

NOFA Round 6 (February 26, 2021)

Funding Application

Revised 4/27/21

2019-20 Cap and Trade Funding



**CALIFORNIA STRATEGIC
GROWTH COUNCIL**



**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: ahsc@hcd.ca.gov

<http://hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>

Overview

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NOTE: This is a Macro-Enabled workbook (*.xslm); therefore, macros must be enabled so applicable worksheets, columns and rows become visible. Macros may not work with Microsoft's Excel version for Apple Mac. Please email AppSupport@hcd.ca.gov for assistance. Complete all applicable yellow shaded cells. If you copy data from another source, always paste using "Paste Values". Mouse over cells with red triangles for cell/column instructions.

Affordable Housing & Sustainable Communities Program (AHSC) Project Information

FAAST PIN:

47688

Project Name:	The Kelsey Civic Center	Project Area Type:	Transit Oriented Development (TOD) - §102(c)	Housing Type:	Rental
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If Project is also known under another Project name(s) or was formerly known under another name(s), enter the name(s).

N/A

Have you applied, do you plan to apply, or has the Project been awarded other HCD program funds?

Other HCD Program(s) Name(s):	Funding Amount	Funding Status	NOFA Date	Award Date/Expected Award Date
Infill Infrastructure Grant	\$4,739,925	Applying concurrently	5/12/21	Early October 2021

For TOD Area Types - Must include within the Project Area: an Affordable Housing Development and/or Housing Related Infrastructure Project and one other type of eligible capital Project or Program - §102(c)(3) (check all boxes that apply):

- Affordable Housing Development (AHD) - §103(a)(1)
- Housing Related Infrastructure (HRI) - §103(a)(2)
- Sustainable Transportation Infrastructure (STI) - §103(a)(3)
- Transportation-Related Amenities (TRA) - §103(a)(4)
- Program Costs (PGM) - §103(b)

Was Project awarded funds in prior AHSC rounds?	No
If Yes, which round of AHSC was it awarded?	
Is Project a phase of a previously awarded project?	No
Select Metropolitan Planning Org. or "non-MPO area" below	Metropolitan Transportation Commission (MTC)

TOD Project Area Type §102(c)

- (1) Includes at least one **Transit Station/Stop** served by **High Quality Transit** at time of application submittal? Yes
- (2) Includes an **AHD** located no farther than one-half mile from a **Transit Station/Stop** served by **High Quality Transit**? Yes
- (3) Includes **Capital Projects** or **Program Costs** as indicated in §102(c)(3)? Yes

Total Development Costs (TDC) and AHSC Funding - limits: §103(a)(1)(D), §103(a)(2)(B), §103(a)(3)(B), §103(a)(4)(C), §103(b)(2), and §104(a)

Capital Project/Program	TDC	AHSC Funds Request (min \$1M, max \$30M; STI+TRA max \$10M)	AHSC / Total AHSC	Non-AHSC Funding Commitments	Legislative Data	
Housing (AHD)	\$79,642,073	\$20,000,000	68.33%	\$55,463,185	State Assembly District:	David Chiu - 17
Housing (HRI)	\$0	\$0	0.00%		Senate District:	Scott Weiner - 11
Housing (AHD & HRI)	\$79,642,073	\$20,000,000	68.33%	\$55,463,185	Congressional District:	Nancy Pelosi - 12
Transportation (STI)	\$41,257,942	\$7,500,000	25.62%	\$33,757,942		
Transportation (TRA)	\$1,500,000	\$1,500,000	5.12%	\$0		
Programs (PGM)	\$269,952	\$269,952	0.92%	\$0		
Totals:	\$122,669,967	\$29,269,952	100.00%	\$89,221,127		

Employment Benefits & Outcomes Reporting §103(a)(1)(C)(iii), (2)(A)(iii), (3)(A)(iii), and (4)(A)(iii)

Total amount of eligible Employment Benefits and Outcomes Reporting costs not to exceed 2% of the total AHSC Program award (not included within the soft costs cap or Active Delivery Cost cap).	AHD	HRI	STI	TRA	Total Budgeted	2% Cost Cap	Overage	
	\$0	\$0	\$0	\$0	\$0	\$585,399	\$0	OK

Project Description - describe major Project components (do not exceed 700 characters)
of description characters:

This ground breaking project focuses on the themes of accessibility, sustainability, and resilience. It creates 112 units of affordable housing with 25% of the units set aside for residents with disabilities who receive home and community based services. The project also includes major bike and pedestrian complete streets treatments on Folsom and Howard, as well as new Bus Rapid Transit infrastructure for the Muni lines 14 and 14R. A partnership with the ARC Center provides workforce development opportunity to low income members of

AB-1550 Priority Populations §101

The Project's priority population benefits will be determined based upon the location of the AHD.

Project 10 digit census tract:	6075012402	Disadvantaged Community:	N/A	Low-Income Community:	Yes	Low-Income Households:	Yes
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File Name AB1550 [Applicable CARB Priority Population Benefit Criteria Tables.](#) **Uploaded to HCD?** Yes

Project Area Definition §102(a)

Description of geographical boundaries (defined by vicinity map, service area, etc.): The project area encompasses many of the major job and amenity hubs of San Francisco, including the Financial District (with over 200,000 jobs), Salesforce Tower, Union Square, South Park, The Moscone Center, and the Civic Center complex. It also includes some of the most impoverished and desperate communities like the Tenderloin and the Mission. There are abundant high quality transit options within walking distance of the AHD include the BART Civic Center station and also the 14R BRT which connects the Embarcadero to Daly City via Mission St.

File Name	Project Area Map	Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes 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 §107(m)(2) must also be identified on the PAM. Refer to the Project Area Mapping Guidance.	Uploaded to HCD?	Yes
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Required Project Area Components §102(a):

- (1) Be a contiguous area included within a distinct planning area in a local or regional planning document(s) or transit service area; Yes
- (2) Include at least one Transit Station/Stop consistent with the requirements set forth in the TOD, ICP and RIPA; and Yes
- (3) Be of a defined size consistent with **one of the following**:
 - (A) For Project Areas with fixed transit routes, the defined Project Area may not exceed a one (1) mile buffer around the identified Transit Station/Stop merged with a 1/2 mile buffer around all STI improvements. Yes
 - (B) For Project Areas with Flexible Transit Service routes, the defined Project Area must be defined based on the identified service area of the transit line. N/A
 - (C) For Project Areas which include a Transit Corridor, bicycle network or both, Project Area must be identified in a plan (i.e. General, Bicycle Master or Transit Corridor Implementation). Yes

Plan name (if applicable): §102(a)(3)(C)	
§106(a)(15)	Applicant acknowledges that Qualifying Transit must be completed and offering service to the Transit Station/Stop of the Project Area by the time set forth in the Standard Agreement. Yes

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File Name	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Map. Refer to the Project Area Mapping Guidance.					Uploaded to HCD?	Yes			Yes
File Name	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.					Uploaded to HCD?	Yes			Yes
Application Threshold Requirements §106(a)											
(1) We certify the Project will achieve a reduction in GHG emissions through fewer vehicle miles traveled (VMT) pursuant to the CARB Quantification Methodology.										Yes	
(2) We certify that this proposal supports implementation of the applicable Sustainable Community Strategy (SCS) or similar sustainable planning document in non-Metropolitan Planning Organization (MPO) regions and is consistent with activities or strategies identified in the regional SCS, or similar planning document that demonstrate a per capita reduction in VMT and GHG.										Yes	
File Name	MPO Support Document	Document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-MPO regions, per §106(a).					Uploaded to HCD?	Yes			Yes
File Name	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.					Uploaded to HCD?	Yes			Yes
(3) We certify the Project is consistent with the State planning priorities established pursuant to §65041.1 of the Government Code.										Yes	
(6)(A) We certify the Project will incorporate at least two Urban Greening feature as defined in Guidelines Appendix A, with dedicated maintenance for at least two years. Select two features below and include costs in budget(s). Note: Applicants must propose at least \$200,000 in reasonable direct Urban Greening costs (must complete all applicable Capital Project budgets).										Yes	
Drought tolerant and native species landscaping and landscape restoration					Urban street canopy						
Urban Greening costs:	AHD:	\$40,000	HRI:	\$0	STI:	\$161,944	TRA:	\$0	Total Urban Greening costs	\$201,944	
(6)(B) We certify the Project will include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the Project including active transportation routes and transit stations or stops.										Yes	
(7) Must demonstrate a level of committed funding at time of application that is >= 0.90					\$106(a)(7) calculation:		0.96	If No, Project has insufficient funding Commitments			Ok
(10) Is application sufficiently complete to assess feasibility of application and its compliance with AHSC Program and application requirements?										Yes	
(16) Does any Capital Project trigger State Reloc. Assistance Law (CA Gov Code §7260-7277)?										Yes	
If Yes, provide a narrative discussion on the number of impacted households and provided relocation assistance including what actions have or will be taken to comply with State Relocation Assistance Law? If No, provide documentation supporting relocation is not required.		Commercial relocation will apply to the parcel located at 234 Van Ness Avenue. There are currently two small commercial office tenants located at 234 Van Ness, the property that is under a binding exchange agreement between the City and County of San Francisco and 234 Van Ness LLC for the creation of the parcel for the Project. Included in the application materials is a relocation plan that outlines the assistance being offered to the two commercial tenants under State Relocation Assistance Law. The developer is working with Laurin Associates to									
File Name	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.					Uploaded to HCD?	Yes			Yes
(17) Will the Housing Element for the jurisdiction in which Project is located be in substantial compliance by the date of award recommendation. Housing Element in substantial compliance means the local public entity's adopted housing element is in substantial compliance as demonstrated by a letter from HCD which sets forth findings that the housing element adopted within the time frames required by Gov Code §65588 includes that substance essential to every requirement of Article 10.6, commencing with Gov. Code §65580, Ch. 3 of Div. I of Title VII? Projects located on Trust Land, as defined in Appendix B(a)(1), (2), are exempt from this requirement.										Yes	
File Name	Hsng Element Letter	A jurisdiction's current housing element status is obtainable thru HCD's website					Uploaded to HCD?	Yes			Yes
(18) Climate adaptation measures are integrated into Project through the "Community Climate Resiliency" scoring in §107(m) - <i>Narrative-Based Policy worksheet</i>										Yes	
(23) All Project components will meet applicable codes, including the California Building Standards Code (CCR, Title 24), which effective January 1, 2020, requires mechanical ventilation systems with high efficiency filtration of Minimum Efficiency Rating Value (MERV) 13.										Yes	
(25) Project will meet the accessibility requirements specified in the TCAC regulations, as may be amended and renumbered from time to time. Exemption requests, as provided for in the TCAC regulations, must be approved in writing by HCD prior to the start of construction. Projects must also provide a preference for accessible units to persons with disabilities requiring the features of the accessible units in accordance with TCAC regulations. The applicant or Developer of the Project must ensure that any other applicable federal, state, and local accessibility requirements are met.										Yes	
(26) Projects involving new construction, acquisition and Substantial Rehabilitation, or conversion of nonresidential structures to residential dwelling units will be capable of accommodating broadband service with at least a speed of 25 megabits per second for downloading and 3 megabits per second for uploading (25/3)?										Yes	
Applicant Information §105											
File Name	Indian Tribe	If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support requirements as described in Appendix B.					Uploaded to HCD?	N/A			N/A
Will a Public Agency have a real property interest in the proposed Project §105(a)(3)? (if Yes, your application must include one of the following below)										Yes	
1. Application will include the Public Agency as a joint applicant											
File Name	STI TRA Agrmnt	If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought.					Uploaded to HCD?	N/A			N/A
AHD Developer	Will the AHD Developer be an applicant? Yes Identify the required Developer attachments below as App1.										
Developer name	Mercy Housing California				Eligibility	AHD Developer	Organization type				Non-profit Public Benefit Corporation
Address	1256 Market Street, Suite 200				City	San Francisco	State	CA	Zip	94102	
Auth Rep	Barbara Gualco			Title	Vice President		Email	bgualco@mercyhousing.org		Phone	415-355-7100
Contact	Fiona Ruddy			Title	Project Developer		Email	fiona.ruddy@mercyhousing.org		Phone	415-355-7160
Address	1256 Market Street, Suite 200				City	San Francisco	State	CA	Zip	94102	
File Name	App1 Cert & Legal	See Certifications & Legal worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 Resolution	Signature required; see Applicant Documents worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 OrgChart	See Applicant Documents worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 Signature Block	See Applicant Documents worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 Payee Data Record	See Applicant Documents worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 FISCAL TIN Form	See Applicant Documents worksheet.					Uploaded to HCD?	Yes			Yes
File Name	App1 Cert of Good Standing	Dated 30 days or less from the application due date.					Uploaded to HCD?	Yes			Yes
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.					Uploaded to HCD?	Yes			Yes
Applicant #2											
Entity name	City and County of San Francisco				Eligibility	Locality		Organization type	Public Agency		
Address	1 S Van Ness Ave				City	San Francisco	State	CA	Zip	94103	
Auth Rep	Mara Blitzer			Title	Director of Housing Development		Email	mara.blitzer@sfgov.org		Phone	(415) 350-7831

