access | ible area is d | efined a | s roof | | |
| area less north fac | ing roof area for slo | ped roofs, equipr | nent, solar the | rmal hot wat | er and requir | ed local | or state | | |
| fire department set | -backs and access | | | | | | | | |
| also receive an inc | rease under paragra | | • | | | • | | | |
| increase does not | | | , renewable ge | | | c cuon b | 4515 | | |
| (3) Newly construct | ted Project building | s shall be 15% or | r more energy | efficient than | the 2016 Fr | erav Eff | iciency | No | |
| Standards (Californ | nia Code of Regulat | | | | | | | | |
| | ilding permit applica | | , · · · | | • | • | | | |
| | Project buildings sh | | | | | | | | |
| Energy Efficiency S | Standards (Californi | a Code of Regula | ations, Part 6 o | of Title 24). (4 | 4%) | | | | |
| • • • | buildings shall have | | | | · · | | | No | |
| efficiency) post reh | ab as demonstrated | | | | | | | | |
| or irrigoto with rook | h reclaimed water, g | | · · · | 0 | | | , | Yes | |
| • | aimed water, grey w | | | . mai annuall | y equais or e | xceeds | £0,000 | | |
| (6) Community Co | ons per unit, whiche rdens of at least 60 | | | t cito improv | omonto that | provide | | Ne | |
| drowing space with | nin the Project inclu | | | | | | | No | |
| tools, and pedestri | • | any solar access | , reneing, wate | any system | 5, 300ure 510 | aye spa | 00 101 | | |
| | cork, salvaged or F | SC-Certified way | nd natural line | leum natura | I rubber or c | eramic t | ile in all | No | |
| | ms, and bathrooms | | | | | | ne in dil | | |
| | stained concrete, c | | | | , , | , | leum in | No | |
| all common areas. | | , | | , .o.an | , sa | | | | |
| | ments of the U.S. E | nvironmental Pro | otection Agenc | y Indoor Air | Plus Prograr | n. (2%) | | No | |
| · · · · · · · · · · · · · · · · · · · | | | - | | - | | | | |
| Project requires seism | | • | | | | ntal miti | gation | No | \$0 |
| as certified by the Pro | , , | eer. (lesser of co | | , | , | | | | 0 |
| If Yes, select type of v | | | | ertified Costs | | | 60 | ļ | - |
| Local development im | | | | | fication from | local en | tities | Yes | \$514,169 |
| assessing fees also re | equired. WAIVED I | MPACT FEES A | RE INELIGIBL | .E. | | | | Please | Enter Amount Above: |
| Projects within a coun | tv with an unadjust | d 9% threshold I | basis limit for a | 2-bedroom | unit equal or | less the | 'n | No | \$0 |
| \$400,000 and within a | | | | | | | | | ΨΟ |
| (10%) | | | | | | | | | |
| County T(| CAC/HCD Opportun | it∨ | Opport | unity Map | | _ | | t | |
| eligibility: No | Area Map Tract ID | | | irce level: | Moderate | Resour | ce | | |
| | | | | | | | | | |

| | A B | С | D | E | | F | G | Н | |
|----|------------------|-------------------------------|------------------|-------------------------|-----------------------|--|-------------------|---------------|--------------|
| 1 | | HCD 2021 | Developer | Fee Cal | culator | - revised 2/4/21 (complete Y | ELLOW shaded | cells) | |
| 2 | Project Phase: | Origination | Propose | d Project Ty | be: <mark>4% (</mark> | Credits New Construction | | | |
| 3 | Project Name: | The Kelsey Civic Center | | | | | | | |
| 4 | Project's Dev | eloper Fee Summary | | | | | HCD Limit | Project Amt. | |
| 5 | Maximum | Total Developer Fee - 2 | 2d | | | | \$10,771,085 | \$3,114,784 | |
| 6 | Max Deve | loper Fee payable from | development | funding s | ources - | - lesser of 1e & 2d | \$2,200,000 | \$2,200,000 | |
| 7 | Deferred I | Developer Fee payable o | on a priority b | asis from | availabl | le Cash Flow | \$1,300,000 | \$914,784 | |
| 8 | Deferred I | Developer Fee payable e | exclusively fro | om Sponso | or Distri | butions | \$7,271,085 | \$0 | |
| 9 | | Total Budgete | | | | \$3,114,784 | | | |
| 10 | | Developer F | ee Contribut | ed as Capi ⁻ | al | | Deferred I | Developer Fee | \$914,784 |
| 12 | Section 1. UM | R §8312(c)(1) Max Develo | per Fee payab | le from fund | ling sou | irces - 4% Projects use T | CAC 9% rules | | |
| 13 | a. Project's typ | pe of construction: | New Construc | tion | | | | | \$2,200,000 |
| 14 | b. Project's Ur | nadjusted Eligible Basis (ex | cluding Develop | oer Fee) - § | 10327(c) |)(2)(A) | \$70,713,439 | x 15% = | \$10,607,016 |
| 15 | c. Project's Ur | nadjusted Eligible Acquisitic | on Basis (excluc | ling Develop | er Fee) - | §10327(c)(2)(A) | \$0 | x 5% = | \$0 |
| 16 | d. Project's No | on-Residential Costs (exclu | ding Developer | Fee) - §103 | 27(c)(2)(| (A) | \$1,093,794 | x 15% = | \$164,069 |
| 17 | e. Maximum | Developer Fee payable fro | om developme | nt funding s | ources | - UMR §8312(c)(1) - lesse | er of 1a or (1b - | + 1c + 1d) | \$2,200,000 |
| 19 | Section 2. UM | R §8312(c) - Maximum De | veloper Fee us | sing TCAC 4 | % rules | | | | |
| 20 | a. BIPOC Proj | ect meeting CDLAC §5230 | (f)(1)(B) - §103 | 27(c)(2)(E) | | | | | |
| 21 | b. New Constr | uction & Rehab - Unadjust | ed Eligible Basi | s (exclude D | eveloper | r Fee) - §10327(c)(2)(B)(i) | \$70,713,439 | x 15% = | \$10,607,016 |
| 22 | c. Basis for no | on-residential project costs | (exclude Develo | oper Fee) - § | 10327(c) |)(2)(B)(ii) | \$1,093,794 | x 15% = | \$164,069 |
| 23 | d1. Not Applica | ble | | | | - | | | |
| 24 | d2. Not Applica | ble | | | | | | | |
| 25 | d3. Not Applica | ble | | | | | | | |
| 26 | d4. Not Applica | ble | | | | _ | \$0 | X 5% = | \$0 |
| 27 | e. Maximum | Total Developer Fee using | g TCAC 4% rule | es §8312(c) | | | | | \$10,771,085 |
| 28 | f. Total Budge | eted or Actual Developer Fe | ee | | | | | \$3,114,784 | |
| 29 | g. Budgeted D | Developer Fee paid from De | velopment Sou | rces | С | Sum of Deferred and ontributed Developer Fee | \$914,784 | \$2,200,000 | |
| 30 | h. Deferred D | eveloper Fee payable on | a priority basis | s from avail | able Cas | sh Flow | | \$914,784 | |

| | | | Income and E | xpenses | 4/21 |
|------|------------|---|------------------------------|----------------------|--|
| | | Employee Information | on | | Comments |
| No. | FTE | Employee Job Title | Salary/Wages | Value of Free Rent | |
| 1 | 1.00 | On-Site Manager(s) | \$83,200 | \$0 | |
| 1 | 1.00 | On-Site Assistant Manager(s) | \$48,920 | \$0 | |
| | | Supportive Services Staff Supervisor(s) | \$0 | | |
| 1 | 1.00 | Supportive Services Coordinator, On-Site | \$70,000 | | Payroll Taxes, Workers Comp, Benefits, and supplie |
| | | Other Supportive Services Staff (inc. Case Manager) | \$0 | | |
| 2 | 2 00 | On-Site Maintenance Employee(s) | \$100,828 | \$0 | |
| - | 2.00 | On-Site Leasing Agent/Administrative Employee(s) | \$0 | \$0 | |
| | | On-Site Security Employee(s) | \$0 | \$0 | |
| | | | \$0 | \$0 | |
| | | | \$0 | | |
| | | | | \$0 | |
| | r | Total Salaries and Value of Free Rent Units | \$302,948 | \$0 | |
| | _ | Payroll Taxes | \$30,913 | Show free rent as an | Added share of 1 Services FTE |
| | | Workers Compensation | \$20,295 | expense? | Added share of 1 Services FTE |
| | 6723 | Employee Benefits | \$91,417 | Yes | Added share of 1 Services FTE |
| | Em | ployee(s) Payroll Taxes, Workers Comp. & Benefits | \$142,625 | | |
| | | Total Employee(s) Expenses | \$445,573 | | |
| | | Employee Units | · | • | |
| | ome mit | Job Title(s) of Employee(s) Living On-Site | Unit Type (No. of bdrms.) | Square Footage | |
| Nc | one | On-Site Manager(s) | 2 | 726 | |
| No | one | Services Coordinator | Studio | 356 | |
| | | | 0 | 0 | |
| | | Тс | tal Square Footage | 1,082 | |
| | | | al Operating E | | <u> </u> |
| | 4 N.a | | | | ^ |
| | t. No. | Revenue - Income | Residential | Commercial | Comments |
| 5120 | /5140 | Rent Revenue - Gross Potential | | \$1 | |
| | | Restricted Unit Rents | \$1,566,168 | | |
| | | Unrestricted Unit Rents | \$241,200 | | |
| 51 | 21 | Tenant Assistance Payments | | | |
| | | Subsidy Program Name | \$0 | | |
| | | Subsidy Program Name | \$0 | | |
| | | Operating Subsidies | \$0 | | |
| | | Other: (specify) | \$0 | \$0 | |
| 50 | 910 | Laundry and Vending Revenue | | ψυ | |
| | | | \$6,240 | \$ 2 | |
| | 70 | Garage and Parking Spaces | \$0 | \$0 | |
| 59 | 990 | Miscellaneous Rent Revenue | \$0 | \$0 | |
| | | Gross Potential Income (GPI) | \$1,813,608 | \$1 | |
| | | Vacancy Rate: Restricted Units | 5.0% | | |
| | | Vacancy Rate: Unrestricted Units | 5.0% | | |
| | | Vacancy Rate: Tenant Assistance Payments | 5.0% | | |
| | | | | | |
| | | Vacancy Rate: Other: (specify) | 5.0% | | |
| | | Vacancy Rate: Laundry & Vending & Other Income | 5.0% | | |
| | (a.c.) | Vacancy Rate: Commercial Income | | 50.0% | |
| 220 | /5240 | Vacancy Loss(es) | \$90,680 | \$1 | |
| | | Effective Gross Income (EGI) | \$1,722,928 | \$1 | |
| Acc | t. No. | Expenses | Residential | Commercial | Comments |
| | | Administrative Expenses: 6200/6300 | | | |
| 62 | 203 | Conventions and Meetings | \$0 | \$0 | |
| 62 | 210 | Advertising and Marketing | \$3,120 | \$0 | |
| 62 | 250 | Other Renting Expenses | \$0 | \$0 | |
| | 310 | Office/Administrative Salaries from above | \$0 | \$0 | |
| | 311 | Office Expenses | \$0 | \$0 | |
| | 312 | Office or Model Apartment Rent | \$0 | | |
| | | | | \$0 | |
| | 320 | Management Fee | \$83,460 | \$0 | |
| | 330 | Site/Resident Manager(s) Salaries from above | \$132,120 | \$0 | |
| | 331 | Administrative Free Rent Unit from above | \$0 | \$0 | |
| 63 | 340 | Legal Expense Project | \$2,500 | \$0 | |
| | 350 | Audit Expense | \$10,000 | \$0 | |
| 63 | | | \$17,050 | \$0 | |
| | 351 | Bookkeeping Fees/Accounting Services | \$17,050 | 30 | |
| 63 | 351 390 | Bookkeeping Fees/Accounting Services Miscellaneous Administrative Expenses | \$62,707 | \$0 | |

| | Annual | Income and Ex | penses | |
|---|---|--|---------------------------|---|
| Acct. No. | Expenses | Residential | Commercial | Comments |
| | Utilities Expenses: 6400 | | | |
| 6450 | Electricity | \$46,117 | \$0 | |
| 6451 | Water | \$83,252 | \$0 | |
| 6452 | Gas | \$0 | \$0 | |
| 6453 | Sewer | \$83,252 | \$0 | |
| | Other Utilities: (specify) | \$0 | \$0 | |
| 6400T | Total Utilities Expenses | \$212,621 | \$0 | |
| | Operating and Maintenane Expenses: 6500 | | | Comments |
| 6510 | Payroll from above | \$100,828 | \$0 | |
| 6515 | Supplies | \$0 | | |
| 6520 | Contracts | \$99,160 | \$0 | |
| 6521 | Operating & Maintenance Free Rent Unit from above | \$0 | \$0 | |
| 6525 | Garbage and Trash Removal | \$48,257 | \$0 | |
| 6530 | Security Contract | \$35,000 | \$0 | |
| 6531 | Security Free Rent Unit from above | \$0 | \$0 | |
| 6546 | Heating/Cooling Repairs and Maintenance | \$19,136 | \$0 | |
| 6548 | Snow Removal | \$0 | \$0 | |
| 6570 | Vehicle & Maintenance Equipment Operation/Reports | \$0 | \$0 | |
| 6590 | Miscellaneous Operating and Maintenance Expenses | \$0 \$0 | \$0 | |
| 6500T | TOTAL Operating & Maintenance Expenses | \$302,381 | \$0 | |
| - | Taxes and Insurance: 6700 | | ¢0 | Comments |
| 6710 | Real Estate Taxes | \$2,500 | \$0 | Commonito |
| 6711 | Payroll Taxes (Project's Share) from above | \$30,913 | \$0 | |
| 6720 | Property and Liability Insurance (Hazard) | \$140,000 | \$0 | |
| 6729 | Other Insurance (e.g. Earthquake) | \$0 | \$0 | |
| 6721 | Fidelity Bond Insurance | \$0 | \$0 | |
| 6722 | Worker's Compensation from above | \$20,295 | \$0 \$0 | |
| 6723 | Health Insurance/Other Employee Benefitsfrom above | \$20,295 | \$0 \$0 | |
| 6790 | · · · | . , | | |
| 6700T | Miscellaneous Taxes, Licenses, Permits & Insurance Total Taxes and Insurance | \$5,000 | \$0 | |
| 67001 | | \$290,125 | \$0 | 0 |
| 0000 | Supportive Services Costs: 6900 | ¢0 | ¢0 | Comments |
| 6990 | Staff Supervisor(s) Salaries - from above | \$0 | \$0 | |
| 6990 | Services Coordinator Salaries, On-Site - from above | \$70,000 | \$0 | |
| 6990 | Other Supportive Services Staff Salaries - from above | \$0 | \$0 | |
| 6990 | Supportive Services Admin Overhead | \$0 | \$0 | |
| 6990 | Other Supportive Services Costs: Supplies | \$9,600 | \$0 | Supplies previously bundled in cell D9 (above). |
| 6990 | Other Supportive Services Costs: (specify) | \$0 | \$0 | |
| 6900T | Total Supportive Services Costs | \$79,600 | \$0 | |
| | Total Operating Expenses | \$1,195,684 | \$0 | Comments |
| | Funded Reserves: 7200 | Residential | Commercial | ooninients |
| 7210 | Required Replacement Reserve Deposits | \$56,000 | \$0 | |
| 7220 | Other Reserves: (specify) | \$0 | \$0 | |
| 7230 | | | \$0 \$0 | |
| | Other Reserves: (specify) | \$0 | | |
| 7240 | Other Reserves: (specify) | \$0 | \$0 | |
| | Total Reserves | \$56,000 | \$0 | |
| | Ground Lease | Residential | Commercial | |
| | Ground Lease | \$15,000 | \$0 | |
| | Total Ground Lease | \$15,000 | \$0 | |
| | Net Opereating Income | \$456,244 | \$1 | |
| | Financial Expenses: 6800 | | | Comments |
| 6820 | 1st Mortgage Debt Service | \$298,825 | \$0 | |
| 6830 | 2nd Mortgage Debt Service | \$84,000 | \$0 | |
| 6840 | 3rd Mortgage Debt Service | \$0 | \$0 | |
| 6890 | | ÷,, | ¢0 | |
| 6890 | Miscellaneous Financial Expenses: (specify) | \$0 | \$0 | |
| | Miscellaneous Financial Expenses: (specify) | \$0 \$0 | \$0 | |
| 6890 | Miscellaneous Financial Expenses: (specify) | \$0 \$0 | \$0 | |
| 6890 6890 | | Ψυ | \$0 | |
| 6890 | | \$382 825 | φυ | |
| | Total Financial Expenses | \$382,825 \$73,418 | ¢1 | |
| 6890 6800T | Total Financial Expenses Cash Flow | \$73,418 | \$1 | |
| 6890 | Total Financial Expenses | \$73,418 \$32,630 | \$0 | |
| 6890 6800T 7190 | Total Financial Expenses Cash Flow Asset Management/Similar Fees | \$73,418 | | |
| 6890 6800T 7190 otal Opera | Total Financial Expenses Cash Flow Asset Management/Similar Fees ting Expenses Per Unit | \$73,418 \$32,630 Per Year | \$0 Per Month | |
| 6890 6800T 7190 otal Opera ithout any | Total Financial Expenses Cash Flow Asset Management/Similar Fees ting Expenses Per Unit Adjustments | \$73,418 \$32,630 Per Year \$10,676 | \$0 Per Month \$890 | |
| 6890 6800T 7190 otal Opera Vithout any Vith the Val | Total Financial Expenses Cash Flow Asset Management/Similar Fees ting Expenses Per Unit Adjustments ue of Rent-Free Units Included | \$73,418 \$32,630 Per Year | \$0 Per Month | |
| 6890 6800T 7190 otal Opera lithout any lith the Vali lithout RE | Total Financial Expenses Cash Flow Asset Management/Similar Fees ting Expenses Per Unit Adjustments | \$73,418 \$32,630 Per Year \$10,676 | \$0 Per Month \$890 | |

4/27/21

Cash Flow Analysis

| Income From Housing Units | Inflation | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year |
|---|--|---|---|--|--|--|--|--|---|---|--|--|---|--|---|--|--|--|--|---|--|
| Restricted Unit Rents | 2.5% | 1,566,168 | 1,605,322 | 1,645,455 | 1,686,592 | 1,728,756 | 1,771,975 | 1,816,275 | 1,861,682 | 1,908,224 | 1,955,929 | 2,004,827 | 2,054,948 | 2,106,322 | 2,158,980 | 2,212,954 | 2,268,278 | 2,324,985 | 2,383,110 | 2,442,688 | 2,503,75 |
| Inrestricted Units | 2.5% | 241,200 | 247,230 | 253,411 | 259,746 | 266,240 | 272,896 | 279,718 | 286,711 | 293,879 | 301,226 | 308,756 | 316,475 | 324,387 | 332,497 | 340,809 | 349,330 | 358,063 | 367,014 | 376,190 | 385,59 |
| enant Assistance Payments | | , | , | | | | , | | | | , | , | , | , | , | | | , | | | , |
| Subsidy Program Name | 2.5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Subsidy Program Name | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Operating Subsidies | 2.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Other: (specify) | 2.5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Gross Potential Income - Hous | | 1.807.368 | 1.852.552 | 1.898.866 | 1.946.338 | 1.994.996 | 2.044.871 | 2.095.993 | 2.148.393 | 2.202.102 | 2.257.155 | 2.313.584 | 2.371.423 | 2.430.709 | 2.491.477 | 2.553.764 | 2.617.608 | 2.683.048 | 2.750.124 | 2.818.877 | 2.889.34 |
| | 5 | 1 | 1 1 | 1 | 1 | | 1- 1- | 1 | | | 1 - 1 | 11 | 1- 1 - | 1 | 1 - 1 | 1 | 1. 1 | 1 | 1 1 | 10 11 | 1 |
| Other Income | | | | | | | | | | | | | | | | | | | | | |
| Laundry & Vending | 2.5% | 6,240 | 6,396 | 6,556 | 6,720 | 6,888 | 7,060 | 7,236 | 7,417 | 7,603 | 7,793 | 7,988 | 8,187 | 8,392 | 8,602 | 8,817 | 9,037 | 9,263 | 9,495 | 9,732 | 9,97 |
| Other Income | 2.5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Commercial Income | 2.5% | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | |
| Gross Potential Income - Other | r | 6,241 | 6,397 | 6,557 | 6,721 | 6,889 | 7,061 | 7,238 | 7,419 | 7,604 | 7,794 | 7,989 | 8,189 | 8,393 | 8,603 | 8,818 | 9,039 | 9,265 | 9,496 | 9,734 | 9,97 |
| Gross Potential Income - Total | l | 1,813,609 | 1,858,949 | 1,905,423 | 1,953,059 | 2,001,885 | 2,051,932 | 2,103,230 | 2,155,811 | 2,209,706 | 2,264,949 | 2,321,573 | 2,379,612 | 2,439,102 | 2,500,080 | 2,562,582 | 2,626,647 | 2,692,313 | 2,759,621 | 2,828,611 | 2,899,32 |
| Vacancy Assumptions | | | | | | | | | | | | | | | | | | | | | |
| Restricted Units | 5.0% | 78,308 | 80,266 | 82.273 | 84,330 | 86,438 | 88,599 | 90,814 | 93,084 | 95,411 | 97,796 | 100,241 | 102,747 | 105,316 | 107,949 | 110,648 | 113,414 | 116,249 | 119,155 | 122,134 | 125,1 |
| Unrestricted Units | 5.0% | 12,060 | 12,362 | 12,671 | 12,987 | 13,312 | 13,645 | 13,986 | 14,336 | 14,694 | 15,061 | 15,438 | 15,824 | 16,219 | 16,625 | 17.040 | 17,466 | 17,903 | 18,351 | 18,809 | 19,2 |
| Tenant Assistance Payments | 5.0% | 0 | 0 | .2,011 | 0 | 0 | 0 | .0,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | .0,001 | 0 | 10,2 |
| Other: (specify) | 5.0% | 0 | ő | 0 | 0 | 0 | Ő | 0 | 0 | Ő | 0 | ő | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Laundry/Vending/Other Income | 5.0% | 312 | 320 | 328 | 336 | 344 | 353 | 362 | 371 | 380 | 390 | 399 | 409 | 420 | 430 | 441 | 452 | 463 | 475 | 487 | 4 |
| Commercial Income | 50.0% | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 405 | 420 | | 1 | 402 | 400 | 473 | 401 | - |
| Total Vacancy Loss | 00.070 | 90.681 | 92.948 | 95.272 | 97.653 | 100.095 | 102.597 | 105.162 | 107.791 | 110.486 | 113.248 | 116.079 | 118.981 | 121.956 | 125,005 | 128.130 | 131.333 | 134.616 | 137.982 | 141.431 | 144.9 |
| Effective Gross Income | | 1,722,928 | 1,766,001 | 1,810,151 | 1,855,405 | 1,901,790 | 1,949,335 | 1,998,068 | 2,048,020 | 2,099,221 | 2,151,701 | 2,205,494 | 2,260,631 | 2,317,147 | 2,375,075 | 2,434,452 | 2,495,314 | 2,557,696 | 2,621,639 | 2,687,180 | 2,754,3 |
| | | 1,722,320 | 1,700,001 | 1,010,131 | 1,055,405 | 1,301,730 | 1,343,333 | 1,330,000 | 2,040,020 | 2,033,221 | 2,131,701 | 2,203,434 | 2,200,031 | 2,517,147 | 2,373,075 | 2,434,432 | 2,433,314 | 2,557,050 | 2,021,033 | 2,007,100 | 2,754,5 |
| Operating Expenses & Reserve | e Deposits | | | | | | | | | | | | | | | | | | | | |
| Residential Exp. (w/o Real | | | | | | | | | | | | | | | | | | | | | |
| Estate Taxes & Sup. Services) | 3.5% | 1,113,584 | 1,152,559 | 1,192,899 | 1,234,650 | 1,277,863 | 1,322,588 | 1,368,879 | 1,416,790 | 1,466,377 | 1,517,701 | 1,570,820 | 1,625,799 | 1,682,702 | 1,741,596 | 1,802,552 | 1,865,642 | 1,930,939 | 1,998,522 | 2,068,470 | 2,140,8 |
| Real Estate Taxes | 2.0% | 2,500 | 2,550 | 2,601 | 2,653 | 2,706 | 2,760 | 2,815 | 2,872 | 2,929 | 2,988 | 3,047 | 3,108 | 3,171 | 3,234 | 3,299 | 3,365 | 3,432 | 3,501 | 3,571 | 3,6 |
| Supportive Services Costs | 2.5% | 79,600 | 81,590 | 83,630 | 85,720 | 87,864 | 90,060 | 92,312 | 94,619 | 96,985 | 99,409 | 101,895 | 104,442 | 107,053 | 109,729 | 112,473 | 115,285 | 118,167 | 121,121 | 124,149 | 127,2 |
| Replacement Reserve | 0.0% | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,000 | 56,0 |
| Other Reserves | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Ground Lease | 0.0% | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,0 |
| Commercial Expenses | 3.5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Expenses & Reserves | | 1,266,684 | 1,307,699 | 1,350,130 | 1,394,024 | 1,439,433 | 1,486,409 | 1,535,006 | 1,585,281 | 1,637,291 | 1,691,098 | 1,746,762 | 1,804,349 | 1,863,926 | 1,925,560 | 1,989,324 | 2,055,291 | 2,123,538 | 2,194,143 | 2,267,190 | 2,342,70 |
| Net Operating Income | | 456,244 | 458,302 | 460,022 | 461,381 | 462,357 | 462,926 | 463,062 | 462,739 | 461,929 | 460,603 | 458,731 | 456,282 | 453,221 | 449,515 | 445,129 | 440,023 | 434,159 | 427,495 | 419,990 | 411,59 |
| Daly Gamilar | | | | | | | | | | | | | | | | | | | | | |
| Debt Service | | 000 005 | 000 005 | 000 005 | 000 005 | 000 005 | 000 005 | 000 005 | 000 005 | 000 005 | | | | | | | | | | | |
| 1st Mortgage | | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | | | | | | | | | | | | |
| Bridge Loan (repaid from Investo | or equity) | 0 | 0 | | | | | | | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,825 | 298,8 |
| 2nd Mortgage | | 04.000 | 04.000 | 0 | 0 | 0 | 04.000 | 04.000 | 04.000 | | | | | | | | | | | | |
| | | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,000 | 84,0 |
| 3rd Mortgage Debt Service | 16 A | 0 | 0 | 84,000 0 | 84,000 0 | 84,000 0 | 0 | 0 | 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,00 |
| Misc. Financial Expenses: (spec | ify) | 0 | 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 0 | 0 | 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,00 |
| Misc. Financial Expenses: (spec | ify) | 0 | 0 | 84,000 0 | 84,000 0 | 84,000 0 | 0 | 0 | 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 84,000 0 | 298,82 84,00 382,82 |
| Misc. Financial Expenses: (spec Total Required Debt Service | | 0 | 0 0 382,825 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 0 | 0 | 0 | 84,000 0 382,825 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 0 | 84,000 0 382,825 | 84,000 0 0 | 84,000 0 382,825 | 84,000 0 0 | 84,000 0 0 | 84,000 0 382,825 | 84,00 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic | e | 0 0 382,825 73,419 | 0 0 382,825 75,476 | 84,000 0 382,825 77,196 | 84,000 0 382,825 78,556 | 84,000 0 382,825 79,532 | 0 0 382,825 80,101 | 0 0 382,825 80,237 | 0 0 382,825 79,914 | 84,000 0 382,825 79,104 | 84,000 0 382,825 77,778 | 84,000 0 382,825 75,906 | 84,000 0 382,825 73,456 | 84,000 0 382,825 70,396 | 84,000 0 382,825 66,690 | 84,000 0 382,825 62,303 | 84,000 0 382,825 57,197 | 84,000 0 382,825 51,333 | 84,000 0 382,825 44,670 | 84,000 0 382,825 37,165 | 84,0 382,8 28,7 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I | e DSCR) | 0 0 382,825 73,419 1.19 | 0 0 382,825 | 84,000 0 382,825 | 84,000 0 0 382,825 | 84,000 0 0 382,825 | 0 0 382,825 | 0 0 382,825 | 0 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,000 0 382,825 | 84,0 382,8 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S | e DSCR) | 0 0 382,825 73,419 1.19 5D Projects | 0 0 382,825 75,476 1.20 | 84,000 0 382,825 77,196 1.20 | 84,000 0 382,825 78,556 1.21 | 84,000 0 382,825 79,532 1.21 | 0 0 382,825 80,101 1.21 | 0 0 382,825 80,237 1.21 | 0 0 382,825 79,914 1.21 | 84,000 0 382,825 79,104 1.21 | 84,000 0 382,825 77,778 1.20 | 84,000 0 382,825 75,906 1.20 | 84,000 0 382,825 73,456 1.19 | 84,000 0 382,825 70,396 1.18 | 84,000 0 382,825 66,690 1.17 | 84,000 0 382,825 62,303 1.16 | 84,000 0 382,825 57,197 1.15 | 84,000 0 382,825 51,333 1.13 | 84,000 0 382,825 44,670 1.12 | 84,000 0 382,825 37,165 1.10 | 84,0 382,8 28,7 1. |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (Use of Cash Flow After Debt S Asset Mgmt./ Similar Fees | e DSCR) | 0 0 382,825 73,419 1.19 | 0 0 382,825 75,476 | 84,000 0 382,825 77,196 | 84,000 0 382,825 78,556 | 84,000 0 382,825 79,532 | 0 0 382,825 80,101 | 0 0 382,825 80,237 | 0 0 382,825 79,914 | 84,000 0 382,825 79,104 | 84,000 0 382,825 77,778 | 84,000 0 382,825 75,906 | 84,000 0 382,825 73,456 | 84,000 0 382,825 70,396 | 84,000 0 382,825 66,690 | 84,000 0 382,825 62,303 | 84,000 0 382,825 57,197 | 84,000 0 382,825 51,333 | 84,000 0 382,825 44,670 | 84,000 0 382,825 37,165 | 84,0 382,8 28,7 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt./ Similar Fee Deferred Developer Fee prior to | e DSCR) ervice - HC | 0 0 382,825 73,419 1.19 D Projects 32,630 | 0 0 382,825 75,476 1.20 33,772 | 84,000 0 382,825 77,196 1.20 34,954 | 84,000 0 382,825 78,556 1.21 36,177 | 84,000 0 382,825 79,532 1.21 37,444 | 0 0 382,825 80,101 1.21 38,754 | 0 0 382,825 80,237 1.21 40,111 | 0 0 382,825 79,914 1.21 41,514 | 84,000 0 382,825 79,104 1.21 42,967 | 84,000 0 382,825 77,778 1.20 44,471 | 84,000 0 382,825 75,906 1.20 46,028 | 84,000 0 382,825 73,456 1.19 47,639 | 84,000 0 382,825 70,396 1.18 49,306 | 84,000 0 382,825 66,690 1.17 51,032 | 84,000 0 382,825 62,303 1.16 52,818 | 84,000 0 382,825 57,197 1.15 54,667 | 84,000 0 382,825 51,333 1.13 | 84,000 0 382,825 44,670 1.12 | 84,000 0 382,825 37,165 1.10 | 84,0 382,8 28,7 1 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt | e DSCR) ervice - HC payments | 0 0 382,825 73,419 1.19 5D Projects 32,630 40,789 | 0 0 382,825 75,476 1.20 | 84,000 0 382,825 77,196 1.20 | 84,000 0 382,825 78,556 1.21 | 84,000 0 382,825 79,532 1.21 | 0 0 382,825 80,101 1.21 | 0 0 382,825 80,237 1.21 | 0 0 382,825 79,914 1.21 | 84,000 0 382,825 79,104 1.21 | 84,000 0 382,825 77,778 1.20 | 84,000 0 382,825 75,906 1.20 | 84,000 0 382,825 73,456 1.19 | 84,000 0 382,825 70,396 1.18 | 84,000 0 382,825 66,690 1.17 | 84,000 0 382,825 62,303 1.16 | 84,000 0 382,825 57,197 1.15 | 84,000 0 382,825 51,333 1.13 51,333 | 84,000 0 382,825 44,670 1.12 44,670 | 84,000 0 382,825 37,165 1.10 37,165 | 84,0 382,8 28,7 1 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Cash Available for Residual Rec | e DSCR) ervice - HC payments | 0 0 382,825 73,419 1.19 D Projects 32,630 40,789 | 0 0 382,825 75,476 1.20 33,772 | 84,000 0 382,825 77,196 1.20 34,954 | 84,000 0 382,825 78,556 1.21 36,177 | 84,000 0 382,825 79,532 1.21 37,444 | 0 0 382,825 80,101 1.21 38,754 | 0 0 382,825 80,237 1.21 40,111 | 0 0 382,825 79,914 1.21 41,514 | 84,000 0 382,825 79,104 1.21 42,967 | 84,000 0 382,825 77,778 1.20 44,471 | 84,000 0 382,825 75,906 1.20 46,028 | 84,000 0 382,825 73,456 1.19 47,639 25,817 | 84,000 0 382,825 70,396 1.18 49,306 | 84,000 0 382,825 66,690 1.17 51,032 | 84,000 0 382,825 62,303 1.16 52,818 | 84,000 0 382,825 57,197 1.15 54,667 | 84,000 0 382,825 51,333 1.13 51,333 | 84,000 0 382,825 44,670 1.12 44,670 | 84,000 0 382,825 37,165 1.10 37,165 | 84,0 382,8 28,7 1 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt / Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Cash Available for Residual Rec and Sponsor Distributions | e DSCR) ervice - HC payments | 0 0 382,825 73,419 1.19 5D Projects 32,630 40,789 | 0 0 382,825 75,476 1.20 33,772 41,704 | 84,000 0 382,825 77,196 1.20 34,954 42,242 | 84,000 0 382,825 78,556 1.21 36,177 42,378 | 84,000 0 382,825 79,532 1.21 37,444 42,088 | 0 0 382,825 80,101 1.21 38,754 41,347 | 0 0 382,825 80,237 1.21 40,111 40,126 | 0 0 382,825 79,914 1.21 41,514 38,399 | 84,000 0 382,825 79,104 1.21 42,967 36,136 | 84,000 0 382,825 77,778 1.20 44,471 33,306 | 84,000 0 382,825 75,906 1.20 46,028 29,878 | 84,000 0 382,825 73,456 1.19 47,639 | 84,000 0 382,825 70,396 1.18 49,306 21,089 | 84,000 0 382,825 66,690 1.17 51,032 15,658 | 84,000 0 382,825 62,303 1.16 52,818 9,485 | 84,000 0 382,825 57,197 1.15 54,667 | 84,000 0 382,825 51,333 1.13 51,333 0 | 84,000 0 382,825 44,670 1.12 44,670 | 84,000 0 382,825 37,165 1.10 37,165 0 | 84,0 382,1 28,1 1 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt/ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Cash Available for Residual Rec and Sponsor Distributions Sponsor Distributions | e DSCR) ervice - HC payments ceipts Loan: 50% | 0 0 382,825 73,419 1.19 ED Projects 32,630 40,789 5 0 | 0 0 382,825 75,476 1.20 33,772 41,704 0 | 84,000 0 382,825 77,196 1.20 34,954 42,242 0 | 84,000 0 382,825 78,556 1.21 36,177 42,378 0 | 84,000 0 382,825 79,532 1.21 37,444 42,088 0 | 0 0 382,825 80,101 1.21 38,754 41,347 0 | 0 0 382,825 80,237 1.21 40,111 40,126 0 | 0 0 382,825 79,914 1.21 41,514 38,399 0 | 84,000 0 382,825 79,104 1.21 42,967 36,136 0 | 84,000 0 382,825 77,778 1.20 44,471 33,306 0 | 84,000 0 382,825 75,906 1.20 46,028 29,878 0 | 84,000 0 382,825 73,456 1.19 47,639 25,817 0 | 84,000 0 382,825 70,396 1.18 49,306 21,089 0 | 84,000 0 382,825 66,690 1.17 51,032 15,658 0 | 84,000 0 382,825 62,303 1.16 52,818 9,485 0 | 84,000 0 382,825 57,197 1.15 54,667 2,531 0 | 84,000 0 382,825 51,333 1.13 51,333 0 0 | 84,000 0 382,825 44,670 1.12 44,670 | 84,000 0 382,825 37,165 1.10 37,165 0 0 | 84, 382, 28, 1 |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt/ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Cash Available for Residual Rec and Sponsor Distributions Sponsor Distributions HCD Residual Payment | e DSCR) ervice - HC payments ceipts Loan: | 0 0 382,825 73,419 1.19 5D Projects 32,630 40,789 5 0 0 | 0 0 382,825 75,476 1.20 33,772 41,704 0 0 | 84,000 0 382,825 77,196 1.20 34,954 42,242 0 0 | 84,000 0 382,825 78,556 1.21 36,177 42,378 0 0 | 84,000 0 382,825 79,532 1.21 37,444 42,088 0 0 | 0 0 382,825 80,101 1.21 38,754 41,347 0 0 | 0 0 382,825 80,237 1.21 40,111 40,126 0 0 | 0 0 382,825 79,914 1.21 41,514 38,399 0 0 | 84,000 0 382,825 79,104 1.21 42,967 36,136 0 0 | 84,000 0 382,825 77,778 1.20 44,471 33,306 0 | 84,000 0 382,825 75,906 1.20 46,028 29,878 0 | 84,000 0 382,825 73,456 1.19 47,639 25,817 0 0 | 84,000 0 382,825 70,396 1.18 49,306 21,089 0 0 | 84,000 0 382,825 66,690 1.17 51,032 15,658 0 0 | 84,000 0 382,825 62,303 1.16 52,818 9,485 0 0 | 84,000 0 382,825 57,197 1.15 54,667 2,531 0 0 | 84,000 0 382,825 51,333 1.13 51,333 0 0 0 | 84,000 0 382,825 44,670 1.12 44,670 | 84,000 0 382,825 37,165 1.10 37,165 0 0 0 | 84, 382, 28, |
| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt./ Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Cash Available for Residual Rec and Sponsor Distributions Sponsor Distributions HCD Residual Payment Other Residual Payments | e DSCR) ervice - HC payments ceipts Loan: 50% 33% 17% | 0 0 382,825 73,419 1.19 5D Projects 32,630 40,789 5 0 0 0 0 | 0 0 382,825 75,476 1.20 33,772 41,704 0 0 0 0 | 84,000 0 382,825 77,196 1.20 34,954 42,242 0 0 | 84,000 0 382,825 78,556 1.21 36,177 42,378 0 0 | 84,000 0 382,825 79,532 1.21 37,444 42,088 0 0 0 0 | 0 0 382,825 80,101 1.21 38,754 41,347 0 0 | 0 0 382,825 80,237 1.21 40,111 40,126 0 0 | 0 0 382,825 79,914 1.21 41,514 38,399 0 0 0 0 0 | 84,000 0 382,825 79,104 1.21 42,967 36,136 0 0 | 84,000 0 382,825 77,778 1.20 44,471 33,306 0 0 0 | 84,000 0 382,825 75,906 1.20 46,028 29,878 0 | 84,000 0 382,825 73,456 1.19 47,639 25,817 0 0 0 0 | 84,000 0 382,825 70,396 1.18 49,306 21,089 0 0 0 0 | 84,000 0 382,825 66,690 1.17 51,032 15,658 0 0 0 0 | 84,000 0 382,825 62,303 1.16 52,818 9,485 0 0 0 0 | 84,000 0 382,825 57,197 1.15 54,667 2,531 0 0 | 84,000 0 382,825 51,333 1.13 51,333 0 0 0 0 0 0 0 0 | 84,000 0 382,825 44,670 1.12 44,670 | 84,000 0 382,825 37,165 1.10 37,165 0 0 0 0 | 84, 382, 28, 1 |
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| Misc. Financial Expenses: (spec Total Required Debt Service Cash Flow after all debt servic Debt Service Coverage Ratio (I Use of Cash Flow After Debt S Asset Mgmt / Similar Fees Deferred Developer Fee prior to Distributions & residual receipt Cash Available for Residual Rec and Sponsor Distributions Sponsor Distributions Sponsor Distributions HCD Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments Other Residual Payments Max Asset Mgmt/Similar Fees Cumulative paid Deferred Dev. F | e DSCR) pervice - HC payments ceipts Loan: 50% 33% 17% 0% 0% 0% 0% | 0 0 382,825 73,419 1.19 5D Projects 32,630 40,789 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 0 382,825 75,476 1.20 33,772 41,704 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 77,196 1.20 34,954 42,242 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 78,556 1.21 36,177 42,378 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 79,532 1.21 37,444 42,088 0 0 0 0 0 0 0 0 0 0 | 0 0 382,825 80,101 1.21 38,754 41,347 0 0 0 0 0 0 0 0 0 0 0 0 0 | 0 0 382,825 80,237 1.21 40,111 40,126 0 0 0 0 0 0 0 0 0 0 0 | 0 382,825 79,914 1.21 41,514 38,399 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 79,104 1.21 42,967 36,136 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 77,778 1.20 44,471 33,306 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 75,906 1.20 46,028 29,878 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 73,456 1.19 47,639 25,817 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 70,396 1.18 49,306 21,089 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 66,690 1.17 51,032 15,658 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 62,303 1.16 52,818 9,485 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 57,197 1.15 54,667 2,531 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 51,333 1.13 51,333 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 44,670 1.12 44,670 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,000 0 382,825 37,165 1.10 37,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 84,0 382,1 28,7 1 28,7 62,7 |
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to distributions and residual receipt payme 914,784