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Contact	Anne Romero			Title	Senior Project Manager			Email	anne.romero@sfgov.org		Phone	(415) 203-4951	
Address	1 S Van Ness Ave				City	San Francisco		State	CA		Zip	94103	
File Name	App2 Cert & Legal			See Certifications & Legal worksheet.					Uploaded to HCD?		Yes		
File Name	App2 Resolution			Signature required; see Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	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		
File Name	App2 Payee Data Record			See Applicant Documents worksheet.					Uploaded to HCD?		N/A		
File Name	App2 FISCAL TIN Form			See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	App2 Cert of Good Standing			Dated 30 days or less from the application due date.					Uploaded to HCD?		N/A		
File Name	App2 Tax-Exempt Status			Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.					Uploaded to HCD?		N/A		
Applicant #3 (if applicable)													
Entity name				Eligibility				Organization type					
Address					City			State			Zip		
Auth Rep				Title				Email			Phone		
Contact				Title				Email			Phone		
Address					City			State			Zip		
File Name	App3 Cert & Legal			See Certifications & Legal worksheet.					Uploaded to HCD?				
File Name	App3 Resolution			Signature required; see Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App3 OrgDoc1, OrgDoc2, etc...			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App3 OrgChart			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App3 Signature Block			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App3 Payee Data Record			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App3 FISCAL TIN Form			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App3 Cert of Good Standing			Dated 30 days or less from the application due date.					Uploaded to HCD?				
File Name	App3 Tax-Exempt Status			Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.					Uploaded to HCD?				
Applicant #4 (if applicable)													
Entity name				Eligibility				Organization type					
Address					City			State			Zip		
Auth Rep				Title				Email			Phone		
Contact				Title				Email			Phone		
Address					City			State			Zip		
File Name	App4 Cert & Legal			See Certifications & Legal worksheet.					Uploaded to HCD?				
File Name	App4 Resolution			Signature required; see Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App4 OrgDoc1, OrgDoc2, etc...			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App4 OrgChart			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App4 Signature Block			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App4 Payee Data Record			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App4 FISCAL TIN Form			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App4 Cert of Good Standing			Dated 30 days or less from the application due date.					Uploaded to HCD?				
File Name	App4 Tax-Exempt Status			Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.					Uploaded to HCD?				
Applicant #5 (if applicable)													
Entity name				Eligibility				Organization type					
Address					City			State			Zip		
Auth Rep				Title				Email			Phone		
Contact				Title				Email			Phone		
Address					City			State			Zip		
File Name	App5 Cert & Legal			See Certifications & Legal worksheet.					Uploaded to HCD?				
File Name	App5 Resolution			Signature required; see Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App5 OrgDoc1, OrgDoc2, etc...			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App5 OrgChart			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App5 Signature Block			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App5 Payee Data Record			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App5 FISCAL TIN Form			See Applicant Documents worksheet.					Uploaded to HCD?				
File Name	App5 Cert of Good Standing			Dated 30 days or less from the application due date.					Uploaded to HCD?				
File Name	App5 Tax-Exempt Status			Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.					Uploaded to HCD?				
Development Team Contacts (provide information that is currently available)													
Owner/Borrower Entity													
Legal name	The Kelsey Civic Center, L.P.						Organization type	Limited Partnership					
Address	1256 Market Street, Suite 200				City	San Francisco		State	CA		Zip	94102	
Auth Rep	Barbara Gualco			Title	Vice President			Email	bgualco@mercyhousing.org		Phone	415-355-7100	
Contact	Fiona Ruddy			Title	Project Developer			Email	fiona.ruddy@mercyhousing.org		Phone	415-433-7160	
Address	1256 Market Street, Suite 200				City	San Francisco		State	CA		Zip	94102	
File Name	Owner Cert & Legal			See Certifications & Legal worksheet.					Uploaded to HCD?		Yes		
File Name	Owner Resolution			Signature required; see Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	Owner OrgDoc1, OrgDoc2, etc...			See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	Owner OrgChart			See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	Owner Signature Block			See Applicant Documents worksheet.					Uploaded to HCD?		Yes		
File Name	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		
File Name	Owner Cert of Good Standing			Dated 30 days or less from the application due date.					Uploaded to HCD?		Yes		
File Name	Owner Tax-Exempt Status			Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.					Uploaded to HCD?		Yes		
In the cell below, select an applicable controlling party to the organization type in cell AE166													
Controlling party #1 title	Managing General Partner												

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Legal Name	Mercy Kelsey Civic Center LLC					Organization Type	Limited Liability Company			
Address	1256 Market Street, Suite 200				City	San Francisco	State	CA	Zip	94102
Auth Rep	Jennifer Dolin		Title	Vice President	Authorized Rep. Email	jdolin@mercyhousing.org		Phone	415-355-7114	
Contact	Fiona Ruddy		Title	Project Developer	Contact Email	fiona.ruddy@mercyhousing.org		Phone	415-433-7160	
Address	1256 Market Street, Suite 200				City	San Francisco	State	CA	Zip	94102
File Name	Managing General Partner Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	Managing General Partner Reso	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Managing General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Managing General Partner OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Managing General Partner Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Managing General Partner Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Managing General Partner TIN	See Applicant Documents worksheet.						Uploaded to HCD?	N/A	
File Name	Managing General Partner Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	Managing General Partner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	N/A	
In the cell below, select an applicable controlling party to the organization type in cell AE166										
Controlling party #2 title Co-General Partner										
Legal Name	The Kelsey Civic Center LLC					Organization Type	Limited Liability Company			
Address	1460 Mission Street				City	San Francisco	State	CA	Zip	94103
Auth Rep	Micaela Connery		Title	Chief Executive Officer	Authorized Rep. Email	micaela@thekelsey.org		Phone	(860) 573-7392	
Contact	Caroline Bas		Title	Chief Operating Officer	Contact Email	caroline@thekelsey.org		Phone	(415) 203-0642	
Address	1460 Mission Street				City	San Francisco	State	CA	Zip	94103
File Name	Co-General Partner Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	Co-General Partner Reso	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Co-General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Co-General Partner OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Co-General Partner Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Co-General Partner Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	Co-General Partner TIN	See Applicant Documents worksheet.						Uploaded to HCD?	N/A	
File Name	Co-General Partner Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	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	
In the cell below, select an applicable controlling party to the organization type in cell AE166										
Controlling party #3 title MGP2										
Legal Name	Mercy Housing Calwest					Organization Type	Non-profit Public Benefit Corporation			
Address	1256 Market Street, Suite 200				City	San Francisco	State	CA	Zip	94102
Auth Rep	Barbara Gualco		Title	Vice President	Authorized Rep. Email	bgualco@mercyhousing.org		Phone	415-355-7100	
Contact	Fiona Ruddy		Title	Project Developer	Contact Email	fiona.ruddy@mercyhousing.org		Phone	415-355-7160	
Address	1256 Market Street, Suite 200				City	San Francisco	State	CA	Zip	94102
File Name	MGP2 Cert & Legal	See Certifications & Legal worksheet.						Uploaded to HCD?	Yes	
File Name	MGP2 Reso	Signature required; see Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	MGP2 OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	MGP2 OrgChart	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	MGP2 Signature Block	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	MGP2 Payee Data Record	See Applicant Documents worksheet.						Uploaded to HCD?	Yes	
File Name	MGP2 TIN	See Applicant Documents worksheet.						Uploaded to HCD?	N/A	
File Name	MGP2 Cert of Good Standing	Dated 30 days or less from the application due date.						Uploaded to HCD?	Yes	
File Name	MGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploaded to HCD?	Yes	
Transit Agency Partner (applicable to STI and TRA components)										

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Legal name		San Francisco Municipal Transit Agency			Contact			Kristin Michael		Email	
Phone	415-646-2069	Address	1 S Van Ness Ave		City	San Francisco		State	CA	Zip	94103
Property Management Agent											
Legal name		Mercy Housing Management Group			Contact			Jacquie Hoffman		Email	
Phone	415-355-7124	Address	1256 Market Street, Suite 200		City	San Francisco		State	CA	Zip	94102
Financial Consultant											
Legal name		California Housing Partnership Corporation			Contact			William Wilcox		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 California			Contact			Samantha Hogg		Email	
Phone	415-355-7120	Address	1256 Market Street, Suite 200		City	San Francisco		State	CA	Zip	94102
Borrower Legal Counsel											
Legal name		Gubb & Barshay 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											
Legal name		Cahill Contractors LLC			Contact			Arash Baradaran		Email	
Phone	(415) 677-0628	Address	425 California Street, Suite 2200		City	San Francisco		State	CA	Zip	94104
Architect											
Legal name		Santos Prescott and Associates			Contact			Bruce Prescott		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 Romero		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 Vossoughi		Email	
Phone	(860) 573-7392	Address	560 Mission Street, 3rd Floor		City	San Francisco		State	CA	Zip	94105
Development Funding Source											
Legal name		Mercy Housing California			Contact			Barbara Gualco		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											
Legal name					Contact					Email	
Phone		Address			City			State		Zip	
Rent/Operating Subsidy Source											
Legal name					Contact					Email	
Phone		Address			City			State		Zip	

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 Legal Disclosure is also required for each Joint Applicant. The hard copy Certifications & Legal Disclosure should be submitted with the application as detailed in the NOFA.

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 docs.

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 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 (mutual benefit corporations), or §12500-12510 (general cooperative corporations)) as applicable.

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

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

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

Certificate of Good Standing certified by Secretary of State.

[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 website.](#)

Certification & Legal Disclosure

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

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

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project. In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project. In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

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

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

Exceptions:

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

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

Civil Matters

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in <i>past ten years</i> ?	No
2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	No
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	No
4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	No
5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	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, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	No
7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?	No
8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?	No
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business?	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?	No
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	No

Please provide a letter of explanation if you responded "Yes" to any of the questions above.

File Name: Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above.	Uploaded to HCD?	N/A
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Printed Name	Title of Signatory	Signature	Date

1) Sponsor/Developer Experience

Meracy 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 affordable 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 19,600 lives 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 families, seniors 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 properties 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 special 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 family 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 income is 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 of affordable, inclusive community housing. The Kelsey centers the perspectives of people with disabilities to inform better housing policies, design standards, and development strategies, and

2) Topography and Special Site Features

The site is relatively flat with no notable topography.

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 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 number of children will live in the building, as 32 of the units are 2br. The AHD will include two on-sie 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 City and 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 anticipates receiving a final map in January 2022. The City and County of San Francisco have executed a binding Exchange Agreement with the private landowners (234 Van Ness LLC). The steps necessary to 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 Option to 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 with relocation law and provide relocation benefits and services to the tenants. Elsewhere in this application is a relocation plan.

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 demolition occurring 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), 240 Van 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 the City 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 be abated in advance of demolition and monitored by the San Francisco Department of Public Health.

6) Rehabilitation, 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 craft, classification and type of work performed.

The Kelsey Civic Center AHD and HRI Overview PIN 47688

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Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Project Summary

Project Name	Description (include: descriptive information such as on-site resident or community amenities, climate adaptive features, and resources in the immediate vicinity)	Address	City	Zip	County	Lat.	Log.	Census Tracts	APNs
AHD	The project will consist of 98 affordable housing units plus 12 unrestricted units, and two (2) staff units, for a total of 112 units. The affordable housing units will be 100% rental affordable housing regulated by the City's Mayor's Office of Housing and Community Development and the California Tax Credit Allocation Committee for households making from 20%-95% of SF AML. The project will serve San Franciscans of all abilities, with 25% of apartments set aside for residents with disabilities who use home and	240 Van Ness	San Francisco	94102	San Francisco	37.778	-122.41944	6075012402	0811-018
									0811-019
									0811-021
									0811-016
HRI									

AHD Information:		Area	Unit Count	Building Count		Elevator Count		Density Project Type		
Land Area	Acres	0.32	Units/Acre	350	# of Bldgs	1	# of Elevators	2	Mixed Use Project MU	
Residential Rental	sq. ft.	85,843	# of Units	112	# of Bldgs		# of Elevators			
Homeownership	sq. ft.	0	# of Units	0	# of Bldgs		# of Elevators			
Commercial	sq. ft.	1,350	# of Units/Spaces		# of Bldgs		# of Elevators			
Residntl Non-Rental	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators			
Other (Mixed Use)	sq. ft.	0	# of Units/Spaces		# of Bldgs		# of Elevators		Multiple Parcels	
Number of car share parking spaces		0	Number of electric vehicle charging parking spaces		0	Number of uncovered guest parking spaces		0	Contiguous	
# of car parking spaces		0	Parking ratio: car spaces/total units		0:1	Total # of bicycle parking spaces		56	Parking ratio: bicycle spaces/total units	1:2
Is the AHD a scattered site project? §103(a)(1)(B)(ii) <input type="checkbox"/> No										