| | | | The Kelse | ey Civic Cen | ter Susta | inable Trar | nsportat | ion In | frastruc | cture (S | iti) P | PIN 476 | 88 | | | | | 4/27/21 |
|--------|---|---------------------------------|---|---|--|--|------------------------|------------|-------------------------|----------|----------|--------------|------------|------------------------|-----------------------|---------------------|---------|--------------|
| | | | | | | STI P | roject Su | ımmar | ry | | | | | | | | | |
| | Project Nan | ne of each replace such a | otion (include: † n STI improvem ced. Please inc as key gaps clo | ent and note i lude other des osed and conn | f sidewalks scriptive in lections es | s are new or nformation stablished.) | A | ddres | | | City | Z | Zip | County | / | ensus Fracts | А | PNs |
| | Folsom Streetsc Project | | om Stretscape Pro Street between 2nd | | | | Folsom S and 11th | | | San Fran | cisco | 9410 9410 | | San Francis | SCO | | | |
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| | | | and intersection I | | | | | | | | | | | | | | | |
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| | Latitude: 37.77 | 785 | | Longitude: | -122.40564 | 15 | | 5 | Select the | primary | transit | mode su | uppor | ted by this S | STI: <mark>N/A</mark> | | | |
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| | Improvements | the 14 an | d 14R lines, amor | ng the Agency's I | highest rider | ship routes, as | ist and i | 111 3116 | .013 | | | 5410 | 01 | | | | | |
| 2 | Project | | even other routes outes. The project's | | | | | | | | | | | | | | | |
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| Ś | | transit on | ly lanes on Missio | | 1 10 511 51. | | | | | | | | | | | | | |
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| Ś | | | | | | | | | | | | | | | | | | |
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| | Bike Facility (I | | | BF1 Type Clas | | | | | | | | | | 3 - Linear M | | 00 BF3 | | |
| | | | AHSC Funds | | | lk 3,188 crossings 0 | | | it Routes | | | rossings | | d or Improv AHSC Fu | | sit Service \$0 | No | |
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| eac | h | Shuttles 0 | AHSC Funds | | Vans | 0 AHSC F | | \$0 | | New Vel | | 0 | Tota | I AHSC Ne | w Vehicle | e Funding | | \$0 |
| (;) A | nalioont contific | | a vene ente in the | | - | Costs §103(a | | | - | | | | ah:ft | hu onhonoir | | lie tropoit | | |
| | | | ovements in the le network (inclu | | | | | | | | | | | | | | | ss; Yes |
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| · / | | 0 | oft costs cannot ery Costs assoc | | | 0 | | ect can | not excee | d 10% | | \$0 | | \$8,780 | | \$ | | Ok |
| | e costs associa | | | | mpionionia | | pitai i Tojo | ot oan | | a 1070 | | \$0 | | \$4,125 | 5,794 | \$ | 0 | Ok |
| | | costs in budge Cap Project C | et that are requir | | | approval for the second s | | | If Yes, up | | | | | al for STI | Linic | aded to H | CD2 | N/A |
| | | | ant amount for y | | | <u> </u> | | | | | | i iucai af | piov | | Opic | | | Ok |
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| • • | | • | s another feasib ations of transpo | | | | • | | | | | | | | • | | | |
| serv | ice expansion, | including expa | ansion beyond s | ervice levels of | | | | | | 0 | | | | | | | | Yes |
| ` ' | | | ary housing prog yond the term of | , | e vears) fo | r Program Co | sts: | | | | | | | | | | | |
| (5) | All costs associa | ated with auto | , mobile or motor | cycle parking (| excluding e | electric vehicle | | infrast | ructure); | | | | | | | | | |
| (6) (| Costs and fees a | associated wit | th the ongoing p | rovision of inte | rnet service | | ant Terms | s &10/ | l(c) | | | | | | | | | |
| (1) \ | Ve certify the S | TI grant does | not result in a p | rofit that excee | ds the com | | | <u> </u> | . / | proveme | nts of s | similar si | ze ar | d level of ri | sk. | | | Yes |
| • • | | | Program grant fu | | | • | • • | | • | | | | | | | ard Agree | menti | |
| | | | SC Program aw oject includes m | | | | | | - | | | - | | | | received | nrior t | to |
| ` ' | ursement. | | -, | | | | | | | | | | | | | | | Yes |
| (7) (| | For dia a O an | | | (i) for | | nreshold | | | 0 | | | | | | | | |
| # | Committed | | mitments (EFC | | іл н (t) - tor | an explanatio | | | = runaing | Commiti | | | n 7 | | Term - | . . | | D!! |
| EFC | by Full App | Commitmen Date | | ource Name order of lien pr | ioritv) | Source Ty | ne | ien No. | Amour | | | nterest | | | # of | Require Debt Ser | | Balloon ? |
| ш 1 | Deadline? Yes | • | AHSC STI Gran | - | , | State-HCI | | | \$7,500,0 | | ate | | Туре | • | months | | | - |
| 2 | Yes | 9/23/15 | | Urbanized Area For | rmula Grant | Fed | | | \$3,000,0 | | | | | | | | | |
| 3 | Vac | 6/04/04 | | ront | | 04 | | | ¢7 0 40 0 | 00 | | | | | | | | |
| 4 | Yes Yes | 6/24/21 4/21/20 | ATP Regional G Developer Fees | | | Other Local | | | \$7,040,0 \$22,514,9 | | | | | | | | | |
| 6 | Yes | 4/21/20 | Prop K Local Sa | ales Tax | | Local | | | \$203,00 | 00 | | | | | | | | |
| 7 8 | Yes | 4/21/20 | Population Base | ed General Fund | | Local | | | \$1,000,0 | 00 | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | |
| 10 | 757.040 | -10 | | Firmed and the fi | TAL (| | uda i i | | A44 0 | 0.40 | | | | | | | | |
| \$33 | 3,757,942 <tot< td=""><td>al Committed</td><td>Non-AHSC STI</td><td>runds TO</td><td>TAL (must</td><td>t equal STI B</td><td>udget Am</td><td>ount</td><td>\$41,257,</td><td>942</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tot<> | al Committed | Non-AHSC STI | runds TO | TAL (must | t equal STI B | udget Am | ount | \$41,257, | 942 | | | | | | | | |

| | | The Kelsey Ci | ivic Center Sustaina | ble Transportation I | nfrastructure | e (STI) PIN 4 | 7688 | | 4/27/21 |
|--|---|--|--|---|---|---|--|--|-----------------------------------|
| Provide a des | criptio | n of unusual or extraordinary circu | imstances that have resu | Ited in higher than expect | ted Project costs | s and provide a j | justification as to v | vhy these costs are reaso | nable. |
| | | | | | | | | | |
| File Name | EFC | STI1; EFC STI2; EFC STI3; etc. | Supporting documentation | on for the 5 non-AHSC S | TI funding comn | nitments. | | Uploaded to HCD? | N/A |
| | nowle | dge that completion and approval | or adoption of all necess | ary environmental cleara | nces for transpo | ortation compone | ents must be attair | ned by initial disbursemen | nt of Yes |
| grant funds. | | | | | | | | | |
| | | funding proposed that will trigger proved "by-right"? No Is Project | | | | | nter date of "Authonnal EIR Date: 6/30 | | 9/23/15 |
| | | special NEPA and/or CEQA Special | | | | | | | |
| | | ared in December 2018. However | | | | | | | IFPA |
| | | ated 8/31/21. The Mission Transit | | | | | | | |
| File Name | | Environmental | Conv of all environment | al clearances (e.g. Enviro | nmental Impact | Report) or Notic | e of Evernation | Uploaded to HCD? | d in the Yes |
| | 1 | | | the HUD 7015.16 "Author | | | | · · · | |
| File Name | SILA | outh to Use Grant Funds | status of the issuance of | | | | | Uploaded to HCD? | N/A |
| | | vide a listing and status of all disc or to be applied for to the appropria | ate local agencies, or cor | | | n review, require | ed to complete eac | ch STI Project that have b | een |
| | A | gency / Issuer | Land Use Approval | Approval Type | | | Comme | nts | |
| | | | Date | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | or Developer of Project have Site | | ect? If yes, enter site cor | ntrol form and th | | | · · · | , |
| | | (See Site Control in Appendix A): | | (A | | | recent document e | | |
| If leasehold | | | | A Is acquisition cost (b) Lender requesting | | | Prepaid lease I | oan used? If so answer (| <u>a-c) N/A</u> |
| (a) Funding a payments? | mount | based on the Present Value of lea | N/A | (b) Lender requesting | permissi | \cdot N/A (C) Ha | is loan amount bee | en entered as a finance co | ost? <mark>N/A</mark> |
| | specia | I circumstances, e.g. if there are r | multiple STI Projects prov | ide site control informatio | | bie) | | | |
| | | cted within public right-of-way own | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | · · · · · · · · · · · · · · · · · · · | |
| File Name | | | | ion to demonstrate the fo | | | | Uploaded to HCD? | Yes |
| | | t demonstrate prior experience by | | | | | | | leted by |
| | | the ten years preceding the applic acy non-applicant so long as the applicant | | | | | | | |
| | | AHSC Project for which funding is | | xeculed agreement with t | inal specific Loc | any or transpo | Italion Agency for | the completion of the STI | |
| | | t demonstrates the prior experience | - | and County of San Franc | isco | | | | |
| (, | | | I Past Project #1 | ,,, | | | STI Past Project | #2 | |
| Project Name | e | Mission Valencia Green Gateway Stre | etscape Project | | Potrero Avenue I | Roadway Improve | ment Project | | |
| Developmen | t | SFMTA | | | SFMTA/San Fran | ncisco Public Wor | ks | | |
| Entity | | | | | | | | | |
| Completion I | | 2/28/17 Construction included raised, parking- | concreted evelotrack along | aarthhound Valancia Stract | 12/31/17 | oluded pedestrian | rofugo islando, pode | estrian bulbouts, continuous p | plantad |
| | | between Duncan Street and Cesar Ch | | | | | | valk widening, ADA-compliar | |
| Brief Descrip | | street parking reconfiguration on the e | | | ramps, transit sig | nal priority improv | ements, and a red-p | ainted ransit only lane. Proje | ect |
| | | Cesar Chavez and Mission Streets. In | | | | | | ities to replace older water a | nd sewer |
| | | infrastructure improvements by the SF | ·PUC. | | pipes while the si | treetscape was un | ider construction. | | |
| File Name | Past | Exp STI1, Past Exp STI2 | agreement from a public | improvements funded by agency certifying the sat | | | | Uploaded to HCD? | N/A |
| (12) M/a aartif | | the application date, the applican | improvements. | uio not nortu to or the out | is at of any claim | a an action in the | a atata ar fadaral a | | |
| | | construction of the Project has not | | | | | | ouns. | Yes Yes |
| | | will not result in the loss or conve | | | | | es according the D | ent of Conservation's | |
| | | and Monitoring Program (FMMP) v | | nor working lands, or had | | | | | Yes |
| | | umentation the STI Project site is | | ed as agricultural land per | the FMMP tool. | | | | |
| File Name | | lo Ag | | e is not within land desigr | nated as agricult | tural land per FN | MP tool. | Uploaded to HCD? | Yes |
| If "No", demo | nstrate | that the AHD Project site qualifies | | | | | | · · · · · · · · · · · · · · · · · · · | |
| File Name | | lnfill | qualifies as an Infill Site | xemption to the FMMP de (as defined in Appendix A | A). | | | Uploaded to HCD? | N/A |
| | | y a local public works department, oplicable local rules, regulations, c | codes, policies and plans | enforced or implemented | by that entity. | | · · · · | the STI improvements an | re Yes |
| File Name | | ocal Approvals | regulations, codes, polic | dicating the STI Capital P sies and plans enforced or | r implemented b | by that entity. | | Uploaded to HCD? | Yes |
| size, of equal to displaced r residential dw demolished w | or greates or greates or or greates or or greates or or greates or | t involves demolition of existing ur ater affordability, and equal to or g ts. These no net loss requirement units affordable to lower income h he five year period preceding the a r rehabilitation of existing affordab | reater than the number of s (§106(a)(20)(C)) apply ouseholds currently exist application. Explain below | of the demolished affordate where an STI Project is p or where there have been how this requirement is s | ole units located roposed on any n dwelling units | within compara property which restricted to low | ble access to tran includes a parcel o ver-income househ | sit and include first right of or any portion of a parcel of holds which have been var | of return on which cated or |
| | | actual or anticipated completion d | | STI Milestones | | | | | |

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

| The Kelsey Civic Center Sustainable Transportation Infrastructure (STI) PIN 47688 | 4/27/21 |
|---|---------|
| Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month 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 C Project, please indicate "NA" below. | |
| Capital Project Milestone Schedule | Date |
| Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development | |
| Site Control of site(s) by proposed developer. | N/A |
| Completion of all necessary environmental clearances, including those required under CEQA and NEPA. | 6/30/21 |
| Obtaining all necessary and discretionary public land use approvals. | N/A |
| Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority. | N/A |
| Commencement of construction. | 8/1/21 |
| Construction completion and closeout. | 6/1/24 |
| Program funds fully disbursed. | 6/1/25 |
| Have all milestone dates been entered above? | Yes |

| The Kelsey Ci | vic Center S | Sustainable 1 | Fransporta | tion Infrastru | icture (STI) | Sources an | d Uses Budg | get PIN 476 | 88 | | | 4/27/21 |
|---|-------------------|--|-------------------|-------------------------|--------------------------|---------------------------|-------------------------------------|------------------|------------------|------------------|--------------------------|-----------------|
| If proposing multiple distinct STI Capital Projects, pro | vide detail for e | each Project in se | parate budget | s below. Amoun | ts from each bu | dget will autosı | um at the bottom. | . The sum will b | e used to deterr | nine the total S | TI funds requested | I and cost cap. |
| | | | | | ALL | FUNDING SOU | RCES | | l | | | |
| Cost Category | AHSC STI Grant | FY2015 FTA 5307 Urbanized Area Formula Grant | 0 | ATP Regional Grant | Developer Fees | Prop K Local Sales Tax | Population Based General Fund | 0 | 0 | 0 | Sources Total | Comments |
| | | | S | TI BUDGET #1 - | Folsom Streets | cape Project | | | | | | |
| Environmental review/studies | | | | | \$1,097,000 | | | | | | \$1,097,000 | |
| Plan Specification and Estimates | | | | | \$6,800,000 | \$203,000 | | | | | \$7,003,000 | |
| Right of way support costs | | | | | | | | | | | \$0 | |
| Site or right of way acquisition for Cap. Improvement Project | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): Contingency | | | | | \$1,686,884 | | \$1,000,000 | | | | \$2,686,884 | |
| Other Soft Costs (Specify): Mobilization Other Soft Costs (Specify): Construction Management | | | | | \$1,242,590 \$688,468 | | | | | | \$1,242,590 \$688,468 | |
| Other Soft Costs (Specify): Construction Management | | | | | Φ000,400 | | | | | | \$000,400 | |
| Total Soft Costs | \$0 | \$0 | \$0 | \$0 | \$11,514,942 | \$203,000 | \$1,000,000 | \$0 | \$0 | \$0 | \$0 \$12,717,942 | |
| Clearing and Grubbing | ψU | ψυ | ψU | φυ | φ11,514,34Z | φ203,000 | φ1,000,000 | ψU | ψυ | φυ | \$12,717,942 | |
| Demolition | | | | \$1,165,800 | | | | | | | \$1,165,800 | |
| Grading | | 1 | | ÷., | | | | | | | \$0 | |
| Soil Stabilization (Lime, etc.) | | | | | | | | | | | \$0 | |
| Erosion/Weed Control | | | | | | | | | | | \$0 | |
| Dewatering | | | | | | | | | | | \$0 | |
| Other Site Preparation (Specify): Contaminated Soils and Material | \$251,505 | | | | | | | | | | \$251,505 | |
| Total Site Preparation | \$251,505 | \$0 | \$0 | \$1,165,800 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,417,305 | |
| Sanitary Sewer | | | | | \$964,000 | | | | | | \$964,000 | |
| Irrigation | | | | | \$865,500 | | | | | | \$865,500 | |
| Storm Drain | | | | | | | | | | | \$0 | |
| Detention Basin/Culverts | | | | | | | | | | | \$0 | |
| Other Site Utilities (Specify): | <u>^</u> | | <u>^</u> | | A1 000 500 | | AA | | ^ | ^ | \$0 | |
| Total Site Utilities | \$0 | \$0 | \$0 | \$0 | \$1,829,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,829,500 | |
| Aggregate Base Asphalt Pavement | \$423,900 | | | \$4,242,000 | | | | | | | \$4,665,900 | |
| Sidewalk, Curb and Gutter | \$875,150 | | | \$1,602,900 \$29,300 | | | | | | | \$1,602,900 \$904,450 | |
| Street Lights | \$1,245,903 | | | \$29,300 | | | | | | | \$1,245,903 | |
| Striping/Barricades (Bicycle Facilities) | \$64,742 | | | | | | | | | | \$64,742 | |
| Signage | \$64,900 | | | 1 | | | | | | | \$64,900 | |
| Crossing and Traffic Signals | \$01,000 | | | | \$1,008,556 | | | | | | \$1,008,556 | |
| Roundabouts, median islands or curb extensions | | | | | | | | | | | \$0 | |
| Other traffic calming surface improvements | | | | | | | | | | | \$0 | |
| Other Complete Street Improvements (Specify): Bicycle Signals | \$73,900 | | | | | | | | | | \$73,900 | |
| Other Complete Street Improvements (Specify): | | | | | | | | | | | \$0 | |
| Total Complete Streets Improvements - Construction | \$2,748,495 | \$0 | \$0 | \$5,874,200 | \$1,008,556 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,631,251 | |
| Striping/Barricades (for dedicated bus lanes) | | | | | | | | | | | \$0 | |
| Sidewalk, Curb and Gutter | | | | | | | | | | | \$0 | |
| Street Lights | | | | | | | | | | | \$0 | |
| Signage | | | | | | | | | | | \$0 | |
| Signaling Prioritization Technology | | | | | | | | | | | \$0 | |
| Boarding infrastructure | | | | | | | | | | | \$0 | |
| Seating/Benches Bus/Transit Shelters | | | | | | | | | | | \$0 \$0 | |
| Vehicles | | | | | | | | | | | \$0 \$0 | |
| Other ITS Technology | | 1 | | | | | | | | | \$0 \$0 | |
| Other Transit and Station Areas (Specify): | | | | | | | | | | | \$0 | |
| Other Transit and Station Areas (Specify): | | | | | | | | | | | \$0 | |
| Total Transit and Station Areas - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Urban Greening (Specify): Planting | 20 | ֥ | | ** | \$161,944 | ** | | ÷ | <i></i> | <i></i> | \$161,944 | |
| Urban Greening (Specify): | | | | | ÷,ö | | | | | | \$0 | |
| Urban Greening (Specify): | | | | | | | | | | | \$0 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$161,944 | \$0 | \$0 | \$0 | \$0 | \$0 | \$161,944 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Activity Costs (Specify): | | | | | | | | | | | \$0 | |

| The Kelsey Civ | vic Center S | Sustainable 1 | Fransporta | tion Infrastru | icture (STI) | Sources an | d Uses Budg | jet PIN 476 | 688 | | | 4/27/21 |
|--|-------------------------|--|---------------|-----------------------|------------------------|---------------------------|-------------------------------------|----------------|-----------------|----------------|-------------------------|-----------------|
| If proposing multiple distinct STI Capital Projects, prov | /ide detail for e | each Project in se | parate budget | s below. Amoun | ts from each bu | dget will autosu | Im at the bottom. | The sum will b | e used to deter | mine the total | STI funds requeste | d and cost cap. |
| | | | | | ALL | FUNDING SOUR | RCES | | | | | |
| Cost Category | AHSC STI Grant | FY2015 FTA 5307 Urbanized Area Formula Grant | 0 | ATP Regional Grant | Developer Fees | Prop K Local Sales Tax | Population Based General Fund | 0 | 0 | 0 | Sources Total | Comments |
| ther Activity Costs (Specify): | | | | | | | | | | | \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| ansit Operations for service expansion §103(a)(3)(A)(v) | | | | | | | | | | | \$0 | |
| nployee Reporting | | | | | | | | | | | \$0 | |
| ther Capital Asset Costs (Specify): | | | | | | | | | | | \$0 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total STI #1 Budgeted Project Costs | \$3,000,000 | \$0 | \$0 | \$7,040,000 | \$14,514,942 | \$203,000 | \$1,000,000 | \$0 | \$0 | \$0 | \$25,757,942 | |
| | | | STI BUDO | GET #2 - Mission | SoMa Transit In | nprovements Pr | oiect | | | | | |
| vironmental review/studies | | | | | \$10,000 | | | | | | \$10,000 | |
| an Specification and Estimates | | | | | \$850,000 | | | | | | \$850,000 | |
| ight of way support costs | | | | | <i>4000,000</i> | | | | | | \$0 | |
| te or right of way acquisition for Cap. Improvement Project | | | | | | | | | | | \$0 | |
| ther Soft Costs (Specify): City Agency Fees | | | | | \$10,000 | | | | | | \$10,000 | |
| ther Soft Costs (Specify): Construction Support Costs | | | | | \$2,350,000 | | | | | | \$2,350,000 | |
| ther Soft Costs (Specify): Transit Construction Support | | | | | \$650,000 | | | | | | \$650,000 | |
| ther Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Total Soft Costs | \$0 | \$0 | \$0 | \$0 | \$3,870,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,870,000 | |
| learing and Grubbing | | | | | | | | | | | \$0 | |
| emolition | | | | | | | | | | | \$0 | |
| rading | | | | | | | | | | | \$0 | |
| oil Stabilization (Lime, etc.) | | | | | | | | | | | \$0 | |
| rosion/Weed Control | | | | | | | | | | | \$0 | |
| ewatering | | | | | | | | | | | \$0 | |
| ther Site Preparation (Specify): | | | | | | | | | | | \$0 | |
| Total Site Preparation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| anitary Sewer | | | | | | | | | | | \$0 | |
| rigation | | | | | | | | | | | \$0 | |
| torm Drain | | | | | | | | | | | \$0 | |
| etention Basin/Culverts | \$150,000 | | | | | | | | | | \$150,000 | |
| ther Site Utilities (Specify): Water and AWSS | \$700,000 | * 0 | <u>¢0</u> | ¢0 | ¢0 | ¢0 | 60 | * 0 | * 0 | <u>¢0</u> | \$700,000 | |
| Total Site Utilities | \$850,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$850,000 | |
| ggregate Base sphalt Pavement | \$720,000 | | | | \$150,000 | | | | | | \$870,000 | |
| idewalk, Curb and Gutter | \$2,650,000 \$30,000 | | | | \$800,000 | | | | | | \$3,450,000 \$30,000 | |
| treet Lights | φ30,000 | | | | | | | | | | \$30,000 | |
| triping/Barricades (Bicycle Facilities) | | | | | | | | | | | \$0 | |
| ignage | | | | | \$25,000 | | | | | | \$25,000 | |
| rossing and Traffic Signals | | | | | \$120,000 | | | | | | \$120,000 | |
| oundabouts, median islands or curb extensions | | | | | <i>.</i> | | | | | | \$0 | |
| ther traffic calming surface improvements | | | | | | | | | | | \$0 | |
| ther Complete Street Improvements (Specify): Striping (Non-bicy | | | | | \$600,000 | | | | | | \$600,000 | |
| ther Complete Street Improvements (Specify): Parking/Curb Mar | | | | | \$50,000 | | | | | | \$50,000 | |
| Total Complete Streets Improvements - Construction | \$3,400,000 | \$0 | \$0 | \$0 | \$1,745,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,145,000 | |
| riping/Barricades (for dedicated bus lanes) | | \$3,000,000 | | | \$2,250,000 | | | | | | \$5,250,000 | |
| dewalk, Curb and Gutter | \$250,000 | | | | | | | | | | \$250,000 | |
| reet Lights | | | | | | | | | | | \$0 | |
| gnage | | | | | \$15,000 | | | | | | \$15,000 | |
| gnaling Prioritization Technology | | | | | \$120,000 | | | | | | \$120,000 | |
| parding infrastructure | | | | | | | | | | | \$0 | |
| eating/Benches | | | | | | | | | | | \$0 | |
| The second to the second s | | | | | | | | | | | \$0 | |
| us/Transit Shelters | | | | | | | | | | | ¢0 | |
| ehicles | | | | | | | | | | | \$0 | |
| | | | | | | | | | | | \$0 \$0 \$0 | |

| | The Kelsey Ci | vic Center S | Sustainable 1 | Fransportat | ion Infrastru | icture (STI) | Sources and | d Uses Budg | et PIN 476 | 88 | | | 4/27/21 | |
|---|---|--------------|---------------------------|---------------|-----------------|---|-------------|---------------|----------------|------------------|------------------|--------------------|----------------|--|
| Car Cenegry Pictor Final Control Controls Contro | | | | - | | | | | | | nine the total S | TI funds requeste | d and cost cap | |
| Case Calegory Notes of an and an analysis of an an analysis of an anal | in proposing multiple distinct of reapital Projects, pro | | ach Project in se | parate buuget | s below. Alloun | | • <u> </u> | | The sum will b | e used to deteri | | Ti fullus requeste | and cost cap. | |
| Call LingenAll Col 311 Marcian LingenAll Col 301 Marcian LingenAll Col 301 Marcian LingenAll Col 301 Marcian LingenAll Col 301 Marcian LingenOutward Marcian Lingen <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | | | | | | | | | | | | |
| Control weeks beaks beaks of enclosed and an enclosed and an enclosed and an enclosed and an enclosed and an enclosed and an enclosed and an enclosed and an enclosed and and and and and and and and and an | Cost Category | | Urbanized Area Formula | 0 | - | • | | Based General | 0 | 0 | 0 | Sources Total | Comments | |
| Test President Action Contraction550,000500 | Other Transit and Station Areas (Specify): | | Grunk | | | | | | | | | \$0 | | |
| Unite Genergi (Selech):Image: Constraint of the constraint | | \$250,000 | \$3,000,000 | \$0 | \$0 | \$2,385,000 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Unione density is and the second problem of the s | Urban Greening (Specify): | | | | | | | | | | | \$0 | | |
| Instal Advance Advance 10 90 90 90 90 90 90 90 90 Market Advance 50 | Urban Greening (Specify): | | | | | | | | | | | \$0 | | |
| Provide Name of Impose Res Image I | | | | | | | | | | | | | | |
| Prove Name of migate feat for all model of the sector of the sect | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Total Inspit Fried 0 90 | • | | | | | | | | | | | | | |
| Other Andring Costs (Spech): Other Andring Costs (Spech): <th< td=""><td>•</td><td>¢0</td><td>¢0</td><td>¢0</td><td>60</td><td>¢0</td><td>¢0</td><td>¢0</td><td>¢0</td><td>60</td><td>ÊO</td><td></td><td></td></th<> | • | ¢0 | ¢0 | ¢0 | 60 | ¢0 | ¢0 | ¢0 | ¢0 | 60 | ÊO | | | |
| Other Action Control Specify: Image Image <t< td=""><td></td><td>φU</td><td>ΨŪ</td><td>Ο¢</td><td>φU</td><td>ΦŪ</td><td>ΨŪ</td><td>υ¢</td><td>ΨŪ</td><td>ΦŪ</td><td>φU</td><td></td><td></td></t<> | | φU | ΨŪ | Ο¢ | φU | ΦŪ | ΨŪ | υ¢ | ΨŪ | ΦŪ | φU | | | |
| Total Apprint Decision (Solution) 90 | | | | | | | | | | | | | | |
| Trans Operation for solvice councils (103.4)(3)(4)(4) Inc. | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Employee Regarding Image Image <td></td> <td>÷÷</td> <td>,,</td> <td>÷÷</td> <td>֥</td> <td>ΨΨ</td> <td>40</td> <td>֥</td> <td>֥</td> <td>÷÷</td> <td>*•</td> <td></td> <td></td> | | ÷÷ | , , | ÷÷ | ֥ | ΨΨ | 40 | ֥ | ֥ | ÷÷ | * • | | | |
| Other Costel (Specify): Image: Specific Cost S.000.000 | | | | | | | | | | | | | | |
| Total T1142 Budgeded Project Costs 940 90 | | | | | | | | | | | | | | |
| Phonebulan Unsueed or extraordinary oroundiances that have resulted in higher than expected Project Costs: provide a justification as to why these costs are reasonable. Status Status Status Status Status Environment review/studies Image: Status Image: Status Status Status Stor rigid Way auguston to Cap. Improvement Project Image: Status Image: Status Status Status Other Stor Costs (Specify): Image: Status Image: Status Status Status Status Other Stor Costs (Specify): Image: Status Image: Status Status Status Status Status Other Stor Costs (Specify): Image: Status Status Status Status Status Status Other Stor Costs (Specify): Image: Status < | Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| STRUCET #3- Prim Specification and Estimates I I I I I I Specification and Estimates Sind or and Estimates I <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0</td> <td>\$0</td> <td>\$15,500,000</td> <td></td> | | | | | | | | | | \$0 | \$0 | \$15,500,000 | | |
| Environmental aviewant dataInternal service of the serv | , | , | | J. A. | , | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | , | , | | | | | | |
| Plue Specification and ExtrantesIm <t< td=""><td></td><td></td><td></td><td></td><td>STI</td><td>BUDGET #3 -</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<> | | | | | STI | BUDGET #3 - | | | | | | | | |
| Right way support costsImage | Environmental review/studies | | | | | | | | | | | \$0 | | |
| Site or gind of way acquiation for Cap. Improvement ProjectImprovement ProjectIm | | | | | | | | | | | | | | |
| Other Soft Cosis (Speech):Image: Speech | | | | | | | | | | | | | | |
| Other Soft Cosits (Specify):Image Soft Cosits (Specify): <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | | | | | - | | | | | | | |
| Other Soft Cosits (Specify):Image: Specify (Spec | | | | | | | | | | | | | | |
| Other Soft Costs (Specify):Im | | | | | | | | | | | | | | |
| Total Soft Costs S0 | | | | | | | | | | | | | | |
| Clearing and Grubbing Inc. | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| DemolitionImage: Normal SectorImage: Normal SectorImage: Normal SectorNormal Sec | | | | | | | | | | | | | | |
| Soll Stabilization (Line, etc.) Image | | | | | | | | | | | | | | |
| Enconvend Control Inc | Grading | | | | | | | | | | | \$0 | | |
| Dewatering Other Site Preparation (Specify):Image: Specify Specif | | | | | | | | | | | | | | |
| Other Site Preparation (Specify):Image: Specify Speci | | | | | | | | | | | | | | |
| Total Site Preparation \$0< | - | | | | | | | | | | | | | |
| Sanitary SewerIndication </td <td></td> <td>A -</td> <td></td> <td></td> <td>4-</td> <td>A -</td> <td>4-</td> <td></td> <td>A-</td> <td>4-</td> <td></td> <td></td> <td></td> | | A - | | | 4- | A - | 4- | | A- | 4- | | | | |
| IrrigationIncl | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Storm DrainImage: Store | | | | | | | | | | | | | | |
| Detention Basin/CulvertsImage: ConstructionImage: Co | * | | | | | | | | | | | | | |
| Other Site Utilities (Specify):Image: Specify Specifi | | | | | | | | | | | | | | |
| Total Site Utilities\$0\$0\$0\$0\$0\$0\$0\$0\$0\$0\$0Aggregate Base\$0Asphalt Pavement\$0Sidewalk, Cub and Gutter\$0Street Lights\$0Signage\$0Crossing and Traffic Signals\$0Roundabouts, median islands or curb extensions\$0Other Complete Street Improvements\$0\$0Other Complete Streets Improvements (Specify):\$0\$0Total Complete Streets Improvements Construction\$0\$0\$0\$0\$0\$0\$0\$0\$0\$0\$0\$0 | | | | | | | | | | | | | | |
| Aggregate BaseImage: Solution of the solution of the | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| Asphalt PavementImage: Second Sec | | | | | | | | | | | | | | |
| Street LightsImage: ConstructionImage: Construction< | | | | | | | | | | | | | | |
| Striping/Barricades (Bicycle Facilities) Image of the stript of the | | | | | | | | | | | | | | |
| Signage Image < | | | | | | | | | | | | | | |
| Crossing and Traffic Signals Image: Construction of the system Image: Cons | | | | | | | | | | | | | | |
| Roundabuts, median islands or curb extensions Image: construction of the stensions Image: constensions | | | | | | | | | | | | | | |
| Other traffic calming surface improvements Image: Construction Image: Construction <th im<="" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th> | <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | | | | | | | | | | | |
| Other Complete Street Improvements (Specify): Image: Complete Street Improvement (Specify): Image: Complete Street Improvement (Specify): Image: Complete Street Improvement (Specify): Image: Complete Street Improvement (Specify): Image: Complete Street Improvement (Specify): Image: Complete Street Improvement (Specify): | | | | | | | | | | | | | | |
| Other Complete Street Improvements (Specify): Image: Complete Street Improvements - Construction \$0 | | | | | | | | | | | | | | |
| Total Complete Streets Improvements - Construction \$0 | | | | | | | | | | | | | | |
| | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | |
| | Striping/Barricades (for dedicated bus lanes) | | | | | | | | | | | \$0 | | |

| The Kelsey C | ivic Center S | ustainable ⁻ | Transportat | tion Infrastru | cture (STI) | Sources an | d Uses Budg | jet PIN 476 | 88 | | | 4/27/21 |
|---|--------------------|--|-------------------|-----------------------|--------------------|---------------------------|-------------------------------------|------------------|------------------|------------------|-------------------|-----------------|
| If proposing multiple distinct STI Capital Projects, pr | ovide detail for e | ach Project in se | eparate budgets | s below. Amoun | ts from each bu | dget will autosı | um at the bottom. | . The sum will b | e used to deterr | mine the total S | TI funds requeste | d and cost cap. |
| | | | | | ALL | FUNDING SOU | RCES | | | | | |
| Cost Category | AHSC STI Grant | FY2015 FTA 5307 Urbanized Area Formula Grant | 0 | ATP Regional Grant | Developer Fees | Prop K Local Sales Tax | Population Based General Fund | 0 | 0 | 0 | Sources Total | Comments |
| Sidewalk, Curb and Gutter | | C. a.i. | | | | | | | | | \$0 | |
| Street Lights | - | | | | | | | | | | \$0 | |
| Signage | | | | | | | | | | | \$0 | |
| Signaling Prioritization Technology | | | | | | | | | | | \$0 | |
| Boarding infrastructure | | | | | | | | | | | \$0 | |
| Seating/Benches | | | | | | | | | | | \$0 | |
| Bus/Transit Shelters | | | | | | | | | | | \$0 | |
| Vehicles | | | | | | | | | | | \$0 \$0 | |
| Other ITS Technology | | | | | | | | | | | \$0 \$0 | |
| Other Transit and Station Areas (Specify): | | | | | | | | | | | \$0 \$0 | |
| Other Transit and Station Areas (Specify): | | | | | | | | | | | \$0 | |
| Total Transit and Station Areas - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Urban Greening (Specify): | φυ | φυ | φU | φU | φυ | φυ | φυ | φυ | φU | φU | \$0 \$0 | |
| Urban Greening (Specify): | | | | | | | | | | | \$0 \$0 | |
| Urban Greening (Specify): | + | | | | | | | | | - | \$0 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Provide Name of Impact Fee | φU | φU | φU | φU | φU | ąυ | φU | φU | φU | φU | \$0 \$0 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Other Activity Costs (Specify): | φU | φU | φU | φU | φU | φU | φU | φU | φU | φU | \$0 \$0 | |
| Other Activity Costs (Specify): | + | | | | | | | | | - | \$0 \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Other Activity Costs (Specify): | φU | φU | φU | φU | φU | φU | φU | φU | φU | φU | \$0 \$0 | |
| Other Activity Costs (Specify): | + | | | | | | | | | - | \$0 \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Transit Operations for service expansion §103(a)(3)(A)(v) | φU | φU | φU | φU | фU | φU | φU | φU | φU | φU | \$0 \$0 | |
| Employee Reporting | | | | | | | | | | | \$0 \$0 | |
| Other Capital Asset Costs (Specify): | | | | | | | | | | | | |
| Total Other Capital Asset Costs (Specify): | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| - | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$U \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | |
| Total STI #3 Budgeted Project Costs Provide Urban Greening Details and explain unusual or extraordin | | s that have result | ed in higher thar | n expected Projec | t costs; provide a | a justification as t | to why these costs | | 04 | <u>۵</u> | οų | |
| | | то | TAL SUSTAINA | ABLE TRANSPOR | RTATION INFRA | STRUCTURE (| STI) BUDGET | | | | | |
| Total Soft Costs | \$0 | \$0 | \$0 | \$0 | \$15,384,942 | \$203,000 | \$1,000,000 | \$0 | \$0 | \$0 | \$16,587,942 | |
| Total Site Preparation | \$251,505 | \$0 | \$0 | \$1,165,800 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,417,305 | |
| Total Site Utilities | \$850,000 | \$0 | \$0 | \$0 | \$1,829,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,679,500 | |
| Total Complete Streets Improvements - Construction | \$6,148,495 | \$0 | \$0 | \$5,874,200 | \$2,753,556 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,776,251 | |
| Total Transit and Station Areas - Construction | \$250,000 | \$3,000,000 | \$0 | \$0 | \$2,385,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,635,000 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$161,944 | \$0 | \$0 | \$0 | \$0 | \$0 | \$161,944 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total STI Budgeted Project Costs | \$7,500,000 | \$3,000,000 | \$0 | \$7,040,000 | \$22,514,942 | \$203,000 | \$1,000,000 | \$0 | \$0 | \$0 | \$41,257,942 | |