AHD Capital Projects §103(a)(1)														
(A)(i) Select from the dropdown menu one or more of the following qualified AHD development types related to your Project			New construction						Ok					
(A)(ii) The AHD must be located within a half mile from a Transit Station/Stop that meets Project Area transit requirements per §102(c) or (d).			AHD distance from Transit Station/Stop						0.1	Miles	Ok			
(A)(iii) Must include at least 20% of the total residential units as Affordable Units (must complete "Max Funds & Unit Mix" worksheet).									Ok					
(A)(iii) Must have an overall average affordability of all Project's Restricted Units of no greater than 50% represented by AMI (must complete "Max Funds & Unit Mix" worksheet).									Yes					
Extremely Low Income (ELI) 15-30% AMI units		30	Very Low Income (VLI) 31-50% AMI units		24	(iii) % Affordable units		88%	Affordability:	Rental	43%	HO	0%	
(A)(iv)(a) Must meet minimum Net Density requirements upon completion of the AHD.														
Total Sites Area in Square Feet			13,939			Total Buildings Floor Area in Sq. Feet			87,193			(iv) Calculated Floor Area: Ok		8.27
(Less Qualified* Square Feet Deductions):						(Less Excluded Areas in Square Feet):						(iv) Calculated Net Density: Ok		
Dedicated streets		0		Mechanical Space		1,445		*NOTE: The following are NOT qualified as site deductions: Utility Easements, Off-street parking, setbacks, private drives and walkways, Landscaping, Common Areas and Facilities, Drainage Facilities (exclusive to a development) and Other mitigation space required for development.						
Sidewalks		0		Cellar space		0								
Parks		0		Floor space in open balconies		275								
Open Space		3,607		Enclosed parking		0								
Other				Elevator or stair bulkheads		0								
Net Site Area-acres		0.24		Net Site Square Feet		10,332		Net Building Square Feet		85,473				
File Name		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			

(A)(iv)(b) - Only applicable to Acquisition and Substantial Rehabilitation Projects			N/A		If cell at left is "Yes" meaning AHD results in less units or lower affordability %, are reductions to meet building code requirements?				N/A		
Prior to rehab - existing # of units		AHD Project units		112		Prior to rehab - percentage of total affordable		AHD percentage of total affordability		88%	
(A)(v) Must supply one Secure Overnight Bicycle Parking Spots per every two units (describe below, Secure Overnight Bicycle Parking proposed including a description of how bicycles are secured (i.e., bike locker, bike building, etc.))								# of Secure Overnight Bicycle Parking spots at AHD		56	Ok
The project will contain 56 secure overnight bicycle parking spots in a completely enclosed area that is accessible to residents only. The bicycle parking will protect the bicycles from inclement weather. The racks will allow for the bicycle frame to be secured to the bicycle rack at two points											

(E) Does your AHD Capital Project include multiple AHDs with an AHD receiving 4% low-income housing tax credits, and another receiving 9% low-income housing tax credits?			No		If Yes, this constitutes two separate and independent projects, each of which must submit an entirely separate HCD application and qualify independently of the other.						
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AHD Project Amenities																			
Number of laundry rooms		2		Gated site entry		Yes		Community room		Yes		Picnic/BBQ area		Yes		Secure Parcel Lockers		Yes	
Fitness room		No		Building card key		Yes		Community kitchen		Yes		Tot lot or playground		No		Other amenity (specify)			
Swimming pool		No		Security patrol		No		Computer room		No		Sports/tennis court		No		Other amenity (specify)			
Jacuzzi/Sauna		No		Security cameras		Yes		High speed internet		Yes		Roof Deck		Yes		Other amenity (specify)			

AHD Unit Amenities																			
Air conditioning		No		Disposal		No		Walk-in closet		No		Free cable TV		No		Fenced rear yard			
Refrigerator		Yes		Dishwasher		No		Curtains/Blinds		Yes		Lofts		No		Other amenity (specify)			
Range		Yes		Washer		No		Fireplace		No		Balcony		No		Other amenity (specify)			
Microwave		No		Dryer		No		Emergency Call		No		Patio		No		Other amenity (specify)			

AHD Eligible Costs §103(a)(1)(C) and Ineligible Costs §103(c)															
§103(a)(1)(C)(ii) The total amount of eligible AHD soft costs cannot exceed 10% of the total AHSC Program award.			Budgeted		\$0		Cost Cap		\$2,926,995		Overage		\$0		OK

The Kelsey Civic Center AHD and HRI Overview PIN 47688

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§103(c) We certify the AHSC AHD funded cost do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
 (3) In lieu fees for local inclusionary housing programs;
 (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
 (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

Yes

HRI Eligible Costs §103(a)(2)(A) and Ineligible Costs §103(c)

(i) Are capital improvements in the HRI budget required by a locality, transit agency, or special district? If Yes, are improvements a condition to the approval of the AHD?

File Name	Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required	Uploaded to HCD?	N/A
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	Budgeted	Cost Cap	Overage	
(ii) Total amount of eligible HRI soft costs cannot exceed 10% of the total AHSC Program award.	\$0	\$2,926,995	\$0	Ok
(iv) Total amount of eligible environmental remediation costs cannot exceed 50% of the total AHSC HRI grant funds.	\$0	\$0	\$0	Ok
(v) Total amount of eligible real property acquisition of the HRI Project site and associated fees cannot exceed 10% of the total AHSC Program award.	\$0	\$2,926,995	\$0	Ok
(vi) Total amount of eligible impact fees cannot exceed 15% of the total AHSC Program award up to \$300,000.	\$0	\$300,000	\$0	Ok

§103(c) We certify the AHSC HRI funded cost do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion thereof to be funded by AHSC or if the cost is incurred prior to the AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure (including transit fleet, not including AHSC funded transit service expansion);
 (3) In lieu fees for local inclusionary housing programs;
 (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs; and
 (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure).

HRI Grant Terms §104(c)

(1) We certify the HRI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.
 (2) We acknowledge that HRI grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.
 (3) We acknowledge if the HRI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.
 (4)(b) We acknowledge conditions precedent to the first disbursement of HRI funds shall include receipt of all required public agency entitlements and all construction funding commitments for the AHD supported by the HRI.

AHD Threshold §106(a)

(4) Describe how AHD provides free transit passes, reloadable transit cards or discounted passes priced at no more than half of retail cost.
 Each restricted unit will be provided with one (1) discounted pass priced at no more than half of retail cost, for at least three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.

Number of passes or cards that will be provided: Is there at least one pass per restricted unit? Yes Type of transit passes provided:

(5) Applicant certifies the proposed AHD will be smoke free and demonstrate compliance prior to construction loan closing. Yes

(8) For the AHD, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed? Yes

NEPA: Is Federal funding proposed that will trigger NEPA requirements? No If Yes, enter date of "Authority to Use Grant Funds"

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

Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.
 The project is CEQA exempt under SB-35 affordable housing streamlined approval dated June 3, 2021.

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

File Name **AHD Auth to Use Grant Funds** For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. Uploaded to HCD? N/A

(9) Have all necessary discretionary local land use approvals been granted? (if entitlements from the local jurisdiction can be secured/submitted within 30 calendar days after application due date, select "Within 30 days" if this applies to any approvals). Applicants must provide a listing and status of applicable discretionary local land use entitlements and permits required to complete the AHD Project that have been granted, submitted or to be applied for to local agencies, or consistent with local planning docs. Yes

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
San Francisco Planning	6/3/21	Other	SB-35 Notice of Final Approval

(10) Does the Market study demonstrate the AHD Project is financially feasible? A study that meets requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD. Yes

File Name **AHD Market Study** Provide a completed market study prepared within one year of the application due date. Uploaded to HCD? Yes

(11) Does applicant or Developer of Project have Site Control for AHD Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A) Yes

Form of site control (See Site Control in Appendix A) Most recent document execution date

If leasehold estate: Rent based on restricted land value? No Is acquisition cost \$0 in AHD Dev. Yes Prepaid lease loan used? If so answer (a-c) No

(a) Funding amount based on the Present Value of lease payments? (b) Lender requesting Residual Receipts (not permissible) No (c) Has loan amount been entered as a finance cost?

Describe any special site-control circumstances.
 The developer has executed an enforceable Option to Ground Lease for a portion of the site currently owned by the City and County of San Francisco. The steps necessary to assemble the parcels are fully within the control of the applicant. The City given its binding Exchange Agreement fully has site control in order to grant the applicant a binding Option to Ground Lease.

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

File Name **AHD Preliminary Title Report** PTR, that is no more than 6 months old for the AHD Project. Uploaded to HCD? Yes

(12) Applicant (Mercy Housing California) must demonstrate prior experience by providing evidence of two prior AHD projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.

(12) Which applicant demonstrates the prior experience noted below:

	AHD Past Project #1	AHD Past Project #2
Project Name	1180 Fourth Street	1100 Ocean Avenue Apartments
Development Entity	Mercy Housing California	Mercy Housing California and Bernal Heights Neighborhood Center
Completion Date	6/1/14	10/1/15
Project Tenure	Rental	Rental

The Kelsey Civic Center AHD and HRI Overview PIN 47688				4/27/21
Number of units	150	57		
Units per Acre	110.67	120.33		
Commercial (square feet)	11,000	6,500		
Brief Description (e.g. number of units, population served, etc.)	1180 Fourth Street includes 1, 2, and 3 bedroom units for families; residential common areas including a large community room and smaller lounges; 2 designated family day care units; and several open spaces for recreation. The project includes 124 units for low income families below 50% AMI and 25 units for extremely low income, formerly homeless households. Episcopal Community Services provides supportive services on-site.		1100 Ocean Avenue Apartments is located in the transit rich Ingleside neighborhood and adjacent to City College of San Francisco. Of the 72 units, 25 are set aside for transition-age youth (TAY), young adults who have recently aged out of the foster care system and the remaining units are for general population families. There are 18 one-bedrooms, 18 studios, 21 two bedrooms, and 14 three bedroom apartments including the manager's unit.	
File Name	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes
(13) We certify as of the application date, the applicants or the AHD real property is not party to or the subject of any claim or action in the state or federal courts.				
(14) We certify that construction of the AHD Project has not commenced as of the application deadline set forth in the NOFA.				
(19) The AHD will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?				
If "Yes", provide documentation the AHD site is not within land designated as agricultural land per the FMMP tool.				
File Name	AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):				
File Name	AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	N/A
(20)(A) We certify the AHD meets the underwriting standards in Uniform Multifamily Regulations §8300 - §8316 and Multifamily Housing Program Guidelines §7312.				
(20)(B) We certify the AHD is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.				
(20)(C) If the AHD involves new construction or Substantial Rehabilitation and requires the demolition of existing residential units, it is only eligible if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b).				
New Construction or Substantial Rehabilitation Project: is demolition of existing residential required (only eligible if the number of bedrooms in the new Project is at least equal to the total number of bedrooms in the demolished structures)?				
	No			
(20)(D) If the AHD and/or HRI involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. Explain below how this requirement is satisfied. If not applicable, indicate "N/A" below.				
(20)(E) We certify the proposed AHD is consistent with State and Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).				
The proposed AHD will fully support the principles of the Fair Housing Act by prohibiting discrimination in the rental of dwellings, and other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the				
HRI Threshold §106(a) (if applying for AHSC HRI funding)				
(8) For the HRI, can you provide documentation of completion and approval or adoption of all necessary environmental clearances including those required under the CEQA and if applicable, NEPA, and all applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the application due date with lawsuits or appeals filed?				
NEPA:	Is Federal funding proposed that will trigger NEPA requirements?		If Yes, enter date of "Authority to Use Grant Funds"	
CEQA:	Project approved "by-right"?	Is Project Categorically Exempt?	Negative Declaration date	Final EIR date
Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions and provide estimated/actual completion dates of all necessary environmental clearances.				
File Name	HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Uploaded to HCD?	N/A
File Name	HRI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	N/A
(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete the HRI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.				
Agency / Issuer	Land Use Approval Date	Approval Type	Comments	
(10) Does the Market study demonstrate Project is financially feasible (HRI requires a market study only if not using AHSC funds for AHD)? A market study that meets the requirements specified in TCAC Regs §10322(h)(10) will be accepted by HCD.				
File Name	HRI Market Study	Completed market study prepared within one year of the application due date.	Uploaded to HCD?	
(11) Does applicant or Developer of Project have Site Control for HRI Project? If yes, enter site control form and the most recent execution date below (See Site Control Appendix A)				
Form of site control (See Site Control in Appendix A)		Most recent document execution date		
If leasehold estate:	Rent based on restricted land value?	Is acquisition cost \$0 in Dev. Budget?	Prepaid lease loan used? If so answer (a-c)	
(a) Funding amount based on the Present Value of lease payments?		(b) Lender requesting Res. Receipts (not permissible)	(c) Has loan amount been entered as a finance cost?	
Describe any special site control circumstances.				
File Name	HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	N/A
(12) Applicants must demonstrate prior experience by providing evidence of two prior HRI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date.				
(12) Which applicant demonstrates the prior experience noted below:				
HRI Past Project #1		HRI Past Project #2		
Project Name				
Development Entity				
Completion Date				
Project Tenure				
Number of units				