| | | | The Ke | sey Civic Ce | nter Transportation | Related | Amenities (| (TRA) I | PIN 476 | 688 | | | | 4/27/21 | |
|--------|--------------------------------|----------------|---|-------------------|--|--------------------------|------------------|------------|-------------|-----------------|--------------------|----------------|-----------------|----------|-----|
| | [| | | | | roject Su | mmary | 1 | | | | | | | |
| | Project Nar | ne | • • | the general loo | cation and description ement) | Ad | Idress | | City | Zip | County | | ensus Tracts | APNs | |
| | Folsom Streets | | | | 3 new transit boarding ong Folsom from 3rd St to | Folsom St 11th Street | between 3rd to | San Fran | ncisco | 94103, 94107 | San Francisco | | | | |
| | Project | 11th S | t, excluding 10th St. | These amenity in | nprovements at transit | Thin Sueen | 5 | | | 94107 | FIGUCISCO | | | | _ |
| - | | | waiting areas will n ngers to use this ser | | ortable and safe for transit | | | | | | | | | | |
| TRA #1 | | | | | | | | | | | | | | | |
| TR | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | Latitude: 37.7 | 785 | | Longitude: | -122.405645 | | Select the | primary | transit m | ode supporte | ed by this TR | RA: Loca | al bus | | |
| | | | | | | | | | | | | | | | _ |
| | | | | | | | | | | | | | | | _ |
| 5 | | | | | | | | | | | | | | | |
| TRA #2 | | | | | | | | | | | | | | | |
| μË | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | Latitude: | | | Longitude: | | | Select the | primary | transit m | ode supporte | ed by this TR | RA: | | | |
| | | | | | • | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| g | | | | | | | | | | | | | | | _ |
| TRA #3 | | | | | | | | | | | | | | | |
| Ē | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | Latitude: | | | Longitude: | | | Select the | primary | transit m | ode supporte | ed by this TR | RA: | | | |
| | er # & Amt. of | | | ISC Funds | \$0 Bicycle Parkin | - | | unds | \$0 | | | | SC Funds | \$0 | |
| - | Transit Routes | , | | | ctly improved (ex. provid Transit Access Improven | | | nds, bus j | | edestrian Pat | ins (linear fe | et) 0. | .0 Тур | e | |
| - | | | proposed active | transportation | component: Improve | ed compliar | nce with traffic | laws Ye | othe | | | isted on r | oute (describe | below) Y | /es |
| Impr | oved sight dist | ance/visibil | ty <mark>Yes</mark> Elimina | | conflict points Yes Rec A Eligible Costs §103 | | | | | e sidewalk c | rowding | | | | _ |
| (B)(i |) We certify the | e capital imp | provements in the | | publicly accessible and | | - | | | edestrians, a | nd transit rid | ders (i.e. | bike parking | , bus | , |
| shel | ter, benches, s | treet trees, | etc.) within the de | fined Project Are | ea meeting the §102(c) of | or (d) transi | t requirements | 8. | | | | · · | | | /es |
| (B)(i | i) Total amount | t of eligible | TRA soft costs ca | nnot exceed 10° | % of the total AHSC Prog | oram award | I. | | В | udgeted \$0 | Cost C \$2,926, | | Overag \$0 | | Ok |
| (B)(i | v) Total amoun | nt of Activity | Delivery Costs as | sociated with th | e implementation of the | | | kceed | | \$0 | \$150,0 | 000 | \$0 | | Ok |
| - | | | ith the Capital Pro | , | dition of local approval fo | r the TRA? | | No | o If Yes | upload docu | . , | | | | |
| File | Name TRA | Cap Proje | ct Costs | Documen | tation showing Capital F | Project costs | s are required | as condi | ition of lo | | | | aded to HCD | | |
| | | | | | Projects and TRA Capit ov of the following ineligit | | cannot excee | d \$10M? | | | | | | C | Ok |
| 0 | | | | | purce of committed fundi | | STI portion to b | be funded | d by AHS | C or if the co | st is incurre | d prior to | the AHSC a | ward; | |
| · · | | | | | ucture including the gene fered during the COVID- | | | ding main | ntenance | or operation | s associated | I with AF | HSC funded t | ransit | |
| | | • | onary housing pro | | | no pandem | no, | | | | | | | Y | /es |
| | | | | | e years) for Program Co excluding electric vehicle | | ofractructura): | | | | | | | | |
| · · | | | with the ongoing | | • | | mastructure); | | | | | | | | |
| (4) | | 4h | | | | ant Terms | , | | | in the second | | -1- | | | |
| | | | | | eds the commercially rea bursed as reimbursed pr | | | | | | | | ard Aareeme | ntin | /es |
| the a | amount not to $\dot{\epsilon}$ | exceed the | AHSC Program av | vard of funds. | • | 0 1 7 | 5 | | | | | | Ũ | Y | /es |
| ` ' | Ve acknowledg ursement. | ge if the TR | A Project includes | multiple phases | s or developments, all er | titlements a | and constructi | on fundir | ng comm | itments for th | e first phase | e must b | e received p | ior to | /es |
| aisb | | | | | TRA T | hreshold § | §106(a) | | | | | | | | |
| · / | | le Funding | Commitments (EF | C): see Append | dix A (t) - for an explanat | ion of Enfor | rceable Fundii | ng Comm | nitments | (EFC). | I - | F | | | _ |
| EFC # | Committed by Full App | Commitm | | ource Name | Source Ty | pe Lie | ΔΜΟΙ | Int | Ir | nterest Rate | | Term - # of | Required | Balloo | on |
| | Deadline? | Date | - | order of lien pr | iority) | . NO | D . | F | Rate | Туре | e n | nonths | Debt Servic | e? | |
| 1 | Yes | | AHSC TRA Gr | ant | State-HCI | ر ا | \$1,500, | 000 | | | | | | | |
| 3 | | | | | | | | | | | | | | | |
| 4 5 | | | | | | | | | | | | | | | |
| 5 6 | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | |
| 8 9 | | | | | | | | | | | | | | | |
| 10 | * | | | | | | 4 | 005 | | | | | | | |
| Prov | | | <i>ed Non-AHSC TR</i> al or extraordinary | | TOTAL (must equal TRA that have resulted in hig | | | | and provid | de a justificat | ion as to wh | v these | costs are rea | sonable | |
| | | | | | | | | | | , soundar | | | | | |
| File | Name EFC | TRA1; EF | C TRA2; EFC TR | A3 Supportin | ng documentation for the | 0 non-AHS | SC TRA fundin | ng commi | itments. | | | Uplo | aded to HCD | ? N/A | 1 |

| | | The Kelsey | Civic Center Transpo | ortation Related Am | enities (T | 'RA) PIN | l 47688 | | 4/27/21 |
|--|----------------------------|--|---|--|--|--|--|--|--------------------------------|
| (8)(A) Applic of grant fund | | knowledges completion and approv | al or adoption of all nece | ssary environmental clea | arances for | transportat | ion components must be at | tained by initial disburser | ment Yes |
| NEPA: CEQA: Pr | oject a | pproved "by-right"? No Is Projec | | No Negative Declara | tion Date: | N/A | If Yes, enter date of "Author Final EIR Date: 12/1 | 17/18 | " <mark>8/31/21</mark> |
| | | special NEPA and/or CEQA Specia EQA clearance in 2018. Project is c | | | | | | | rance |
| 8/31/21. | | | differing and ergoing addit | | receive au | | se awarded rederar grant fu | ius and anticipates clear | ance |
| File Name | TRA | Environmental | Copy of all environmenta | al clearances (e.g. Enviro | onmental Im | npact Repo | rt) or Notice of Exemption. | Uploaded to HCD? | Yes |
| File Name | TRA | Auth to Use Grant Funds | For NEPA only, copy of t status of the issuance of | the HUD 7015.16 "Autho f the HUD form. | rity To Use | Grant Fund | ds" or clarify the current | Uploaded to HCD? | ? N/A |
| | | ovide a listing and status of all disc or to be applied for to the appropria | retionary local land use e | entitlements and permits, | • | • | ew, required to complete eac | ch TRA Project that have | been |
| granioa, oao | | Agency / Issuer | Land Use Approval Date | Approval Type | - | | Comme | ents | |
| | | N/A | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | t or Developer of Project have Site | | Dject? If yes, enter site c | ontrol form | and the mo | ost recent execution date be | low (Site Control Append | dix <mark>Yes</mark> |
| Form of site If leasehold | | I (See Site Control in Appendix A): | | I/A Is acquisition cost | \$0 in Dov | Budget2 | Most recent document e | execution date: N loan used? If so answer | |
| | | t based on the Present Value of lea | | (b) Lender requesting | | eipts (not | · · · | en entered as a finance | , , |
| payments? | veneci | al circumstances, e.g. if there are r | | vide site control informat | 1 | missible) | I/A (c) Has loan amount be | | |
| | | icted within public right-of-way own | | | | | | | |
| File Name | TRA | Site Control | Appropriate documentat | tion to demonstrate the fo | orm of site o | control indic | cated above | Uploaded to HCD? | Yes |
| (12)(A) Appli by the applic Transportatio | icants ant du on Age | must demonstrate prior experience ring the ten years preceding the ap ncy non-applicant so long as the ap AHSC Project for which funding is | by providing evidence of oplication due date. May opplication due date. May opplicant can provide an e | f two prior TRA projects s demonstrate the requisite | imilar to the experience | e proposed e by using p | AHSC Project in scope and past experience of work cor | d size, which have been of npleted of a Locality or | completed |
| | | nt demonstrates the prior experience | ce noted below: City | and County of San France | cisco | | | | |
| Project Nam | ne | TR Mission Valencia Green Gateway Stre | A Past Project #1 | | Potrero Ave | enue Roadwa | TRA Past Project ay Improvement Project | t #2 | |
| Developmer Entity | | SFMTA | | | | | Public Works | | |
| Completion | Date | 2/28/17 | | | 12/31/17 | | | | |
| Brief Descri | iption | Construction included raised, parking- between Duncan Street and Cesar Ch street parking reconfiguration on the e Cesar Chavez and Mission Streets. Ir infrastructure improvements by the SF | navez Street; construction of eastern and western sides of mprovements were coordina | four sidewalk bulbouts; on- Valencia Street between | median, bid ramps, tran included co | directional gre sit signal price ordination wi | pedestrian refuge islands, ped een painted bicycle lanes, side prity improvements, and a red- tith Public Works and Public Uti ape was under construction. | walk widening, ADA-complia painted ransit only lane. Proj | ant curb ject |
| File Name | | t Exp TRA1, Past Exp TRA2 | agreement from a public improvements. | improvements funded by c agency certifying the sa | tisfactory co | ompletion o | of similar infrastructure | Uploaded to HCD? | ? N/A |
| | - | of the application date, the applican construction of the Project has not | | | | | action in the state or federal | courts. | Yes Yes |
| (19) The TR | A Proje | ect will not result in the loss or conv | version of agricultural or o | | | | or other uses according the | Dept. of Conservation's | Yes |
| | | and Monitoring Program (FMMP) v cumentation the TRA Project site is | | ted as agricultural land p | ar the FMM | P tool | | | Tes |
| File Name | | No Ag | · · · · | s not within land designat | | | per FMMP tool. | Uploaded to HCD? | ? Yes |
| If "No", demo | onstrat | e that the AHD Project site qualifies | | | otorminatio | n must don | nonstrate that the TRA site | 1 | 1 |
| File Name | | Ag Infill | qualifies as an Infill Site | (as defined in Appendix / | A). | | | Uploaded to HCD? | |
| | | by a local public works department, applicable local rules, regulations, c | | | | | cument below. I certify that | the TRA improvements | are Yes |
| File Name | | Local Approvals | Statement from entity inc | dicating the TRA Capital | Project is c | consistent w | | Uploaded to HCD? | Yes |
| (21)(B) If the in size, of eq return to disp on which res vacated or d | TRA F Jual or placed | Project involves demolition of existing greater affordability, and equal to o residents. These no net loss requi al dwelling units affordable to lower hed within the five year period prec | ng units affordable to low or greater than the numbe irements (§106(a)(20)(C)) income households curre | er of the demolished affor) apply where a TRA Proj | ne application dable units ject is propo | on must de located wit osed on any | monstrate the replacement hin comparable access to to y property which includes a | of demolished units, com ransit and include first rig parcel or any portion of a | nparable ght of a parcel |
| N/A | | | | | | | | | |
| Please provi | de the | actual or anticipated completion da | ate for the following perfo | TRA Milestones | ach applica | ble Capital | Project If a milestone is no | ot applicable to a Capital | Project |
| please enter Note: It is ac completed. | "N/A" cknowl For the | edged that some of the following m se milestones not yet completed, p cate "NA" below. | nilestones may have alrea | ady been achieved. For t | hose miles | tones which | h have previously been met | , please enter the month | and year |
| Capital Proj | ject Mi | lestone Schedule | ind doubles of the area | and dovelopment data? | na tha tarra | | litions of the Droiget develop | amont | Date |
| | | greement between the Recipient a s) by proposed developer. | nu developer of the propo | used development detaili | ng the term | is and cond | anions of the Project develop | Jineni. | N/A N/A |
| Completion of | of all n | ecessary environmental clearances | | d under CEQA and NEPA | ۹. | | | | 8/31/21 |
| | | sary and discretionary public land u I Construction Drawings and Speci | | te local permitting author | ity. | | | | N/A N/A |
| Commencer | ment of | construction. | | | | | | | 5/1/22 |
| Construction | l comp | letion and closeout. | | | | | | | 5/1/24 |

| The Kelsey Civic Center Transportation Related Amenities (TRA) PIN 47688 | 4/ | /27/21 |
|--|--------|---------|
| Program funds fully disbursed. | | 12/1/24 |
| Have all milestone dates been entered | above? | Yes |

| The Kelsey Civic Center Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47688 | | | | | | | | | | | | 4/27/21 |
|---|-------------------|-----|------------|---------------|----------------|--------------|------------|-----|------------|------------|---------------|------------------|
| If proposing multiple distinct TRA Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total TRA funds requested an | | | | | | | | | | | | ed and cost cap. |
| | | - | | | | FUNDING SOUF | | | | | | |
| Cost Category | AHSC TRA Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | Comments |
| | 1 | | TR | A BUDGET #1 - | Folsom Streets | cape Project | | | | | 1 | |
| Environmental review/studies | | | | | | | | | | | \$0 | |
| Plan Specification and Estimates | | | | | | | | | | | \$0 | |
| Right of way support costs | | | | | | | | | | | \$0 | |
| Site or right of way acquisition for Cap. Improvement Project | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | - | | | | | - | | _ | \$0 | |
| Other Soft Costs (Specify): Total Soft Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Clearing and Grubbing | φU | φU | ΦŪ | φU | φU | ΦŪ | φU | φU | φU | φu | \$0 \$0 | |
| Demolition | | | | | | | | | | | \$0 \$0 | |
| Grading | | | | | | | | | | | \$0 | |
| Soil Stabilization (Lime, etc.) | | | | | | | | | | | \$0 | |
| Erosion/Weed Control | | | | | | | | | | | \$0 | |
| Dewatering | | | | | | | | | | | \$0 | |
| Other Site Preparation (Specify): | | | | | | | | | | | \$0 | |
| Total Site Preparation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Sanitary Sewer | | | | | | | | | | | \$0 | |
| Irrigation | | | | | | | | | | | \$0 | |
| Storm Drain | | | | | | | | | | | \$0 | |
| Detention Basin/Culverts | | | | | | | | | | | \$0 | |
| Other Site Utilities (Specify): | 60 | ¢0 | 6 0 | ¢0 | ¢0 | * 0 | <u>¢0</u> | ¢0 | <u> </u> | * 0 | \$0 | |
| Total Site Utilities Aggregate Base | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Asphalt Pavement | | | | | | | | | | | \$0 \$0 | |
| Sidewalk, Curb and Gutter | | | | | | | | | | | \$0 | |
| Street Lights | | | | | | | | | | | \$0 | |
| Striping/Barricades (Bicycle Facilities) | | | | | | | | | | | \$0 | |
| Signage | | | | | | | | | | | \$0 | |
| Crossing and Traffic Signals | | | | | | | | | | | \$0 | |
| Roundabouts, median islands or curb extensions | | | | | | | | | | | \$0 | |
| Other traffic calming surface improvements | | | | | | | | | | | \$0 | |
| Other Street Improvements (Specify): | | | | | | | | | | | \$0 | |
| Total Complete Streets Improvements - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Striping/Barricades (for dedicated bus lanes) | | | | | | | | | | | \$0 | |
| Sidewalk, Curb, and Gutter | \$1,097,255 | | | | | | | | | | \$1,097,255 | |
| Street Lights Signage | | | | | | | | | | | \$0 \$0 | |
| Signaling Prioritization Technology | | | | | | | | | | | \$0 \$0 | |
| Boarding infrastructure | | | | | | | | | | | \$0 \$0 | |
| Seating/Benches | | | | | | | | | | | \$0 | |
| Bus/Transit Shelters | \$402,745 | | | | | | | | | | \$402,745 | |
| Other ITS Technology | ,, | | | | | | | | | | \$0 | |
| Other Transit Station or Stop (Specify): | | | | | | | | | | | \$0 | |
| Other Transit Station or Stop (Specify): | | | | | | | | | | | \$0 | |
| Total Transit Station or Stop - Construction | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | |
| Street Trees | | | | | | | | | | | \$0 | |
| Bioswales | | | | | | | | | | | \$0 | |
| Landscaping | | | | | | | | | | | \$0 | |
| Other Urban Greening (Specify): | | | | | | | | | | | \$0 | |
| Other Urban Greening (Specify): | | ** | A 2 | ¢ | * * | * * | 6 0 | ¢., | 6 0 | 60 | \$0 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Street Furniture Bicycle Repair Kiosks | | | | | | | | | | | \$0 \$0 | |
| Bicycle Repair Klosks Bicycle Storage or Parking | | | | | | | | | | | \$0 \$0 | |
| Drinking Fountains | | | | | | | | | | | \$0 \$0 | |
| Standing . Sumains | | | | | | | | | | | ψυ | |

| The Kelse | y Civic Cente | er Transpor | tation Relate | ed Amenitie | s (TRA) Sou | irces and U | ses Budget | PIN 47688 | | | | 4/27/21 |
|---|---|-------------|---------------|-------------|-------------|--------------|------------|-----------|-----|-----|---------------|----------|
| If proposing multiple distinct TRA Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total TRA funds requested at | | | | | | | | | | | | |
| | | | | | ALL | FUNDING SOUF | RCES | | | | | |
| Cost Category | AHSC TRA Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | Comments |
| Other Amenities (Specify): | ++ | | | | | | | | | | \$0 | |
| Other Amenities (Specify): | | | | | | | | | | | \$0 | |
| Total Amenities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Activity Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Activity Costs (Specify): | | | | | | | | | | | \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Employee Reporting Vehicles | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify): | <u>├</u> ───┤ | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify): | <u> </u> | | | | | | | | | | \$0 \$0 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Total TRA #1 Budgeted Project Costs | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | |
| Provide Urban Greening Details and explain unusual or extraordin | ., | | | | BUDGET #2 - | , | , | | | | | |
| Environmental review/studies | | | | | | | | | | | \$0 | |
| Plan Specification and Estimates | | | | | | | | | | | \$0 | |
| Right of way support costs | | | | | | | | | | | \$0 | |
| Site or right of way acquisition for Cap. Improvement Project | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Total Soft Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Clearing and Grubbing Demolition | ++ | | | | | | - | | | | \$0 \$0 | |
| Grading | ++ | | | | | | | | | | \$0 \$0 | |
| Soil Stabilization (Lime, etc.) | <u> </u> | | | | | | | | | | \$0 \$0 | |
| Erosion/Weed Control | + | | | | | | | | | | \$0 \$0 | |
| Dewatering | | | | | | | | | | | \$0 | |
| Other Site Preparation (Specify): | | | | | | | | | | | \$0 | |
| Total Site Preparation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Sanitary Sewer | | | | | | | | | | | \$0 | |
| Irrigation | I | | | | | | | | | | \$0 | |
| Storm Drain | | | | | | | | | | | \$0 | |
| Detention Basin/Culverts | ╂─────┤ | | | | | | | | | | \$0 | |
| Other Site Utilities (Specify): Total Site Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Aggregate Base | ψŪ | φU | φU | φU | \$0 | φU | ψU | ψŪ | ψŪ | φU | \$0 \$0 | |
| Asphalt Pavement | ╂─────┤ | | | | | | | | | | \$0 \$0 | |
| Sidewalk, Curb and Gutter | <u>├───</u> | | | | | | | | | | \$0 \$0 | |
| Street Lights | 1 1 | | | | | | | | | 1 | \$0 | |
| Striping/Barricades (Bicycle Facilities) | | | | | | | | | | | \$0 | |
| Signage | | | | | | | | | | | \$0 | |
| Crossing and Traffic Signals | | | | | | | | | | | \$0 | |
| Roundabouts, median islands or curb extensions | | | | | | | | | | | \$0 | |
| Other traffic calming surface improvements | | | | | | | | | | | \$0 | |
| Other Street Improvements (Specify): | | A - | | A - | A - | | | 4- | 4- | | \$0 | |
| Total Complete Streets Improvements - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Striping/Barricades (for dedicated bus lanes) Sidewalk, Curb, and Gutter | <u> </u> | | | | | | | | | | \$0 \$0 | |
| Street Lights | ├ ────┤ | | | | | | | | | | \$0 \$0 | |
| Signage | ╂─────┤ | | | | | | | | | | \$0 \$0 | |
| AHSC R6 | | | | Doo | e 39 of 54 | | | | | | | J Budget |