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Units per Acre			
Commercial (square feet)			
Brief Description (e.g. number of units, population served, etc.)			
File Name	Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD? N/A
(13) We certify as of the application date, the applicants or the HRI real property is not party to or the subject of any claim or action in the state or federal courts.			
(14) We certify that construction of the HRI Project has not commenced as of the application deadline set forth in the NOFA.			
(19) The HRI Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?			
If "Yes", provide documentation the HRI Project site is not within land designated as agricultural land per the FMMP tool.			
File Name	HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD? N/A
If "No", demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A):			
File Name	HRI Ag Infill	Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD? N/A
(20)(B) We certify the HRI is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.			
(20)(C) If the AHD Project involves involving new construction or Substantial Rehabilitation and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new Project is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new affordable units may exist on separate parcels provided all parcels are part of the same Project meeting the requirements of UMR 8303(b). Explain below how this requirement is satisfied in the replacement affordable housing development. If the Project does not involve demolition of existing affordable units, indicate "N/A" below.			
(20)(D) We certify the proposed AHD is consistent with State & Federal Fair Housing requirements including duties to affirmatively further fair housing (explain below).			
(20)(E) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the HRI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.			
File Name	HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD? N/A
Article XXXIV Authority			
<i>Article XXXIV opinion letters submitted to HCD must demonstrate the applicant has considered both the legal requirements of Article XXXIV and the Project's relevant facts (e.g., the state public body lenders, the number of low income restricted units, and the general content of any regulatory restrictions). Any conclusion that a project is exempt from Article XXXIV must be supported by specific facts and a specific legal theory for exemption that itself is supported by the Constitution, statute, and/or case law. Prior to the execution of the HCD Standard Agreement, Applicant must deliver to HCD satisfactory evidence that the Article XXXIV requirements of the California Constitution have been satisfied or are inapplicable.</i>			
File Name	Article XXXIV Attorney Opinion	Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered.	Uploaded to HCD? N/A
Does the locality have sufficient Article XXXIV Authority to accommodate the Project? (If Project doesn't have Article XXXIV authority, AHSC may be limited to restricting no more than 49% of the total units.)	Yes	If yes, document Article XXXIV Project authority. May be done by providing info from appropriate local government official that voters passed a specific project referendum or a blanket referendum has been passed and the locality has allocated sufficient Article XXXIV authority to Project.	
File Name	Article XXXIV Authority	Copy of document providing Authority.	Uploaded to HCD? Yes

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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?								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?								
Are there any cost sharing agreements?	No	If there is commercial space not eligible to be funded by AHSC, is cost allocation based on total development cost?					Yes	If no, on what?
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 Project, please enter "N/A"

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

Capital Project Milestone Schedule	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	
Obtaining all enforceable funding commitments for all construction period financing.	4/15/22	
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project.	7/15/22	
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	1/31/22	
Commencement of construction.	9/15/22	
Construction complete and the filing of the Notice of Completion.	5/1/24	
Program funds fully disbursed.	2/15/25	
<i>Have all milestone dates been entered above?</i>	Yes	N/A

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Construction Period Sources of Funds													
* Deferred Costs are part of a threshold calculation-Overview worksheet §106(a)(7). You must identify all Deferred Costs in columns O and P. Deferred Costs are defined in Appendix A(p): "costs deferred at construction loan closing, including but not limited to: capitalized reserves, loan fees, syndication costs, legal, accounting, audit, consultant fees, and developer fees paid from operating cashflow."													
Committed by Application Due Date?	AHD vs HRI Source	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Residential Amount	Commercial Amount	*Details of Deferred Costs		
											Amount	Description	
1		HRI	AHSC HRI Grant	State-HCD									
2		AHD	Tax Exempt Construction Loan	Private	1	\$41,153,241	4.20%	Interest Only	30	\$41,153,241		\$289,640	Permanent Loan Related Lender Costs and Cost of
3		AHD	Conventional Construction Loan	Private	1	\$13,635,140	4.40%	Interest Only	30	\$13,635,140		\$45,920	TCAC Fees at Permanent Conversion
4	No	AHD	HCD IIG	State-HCD	3	\$4,739,926	3.00%	Deferred	30	\$4,739,926			
5	Yes	AHD	SF MOHCD Gap Loan	Local	2	\$13,000,000	3.00%	Deferred	30	\$11,858,260	\$1,141,740	\$836,020	Operating Reserve
6										\$0			
7												\$1,955,000	Developer fee paid at perm conversion
8												\$914,784	Deferred Developer Fee
9													
10													
11													
12													
13		AHD	*Deferred Costs (enter details at right)			\$4,041,364							
14	Yes	AHD	Equity Investor	TBD		\$3,633,440				\$3,633,440			
					TOTALS	\$80,203,111				\$75,020,007	\$1,141,740	\$4,041,364	

Permanent Sources of Funds																
C L I E N	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	Interest Rate		Amortization Period (yrs.)	Repayment Terms		Required Residential Debt Service	Required Commercial Debt Service	Residential Amount	Commercial Amount	Balloon?
							Rate	Type		Type	Due in (yrs)					
1		HRI	AHSC HRI Grant	State-HCD												
2		AHD	AHSC AHD Funding	State-HCD	2	\$20,000,000	3.00%	Fixed for Term	55	Residual Receipts	55	\$84,000		\$20,000,000		No
3		AHD	Tax-Exempt Bond Loan													
4	Yes	AHD	Conventional Permanent Loan	Private	1	\$5,214,000	4.57%	Fixed for Term	17	Amortized with Call	35	\$441,675		\$5,214,000		Yes
5	No	AHD	HCD IIG	State-HCD	4	\$4,739,926	3.00%	Fixed for Term	55	Deferred	55	\$0		\$4,739,926		No
6	Yes	AHD	SF MOHCD Gap Loan	Local	3	\$13,000,000	3.00%	Fixed for Term	55	Residual Receipts	55	\$0		\$11,858,260	\$1,141,740	No
7	Yes	AHD	Deferred Developer Fee	Other	n/a	\$914,784	0.00%							\$914,784		
8																
9																
10																
11																
12																
13																
14																
15																
16	Yes	AHD	Equity Investor: TBD			\$36,334,401								\$36,334,401		
			Total Permanent Funding Sources Amount			\$80,203,111										
			Total Committed Non-AHSC AHD & HRI Funds			\$55,463,185	\$19,128,784	<§107(f) Total Committed Non-AHSC AHD & HRI Funds						\$79,061,371	\$1,141,740	

See Appendix A (u) - for an explanation of Enforceable Funding Commitments (EFC). (3) **A land donation** in fee for no other consideration that is supported by an appraisal or purchase/sale agreement ("Land Donation") or a local fee waiver resulting in quantifiable cost savings for the Project where those fees are not otherwise required by federal or state law ("Local Fee Waiver") may be considered a funding commitment. The value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third party appraisal prepared by a MAI-qualified appraiser within one year of the application deadline. A funding commitment in the form of a Local Fee Waiver must be supported by written documentation from the local Public Agency.

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

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.

AHD Development Budget

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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	\$2,648,025	\$2,607,264	\$40,761	\$2,607,264		
Supervision	\$0					
Total Architectural Costs	\$2,648,025	\$2,607,264	\$40,761	\$2,607,264	\$0	
Total Survey & Engineering	\$574,310	\$565,470	\$8,840	\$565,470		
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 eligible and thus a portion of the construction loan interest is not included in basis. There are similar calculations for the origination fee.
Origination Fee	\$410,913	\$410,913		\$235,675		
Credit Enhancement/Application Fee	\$0					
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					
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 Development Budget

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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
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 period are eligible so thus legal costs associated with the post-PIS phase are excluded
Other Attorney Costs: (Specify)	\$155,000	\$153,153	\$1,847	\$103,384		
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					
Transition Reserve	\$0					
Rent Reserve	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
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					
Third Party Construction Supervision	\$340,000	\$334,766	\$5,234	\$334,766		
Relocation - Permanent	\$60,000	\$59,076	\$924			
Public Art	\$340,000	\$340,000		\$340,000		
Syndication Consulting	\$75,000	\$75,000				
Other Costs: (Specify)	\$0					
Total Other Costs	\$2,460,292	\$2,437,421	\$22,871	\$1,957,768	\$0	
SUBTOTAL PROJECT COST	\$77,088,327	\$75,994,533	\$1,093,794	\$70,713,439	\$0	
DEVELOPER COSTS						
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
				Total Eligible Basis:	\$73,780,277	

	DF 2021
Total Developer Fee (equals Total Developer Costs above):	\$3,114,784
Total Developer Fee paid from development funding sources:	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$914,784
Deferred Developer Fee payable from allowable 50% Distribution:	\$0
Developer Fee Contributed as Capital:	\$0

The Kelsey Civic Center AHD and HRI Permanent Sources and Uses PIN 47688

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AFFORDABLE HOUSING DEVELOPMENT (AHD)																	AHD Residential and HRI Permanent Sources of Funds				Commercial Sources			
USES OF FUNDS	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	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	SF MOHCD Gap Loan	Source Name:	Residential Cost Difference Dev Budget vs. Sources		
Soft cost in red (total AHSC AHD below)																	Total	Total						
\$0																								
LAND COST/ACQUISITION																								
Land Cost or Value	\$0																\$0	\$0	\$0	\$0		\$0		
Demolition	\$561,038																\$0	\$0	\$561,038	\$0		\$561,038		
Legal	\$10,000																\$9,846	\$9,846	\$9,846	\$154	\$154	\$0		
Land Lease Rent Prepayment	\$0																\$0	\$0	\$0	\$0		\$0		
Total Land Cost or Value	\$571,038		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,846	\$9,846	\$570,884	\$154	\$154	\$0	\$561,038	
Existing Improvements Cost or Value	\$0																\$0	\$0	\$0	\$0		\$0		
Off-Site Improvements	\$0																\$0	\$0	\$0	\$0		\$0		
Total Acquisition Cost	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
Total Land Cost / Acquisition Cost	\$571,038		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,846	\$9,846	\$570,884	\$154	\$154	\$0	\$561,038	
Predevelopment Interest/Holding Cost	\$0																\$0	\$0	\$0	\$0		\$0		
Assumed, Accrued Interest on Existing Debt (Rehabi/Acq)	\$0																\$0	\$0	\$0	\$0		\$0		
Excess Purchase Price Over Appraisal	\$0																\$0	\$0	\$0	\$0		\$0		
REHABILITATION																								
Site Work	\$0																\$0	\$0	\$0	\$0		\$0		
Structures	\$0																\$0	\$0	\$0	\$0		\$0		
General Requirements	\$0																\$0	\$0	\$0	\$0		\$0		
Contractor Overhead	\$0																\$0	\$0	\$0	\$0		\$0		
Contractor Profit	\$0																\$0	\$0	\$0	\$0		\$0		
Prevailing Wages	\$0																\$0	\$0	\$0	\$0		\$0		
General Liability Insurance	\$0																\$0	\$0	\$0	\$0		\$0		
Urban Greening	\$0																\$0	\$0	\$0	\$0		\$0		
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Total Rehabilitation Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
Total Relocation Expenses	\$0																\$0	\$0	\$0	\$0		\$0		
NEW CONSTRUCTION																								
Site Work	\$1,647,864																\$1,621,883	\$1,621,883	\$1,621,883	\$25,981	\$25,981	\$0		
Structures	\$53,420,825		\$20,000,000		\$5,214,000	\$4,739,926	\$11,858,260										\$10,777,694	\$52,589,880	\$52,589,880	\$830,945	\$830,945	\$0		
General Requirements	\$2,159,194																\$2,125,957	\$2,125,957	\$2,125,957	\$33,237	\$33,237	\$0		
Contractor Overhead	\$1,682,354																\$1,656,457	\$1,656,457	\$1,656,457	\$25,897	\$25,897	\$0		
Contractor Profit	\$1,682,354																\$1,656,457	\$1,656,457	\$1,656,457	\$25,897	\$25,897	\$0		
Prevailing Wages	\$0																\$0	\$0	\$0	\$0		\$0		
General Liability Insurance	\$0																\$0	\$0	\$0	\$0		\$0		
Urban Greening	\$40,000																\$40,000	\$40,000	\$40,000	\$0	\$0	\$0		
Other New Construction: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Other New Construction: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Other New Construction: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Total New Construction Costs	\$60,632,590		\$20,000,000	\$0	\$5,214,000	\$4,739,926	\$11,858,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,878,448	\$59,690,634	\$59,690,634	\$941,956	\$941,956	\$0	\$0	
ARCHITECTURAL FEES																								
Design	\$2,648,025																\$2,607,264	\$2,607,264	\$2,607,264	\$40,761	\$40,761	\$0		
Supervision	\$0																\$0	\$0	\$0	\$0		\$0		
Total Architectural Costs	\$2,648,025		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,607,264	\$2,607,264	\$2,607,264	\$40,761	\$40,761	\$0	\$0	
Total Survey & Engineering	\$574,310																\$565,470	\$565,470	\$565,470	\$8,840	\$8,840	\$0	\$0	
CONSTRUCTION INTEREST & FEES																								
Construction Loan Interest	\$3,624,718																\$3,617,023	\$3,617,023	\$3,617,023	\$7,695	\$7,695	\$0		
Origination Fee	\$410,913																\$410,913	\$410,913	\$410,913	\$0	\$0	\$0		
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0	\$0		\$0		
Bond Premium	\$0																\$0	\$0	\$0	\$0		\$0		
Cost of Issuance	\$467,210																\$467,210	\$467,210	\$467,210	\$0	\$0	\$0		
Title & Recording	\$125,000																\$123,076	\$123,076	\$123,076	\$1,924	\$1,924	\$0		
Taxes	\$0																\$0	\$0	\$0	\$0		\$0		
Insurance	\$750,000																\$738,455	\$738,455	\$738,455	\$11,545	\$11,545	\$0		
Employment Reporting	\$0																\$0	\$0	\$0	\$0		\$0		
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Total Construction Interest & Fees	\$5,377,841		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,356,677	\$5,356,677	\$5,356,677	\$21,164	\$21,164	\$0	\$0	
PERMANENT FINANCING																								
Loan Origination Fee	\$52,140																\$52,140	\$52,140	\$52,140	\$0	\$0	\$0		
Credit Enhancement/Application Fee	\$0																\$0	\$0	\$0	\$0		\$0		
Title & Recording	\$50,000																\$49,230	\$49,230	\$49,230	\$770	\$770	\$0		
Taxes	\$0																\$0	\$0	\$0	\$0		\$0		
Insurance	\$0																\$0	\$0	\$0	\$0		\$0		
Other Perm. Financing Costs: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Other Perm. Financing Costs: (Specify)	\$0																\$0	\$0	\$0	\$0		\$0		
Total Permanent Financing Costs	\$102,140		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,370	\$101,370	\$101,370	\$770	\$770	\$0	\$0	