| The Kelsey Civic Center Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47688 | | | | | | | | | | | | 4/27/21 |
|--|-------------------|-----|-----|-----|-------------|--------------|------|-----|------------|-----|------------------|------------------|
| If proposing multiple distinct TRA Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total TRA funds requested | | | | | | | | | | | | ed and cost cap. |
| | | | | | | FUNDING SOUF | | | | | in rundo request | |
| | Г | | 1 | [| ALL | FUNDING SOUP | KUES | L | r | 1 | | |
| Or at Ortomore | | | | | | | | | | | | Comments |
| Cost Category | AHSC TRA Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | Comments |
| | Gran | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Signaling Prioritization Technology | | | - | | | | | - | | - | \$0 | |
| Boarding infrastructure Seating/Benches | | | | | | | | | | | \$0 \$0 | |
| Bus/Transit Shelters | | | | | | | | | | | \$0 \$0 | |
| Other ITS Technology | - | | | | | | | | | | \$0 \$0 | |
| Other Transit Station or Stop (Specify): | | | | | | | | | | | \$0 | |
| Other Transit Station or Stop (Specify): | | | | | | | | | | | \$0 | |
| Total Transit Station or Stop - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Street Trees | | | | | | | | | | | \$0 | |
| Bioswales | | | | | | | | | | | \$0 | |
| Landscaping | | | | | | | | | | | \$0 | |
| Other Urban Greening (Specify): | 4 | | | | | | | | | | \$0 | |
| Other Urban Greening (Specify): | | | 4- | 4- | 4- | 4 - | 4- | 4- | 4- | | \$0 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Street Furniture Bicycle Repair Kiosks | | | | | | | | | | | \$0 \$0 | |
| Bicycle Repair Riosks Bicycle Storage or Parking | ++ | | | | | | | | | | \$0 \$0 | |
| Drinking Fountains | + | | | | | | | | | | \$0 \$0 | |
| Other Amenities (Specify): | - | | | | | | | | | | \$0 \$0 | |
| Other Amenities (Specify): | + + | | | | | | | | | | \$0 \$0 | |
| Total Amenities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 | |
| Provide Name of Impact Fee | | | | | | | | | | | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Activity Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Activity Costs (Specify): | | | | | | | | | 1 - | | \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Employee Reporting | | | | | | | | | | | \$0 \$0 | |
| Vehicles Other Capital Costs (Specify): | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify): | + + | | | | | | | | | | \$0 \$0 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Total TRA #2 Budgeted Project Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Provide Urban Greening Details and explain unusual or extraordir | | | | | | | | | | | \$ 0 | |
| ······································ | | | | | , | , | | | | | | |
| | | | | | | | | | | | | |
| | | | | тра | BUDGET #3 - | | | | | | | |
| Environmental review/studies | | | | IKA | 5000ET #3 - | | | 1 | | | \$0 | |
| Plan Specification and Estimates | ++ | | | | | | | | | | \$0 \$0 | |
| Right of way support costs | ++ | | | | | | | | | | \$0 \$0 | |
| Site or right of way acquisition for Cap. Improvement Project | 1 | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Other Soft Costs (Specify): | | | | | | | | | | | \$0 | |
| Total Soft Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Clearing and Grubbing | | | | | | | | | | | \$0 | |
| Demolition | | | | | | | | | | | \$0 | |
| Grading | | | | | | | | | | | \$0 \$0 | |
| Soil Stabilization (Lime, etc.) | | | | | | | | | | | \$0 \$0 | |
| Erosion/Weed Control Dewatering | + | | | | | | | | | | \$0 \$0 | |
| Other Site Preparation (Specify): | ++ | | | | | | | | | | \$0 \$0 | |
| Total Site Preparation (Specify). | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Sanitary Sewer | | ΨŪ | ψU | ψU | ψυ | ψU | ψU | φU | ψŪ | φυ | \$0 \$0 | |
| Irrigation | ++ | | | | | | | | | | \$0 \$0 | |
| Storm Drain | + | | | | | | | | | | \$0 | |
| AHSC R6 | | | | | | | | | | | | |

| | | tation itelat | eu Amenilie | S (TRA) 500 | rces and Us | ses Budget | PIN 47688 | | | | 4/27/21 |
|-------------------|---|---|---|---|---|---|--|---|---|---|--|
| | | | | | | | | e used to deter | nine the total T | RA funds request | ed and cost cap. |
| | | | | ALL | FUNDING SOUF | RCES | | | | - | |
| AHSC TRA Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | Comments |
| | | | | | | | | | | \$0 | |
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| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
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| | | TOTAL TRA | SPORTATION I | RELATED AMEN | ITIES (TRA) BU | JDGET | | | | | |
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| φυ | | | | | | | | | | | |
| | AHSC TRA Grant 50 50 50 50 50 50 50 50 50 50 | AHSC TRA Grant 0 \$0 \$0 | AHSC TRA 0 0 \$0 \$0 \$0 </td <td>AHSC TRA Grant 0 0 0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0</td> <td>ALL ALL AHSC TRA Grant 0 0 0 0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0</td> <td>AHSC TRA Grant 0 0 0 0 0 0 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50</td> <td>ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50</td> <td>ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 0 50<!--</td--><td>ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 0 50<!--</td--><td>ALL FUNDING SOURCES AHSC TRA Grant 0 <</td><td>HISC TRA Grant 0 0 0 0 0 0 0 0 0 Sources Total 50</td></td></td> | AHSC TRA Grant 0 0 0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | ALL ALL AHSC TRA Grant 0 0 0 0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | AHSC TRA Grant 0 0 0 0 0 0 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 | ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 | ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 0 50 </td <td>ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 0 50<!--</td--><td>ALL FUNDING SOURCES AHSC TRA Grant 0 <</td><td>HISC TRA Grant 0 0 0 0 0 0 0 0 0 Sources Total 50</td></td> | ALL FUNDING SOURCES AHSC TRA Grant 0 0 0 0 0 0 0 0 50 </td <td>ALL FUNDING SOURCES AHSC TRA Grant 0 <</td> <td>HISC TRA Grant 0 0 0 0 0 0 0 0 0 Sources Total 50</td> | ALL FUNDING SOURCES AHSC TRA Grant 0 < | HISC TRA Grant 0 0 0 0 0 0 0 0 0 Sources Total 50 |

| The Kelsey Civic Center Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47688 | | | | | | | | | | | | 4/27/21 |
|--|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|---------------|------------------|
| If proposing multiple distinct TRA Capital Projects, provide detail for each Project in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total TRA funds requested a | | | | | | | | | | | | ed and cost cap. |
| ALL FUNDING SOURCES | | | | | | | | | | | | |
| Cost Category | AHSC TRA Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | Comments |
| Total Site Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Complete Streets Improvements - Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Transit Station or Stop - Construction | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | |
| Total Urban Greening | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Amenities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Impact Fees | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Activity Delivery Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Other Capital Asset Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total TRA Budgeted Project Costs | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 | |

| The Kelsey Civic Center Programs (PGM) PIN 47688 | | | | | | | | | | | | | 4/27 | 7/21 | | |
|--|---|---|---|--|---|--|--|---|-----------------------------|-------------|---|----------------|--------------------------|--------------------|---------|-------------|
| | Program | s inclu | de educatio | on. outreach ar | nd training pro | ograms fo | PGM Project Sur r Active Transport | | | p: air poll | ution exposu | re reduction | : workfo | orce deve | lopmen | nt |
| | - | | | | • • | - | ducation, and subs | | | • • | • | | ., | | | |
| Co | e cell com omplete all for each f | yellow | | | Pro | gram Des | scription | | | Ado | Iress | City | | Zip | Cou | unty |
| | Transit R Transit pas | lidership | Each of th | | | | e (1) discounted pass p ve a minimim value of | | | 240 Van N | Ness Sa | n Francisco | 9410 |)2 | San Fra | ancisco |
| - | residents | 000101 | | s a month as det | | | | Ū | | | | | | | | |
| PGM #1 | | | | | | | | | | | | | | | | |
| | Latitude: | 37.778 | _! | | Longitude: | -122.4194 | 41 | | Se | elect the P | rogram Cost | Гуре §103(b) | (1): Prog | gram Creat | tion | • • |
| | Workfor | ce Dev. | | | | | ervice hub (pending so ites, and remotely via | | tions) at 1500 | 1500 How | vard St Sa | n Francisco | 9410 |)2 | San Fra | ancisco |
| PGM #2 | The Arc - Employment services fo persons | | (www.thea information Services of | arcsfhub.org), a di n and instructiona can continue to pr ent 101, Social Sk | igital resource for al content. By acc ogress in their er | r our staff a cessing The mployment | nd participants to learn Hub, participants to learn preparatory and vocat and Digital Literacy Sk | n, connect, olled in Em ional skills | ployment courses such as | | | | | | | |
| | Latitude: | 37.778 | | | Longitude: | -122.4194 | 41 | | Se | elect the P | rogram Cost | Гуре §103(b) | (1): <mark>Prog</mark> | gram Expa | nsion | |
| | | | | | | | | | | | | | | | | |
| PGM #3 | | | | | | | | | | | | | | | | |
| | Latitude: | | | | Longitude: | | | | Se | lect the P | rogram Cost | [vpe &103/b) | (1). | | · | |
| | | Eligibl | e Costs §1 | 03(b) and Inel | • | §103(c) - | eligible costs ma | y include | | | | | | grant (3 v | vears) | |
| (1) F | PGM Eligible Costs §103(b) and Ineligible Costs §103(c) - eligible costs may include operational costs for programs for the term of the grant (3 years) (1) Program Costs in Project include: Both Program creation and Expansion of existing programs to serve new populations or offer new program service and implementation Please briefly describe how the Program Operator will sustain the Program beyond the term of the AHSC standard agreement and funds. | | | | | | | | | | | | | | | |
| Beyo | ond the thr | ee-yea | r term of the | | ontinue to offer | our existi | ng workforce develo | | | | | e Mayor's Of | fice of Ho | ousing and | d Comm | nunity |
| | | | | | | | | | | ree | udgeted less quired transit asses/cards | Cost | Сар | Ove | rage | |
| • • | • | | | n Costs within a ng required tran | | | ceed 30% of the funded in §106(a). | ding reque | est for the over | all | \$150,000 | \$500, | 000 | \$ | 0 | Ok |
| (1) C (2) F serv (3) II (4) C (5) C | Costs are n Coutine ma ice expans n lieu fees Ongoing op Costs asso | not eligil aintenar sion, inc for loca peration ciated v | ble if there is nce or operaticluding expand al inclusionari nal costs bey with automob | another feasib tions of transpo nsion beyond s ry housing prog ond the term of | le, available so rtation infrastru ervice levels of rams; the grant (thre cle parking (exc | ource of co icture incl fered duri e years) fo iluding ele | | STI portion ansit fleet, indemic; indemic; | not including r ucture); | | | | | | | it Yes |
| (7) F | GM Enfor | ceable | Funding Cor | nmitments (EF | C) See AHSC (| Guidelines | PGM Thres | - | • • | of Enforce | eable Funding | Commitmen | ts (EFC). | | | |
| EFC # | Commit by Full A Deadlin | App | ommitment Date | | ource Name order of lien pr | iority) | Source Type | Lien No. | Amount | Rate | Interest Rat | e | Term - # of months | Requir Debt Ser | | alloon ? |
| 1 | Yes | | | AHSC PGM G | rant | | State-HCD | | \$0 | | it Passes will | | | 00k AHS | C PGM | сар. |
| 2 | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | |
| 9 10 | | | | | | | | | | | | | | | | |
| 10 | \$0 | <total< td=""><td>Committed I</td><td>Non-AHSC PGN</td><td>A Funds</td><td>TOTA</td><td>L (must equal PGI</td><td>/ Budget</td><td>\$0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></total<> | Committed I | Non-AHSC PGN | A Funds | TOTA | L (must equal PGI | / Budget | \$0 | | | | | | | |
| Prov | ide a desc | ription | of unusual o | r extraordinary | circumstances | that have | resulted in higher th | nan expec | ted Project cos | ts and pro | ovide a justific | ation as to wi | ny these | costs are | reasona | able. |
| | | | | | | | | | | | | | | | | |
| | | | | | | | entation for the 0 nor 1 projects similar to t | | | | | hich have be | | aded to H | | N/A cant |
| · · · | | | | s the prior expe | rience noted b | elow: | Mercy Housing Cal | | | 55111 560 | | | | | | Jun |
| Pro | act Name | | | | PGM Past Pr | oject #1 | | | | | PGM F | Past Project | #2 | | | |
| | ect Name | | | | | | | | | | | | | | | |

| | The Kelsey Civic Center Programs (PG | M) PIN 47688 | 4/27/21 |
|--------------------------------------|--|---|-------------|
| Brief Description | | | |
| Describe the prior | | | |
| experience of the | | | |
| Program Operator | | | |
| with operating similar successful | | | |
| programs. | | | |
| | PGM is infeasible without AHSC Program funds, and other committed funds are not a | and will not be supplanted by AHSC Program funds. | |
| | Program Need and Rea | | |
| Please briefly desc | ribe the proposed Program(s) Activity | | |
| Participants of this | project will have access to the full suite of program interventions offered in The Arc's | Employment Services: 1. Psycho-social & Situational assessment, 2. | Education & |
| internships, 3. Digit | al Literacy Training Services, 4. Job Development and Placement, and 5. Job Coach | ing. In addition to Employment Services, they will also have access to | The Arc's |
| wrap-around suppo | rt services—Education, Independent Living & Residential, Health & Wellness, Arts, F | Recreation, & Socialization. The Arc believes that job and career succe | ess is |
| contingent upon oth | ner basic needs being met. Support in the areas of socialization, health and wellness | , and independent living skills contributes to our particiapnts long-term | success in |
| Who are the target | ed users for the Program(s)? | | |
| The targeted users | for program #1 are the low income residents at the Kelsey. The targeted users for # | 2 are adults with intellectual and development disabilities (IDD). | |

| The Kelsey Civic Center Programs (PGM) PIN 47688 | 4/27/21 |
|--|------------------|
| What is the issue or need that the Program(s) is attempting to address, and how will it successfully address this issue or need? | |
| Historically, persons with IDD have been excluded from the workforce due to bias against their capacities, leaving many to survive on public support of less than \$12,000 a year, | well |
| below the line of poverty. Such environmental stressors and social barriers only magnify the cognitive, medical, and behavioral symptoms persons with IDD experience as a resul | t of their |
| disabilities. As a group, they are chronically un/underemployed and under-resourced, have experienced a legacy of exclusion and continued barriers to opportunity, and many live | in |
| extremely low-income households in neighborhoods such as the South of Market (SoMa), Bayview Hunters Point, and Excelsior. | |
| Describe additional design challenges and development costs incurred to meet the requirements of the Program. | |
| The challenge of designing a program for adults with developmental disabilities requires the program operator to think differently about workforce development. The target popula | tion of |
| the Arc's programming, adults with developmental disabilities, must focus on job readiness and immediate earnings instead of more career based programs like apprenticeships. | Given |
| the correlation between developmental disabilities and homelessness in the project area, this urgent push for immediate employment is justified and essential. | |
| | |
| PGM Milestones | |
| Please provide the actual or anticipated completion date for the following performance milestones for each. If a milestone is not applicable, select "N/A" | |
| Program Milestone Schedule | Date |
| Program designed. | 6/8/21 |
| Program operator identified. | 6/8/21 |
| Obtaining all enforceable funding commitments. | 6/8/21 |
| Program operations start. | 7/1/24 |
| | |
| Identification and commitment of program operator and partners. | 6/8/21 |
| Identification and commitment of program operator and partners. Completion of a business or a work plan. | 6/8/21 6/8/21 |
| | |
| Completion of a business or a work plan. | 6/8/21 |

| | The Kelse | v Civic Cen | ter Program | s (PGM) Sou | irces and Us | ses Budget | PIN 47688 | | | | | 4/27/21 |
|--|-------------------------|-------------------|-------------------|--------------------------------|------------------------------------|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------------|------------------|
| If proposing multiple distinct Programs, provide detail for | | - | | | | | | m at the bottom | The sum will h | e used to deter | mine the total P(| |
| If proposing multiple distinct Programs, provide detail for each Program in the PGM worksheet and in separate budgets below. Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM fu | | | | | | | | | | | | sunus requested. |
| | | | | | | | | | | | | |
| Cost Category | AHSC PGM Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Sources Total | Comments |
| | | | | | | | | | | | | |
| | | | PG | M BUDGET #1 - | Transit passes | for residents | | | | | | |
| Direct Staff Cost 1 (Specify) | | | | | | | | | | | \$0 | |
| Direct Staff Cost 2 (Specify) Direct Staff Cost 3 (Specify) | | | | | | | | | | | \$0 \$0 | |
| Direct Staff Cost 4 (Specify) | | | | | | | | | | | \$0 \$0 | |
| Direct Staff Cost 5 (Specify) | | | | | | | | | | | \$0 | |
| Total Direct Staff Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | | | \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | | | \$0 | |
| Other Indirect Staff Cost (Specify) Total Indirect Staff Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Total Staff Costs | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | |
| Travel | ΨŪ | ψŪ | ΨŪ | ψU | 40 | ψŪ | ΨŪ | ψŪ | ψU | ΨŪ | \$0 | |
| Equipment | | | | | | | | | | | \$0 | |
| Required Transit Passes/Cards (see cell comment) | \$119,952 | | | | | | | | | | \$119,952 | |
| Other Transit Passes | | | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | | | \$0 | |
| Supplies (Specify) Other Capital Costs (Specify) | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | 6446 655 | 60 | | | A -2 | | A -2 | 6 0 | 6 2 | A 2 | \$0 | |
| Total Other Capital Costs | \$119,952 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$119,952 | |
| Total PGM #1 Budgeted Project Costs | \$119,952 | \$0 | \$0 PGM BUDGET | \$0 #2 - The Arc - Er | \$0 nployment servi | \$0 ices for disable | \$0 d persons | \$0 | \$0 | \$0 | \$119,952 | |
| Direct Staff Cost 1 (Specify) | | | | | | | | | | | \$0 | |
| Direct Staff Cost 2 (Specify) | \$150,000 | | | | | | | | | | \$150,000 | |
| Direct Staff Cost 3 (Specify) | | | | | | | | | | | \$0 | |
| Direct Staff Cost 4 (Specify) | | | | | | | | | | | \$0 | |
| Direct Staff Cost 5 (Specify) | A.150.000 | | | | | | | | | | \$0 | |
| Total Direct Staff Costs Other Indirect Staff Cost (Specify) | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | | | \$0 \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | | | \$0 \$0 | |
| Total Indirect Staff Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Staff Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| Travel | | | | | | | | | | | \$0 | |
| Equipment Required Transit Passes/Cards (see cell comment) | | | | | | | | | | | \$0 \$0 | |
| Other Transit Passes | | | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | | | \$0 | |
| Supplies (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 \$0 | |
| Total Other Capital Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total PGM #2 Budgeted Project Costs | \$150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | |
| | | | | PGN | BUDGET #3 - | | | | | | | |
| Direct Staff Cost 1 (Specify) Direct Staff Cost 2 (Specify) | | | | | | | | | | | \$0 \$0 | |
| Direct Staff Cost 2 (Specify) Direct Staff Cost 3 (Specify) | | | | | | | | | | | \$0 \$0 | |
| Direct Staff Cost 4 (Specify) | 1 | | | | | | | | 1 | | \$0 | |
| Direct Staff Cost 5 (Specify) | | | | | | | | | | | \$0 | |
| Total Direct Staff Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Other Indirect Staff Cost (Specify) | | | | | | | | | | | \$0 | |
| Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) | | | | | | | | | | | \$0 \$0 | |
| Total Indirect Staff Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Total Staff Costs | \$0 | \$0 | \$0 \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 | \$0 | \$0 \$0 | |
| Travel | | | | | | | | | | | \$0 | |
| Equipment | | | | | | | | | | | \$0 | |
| Required Transit Passes/Cards (see cell comment) | | | | | | | | | | | \$0 | |
| Other Transit Passes | | | | | | | | | | | \$0 \$0 | |
| Supplies (Specify) Supplies (Specify) | | | | | | | | | | | \$0 \$0 | |
| Other Capital Costs (Specify) | 1 | | | | | | | | 1 | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 | |
| | | | | | | | | | | | \$0 | |
| Other Capital Costs (Specify) | | | | | | | | | | | \$0 60 | |
| Other Capital Costs (Specify) | | | | | | \$0 | \$0 | £0 | ¢0 | | \$0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) | ¢n | ¢0 | ¢n | ¢n | | | | | | | ¢0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) Total Other Capital Costs | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | | | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 \$0 GRAM (PGM) BU | \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) Total Other Capital Costs Total PGM #3 Budgeted Project Costs Total Direct Staff Costs | | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 JDGET \$0 | | \$0 \$0 | \$0 \$0 | \$0 \$0 | | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) Total Other Capital Costs Total PGM #3 Budgeted Project Costs Total Direct Staff Costs Total Indirect Staff Costs | \$0 \$150,000 \$0 | \$0 \$0 \$0 | \$0 \$0 \$0 | \$0 TOTAL PRO \$0 \$0 | \$0 GRAM (PGM) BU \$0 \$0 | \$0 UDGET \$0 \$0 | \$0 \$0 \$0 | \$0 \$0 \$0 | \$0 \$0 \$0 | \$0 \$0 \$0 | \$0 \$150,000 \$0 | |
| Other Capital Costs (Specify) Other Capital Costs (Specify) Total Other Capital Costs Total PGM #3 Budgeted Project Costs Total Direct Staff Costs | \$0 \$150,000 | \$0 \$0 | \$0 \$0 | \$0 TOTAL PRO \$0 | \$0 GRAM (PGM) BU \$0 | \$0 JDGET \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$150,000 | |