The Kelsey Civic Center AHD and HRI Permanent Sources and Uses PIN 47688

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AFFORDABLE HOUSING DEVELOPMENT (AHD)																	AHD Residential and HRI Permanent Sources of Funds					Commercial Sources			
USES OF FUNDS	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	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	SF MOHCD Gap Loan	Source Name:	Residential Cost Difference Dev Budget vs. Sources			
\$0																	Total	Total	Total						
Subtotals Forward	\$69,905,944		\$20,000,000	\$0	\$5,214,000	\$4,739,926	\$11,858,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,519,075	\$68,331,261	\$68,892,299	\$1,013,645	\$1,013,645	\$0	\$561,038			
LEGAL FEES																									
Legal Paid by Applicant	\$130,000															\$130,000	\$130,000	\$130,000	\$0			\$0			
Other Attorney Costs: (Specify)	\$155,000															\$153,153	\$153,153	\$153,153	\$1,847	\$1,847		\$0			
Other Attorney Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Other Attorney Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Total Attorney Costs	\$285,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283,153	\$283,153	\$283,153	\$1,847	\$1,847		\$0			
RESERVES																									
Operating Reserve	\$836,020															\$836,020	\$836,020	\$836,020	\$0			\$0			
Replacement Reserve	\$0															\$0	\$0	\$0	\$0			\$0			
Transition Reserve	\$0															\$0	\$0	\$0	\$0			\$0			
Rent Reserve	\$0															\$0	\$0	\$0	\$0			\$0			
Other Reserve Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Other Reserve Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Other Reserve Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Total Reserve Costs	\$836,020		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$836,020	\$836,020	\$836,020	\$0	\$0		\$0			
CONTINGENCY COSTS																									
Construction Hard Cost Contingency	\$3,070,622															\$3,023,356	\$3,023,356	\$3,023,356	\$47,266	\$47,266		\$0			
Soft Cost Contingency	\$530,449															\$522,284	\$522,284	\$522,284	\$8,165	\$8,165		\$0			
Total Contingency Costs	\$3,601,071		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,545,640	\$3,545,640	\$3,545,640	\$55,431	\$55,431		\$0			
OTHER PROJECT COSTS																									
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	\$0	\$0			\$0			
Marketing	\$200,000															\$200,000	\$200,000	\$200,000	\$0	\$0		\$0			
Furnishings	\$214,000															\$214,000	\$214,000	\$214,000	\$0	\$0		\$0			
Market Study	\$0															\$0	\$0	\$0	\$0			\$0			
Accounting/Reimbursable	\$60,000															\$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			
Third Party Construction Supervision	\$340,000															\$334,766	\$334,766	\$334,766	\$5,234	\$5,234		\$0			
Relocation - Permanent	\$60,000															\$59,076	\$59,076	\$59,076	\$924	\$924		\$0			
Public Art	\$340,000															\$340,000	\$340,000	\$340,000	\$0	\$0		\$0			
Syndication Consulting	\$75,000															\$75,000	\$75,000	\$75,000	\$0	\$0		\$0			
Other Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Total Other Costs	\$2,460,292		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,621,309	\$75,433,495	\$75,994,533	\$1,093,794	\$1,093,794		\$0			
DEVELOPER COSTS																									
Developer Overhead/Profit	\$3,114,784							\$914,784								\$2,152,054	\$3,066,838	\$3,066,838	\$47,946	\$47,946		\$0			
Consultant/Processing Agent	\$0															\$0	\$0	\$0	\$0			\$0			
Project Administration	\$0															\$0	\$0	\$0	\$0			\$0			
Broker Fees Paid to a Related Party	\$0															\$0	\$0	\$0	\$0			\$0			
Construction Oversight by Developer	\$0															\$0	\$0	\$0	\$0			\$0			
Other Developer Costs: (Specify)	\$0															\$0	\$0	\$0	\$0			\$0			
Total Developer Costs	\$3,114,784		\$0	\$0	\$0	\$0	\$0	\$914,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,152,054	\$3,066,838	\$3,066,838	\$47,946	\$47,946		\$0			
TOTAL PROJECT COST	\$80,203,111		\$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			
HOUSING RELATED-INFRASTRUCTURE (HRI)																									
Site acquisition of HRI including easements and right of ways																						\$0			
Other Site Acquisition (Specify):																						\$0			
TOTAL SITE ACQUISITION (Not Parking)			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Clearing and Grubbing																						\$0			
Demolition																						\$0			
Excavation																						\$0			
Grading (not grading for housing & mixed use structural improvements)																						\$0			
Soil Stabilization (Lime, etc.)																						\$0			
Erosion/Weed Control																						\$0			
Dewatering																						\$0			
Other Site Preparation (Specify):																						\$0			
Other Site Preparation (Specify):																						\$0			
TOTAL SITE PREPARATION			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Sanitary Sewer																						\$0			
Potable Water																						\$0			
Non-Potable Water																						\$0			
Storm Drain																						\$0			

The Kelsey Civic Center AHD and HRI Permanent Sources and Uses PIN 47688

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AFFORDABLE HOUSING DEVELOPMENT (AHD)																		AHD Residential and HRI Permanent Sources of Funds																		Commercial Sources				Residential Cost Difference Dev Budget vs. Sources
USES OF FUNDS	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:																		
Soft cost in red (total AHSC AHD below)																																								
\$0																																								
Detention Basin/Culverts																																								
Joint Trench:																																								
Other Site Utilities (Specify):																																								
TOTAL SITE UTILITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Aggregate Base																																								
Asphalt Pavement																																								
Curb, Gutter, Sidewalk																																								
Street Lights																																								
Striping/Signage/Barricades																																								
Traffic Mitigation																																								
Other Surface Improvements (Specify):																																								
TOTAL SURFACE IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Urban Greening (Specify):																																								
Urban Greening (Specify):																																								
Urban Greening (Specify):																																								
Urban Greening (Specify):																																								
TOTAL URBAN GREENING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Irrigation																																								
Concrete Work																																								
Landscaping																																								
Playground Facilities and Tot Lots																																								
Walking/Bike Path																																								
Drinking Fountains																																								
Structures																																								
Lighting																																								
Open Space																																								
Other Landscape and Amenities (Specify):																																								
TOTAL LANDSCAPE AND AMENITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Wetland Mitigation																																								
Endangered Species																																								
Tree Mitigation																																								
Environmental Remediation																																								
Other Env. Mitigation/Remediation (Specify):																																								
TOTAL ENV. MITIGATION/REMEDATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Residential Parking Structures																																								
Grading																																								
Foundation Work																																								
Site Work																																								
Other Replacement Parking Costs (Specify):																																								
Other Replacement Parking Costs (Specify):																																								
TOTAL REPLACEMENT PARKING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Residential Parking Structures																																								
Grading																																								
Foundation Work																																								
Site Work																																								
Other Residential Parking Costs (Specify):																																								
Other Residential Parking Costs (Specify):																																								
TOTAL RESIDENTIAL PARKING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Access Plazas																																								
Pathways																																								
Bus Shelters																																								
Transit Shelters																																								
Pedestrian Facilities																																								
Bicycle Facilities																																								
Other Transit Costs (Specify):																																								
TOTAL TRANSIT		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Drainage																																								
Parks & Recreation																																								
Streets/Signals																																								
Traffic Fees																																								
Waste Water																																								
Water Facility																																								
Other Impact Fees (Specify):																																								
Other Impact Fees (non-AHSC eligible)																																								
TOTAL IMPACT FEES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																	
Engineering																																								

The Kelsey Civic Center AHD and HRI Permanent Sources and Uses PIN 47688

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AFFORDABLE HOUSING DEVELOPMENT (AHD)		AHD Residential and HRI Permanent Sources of Funds															Commercial Sources				Residential Cost Difference Dev Budget vs. Sources	
USES OF FUNDS	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	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	SF MOHCD Gap Loan		Source Name:
Soft cost in red (total AHSC AHD below)	\$0																					
Design																						
Contractor Fee																						
Other Soft Costs (Specify):																						
TOTAL SOFT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Employment Reporting																						
Other Costs (Specify):																						
Other Costs (Specify):																						
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	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$0	\$35,773,363	\$78,500,333	\$79,061,371	\$1,141,740	\$1,141,740	\$0

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

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)

Complete all yellow shaded cells; see cell comments for tips

Project Name: The Kelsey Civic Center		County: San Francisco	HCD Phase:	Origination
Unit Size	1/5/21 TCAC Threshold Basis Limits (TBL)	Number of Units		Basis x Number of Units
SRO/Studio	\$511,928	80		\$40,954,240
1 Bedroom	\$590,248	0		\$0
2 Bedrooms	\$712,000	32		\$22,784,000
3 Bedrooms	\$911,360	0		\$0
4+ Bedrooms	\$1,015,312	0		\$0
Number of Manager Units in Project:		2	TOTAL UNITS:	112
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):				\$63,738,240
TBL ADJUSTMENTS §10327(c)(5)(A-F):				Yes/No
(A) Project paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. (20%)				Yes
				\$12,747,648
Project certifies that (1) they are subject to a project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeship occupation in the building and construction trades. (5%)				Yes
				\$3,186,912
New construction project required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels. (10%)				No
				\$0
Project where a day care center is part of the development. (2%)				No
				\$0
Project where 100 percent of the Low Income units are for Special Needs populations. (2%)				No
				\$0
Project where at least 95% of the project's upper floor units are serviced by an elevator. (10%)				Yes
				\$6,373,824
Project wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed. (15%)				Yes
				\$9,560,736
Project wherein at least 95% of the building(s) is constructed as a Type III as defined in the California Building Code, or a Type III/Type I combination, in which case, the Type I 15% increase above is not allowed. (10%)				No
				\$0
(B) Project applying under §10325 or §10326 of these regulations that include one or more of the features below. (up to 10%)				
Proposed energy efficiency/resource conservation/indoor air quality items	(1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 50% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. (5%)			No
	(2) Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If the combined available roof area of the Project structures, including carports, is insufficient for provision of 75% of annual electricity use, then the Project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Available solar accessible area is defined as roof area less north facing roof area for sloped roofs, equipment, solar thermal hot water and required local or state fire department set-backs and access routes. A Project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. (2%)			No
	(3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24), except that if the local building department has determined that building permit applications submitted on or before December 31, 2016 are complete, then newly constructed Project buildings shall be fifteen percent (15%) or more energy efficient than the 2013 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). (4%)			No
	(4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC software. (4%)			No
	(5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. (1%)			Yes
	(6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%)			No
	(7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (1%)			No
	(8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. (2%)			No
	(9) Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. (2%)			No
(D) Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer. (lesser of costs or 15% basis adjustment)				No
If Yes, select type of work: _____ Enter Certified Costs of Work: \$0				\$0
(E) Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.				Yes
				\$514,169
				<i>Please Enter Amount Above:</i>
(F) Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource. (10%)				No
				\$0
County eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	Opportunity Map Resource level:	Moderate Resource

	A	B	C	D	E	F	G	H	I	
1	HCD 2021 Developer Fee Calculator - revised 2/4/21 (complete YELLOW shaded cells)									
2	Project Phase:	Origination	Proposed Project Type:	4% Credits New Construction						
3	Project Name:	The Kelsey Civic Center								
4	Project's Developer Fee Summary						HCD Limit	Project Amt.		
5	Maximum Total Developer Fee - 2d						\$10,771,085	\$3,114,784		
6	Max Developer Fee payable from development funding sources - lesser of 1e & 2d						\$2,200,000	\$2,200,000		
7	Deferred Developer Fee payable on a priority basis from available Cash Flow						\$1,300,000	\$914,784		
8	Deferred Developer Fee payable exclusively from Sponsor Distributions						\$7,271,085	\$0		
9	Total Budgeted or Actual Developer Fee				\$3,114,784					
10	Developer Fee Contributed as Capital						Deferred Developer Fee	\$914,784		
11										
12	Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules									
13	a. Project's type of construction:	New Construction							\$2,200,000	
14	b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)				\$70,713,439	x 15% =			\$10,607,016	
15	c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)				\$0	x 5% =			\$0	
16	d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)				\$1,093,794	x 15% =			\$164,069	
17	e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)								\$2,200,000	
18										
19	Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules									
20	a. BIPOC Project meeting CDLAC §5230(f)(1)(B) - §10327(c)(2)(E)									
21	b. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)				\$70,713,439	x 15% =			\$10,607,016	
22	c. Basis for non-residential project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)				\$1,093,794	x 15% =			\$164,069	
23	d1. Not Applicable									
24	d2. Not Applicable									
25	d3. Not Applicable									
26	d4. Not Applicable				\$0	X 5% =			\$0	
27	e. Maximum Total Developer Fee using TCAC 4% rules §8312(c)								\$10,771,085	
28	f. Total Budgeted or Actual Developer Fee							\$3,114,784		
29	g. Budgeted Developer Fee paid from Development Sources					<i>Sum of Deferred and Contributed Developer Fee</i>		\$914,784	\$2,200,000	
30	h. Deferred Developer Fee payable on a priority basis from available Cash Flow							\$914,784		

Annual Income and Expenses

Employee Information					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 supplies
		Other Supportive Services Staff (inc. Case Manager)	\$0		
2	2.00	On-Site Maintenance Employee(s)	\$100,828	\$0	
		On-Site Leasing Agent/Administrative Employee(s)	\$0	\$0	
		On-Site Security Employee(s)	\$0	\$0	
			\$0	\$0	
			\$0	\$0	
Total Salaries and Value of Free Rent Units			\$302,948	\$0	
	6711	Payroll Taxes	\$30,913	Show free rent as an	Added share of 1 Services FTE
	6722	Workers Compensation	\$20,295	expense?	Added share of 1 Services FTE
	6723	Employee Benefits	\$91,417	Yes	Added share of 1 Services FTE
Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$142,625		
Total Employee(s) Expenses			\$445,573		
Employee Units					
Income Limit	Job Title(s) of Employee(s) Living On-Site		Unit Type (No. of bdrms.)	Square Footage	
None	On-Site Manager(s)		2	726	
None	Services Coordinator		Studio	356	
			0	0	
Total Square Footage				1,082	
Annual Operating Budget					
Acct. No.	Revenue - Income		Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential			\$1	
		Restricted Unit Rents	\$1,566,168		
		Unrestricted Unit Rents	\$241,200		
5121	Tenant Assistance Payments				
		Subsidy Program Name	\$0		
		Subsidy Program Name	\$0		
	Operating Subsidies		\$0		
	Other: (specify)		\$0	\$0	
5910	Laundry and Vending Revenue		\$6,240		
5170	Garage and Parking Spaces		\$0	\$0	
5990	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%		
	Vacancy Rate: Commercial Income			50.0%	
5220/5240	Vacancy Loss(es)		\$90,680	\$1	
Effective Gross Income (EGI)			\$1,722,928	\$1	
Acct. No.	Expenses		Residential	Commercial	Comments
Administrative Expenses: 6200/6300					
6203	Conventions and Meetings		\$0	\$0	
6210	Advertising and Marketing		\$3,120	\$0	
6250	Other Renting Expenses		\$0	\$0	
6310	Office/Administrative Salaries -- from above		\$0	\$0	
6311	Office Expenses		\$0	\$0	
6312	Office or Model Apartment Rent		\$0	\$0	
6320	Management Fee		\$83,460	\$0	
6330	Site/Resident Manager(s) Salaries -- from above		\$132,120	\$0	
6331	Administrative Free Rent Unit -- from above		\$0	\$0	
6340	Legal Expense -- Project		\$2,500	\$0	
6350	Audit Expense		\$10,000	\$0	
6351	Bookkeeping Fees/Accounting Services		\$17,050	\$0	
6390	Miscellaneous Administrative Expenses		\$62,707	\$0	
6263T	Total Administrative Expenses		\$310,957	\$0	

Annual Income and Expenses

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 Maintenance 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	
6500T	TOTAL Operating & Maintenance Expenses	\$302,381	\$0	
Taxes and Insurance: 6700				Comments
6710	Real Estate Taxes	\$2,500	\$0	
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	
6723	Health Insurance/Other Employee Benefits--from above	\$91,417	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$5,000	\$0	
6700T	Total Taxes and Insurance	\$290,125	\$0	
Supportive Services Costs: 6900				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	
7210	Required Replacement Reserve Deposits	\$56,000	\$0	
7220	Other Reserves: (specify)	\$0	\$0	
7230	Other Reserves: (specify)	\$0	\$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 Operating 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				
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6890	Miscellaneous Financial Expenses: (specify)	\$0	\$0	
6800T	Total Financial Expenses	\$382,825	\$0	
Cash Flow		\$73,418	\$1	
7190	Asset Management/Similar Fees	\$32,630	\$0	
Total Operating Expenses Per Unit		Per Year	Per Month	
Without any Adjustments		\$10,676	\$890	
With the Value of Rent-Free Units Included		\$10,676	\$890	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included		\$9,943	\$829	

STI Project Summary

Project Name	Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)	Address	City	Zip	County	Census Tracts	APNs
STI #1 Folsom Streetscape Project	The Folsom Streetscape Project will continue to the transformation of Folsom Street between 2nd and 11th Street by making permanent infrastructure investments in Complete Streets, improving traffic safety and comfort for all users. Improvements include 1.3 miles of new westbound Class IV bikeway, upgraded eastbound Class IV over 3,000 feet of pedestrian sidewalk enhancements, traffic and corridor wide bike signals, improved pedestrian street lighting, tree-lined medians, and intersection lighting for bicyclists and pedestrians.	Folsom St between 2nd and 11th Streets	San Francisco	94103, 94107	San Francisco		

Latitude: 37.7785 Longitude: -122.405645 Select the primary transit mode supported by this STI: N/A

STI #2 Mission SoMa Transit Improvements Project	The Mission SoMa project is designed to improve transit service along 1.5 miles of the Mission Street corridor. This corridor currently serves the 14 and 14R lines, among the Agency's highest ridership routes, as well as seven other routes including SamTrans and Golden Gate Transit routes. The project's improvements include installation of one outbound bus bulb at Mission Street at 4th St; and installation of red transit only lanes on Mission St from 10th St to 5th St.	Mission Street between 1st and 11th Streets	San Francisco	94103, 94107	San Francisco		
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Latitude: 37.781851 Longitude: -122.40779 Select the primary transit mode supported by this STI: Local bus rapid transit

STI #3							
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Latitude: Longitude: Select the primary transit mode supported by this STI:

Bike Facility (BF) 1 - Linear Miles	1.30	BF1 Type	Class IV	Bike Facility 2 - Linear Miles	0.00	BF2 Type		Bike Facility 3 - Linear Miles	0.00	BF3 Type		
Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk	3,188	# of Transit Routes Improved	9	Added or Improved Transit Service	No							
Enter # and Amount for each	Crosswalks	2	AHSC Funds	\$0	Overcrossings	0	AHSC Funds	\$0	Undercrossings	0	AHSC Funds	\$0
	Rail Cars	0	AHSC Funds	\$0	Street Cars	0	AHSC Funds	\$0	Buses	0	AHSC Funds	\$0
	Shuttles	0	AHSC Funds	\$0	Vans	0	AHSC Funds	\$0	Total New Vehicles	0	Total AHSC New Vehicle Funding	\$0

STI Eligible Costs §103(a)(3)(A) and Ineligible Costs §103(c)

(i) Applicant certifies capital improvements in the STI budget result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined Project Area meeting the §102(c) or (d) transit requirements. Yes

	Budgeted	Cost Cap	Overage	
(ii) Total amount of eligible STI soft costs cannot exceed 30% of the total AHSC Program award.	\$0	\$8,780,986	\$0	Ok

(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.	\$0	\$4,125,794	\$0	Ok
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(vi) Capital Project costs in budget that are required as a condition of local approval for the STI? N/A If Yes, upload documentation below

File Name	STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Uploaded to HCD?	N/A
(B) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M?				Ok

§103(c) We certify the AHSC STI funded cost do not include any of the following ineligible costs:

- (1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion to be funded by AHSC or if the cost is incurred prior to the AHSC award;
- (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;
- (3) In lieu fees for local inclusionary housing programs;
- (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;
- (5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);
- (6) Costs and fees associated with the ongoing provision of internet service.

Yes

STI Grant Terms §104(c)

- (1) We certify the STI grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk. Yes
- (2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds. Costs incurred prior to execution of the Standard Agreement are not eligible for reimbursement. Yes
- (3) We acknowledge if the STI Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement. Yes

STI Threshold §106(a)

(7) STI Enforceable Funding Commitments (EFC): *see Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC).*

EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC STI Grant	State-HCD		\$7,500,000					
2	Yes	9/23/15	FY2015 FTA 5307 Urbanized Area Formula Grant	Fed		\$3,000,000					
3											
4	Yes	6/24/21	ATP Regional Grant	Other		\$7,040,000					
5	Yes	4/21/20	Developer Fees	Local		\$22,514,942					
6	Yes	4/21/20	Prop K Local Sales Tax	Local		\$203,000					
7	Yes	4/21/20	Population Based General Fund	Local		\$1,000,000					
8											
9											
10											
						\$33,757,942	<Total Committed Non-AHSC STI Funds		TOTAL (must equal STI Budget Amount)		\$41,257,942

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

File Name EFC STI1; EFC STI2; EFC STI3; etc. Supporting documentation for the 5 non-AHSC STI funding commitments. Uploaded to HCD? N/A

(8)(A) We acknowledge that completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds. Yes

NEPA: Is Federal funding proposed that will trigger NEPA requirements? Yes If Yes, enter date of "Authority to Use Grant Funds" 9/23/15

CEQA: Project approved "by-right"? No Is Project Categorically Exempt? No Negative Declaration Date: N/A Final EIR Date: 6/30/21

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

STI 1 was CEQA cleared in December 2018. However, it has since received federal funds via the Active Transportation Program and is currently going through NEPA clearance. NEPA clearance is anticipated 8/31/21. The Mission Transit Only Lane project was analyzed in the Environmental Impact Report (EIR) for the Transit Effectiveness Project (Planning Department Case No. 2014-0559F). Any minor changes to the design of the Mission Transit Only Lane project made by SFMTA will be assessed for additional impacts not previously discussed in the EIR.

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

File Name STI Auth to Use Grant Funds For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form. Uploaded to HCD? N/A

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each STI Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments

(11) Does applicant or Developer of Project have Site Control for each STI Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix A) Yes

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

If leasehold estate: Rent based on restricted land value? N/A Is acquisition cost \$0 in Dev. Budget? N/A Prepaid lease loan used? If so answer (a-c) N/A

(a) Funding amount based on the Present Value of lease payments? N/A (b) Lender requesting Res. Receipts (not permissible) N/A (c) Has loan amount been entered as a finance cost? N/A

Describe any special circumstances, e.g. if there are multiple STI Projects provide site control information for each.

STIs will be constructed within public right-of-way owned by the city (applicant).

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

(12) Applicants must demonstrate prior experience by providing evidence of two prior STI projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the STI components of the AHSC Project for which funding is sought.

(12) Which applicant demonstrates the prior experience noted below: City and County of San Francisco

	STI Past Project #1	STI Past Project #2
Project Name	Mission Valencia Green Gateway Streetscape Project	Potrero Avenue Roadway Improvement Project
Development Entity	SFMTA	SFMTA/San Francisco Public Works
Completion Date	2/28/17	12/31/17
Brief Description	Construction included raised, parking-separated cycletrack along northbound Valencia Street between Duncan Street and Cesar Chavez Street; construction of four sidewalk bulbouts; on-street parking reconfiguration on the eastern and western sides of Valencia Street between Cesar Chavez and Mission Streets. Improvements were coordinated with green infrastructure improvements by the SFPUC.	Improvements included pedestrian refuge islands, pedestrian bulbouts, continuous planted median, bidirectional green painted bicycle lanes, sidewalk widening, ADA-compliant curb ramps, transit signal priority improvements, and a red-painted transit only lane. Project included coordination with Public Works and Public Utilities to replace older water and sewer pipes while the streetscape was under construction.

File Name 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

(13) We certify as of the application date, the applicants or the STI real property is not party to or the subject of any claim or action in the state or federal courts. Yes

(14) We certify that construction of the Project has not commenced as of the application deadline set forth in the NOFA. Yes

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

If "Yes", provide documentation the STI Project site is not within land designated as agricultural land per the FMMP tool.