| | | The | e Kels | ey Civic Center Quantitative Policy Scoring §107 PIN 47688 | | 4/27/21 |
|------------------------------------|---------------------------|----------------------------------|---------------------|--|----------------------------|--------------|
| | | | | 55 Points Max (points in blue shaded cells) Total Quar Active Transportation Improvements §107(b) - 10 Points Max | ntitative Self Score | 52.0 9 |
| (1) Length of | Context Sensitive E | Bikewavs (PA | | | | 9 |
| Total length (in | linear miles) of AHS | SC Funded Co | ontext S | Sensitive Bikeways (from STI worksheet): 1.30 | | 2 |
| document? Th | ne existing or planne | d bicycle netw | vork mu | tition or Stop to an existing bicycle network or a bicycle network identified in an official public is the directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within the evidence released bicycle patient does not have to be exempting of Context Sensitive Bikeway | n one quarter mile Yes | 1 |
| File Name | Bicycle Network (| | Stop. | The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikewa Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity. | Uploaded to HCD? | Yes |
| | | | | ts max (one point for each) | · | |
| Select how Pro | pject will address safe | e access of ro | outes: | Eliminate potential conflict points Eliminate potential conflict points Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic | | 2 |
| File Name | Safe Bicycle Rout | | | conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it. | Uploaded to HCD? | Yes |
| | Safe and Accessibl | | | - 2 points max valks and TRA sidewalks improved (from STI & TRA worksheets): 3,188 | | 2 |
| - · · | , | | | pedestrian networks - 1 point | | 2 |
| . , | | | | rectly links two pedestrian networks that are unlinked for one quarter mile: none | | 0 |
| File Name | Pedestrian Netwo | ork Connectiv | vity | PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are | Uploaded to HCD? | N/A |
| (6) Barriers to | | | | unlinked for one quarter mile along a walkable route. points max (one point for each) | | |
| . , | pject will address safe | | | Eliminate potential conflict points Eliminate potential conflict points | | 2 |
| File Name | Safe Pedestrian R | Routes | | Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it. | Uploaded to HCD? | Yes |
| | | | G | reen Buildings and Renewable Energy §107(c) - 10 Points Max | | 10 |
| . , | Iding Status - 3 point | | | Construction Type: Residential Construction | ing Only | 3 |
| File Name | Green Building State | | uilding | code requirements as verified: Green Point Rated New Construct Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the green building status. | Uploaded to HCD? | Yes |
| (2) AHD or Mix | xed Use Developme | ent powered | entirel | y through electricity - 7 points max | I | 1 |
| Identify the Pro | | Project will b | e powe | ered entirely through electricity with no connections to natural gas infrastructure. | | 7 |
| electric design: File Name | Electric Design | | | Document the AHD or Mixed Use Development will contain the level of electricity stated above. | Uploaded to HCD? | Yes |
| File Name | Electric Design | | Но | using and Transportation Collaboration §107(d) - 9 Points Max | Oploaded to HCD? | 8 |
| (1) STI Funds | Requested as perc | entage of To | | SC Requested - 6 points max | | |
| AHD & HRI Req | uested: \$20,000 |),000 ST | I Reque | ested: \$7,500,000 Total AHSC Funds Requested: \$29,269,952 | Requested: 26% | 6 |
| | | A (Tropoit | t Static 61,500, | on or Stop) as percentage of Total AHSC Requested - 2 points max Total AHSC Funds \$29,269,952 TRA (Transit Station/Stop) Funds 5% TRA Funds R | equested as % 5% | 2 |
| | Static | on or Stop) | | Requested: 42,120,002 Req as % of Total AHSC Req: 0,00 of Total AH | SC Requested: | |
| | n Project has receive | | | | g Amount: | 0 |
| File Name | GGRF Fund Evide | ence | | Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project. | Uploaded to HCD? | N/A |
| (3b) Within en | vironmentally clea | red High Spe | ed Rai | I Station Planning Area - 1 point max | | |
| - | | | beed Ra | ail Station Planning Area? | No | 0 |
| File Name | High Speed Rail A | Area | Loca | Document Project being within environmentally cleared High Speed Rail Station Planning Area. tion Efficiency and Access to Destinations §107(e) - 6 Points Max | Uploaded to HCD? | • N/A 6.0 |
| (1) Location E | fficiency - Walkabi | lity - 3 points | | Enter Project address (or Project's center most point if no specific address) on US EPA Walkability | Index to determine Walk | |
| Project address | | <u> </u> | | cisco CA 94102 Walkability Index: Mos | | 3 |
| • / | | estinations (P | PAM) - | 333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinat | ions are within 1/2 | |
| mile of the AHI | D) meets CalFresh requ | liremente: | Yes | Licensed child care facility: Yes Public library: Yes | Bank or Post Office: Yes | |
| | accepts Medi-Cal pa | | Yes | Pharmacy: Yes Office park: No | Place of Worship: Yes | |
| | ary, middle or high s | | Yes | Park-accessible to general public: Yes University or junior college: No | | |
| | | | | Funds Leveraged §107(f) - 4 Points Max | | 3 |
| Non-AHSC Enfo | prceable Funding Com | mitments (EFC) |): | \$52,886,726 AHSC Funds Requested: \$29,269,952 Non-AHSC EFCs as a % of A | HSC Requested: 181% | 6 |
| (1) Projects th | at either implemen | t strategies (| or proc | Anti-Displacement Strategies §107(g) - 6 Points Max rams, or are located in jurisdictions with policies, strategies or programs that currently exist | # of Strategies | 6 |
| | • | - | | idents from the area surrounding the Project - 1 point per strategy - 4 points max | Implemented 4 | 4 |
| | | | | "Yes" for each strategy implemented). These Strategies must be funded by the AHSC Applicant. | | |
| | | - | - | punseling service. These funds do not need to be supplied by AHSC. | | No |
| | v | , , | | g nearby neighborhoods, a Disadvantaged Community or a Low-Income Community. nistory of working in the local community to conduct displacement prevention work. These funds do r | not need to be supplied | No |
| by AHSC | C. The application m | ust include an | execu | ted agreement between the community based organization and applicant identifying the outcomes o Executed agreement between the community based organization and applicant identifying the | f the funded work. | No |
| File Name | Community Base | | | outcomes of the funded work. | Uploaded to HCD? | |
| programs of th legal provisions | e local jurisdiction. A | Il actions may tection laws a | only q | Yes" for each strategy implemented). These Strategies will only be awarded points if these policies an ualify for a single strategy. Strategies or programs must exceed State minimum standards. Local orc in response to COVID-19 or those included under Government Code 66300 (Housing Crisis Act of 2 | linances that match or exe | ceed |
| - | | | wth are | eas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization | on areas or policies on | N |
| sites ide | ntified pursuant to G | ov. Code §65 | 583.2(| g)(3). | | No |
| | | | | red by California Civil Code 1946.2. ant stability beyond what is required by California Civil Code 1946.2. | | Yes |
| | | | <u> </u> | RO) housing or mobile home parks. | | Yes Yes |
| | inium conversion re | | , | , w I | | Yes |

| The Kelsey Civic Center Quantitative Policy Scoring §107 PIN 47688 | | | | | | | | | | | | |
|--|--|---|------------------------------------|--|--|---------------|--|--|--|--|--|--|
| Land ban | | funding with a cumulative value of at least \$1,0 | | | | 4/27/21 No | | | | | | |
| | anking program totalling at | | 00,000. 11 1 03, | | | INC | | | | | | |
| | 0 in allocations, enter the | | | | | | | | | | | |
| | followed by program type. | | | | | | | | | | | |
| | ity benefit zoning and/or other lar | nd value recapture strategy. | | | | No | | | | | | |
| Rent revi | ew board and/or mediation, forec | closure assistance, or multi-lingual tenant legal o | counseling serv | ices. | | No | | | | | | |
| Policies t | o facilitate the development of ne | ew accessory dwelling units. | | | | No | | | | | | |
| Density b | onus ordinances that expand on | state replacement requirements | | | | No | | | | | | |
| File Name | Anti-Displacement Resident | | e; and who will | to the AHSC Project; how strategies implement any strategies under "Voluntarily | Uploaded to HCD? | Yes | | | | | | |
| | L | Implemented by Applicants" and how th | | | | | | | | | | |
| this Project to be given for a p be given for two | prevent the displacement of lo olicy, strategy, or program that e policies, strategies, or programs | es or programs that either currently exist or to boally-owned businesses from the area surrou bither currently exists or is newly implemented the s, either as one currently existing and one newly - 1 point per strategy - 2 points max | ounding the Pr prough this Proj | oject. One point will Number of ect. Two points will Existing 1 | Number of Newly Implemented Strategies: | 2 | | | | | | |
| N/A | Strategy for every small business owner | | | | | | | | | | | |
| N/A | Creation and maintenance of a s | small business alliance | Will be Implemented | Increased visibility of the jurisdiction's small | business assistance prog | yrams | | | | | | |
| N/A | Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses (MWBE) for the service of the ser | | | | | | | | | | | |
| File Name | Document who is responsible for each strategy, policy, or program claimed and include either a | | | | | | | | | | | |
| | · | Local Workforce Development & Hiring R | Practices §10 | 7(g) - 3 Points Max | 1 | 3 | | | | | | |
| - | | Zoodi Hornioroo Dotorophioni a hining i | 14011000 310 | | T | - | | | | | | |
| ., . | • | force development strategy - 1.5 points per development strategies must include an explan | | | # of Strategies 2 | | | | | | | |
| | kforce development organization isadvantaged Communities. | that has a track record of success serving disa | dvantaged pop | ulations and can demonstrate significant job | placement rates for | Yes | | | | | | |
| File Name | Workforce Strategy A, B, C, D | | on the population | ding the name of the organization(s) they are on they serve, and a written agreement that nd its outcomes. | Uploaded to HCD? | Yes | | | | | | |
| | artnership with a workforce develoes from Disadvantaged Communi | opment board that has a track record of succes | s serving disad | vantaged populations and can demonstrate s | ignificant job placement | No | | | | | | |
| File Name | Workforce Development | Must submit program metrics detailing trained, and placed into state-certified a | | ics and numbers of individuals recruited, or related jobs. | Uploaded to HCD? | N/A | | | | | | |
| C. Project is bo | und by a Skilled and Trained wor | kforce commitment. | ·· · · | · | 1 | No | | | | | | |
| File Name | Skilled Workforce | A letter of intent letter of intent between outlining the mechanism to deliver on the | | and the certified apprenticeship program commitment. | Uploaded to HCD? | N/A | | | | | | |
| D. Projects that | have developed a Project labor | or community workforce agreement. | | | | No | | | | | | |
| File Name | Workforce Agreement | Provide agreements, including a plan to with close and demonstrable connection | | set of pre-apprentices from local programs ified apprenticeships. | Uploaded to HCD? | N/A | | | | | | |
| E. Projects that | are located in jurisdictions with le | ocal hire ordinances that directly apply to the Pr | oject. | | | Yes | | | | | | |
| File Name | Workforce Local Hires | | | plan to comply, including a specific number mechanism for doing so, and the programs | Uploaded to HCD? | Yes | | | | | | |
| | | Housing Affordability §107 | (h) - 5 Points | Max | | 5 | | | | | | |
| Total AHD Units | s Restricted to Extremely Low Inc | | | 12 ELI Restricted AHD Units as a % of Te | otal AHD Units: 27% | | | | | | | |
| | Programs §107(i) - 2 Points Max | | | | | | | | | | | |
| (1) AHSC Fund | led Eligible Program - 1 point | | | | | | | | | | | |
| Proposed Eligib | | orce Development Programs | | | | 1 | | | | | | |
| (2) Applicant P | rovided Program Documentati | ion - 1 point (if Yes, attach documentation) | | | | | | | | | | |
| Program Opera | tor will sustain the program beyo | nd the term of the AHSC Program grant (three | | | Yes | 1 | | | | | | |
| File Name | Program Continuation | Document showing how the Program O AHSC Program grant (three years). | perator will sus | tain the program beyond the term of the | Uploaded to HCD? | Yes | | | | | | |

| | | enter Narrative-Based Scoring §107(k)(I)(m)(n) - 15 Points Max PIN 47688 | | 4/27/21 | | | | |
|--|--|---|--------------------------------|---------|--|--|--|--|
| headers listed below for each section of the write-up; the questions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including required documentation, 11 point font minimum. Ensure that all relevant information for each section is included either in the response for that section, or the required documentation for that section. | | | | | | | | |
| File Name | Narrative | Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. <u>See Narrative Scoring</u> <u>Rubric document for guidance in completing Narratives.</u> | Uploaded to HCD? | Yes | | | | |
| | | Collaboration & Planning - §107(k) - 4 Points | | | | | | |
| | Inning Efforts *Narrative | | | | | | | |
| | | nents, and if applicable, describe what particular components of the Project are derived from a local p | lan. Explain how local | | | | | |
| • | | of creating the Project. Refer to Section 107(m)(1) of the Guidelines for further guidance. | | | | | | |
| File Name | Local Planning Efforts | Indicate the applicable section or elements of the local planning document Project will implement. | Uploaded to HCD? | Yes | | | | |
| | and Transportation Collaboration *Na | | | | | | | |
| | | is or partners that worked together to create the proposed AHSC Project. Explain the process involved he integration of housing, transportation, and urban greening infrastructure components in creating a | | eate a | | | | |
| File Name | Site Plan & Project Map | Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration. | Uploaded to HCD? | Yes | | | | |
| | | Community Benefits & Engagement - §107(I) - 6 Points | | | | | | |
| (1) Communi | ity Engagement and Leadership *Narr | rative | | | | | | |
| | | pocal residents have been meaningfully involved in the visioning and development of this Project. Expla and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community reside | | | | | | |
| | sed and made accessible. | | 5110, 110, and 19, 101, 112, 1 | inge | | | | |
| File Name | Community Tracker | Provide a completed AHSC Round 6 Community Engagement Tracker. | Uploaded to HCD? | Yes | | | | |
| | ng Community Needs *Narrative | | | | | | | |
| process, a loc transportation score as com | Demonstrate how the proposed AHSC Project meets one or more identified community needs, articulating how these needs were identified (e.g. through the community engagement process, a local needs assessment, as part of a local health department plan or other city/county plan, etc.). Address community needs beyond the provisions of housing and transportation. For projects located in a Disadvantaged Community or Low-Income Community , applicants are also encouraged to cite top burdens from their CalEnviroScreen 3.0 score as community needs that their projects will address. For all Projects, applicants are encouraged to cite key factors contributing to less healthy community conditions from their Healthy Places Index score as community needs that their Project will address. | | | | | | | |
| File Name | Community Needs | Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project. | Uploaded to HCD? | Yes | | | | |
| | | Community Climate Resiliency - §107(m) - 3 Points | | | | | | |
| (1) Climate A | Adaptation Assessment Matrix | | | | | | | |
| | | ink below) with climate Projections for the listed impacts and with technical descriptions of adaptive music sources besides those listed below, state where the data are from and if they use different assumption | | If the | | | | |
| File Name | Climate Matrix | AHSC Round 6 Climate Adaptation Assessment Matrix. | Uploaded to HCD? | Yes | | | | |
| | Adaptation *Narrative | | | | | | | |
| risks posed b city or county Code section | Describe how the risk posed from changing climate conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the lifetime of Project elements, risks posed by changing climate conditions, and consequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling systems, etc.). If your local city or county has added adaptation measures to the General Plan or other local planning documents, describe how the Project conforms to the implementation of that plan (Government Code section 65302(g)(4)), requires cities and counties to incorporate climate considerations in the Safety Element of the General Plan or other local plan or document by January 1, 2022). Separate responses according to climate impacts. | | | | | | | |
| | | mmunity Air Pollution Exposure Mitigation §107(n) - 2 Points Max | | | | | | |
| | tion Exposure Mitigation Strategies *N | pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5. | Diesel PM Toxic Releas | es to | | | | |

Air Pollution Exposure Mitigation Strategies: Identify pollutants of concern and/or known sources of pollution affecting the Project Area. Report the PM2.5, Diesel PM, Toxic Releases to Air, and Traffic Density percentiles as described in CalEnviroScreen 3.0 for the census tract in which the Project will be sited.* Describe how air pollution mitigation strategies are utilized in the design of the Project, how they were selected, and how they address pollution sources.