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

If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

File Name 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

(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the STI improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Yes

File Name STI Local Approvals Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Uploaded to HCD? Yes

(21)(B) If STI Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where an STI Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application. Explain below how this requirement is satisfied in the replacement affordable housing development. If Project does not involve demolition or rehabilitation of existing affordable units, please indicate "N/A".

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 and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project, please indicate "NA" below.

Capital Project Milestone Schedule	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 Civic Center Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47688

4/27/21

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC STI Grant	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	
STI BUDGET #1 - Folsom Streetscape 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					\$1,242,590						\$1,242,590	
Other Soft Costs (Specify): Construction Management					\$688,468						\$688,468	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$11,514,942	\$203,000	\$1,000,000	\$0	\$0	\$0	\$12,717,942	
Clearing and Grubbing											\$0	
Demolition				\$1,165,800							\$1,165,800	
Grading											\$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):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$1,829,500	\$0	\$0	\$0	\$0	\$0	\$1,829,500	
Aggregate Base	\$423,900			\$4,242,000							\$4,665,900	
Asphalt Pavement				\$1,602,900							\$1,602,900	
Sidewalk, Curb and Gutter	\$875,150			\$29,300							\$904,450	
Street Lights	\$1,245,903										\$1,245,903	
Striping/Barricades (Bicycle Facilities)	\$64,742										\$64,742	
Signage	\$64,900										\$64,900	
Crossing and Traffic Signals					\$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											\$0	
Bus/Transit Shelters											\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Specify): Planting					\$161,944						\$161,944	
Urban Greening (Specify):											\$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 Civic Center Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47688

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Cost Category	ALL FUNDING SOURCES										Comments	
	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
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	

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

STI BUDGET #2 - Mission SoMa Transit Improvements Project

Environmental review/studies					\$10,000						\$10,000	
Plan Specification and Estimates					\$850,000						\$850,000	
Right of way support costs											\$0	
Site or right of way acquisition for Cap. Improvement Project											\$0	
Other Soft Costs (Specify): City Agency Fees					\$10,000						\$10,000	
Other Soft Costs (Specify): Construction Support Costs					\$2,350,000						\$2,350,000	
Other Soft Costs (Specify): Transit Construction Support					\$650,000						\$650,000	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$3,870,000	\$0	\$0	\$0	\$0	\$0	\$3,870,000	
Clearing and Grubbing											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts	\$150,000										\$150,000	
Other Site Utilities (Specify): Water and AWSS	\$700,000										\$700,000	
Total Site Utilities	\$850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850,000	
Aggregate Base	\$720,000				\$150,000						\$870,000	
Asphalt Pavement	\$2,650,000				\$800,000						\$3,450,000	
Sidewalk, Curb and Gutter	\$30,000										\$30,000	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage					\$25,000						\$25,000	
Crossing and Traffic Signals					\$120,000						\$120,000	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify): Striping (Non-bicy)					\$600,000						\$600,000	
Other 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	
Striping/Barricades (for dedicated bus lanes)		\$3,000,000			\$2,250,000						\$5,250,000	
Sidewalk, Curb and Gutter	\$250,000										\$250,000	
Street Lights											\$0	
Signage					\$15,000						\$15,000	
Signaling Prioritization Technology					\$120,000						\$120,000	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	

The Kelsey Civic Center Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47688

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

Cost Category	ALL FUNDING SOURCES											Comments
	AHSC STI Grant	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	
Other Transit and Station Areas (Specify):											\$0	
Total Transit and Station Areas - Construction	\$250,000	\$3,000,000	\$0	\$0	\$2,385,000	\$0	\$0	\$0	\$0	\$0	\$5,635,000	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$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	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$4,500,000	\$3,000,000	\$0	\$0	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$15,500,000	

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

STI BUDGET #3 -

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											\$0	
Demolition											\$0	
Grading											\$0	
Soil Stabilization (Lime, etc.)											\$0	
Erosion/Weed Control											\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer											\$0	
Irrigation											\$0	
Storm Drain											\$0	
Detention Basin/Culverts											\$0	
Other Site Utilities (Specify):											\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base											\$0	
Asphalt Pavement											\$0	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Complete Street Improvements (Specify):											\$0	
Other Complete Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	

The Kelsey Civic Center Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47688

4/27/21

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Cost Category	ALL FUNDING SOURCES											Comments
	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	
Sidewalk, Curb and Gutter											\$0	
Street Lights											\$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Vehicles											\$0	
Other ITS Technology											\$0	
Other 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):											\$0	
Urban Greening (Specify):											\$0	
Urban Greening (Specify):											\$0	
Total Urban Greening	\$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	
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	
Transit Operations for service expansion §103(a)(3)(A)(v)											\$0	
Employee Reporting											\$0	
Other Capital Asset Costs (Specify):											\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (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	

TRA Project Summary

Project Name	Description (include: the general location and description of each TRA improvement)	Address	City	Zip	County	Census Tracts	APNs				
TRA #1	Folsom Streetscape Project	The Folsom Streetscape Project will install 8 new transit boarding islands and bus pads at each intersection along Folsom from 3rd St to 11th St, excluding 10th St. These amenity improvements at transit station waiting areas will make it more comfortable and safe for transit passengers to use this service.	Folsom St between 3rd to 11th Streets	San Francisco	94103, 94107	San Francisco					
	Latitude: 37.7785	Longitude: -122.405645	Select the primary transit mode supported by this TRA:		Local bus						
TRA #2											
	Latitude:	Longitude:	Select the primary transit mode supported by this TRA:								
TRA #3											
	Latitude:	Longitude:	Select the primary transit mode supported by this TRA:								
Enter # & Amt. of new: Bus Shelters 0 AHSC Funds \$0 Bicycle Parking At Transit 0 AHSC Funds \$0 Bus Stop Benches 0 AHSC Funds \$0											
Safe and Accessible Walkways - length (in feet) of sidewalk directly improved (ex. provided shade to, 0 Pedestrian Paths (linear feet) 0.0 Type											
# of Transit Routes Improved 5 Station Area or Transit Access Improvements Yes Boarding Islands, bus pads											
ID all intended outcomes of proposed active transportation component: Improved compliance with traffic laws Yes Other barriers that may have existed on route (describe below) Yes											
Improved sight distance/visibility Yes Elimination of potential conflict points Yes Reduced vehicular speed/volume Yes Reduce sidewalk crowding											
TRA Eligible Costs §103(a)(4) and Ineligible Costs §103(c)											
(B)(i) We certify the capital improvements in the TRA budget are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (i.e. bike parking, bus shelter, benches, street trees, etc.) within the defined Project Area meeting the §102(c) or (d) transit requirements.							Yes				
				Budgeted	Cost Cap	Overage					
(B)(ii) Total amount of eligible TRA soft costs cannot exceed 10% of the total AHSC Program award.				\$0	\$2,926,995	\$0	Ok				
(B)(iv) Total amount of Activity Delivery Costs associated with the implementation of the Capital Project cannot exceed 10% of the costs associated with the Capital Project.				\$0	\$150,000	\$0	Ok				
(B)(v) Capital Project costs in budget that are required as a condition of local approval for the TRA?				No	If Yes, upload documentation below						
File Name	TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.				Uploaded to HCD?	N/A				
(C) Total combined requested grant amount for your STI Capital Projects and TRA Capital Projects cannot exceed \$10M? Ok											
§103(c) We certify the AHSC TRA funded cost do not include any of the following ineligible costs:											
(1) Costs are not eligible if there is another feasible, available source of committed funding for the STI portion to be funded by AHSC or if the cost is incurred prior to the AHSC award;											
(2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;											
(3) In lieu fees for local inclusionary housing programs;											
(4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;											
(5) All costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);											
(6) Costs and fees associated with the ongoing provision of internet service. Yes											
TRA Grant Terms §104(c)											
(1) We certify that the grant does not result in a profit that exceeds the commercially reasonable range for other improvements of similar size and level of risk.							Yes				
(2) We acknowledge that AHSC Program grant funds will be disbursed as reimbursed progress payments for eligible costs incurred after the execution of the Standard Agreement in the amount not to exceed the AHSC Program award of funds.							Yes				
(3) We acknowledge if the TRA Project includes multiple phases or developments, all entitlements and construction funding commitments for the first phase must be received prior to disbursement.							Yes				
TRA Threshold §106(a)											
(7) TRA Enforceable Funding Commitments (EFC): see Appendix A (t) - for an explanation of Enforceable Funding Commitments (EFC).											
# EFC	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC TRA Grant	State-HCD		\$1,500,000					
2											
3											
4											
5											
6											
7											
8											
9											
10											
\$0		<Total Committed Non-AHSC TRA Funds		TOTAL (must equal TRA Budget Amt)		\$1,500,000					
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.											
File Name	EFC TRA1; EFC TRA2; EFC TRA3	Supporting documentation for the 0 non-AHSC TRA funding commitments.				Uploaded to HCD?		N/A			

(8)(A) Applicant acknowledges completion and approval or adoption of all necessary environmental clearances for transportation components must be attained by initial disbursement of grant funds. Yes

NEPA: Is Federal funding proposed that will trigger NEPA requirements? Yes No If Yes, enter date of "Authority to Use Grant Funds" 8/31/21

CEQA: Project approved "by-right"? No Is Project Categorically Exempt? No Negative Declaration Date: N/A Final EIR Date: 12/17/18

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

Project received CEQA clearance in 2018. Project is currently undergoing additional NEPA clearance to receive authority to use awarded federal grant funds and anticipates clearance 8/31/21.

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

File Name: 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

(9) If applicable, provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each TRA Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A			

(11) Does applicant or Developer of Project have Site Control for each TRA Project? If yes, enter site control form and the most recent execution date below (Site Control Appendix Form of site control (See Site Control in Appendix A): Other (describe below) Most recent document execution date: N/A Yes

If leasehold estate: Rent based on restricted land value? N/A Is acquisition cost \$0 in Dev. Budget? N/A Prepaid lease loan used? If so answer (a-c) N/A

(a) Funding amount based on the Present Value of lease payments? N/A (b) Lender requesting Res. Receipts (not permissible) N/A (c) Has loan amount been entered as a finance cost? N/A

Describe any special circumstances, e.g. if there are multiple TRA Projects provide site control information for each.

STIs will be constructed within public right-of-way owned by the city (applicant).

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

(12)(A) Applicants must demonstrate prior experience by providing evidence of two prior TRA projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant during the ten years preceding the application due date. May demonstrate the requisite experience by using past experience of work completed of a Locality or Transportation Agency non-applicant so long as the applicant can provide an executed agreement with that specific Locality or Transportation Agency for the completion of the TRA components of the AHSC Project for which funding is sought.

(12) Which applicant demonstrates the prior experience noted below: City and County of San Francisco

	TRA Past Project #1	TRA Past Project #2
Project Name	Mission Valencia Green Gateway Streetscape Project	Potrero Avenue Roadway Improvement Project
Development Entity	SFMTA	SFMTA/San Francisco Public Works
Completion Date	2/28/17	12/31/17
Brief Description	Construction included raised, parking-separated cycletrack along northbound Valencia Street between Duncan Street and Cesar Chavez Street; construction of four sidewalk bulbouts; on-street parking reconfiguration on the eastern and western sides of Valencia Street between Cesar Chavez and Mission Streets. Improvements were coordinated with green infrastructure improvements by the SFPUC.	Improvements included pedestrian refuge islands, pedestrian bulbouts, continuous planted median, bidirectional green painted bicycle lanes, sidewalk widening, ADA-compliant curb ramps, transit signal priority improvements, and a red-painted transit only lane. Project included coordination with Public Works and Public Utilities to replace older water and sewer pipes while the streetscape was under construction.

File Name: 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

(13) We certify as of the application date, the applicants or the TRA real property is not party to or the subject of any claim or action in the state or federal courts. Yes

(14) We certify that construction of the Project has not commenced as of the application deadline set forth in the NOFA. Yes

(19) The TRA Project will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according to the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website? Yes

If "Yes", provide documentation the TRA Project site is not within land designated as agricultural land per the FMMP tool.

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

If "No", demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A):

File Name: 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

(21)(A) If approval by a local public works department, or other responsible local agency is required for the Project, provide document below. I certify that the TRA improvements are consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity. Yes

File Name: 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

(21)(B) If the TRA Project involves demolition of existing units affordable to lower income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability, and equal to or greater than the number of the demolished affordable units located within comparable access to transit and include first right of return to displaced residents. These no net loss requirements (§106(a)(20)(C)) apply where a TRA Project is proposed on any property which includes a parcel or any portion of a parcel on which residential dwelling units affordable to lower income households currently exist or where there have been dwelling units restricted to lower-income households which have been vacated or demolished within the five year period preceding the application.

N/A

TRA Milestones

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

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

Capital Project Milestone Schedule	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.	N/A
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	8/31/21
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.	5/1/22
Construction completion and closeout.	5/1/24

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 and cost cap.