| APT FLE Instrumentation and PAGE in the appendix much is instration on the Frage Asia. Map (PAGE, The includes in the PAGE Asia. Map (PAGE) The includes in the PAGE Asia. Map (PAGE) The includes in the PAGE Asia. Map (PAGE) The includes in the PAGE Asia. Map (PAGE) The includes | | | Overview worksheet Uploads | United to there | |
|--|-------------|-----------------------------------|---|------------------|-----|
| ART FLE Spect Aces Map Description of spectra products in the processment Poly society of spectra products in the Poly society of spectra products in the Poly spe | FAAST FILE: | AB1550 | Applicable CARB Priority Population Benefit Criteria Tables. | Uploaded to HCD? | Yes |
| Add Tr.E. Tared Service Selectual: | FAAST FILE: | Project Area Map | Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning | Uploaded to HCD? | Yes |
| Asi ThEL PG AST FLE SC ST Figure Regional Pee deployment of the sport | FAAST FILE: | Transit Service Map | Transportation Improvements §107(b)(2) must also be identifed on the Map. Refer to the Project Area Mapping | Uploaded to HCD? | Yes |
| Aval FLE Mode Environment and Aver agroup, per 500(a). Understand and Aver agroup, per 500(a). Understand average and average aver | FAAST FILE: | Transit Service Schedule | | | Yes |
| Al THE BC of Equi Higher Homes and the second and t | FAAST FILE: | MPO Support Doc | | Uploaded to HCD? | Yes |
| AST FLE Integ Emment.Lenier A jurisdiction is current housing element estus a detende that a contamble this PLCPs website Updated in PLCPs and a specific location of the s | FAAST FILE: | SCS or Equiv Regional Plan | | Uploaded to HCD? | Yes |
| NAST FLE Indum Trib If applicable, for all foculary frequences (in the Applicate), upload documentation to support Uploaded to HCDD AAST FLE SIT TRA Agmmt If applicable, an applicate may provide an executed appeared, with a specific Locably of transportation is tool minicable of 100 TRA compared to into Applicate). Uploaded to HCDD AAST FLE Applicate Site State applications to ominicable of 100 TRA compared to into Applicate). Uploaded to HCDD AAST FLE Applicate Applicate Applicate Applicate Uploaded | FAAST FILE: | Reloc Plan | Applicants must provide a Relocation Plan or documentation supporting no relocation. | Uploaded to HCD? | Yes |
| Main Time Impairments as described in Apported. B. Operating and the application of an application provide an executed agreement with a specific Locabily or transportision applies. MAST TELE. TRA Appoint Transportision applies and the application of a completion of STIC TRA Components for Witch Ludgi is abuilt. Understate to ECOT MAST TELE. Appl Cont A. Logo Dupokane System transmit. Understate to ECOT Understate to ECOT MAST TELE. Appl Cont A. Logo Dupokane See Applicant Documents worksheet. Understate to ECOT MAST TELE. Appl CongCont. See Applicant Documents worksheet. Understate to ECOT MAST TELE. Appl CongCont. See Applicant Documents worksheet. Understate to ECOT MAST TELE. Appl Cont A Logo Documents and executed status monthematics. Understate to ECOT MAST TELE. Appl Cont A Logo Documents and executed status monthematics. Understate to ECOT MAST TELE. Appl Cont A Logo Documents and executed status monthematics. Understate to ECOT MAST TELE. Appl Cont A Logo Documents and executed status monthematics. Understate to ECOT MAST TELE. Appl Cont A Logo Documents and executed status monthematics. Understate to ECOT MAST TELE. Appl Con | FAAST FILE: | Hsng Element Letter | | Uploaded to HCD? | Yes |
| As T FLE Appl Craft Spage Topology and Spage Spa | FAAST FILE: | Indian Tribe | requirements as described in Appendix B. | Uploaded to HCD? | N/A |
| AST FILE Appl Resolution Sparature requireds are Applicant Documents worksheet. Upbased to HCDP AST FILE Appl OrgChart, Appl OrgChart, Appl OrgChart Resolution AST FILE Appl OrgChart Resolution December Appl OrgChart Resolution December Appl OrgChart Resolution December Appl OrgChart Resolution December Appl OrgChart Resolution December Appl OrgChart Resolution December Appl OrgChart December Appl OrgChart Resolution December Appl OrgChart December Appl OrgChart Resolution December Appl OrgChart December Appl OrgChart December Appl OrgChart December Appl OrgChart Resolution December Appl OrgChart December Appl Or | FAAST FILE: | STI TRA Agrmnt | | Uploaded to HCD? | N/A |
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| AST FILE Appl Tightant Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl Types Data Report Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl Types Data Report Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl Types Data Report Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl Types Data Report Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl Cont Logal Documents Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl Cont Logal Documents Site Applicant Documents worksheet. Uploaded to HCD? AST FILE Appl CongDoct, Appl C | | | | | - |
| ASTFILE: Appl Signature Block See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl TRSCA. TIN FORM See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl TraceSampt Status Confidence of tax-exampt status from RS and from Franchise Tax Board for Coponitions. Upleaded to HCD? ASTFILE: Appl TraceSampt Status Confidence of tax-exampt status from RS and from Franchise Tax Board for Coponitions. Upleaded to HCD? ASTFILE: Appl TraceSampt Status See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. See Applicant Documents worksheet. Upleaded to HCD? ASTFILE: Appl OrgOnt, Appl OrgOne2, etc. | | | | | _ |
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| AAST FILE: Legal Uploaded to HCD? AAST FILE: Managing General Partner Reso Signature required; see Applicant Documents worksheet. Uploaded to HCD? AAST FILE: Managing General Partner OrgDoc1, orgDoc2, etc See Applicant Documents worksheet. Uploaded to HCD? | | | | 1 | |
| AAST FILE: Managing General Partner OrgDoc1, OrgDoc2, etc See Applicant Documents worksheet Uploaded to HCD? | | Legal | | | - |
| AAST FILE: OrgDoc2, etc Uploaded to HCD? | | | | | - |
| AAST FILE: Managing General Partner OrgChart Uploaded to HCD? | FAAST FILE: | OrgDoc2, etc | | | - |
| | FAAST FILE: | Managing General Partner OrgChart | | Uploaded to HCD? | Yes |

| | | | r | — | | | |
|----------------------------|--|---|--------------------------------------|----------|--|--|--|
| FAAST FILE: | Managing General Partner Signature Block | See Applicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | Managing General Partner Payee Data Record | See Applicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | Managing General Partner TIN | See Applicant Documents worksheet. | Uploaded to HCD? | N/A | | | |
| FAAST FILE: | Managing General Partner Cert of Good Standing | artner Cert of Dated 30 days or less from the application due date. | | | | | |
| FAAST FILE: | Managing General Partner Tax-Exempt | x-Exempt Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. | | | | | |
| | Status Co-General Partner Cert & Legal | See Certifications & Legal worksheet. | Uploaded to HCD? Uploaded to HCD? | | | | |
| | | Signature required; see Applicant Documents worksheet. | | | | | |
| | LE: Co-General Partner Reso | | | | | | |
| FAAST FILE: | OrgDoc2, etc | | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | Co-General Partner OrgChart | See Applicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | Co-General Partner Signature Block | See Applicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| | Co-General Partner Payee Data Record | See Applicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | Co-General Partner TIN | See Applicant Documents worksheet. | Uploaded to HCD? | N/A | | | |
| FAAST FILE: | Co-General Partner Cert of Good Standing | Dated 30 days or less from the application due date. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | Co-General Partner Tax-Exempt Status | Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. | Uploaded to HCD? | N/A | | | |
| FAAST FILE: | MGP2 Cert & Legal | See Certifications & Legal worksheet. | Uploaded to HCD? | Yes | | | |
| | MGP2 Reso | Signature required; see Applicant Documents worksheet. | Uploaded to HCD? | | | | |
| - | | See Applicant Documents worksheet. | | | | | |
| | MGP2 OrgDoc1, OrgDoc2, etc | See Applicant Documents worksheet. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | MGP2 OrgChart | | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | | | | | | | |
| FAAST FILE: | MGP2 Payee Data Record | ayee Data Record See Applicant Documents worksheet. | | | | | |
| FAAST FILE: | MGP2 TIN | See Applicant Documents worksheet. | Uploaded to HCD? | N/A | | | |
| FAAST FILE: | MGP2 Cert of Good Standing | Dated 30 days or less from the application due date. | Uploaded to HCD? | Yes | | | |
| FAAST FILE: | MGP2 Tax-Exempt Status | Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. | Uploaded to HCD? | Yes | | | |
| | | Certification and Legal | | | | | |
| FAAST FILE: | Cert & Legal Explanation | Letter of explanation for any "Yes" answers or red shaded items above. AHD-HRI | Uploaded to HCD? | N/A | | | |
| FAAST FILE: | Net Density Verification | Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density. | Uploaded to HCD? | Yes | | | |
| | Cap Improvements Req | Documentation from a Locality, transit agency or special district that capital improvements are required | Uploaded to HCD? | | | | |
| | SFH Lease Addendum AHD Environmental | §106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close. Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | Uploaded to HCD? Uploaded to HCD? | | | | |
| | AHD Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the | Uploaded to HCD? | | | | |
| FAAST FILE: | AHD Market Study | issuance of the HUD form. Provide a completed market study prepared within one year of the application due date. | Uploaded to HCD? | Yes | | | |
| | AHD Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Uploaded to HCD? | - | | | |
| | AHD Preliminary Title Report Past Exp AHD1, Past Exp AHD2 | PTR, that is no more than 6 months old for the AHD Project. Certificates of Occupancy for two recently completed affordable housing developments. | Uploaded to HCD? | | | | |
| FAAST FILE: FAAST FILE: | | Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool. | Uploaded to HCD? Uploaded to HCD? | | | | |
| | AHD Ag Infill | Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site | Uploaded to HCD? | | | | |
| | | qualifies as an Infill Site (as defined in Appendix A). | . · | | | | |
| | HRI Environmental | Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption). For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the | Uploaded to HCD? | | | | |
| | HRI Auth to Use Grant Funds | issuance of the HUD form. | Uploaded to HCD? | | | | |
| | HRI Market Study | Completed market study prepared within one year of the application due date. | Uploaded to HCD? | - | | | |
| | HRI Site Control Past Exp HRI1, Past Exp HRI2 | Appropriate documentation to demonstrate the form of site control indicated above. Certificates of Occupancy for two recently completed affordable housing developments. | Uploaded to HCD? Uploaded to HCD? | - | | | |
| | HRI No Ag | Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool. | Uploaded to HCD? | | | | |
| | HRI Ag Infill | Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A). | Uploaded to HCD? | - | | | |
| FAAST FILE: | HRI Local Approvals | Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, | Uploaded to HCD? | N/A | | | |
| | Article XXXIV Attorney Opinion | codes, policies and plans enforced or implemented by that entity. Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered. | Uploaded to HCD? | | | | |
| | Article XXXIV Authority | Copy of document providing Authority. | Uploaded to HCD? | - | | | |
| | Tax Credit Reservation | If the Project has already received a tax credit reservation, upload documentation. | Uploaded to HCD? | - | | | |
| | | Max Funds & Unit Mix | | | | | |
| FAAST FILE: | Utility Allowance | Local housing authority document showing current utility allowance chart, with relevant components circled. Dev Sources | Uploaded to HCD? | Yes | | | |
| | | Documentation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments. | Uploaded to HCD? | Yes | | | |
| | AHD HRI3; etc. | STI | | 1.50 | | | |
| FAAST FILE: | STI Cap Project Costs | Documentation showing Capital Project costs are required as a condition of local approval for STI. | Uploaded to HCD? | N/A | | | |
| | EFC STI1; EFC STI2; EFC STI3; etc. | Supporting documentation for the 0 non-AHSC STI funding commitments. | Uploaded to HCD? | | | | |
| | ISC R6 | Page 51 of 54 Uploa | ad Checklist | | | | |

| FAAST FILE: | STI Environmental | Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | Uploaded to HCD? | Yes | |
|-------------|--|---|----------------------|------|--|
| FAAST FILE: | STI Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. | | | |
| FAAST FILE: | STI Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Past Exp STI1, Past Exp STI2 | Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements. | Uploaded to HCD? | N/A | |
| FAAST FILE: | STI No Ag | Demonstrate the STI site is not within land designated as agricultural land per FMMP tool. | Uploaded to HCD? | Yes | |
| FAAST FILE: | STI Ag Infill | Applicants seeking an exemption to the FMMP determination must demonstrate that the STI site qualifies as an Infill Site (as defined in Appendix A). | Uploaded to HCD? | N/A | |
| FAAST FILE: | STI Local Approvals | Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. | Uploaded to HCD? | Yes | |
| FAAST FILE: | TRA Cap Project Costs | TRA Documentation showing Capital Project costs are required as condition of local approval for TRA. | Uploaded to HCD? | NI/A | |
| FAAST FILE: | EFC TRA1; EFC TRA2; EFC TRA3; etc. | Supporting documentation for the 0 non-AHSC TRA funding commitments. | Uploaded to HCD? | | |
| FAAST FILE: | TRA Environmental | Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption. | Uploaded to HCD? | Yes | |
| FAAST FILE: | TRA Auth to Use Grant Funds | For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. | Uploaded to HCD? | N/A | |
| FAAST FILE: | TRA Site Control | Appropriate documentation to demonstrate the form of site control indicated above. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Past Exp TRA1, Past Exp TRA2 | Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements. | Uploaded to HCD? | N/A | |
| FAAST FILE: | TRA No Ag | Demonstrate TRA site is not within land designated as agricultural land per FMMP tool. | Uploaded to HCD? | Yes | |
| FAAST FILE: | TRA Ag Infill | Applicants seeking an exemption to the FMMP determination must demonstrate that the TRA site qualifies as an Infill Site (as defined in Appendix A). | Uploaded to HCD? | N/A | |
| FAAST FILE: | TRA Local Approvals | Statement from entity indicating the TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. | Uploaded to HCD? | Yes | |
| | | PGM | | NI/A | |
| FAAST FILE: | EFC PGM1, EFC PGM2, EFC PGM3 | Supporting documentation for the 0 non-AHSC PGM funding commitments. Quantitative Policy | Uploaded to HCD? | N/A | |
| FAAST FILE: | Bicycle Network Connectivity | Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Safe Bicycle Routes Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the bikeway; or a letter from a Public Agency that explains the current problems with the bikeway, and how the proposed improvement will fix it. | | | | |
| FAAST FILE: | Pedestrian Network Connectivity PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are unlinked for one quarter mile along a walkable route. | | | | |
| FAAST FILE: | Safe Pedestrian Routes | n Routes Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic conditions and traffic projections from a Public Agency; photos of existing conditions that demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the current problems with the walkway, and how the proposed improvement will fix it. | | | |
| FAAST FILE: | Green Building Status | Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the green building status. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Electric Design | Document the AHD or Mixed Use Development will contain the level of electricity stated above. | | Yes | |
| FAAST FILE: | GGRF Fund Evidence | Provide proof of funding: Notice of Final award (must include amount of program funding awarded and date of award), or documentation detailing how the funds received from said Program will contribute to the development of the AHSC Project. | | N/A | |
| FAAST FILE: | High Speed Rail Area | Document Project's location within environmentally cleared High Speed Rail Station Planning Area. | Uploaded to HCD? | N/A | |
| FAAST FILE: | Community Based Org Agrmnt | Executed agreement between the community based organization and applicant identifying the outcomes of the funded work. | Uploaded to HCD? | N/A | |
| FAAST FILE: | Anti-Displacement Resident | Document each strategy or program and how it relates to the AHSC Project; how strategies exceed state requirements, if applicable; and who will implement any strategies under "Voluntarily Implemented by Applicants" and how they will do so. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Anti-Displacement Business | Document who is responsible for each strategy, policy, or program claimed and include either a brief explanation or a web link to the Applicant/Local Jurisdiction's implementation or requirement of the strategy, policy, or program. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Workforce Strategy A, B, C, D | Document each workforce development strategy including the name of the organization(s) they are partnering | | Yes | |
| FAAST FILE: | Workforce Development | Must submit program metrics detailing the demographics and numbers of individuals recruited, trained, and placed into state-certified apprenticeships or related jobs. | Uploaded to HCD? | N/A | |
| FAAST FILE: | Skilled Workforce | A letter of intent letter of intent between the developer and the certified apprenticeship program outlining the mechanism to deliver on the term of that commitment. | Uploaded to HCD? N/A | | |
| FAAST FILE: | Workforce Agreement | Provide agreements, including a plan to pull a defined set of pre-apprentices from local programs with close and demonstrable connections to state-certified apprenticeships. | Uploaded to HCD? | N/A | |
| FAAST FILE: | Workforce Local Hires | Documentation of those requirements and a concrete plan to comply, including a specific number of targeted workers or apprenticeships to be hired, the mechanism for doing so, and the programs from which they will be pulled. | Uploaded to HCD? Yes | | |
| FAAST FILE: | Program Continuation | Document showing how the Program Operator will sustain the program beyond the term of the AHSC Program grant (three years). | Uploaded to HCD? | Yes | |
| | | Narrative Policy | Γ | 1 | |
| FAAST FILE: | Narrative | Provide a response to each prompt listed below. Each prompt is designated by *Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Rubric document for guidance in completing Narratives. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Local Planning Efforts | Indicate the applicable section or elements of the local planning document Project will implement. | Uploaded to HCD? | Yes | |
| FAAST FILE: | Site Plan & Project Map | Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration. | | | |
| FAAST FILE: | Community Tracker | Provide a completed AHSC Round 6 Community Engagement Tracker. | Uploaded to HCD? Yes | | |
| | Community Needs | Letter of support from local community-based, grassroots organization describing the community engagement | Uploaded to HCD? | | |
| | | process and how feedback from local residents was incorporated into the Project. AHSC Round 6 Climate Adaptation Assessment Matrix. | • | | |
| FAAST FILE: | Climate Matrix | GHG & Co-Benefits Quantification | Uploaded to HCD? | res | |

| FAAST FILE: | GHG Benefits Calculator Tool | Completed AHSC Benefits Calculator Tool, with worksheets applicable to the project and all fields in the GHG Summary and Co-benefits Summary tabs populated. Click here for instructional video. | Uploaded to HCD? | Yes | |
|-------------|--|--|------------------|-----|--|
| FAAST FILE: | GHG Affordable Housing | Documentation of affordable housing development inputs, including the following: - Number and type of dwelling units; - Number of affordable unit (per Guidelines definition); - Number of stories; and - Net density | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG Distance to CBD | Map documenting distance to central business district, determined using the CARB tool available at: www.arb.ca.gov/cc/capandtrade/auctionproceeds/kml/jobcentermap.htm | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG Mixed-Used Development | Documentation of mixed-use development inputs, including proposed uses and total areas of each type of space | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG Parking | Documentation of parking inputs, including the following: - Number of residential parking spaces; and - Calculations of unbundled monthly parking cost | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG Transit Subsidy GHG Transit Subsidy GHG Transit Subsidy U U U U U U U U U U U U U U U U U U U | | | | |
| FAAST FILE: | GHG Average Daily Traffic | Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility Up | | Yes | |
| FAAST FILE: | GHG Bike Share | Letter from bike share partner (on bike share organization letterhead and signed by bike share organization staff) documenting the following: -Calculations of number of bike share trips per year, bicycle energy use, and avg. cost per trip | Uploaded to HCD? | N/A | |
| FAAST FILE: | GHG Transit Component (Submit documentation for each service or capital improvement and number according to order on Transit Inputs tab) | Letter from transit agency partner (on transit agency letterhead and signed by transit agency staff) documenting the following for each new or expanded service or capital improvement: - Type of service, vehicle, fuel, and engine; - Days of operation; - Adjustment factor and length of average auto trip reduced, if different from default; - Tolls avoided & parking costs at transit facility; & - Calculations of increase in ridership& vehicle miles traveled or fuel consumption of transit vehicle | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG Transit Map | Map documenting new or expanded transit routes or capital improvements | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG PVWatts Results | PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/ | Uploaded to HCD? | Yes | |
| FAAST FILE: | GHG Solar PV System | Documentation of solar PV system, including the following: - Number of solar PV panels; - Watts per panel | | | |
| | | Project Area Map Data Layers (Optional) | | | |
| FAAST FILE: | Project Area Map Data Layers | Optional: In a single file or as multiple files, provide the mapping data layers used to create the Project Area Map. Acceptable file formats include: ArcGISgeodatabase (.gdb), layer package (.lpk), map package (.mpk), zipped shapefile (including the .shp, .dbf, .prj and .shx files); Google Maps or Google Earth (.kml or .kmz); and geojson and csv files for location data. | Uploaded to HCD? | N/A | |

| Pleas | se complete | the "yellow" cells | in the form below and er | nail a cop espond to | py to: AppSupport@hcd.ca.gov. A member o your request within ASAP. | f the Application D | evelopment | Team will |
|------------|-------------|--------------------|--------------------------|-------------------------|---|---------------------|-------------------------|-----------|
| Full Name: | | | | • | Date Requested: | Ar Vers | oplication ion Date: | |
| Organiza | ation: | | | Email: | | Contact Phone: | | |
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