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments	
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0			
TRA BUDGET #1 - Folsom Streetscape Project														
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	\$0		
Clearing and Grubbing												\$0		
Demolition												\$0		
Grading												\$0		
Soil Stabilization (Lime, etc.)												\$0		
Erosion/Weed Control												\$0		
Dewatering												\$0		
Other Site Preparation (Specify):												\$0		
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sanitary Sewer												\$0		
Irrigation												\$0		
Storm Drain												\$0		
Detention Basin/Culverts												\$0		
Other Site Utilities (Specify):												\$0		
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Aggregate Base												\$0		
Asphalt Pavement												\$0		
Sidewalk, Curb and Gutter												\$0		
Street Lights												\$0		
Striping/Barricades (Bicycle Facilities)												\$0		
Signage												\$0		
Crossing and Traffic Signals												\$0		
Roundabouts, median islands or curb extensions												\$0		
Other traffic calming surface improvements												\$0		
Other Street Improvements (Specify):												\$0		
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Striping/Barricades (for dedicated bus lanes)												\$0		
Sidewalk, Curb, and Gutter	\$1,097,255											\$1,097,255		
Street Lights												\$0		
Signage												\$0		
Signaling Prioritization Technology												\$0		
Boarding infrastructure												\$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	\$0	\$1,500,000		
Street Trees												\$0		
Bioswales												\$0		
Landscaping												\$0		
Other Urban Greening (Specify):												\$0		
Other Urban Greening (Specify):												\$0		
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Street Furniture												\$0		
Bicycle Repair Kiosks												\$0		
Bicycle Storage or Parking												\$0		
Drinking Fountains												\$0		

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 and cost cap.

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0		
Other Amenities (Specify):												\$0	
Other Amenities (Specify):												\$0	
Total Amenities	\$0	\$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	\$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	\$0	
Employee Reporting												\$0	
Vehicles												\$0	
Other Capital Costs (Specify):												\$0	
Other Capital Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #1 Budgeted Project Costs	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	

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

TRA 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	\$0	
Clearing and Grubbing												\$0	
Demolition												\$0	
Grading												\$0	
Soil Stabilization (Lime, etc.)												\$0	
Erosion/Weed Control												\$0	
Dewatering												\$0	
Other Site Preparation (Specify):												\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer												\$0	
Irrigation												\$0	
Storm Drain												\$0	
Detention Basin/Culverts												\$0	
Other Site Utilities (Specify):												\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base												\$0	
Asphalt Pavement												\$0	
Sidewalk, Curb and Gutter												\$0	
Street Lights												\$0	
Striping/Barricades (Bicycle Facilities)												\$0	
Signage												\$0	
Crossing and Traffic Signals												\$0	
Roundabouts, median islands or curb extensions												\$0	
Other traffic calming surface improvements												\$0	
Other Street Improvements (Specify):												\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)												\$0	
Sidewalk, Curb, and Gutter												\$0	
Street Lights												\$0	
Signage												\$0	

The Kelsey Civic Center Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47688

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

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0		
Signaling Prioritization Technology												\$0	
Boarding infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Other ITS Technology												\$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	\$0	
Street Trees												\$0	
Bioswales												\$0	
Landscaping												\$0	
Other Urban Greening (Specify):												\$0	
Other Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture												\$0	
Bicycle Repair Kiosks												\$0	
Bicycle Storage or Parking												\$0	
Drinking Fountains												\$0	
Other Amenities (Specify):												\$0	
Other Amenities (Specify):												\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$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	\$0	
Employee Reporting												\$0	
Vehicles												\$0	
Other Capital Costs (Specify):												\$0	
Other Capital Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #2 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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

TRA BUDGET #3 -

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	\$0	
Clearing and Grubbing												\$0	
Demolition												\$0	
Grading												\$0	
Soil Stabilization (Lime, etc.)												\$0	
Erosion/Weed Control												\$0	
Dewatering												\$0	
Other Site Preparation (Specify):												\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer												\$0	
Irrigation												\$0	
Storm Drain												\$0	

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 and cost cap.

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0		
Detention Basin/Culverts												\$0	
Other Site Utilities (Specify):												\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base												\$0	
Asphalt Pavement												\$0	
Sidewalk, Curb and Gutter												\$0	
Street Lights												\$0	
Striping/Barricades (Bicycle Facilities)												\$0	
Signage												\$0	
Crossing and Traffic Signals												\$0	
Roundabouts, median islands or curb extensions												\$0	
Other traffic calming surface improvements												\$0	
Other Street Improvements (Specify):												\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)												\$0	
Sidewalk, Curb, and Gutter												\$0	
Street Lights												\$0	
Signage												\$0	
Signaling Prioritization Technology												\$0	
Boarding infrastructure												\$0	
Seating/Benches												\$0	
Bus/Transit Shelters												\$0	
Other ITS Technology												\$0	
Other Transit Station or Stop (Specify): Aggregate Base												\$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	\$0	
Street Trees												\$0	
Bioswales												\$0	
Landscaping												\$0	
Other Urban Greening (Specify):												\$0	
Other Urban Greening (Specify):												\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture												\$0	
Bicycle Repair Kiosks												\$0	
Bicycle Storage or Parking												\$0	
Drinking Fountains												\$0	
Other Amenities (Specify):												\$0	
Other Amenities (Specify):												\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$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	\$0	
Employee Reporting												\$0	
Vehicles												\$0	
Other Capital Costs (Specify):												\$0	
Other Capital Costs (Specify):												\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Urban Greening Details and explain unusual or extraordinary circumstances that have resulted in higher than expected Project costs; provide a justification as to why these costs are reasonable.													
TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET													
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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 and cost cap.

Cost Category	ALL FUNDING SOURCES											Comments	
	AHSC TRA Grant	0	0	0	0	0	0	0	0	0	0		Sources Total
Total Site Utilities	\$0	\$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	\$0	
Total Transit Station or Stop - Construction	\$1,500,000	\$0	\$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	\$0	
Total Amenities	\$0	\$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	\$0	
Total Activity Delivery Costs	\$0	\$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	\$0	
Total TRA Budgeted Project Costs	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	

PGM Project Summary §103(b)(1)

Programs include education, outreach and training programs for Active Transportation or transit ridership; air pollution exposure reduction; workforce development partnerships; and outreach, education, and subsidy to low-income residents for ZEV car sharing.

See cell comments. Complete all yellow cells for each Program.		Program Description	Address	City	Zip	County
PGM #1	Transit Ridership	Each of the 98 restricted units will be provided with one (1) discounted pass priced at no more than half of retail cost, for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.	240 Van Ness	San Francisco	94102	San Francisco
	Transit passes for residents					
Latitude: 37.778		Longitude: -122.419441	Select the Program Cost Type §103(b)(1): Program Creation			
PGM #2	Workforce Dev.	The Arc will provide Employment Services at its main service hub (pending social restrictions) at 1500 Howard Street in SoMa, onsite at our participants' job sites, and remotely via The Hub (www.thearcshub.org), a digital resource for our staff and participants to learn, connect, and access information and instructional content. By accessing The Hub, participants enrolled in Employment Services can continue to progress in their employment preparatory and vocational skills courses such as Employment 101, Social Skills for People with Autism, and Digital Literacy Skills throughout and beyond the pandemic.	1500 Howard St	San Francisco	94102	San Francisco
	The Arc - Employment services for disabled persons					
Latitude: 37.778		Longitude: -122.419441	Select the Program Cost Type §103(b)(1): Program Expansion			
PGM #3						
	Latitude:		Longitude:	Select the Program Cost Type §103(b)(1):		

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.
 Beyond the three-year term of the grant, we will continue to offer our existing workforce development training program through funding from the Mayor's Office of Housing and Community Development, Wells Fargo Foundation, and the Gold Gate Regional Center.

	Budgeted less required transit passes/cards	Cost Cap	Overage	
(2) Total grant amount for Program Costs within a Project Area cannot exceed 30% of the funding request for the overall Project up to \$500,000 not including required transit passes/cards described in §106(a).	\$150,000	\$500,000	\$0	Ok

§103(c) We certify the AHSC PGM funded costs do not include any of the following ineligible costs:
 (1) Costs are not eligible if there is another feasible, available source of committed funding for STI portion thereof to be funded by AHSC or if cost is incurred prior to AHSC award;
 (2) Routine maintenance or operations of transportation infrastructure including the general transit fleet, not including maintenance or operations associated with AHSC funded transit service expansion, including expansion beyond service levels offered during the COVID-19 pandemic;
 (3) In lieu fees for local inclusionary housing programs;
 (4) Ongoing operational costs beyond the term of the grant (three years) for Program Costs;
 (5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure);
 (6) Costs and fees associated with the ongoing provision of internet service.

PGM Threshold §106(a)

(7) PGM Enforceable Funding Commitments (EFC) See AHSC Guidelines Appendix A - Definitions for an explanation of Enforceable Funding Commitments (EFC).

EFC #	Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon ?
							Rate	Type			
1	Yes		AHSC PGM Grant	State-HCD		\$0	Transit Passes will not contribute to \$500k AHSC PGM cap.				
2											
3											
4											
5											
6											
7											
8											
9											
10											
\$0		<Total Committed Non-AHSC PGM Funds	TOTAL (must equal PGM Budget			\$0					

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

File Name	EFC PGM1, EFC PGM2, EFC PGM3	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
(12) Demonstrate prior experience by providing evidence of two prior PGM projects similar to the proposed AHSC Project in scope and size, which have been completed by the applicant				
(12) Which applicant demonstrates the prior experience noted below: Mercy Housing California				
PGM Past Project #1			PGM Past Project #2	
Project Name				
Operating Entity				

Brief Description		
--------------------------	--	--

Describe the prior experience of the Program Operator with operating similar successful programs.		
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(22) We certify the PGM is infeasible without AHSC Program funds, and other committed funds are not and will not be supplanted by AHSC Program funds.

Program Need and Readiness

Please briefly describe 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. Digital Literacy Training Services, 4. Job Development and Placement, and 5. Job Coaching. In addition to Employment Services, they will also have access to The Arc's wrap-around support services—Education, Independent Living & Residential, Health & Wellness, Arts, Recreation, & Socialization. The Arc believes that job and career success is contingent upon other basic needs being met. Support in the areas of socialization, health and wellness, and independent living skills contributes to our participants long-term success in

Who are the targeted 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

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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 result 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 population 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
Completion of a business or a work plan.	6/8/21
Identification of ongoing support for operation costs beyond grant period.	6/8/21
Program funds fully disbursed	7/1/27
<i>Have all milestone dates been entered above?</i>	
	Yes

The Kelsey Civic Center Programs (PGM) Sources and Uses Budget PIN 47688

4/27/21

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 funds requested.

Cost Category	ALL FUNDING SOURCES											Sources Total	Comments	
	AHSC PGM Grant	0	0	0	0	0	0	0	0	0	0			
PGM BUDGET #1 - Transit passes for residents														
Direct Staff Cost 1 (Specify)													\$0	
Direct Staff Cost 2 (Specify)													\$0	
Direct Staff Cost 3 (Specify)													\$0	
Direct Staff Cost 4 (Specify)													\$0	
Direct Staff Cost 5 (Specify)													\$0	
Total Direct Staff Costs	\$0	\$0	\$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)													\$0	
Total Indirect Staff Costs	\$0	\$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	
Travel													\$0	
Equipment													\$0	
Required Transit Passes/Cards (see cell comment)	\$119,952												\$119,952	
Other Transit Passes													\$0	
Supplies (Specify)													\$0	
Supplies (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Total Other Capital Costs	\$119,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,952	
Total PGM #1 Budgeted Project Costs	\$119,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,952	
PGM BUDGET #2 - The Arc - Employment services for disabled persons														
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)													\$0	
Total Direct Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Other Indirect Staff Cost (Specify)													\$0	
Other Indirect Staff Cost (Specify)													\$0	
Other Indirect Staff Cost (Specify)													\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Travel													\$0	
Equipment													\$0	
Required Transit Passes/Cards (see cell comment)													\$0	
Other Transit Passes													\$0	
Supplies (Specify)													\$0	
Supplies (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Total Other Capital Costs	\$0	\$0	\$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	\$0	\$0	\$150,000	
PGM BUDGET #3 -														
Direct Staff Cost 1 (Specify)													\$0	
Direct Staff Cost 2 (Specify)													\$0	
Direct Staff Cost 3 (Specify)													\$0	
Direct Staff Cost 4 (Specify)													\$0	
Direct Staff Cost 5 (Specify)													\$0	
Total Direct Staff Costs	\$0	\$0	\$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)													\$0	
Total Indirect Staff Costs	\$0	\$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	
Travel													\$0	
Equipment													\$0	
Required Transit Passes/Cards (see cell comment)													\$0	
Other Transit Passes													\$0	
Supplies (Specify)													\$0	
Supplies (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Other Capital Costs (Specify)													\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total PGM #3 Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL PROGRAM (PGM) BUDGET														
Total Direct Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Costs	\$119,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,952	
Total PGM Budgeted Project Costs	\$269,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,952	

The Kelsey Civic Center Quantitative Policy Scoring §107 PIN 47688										4/27/21			
55 Points Max (points in blue shaded cells)										Total Quantitative Self Score	52.0		
Active Transportation Improvements §107(b) - 10 Points Max										9			
(1) Length of Context Sensitive Bikeways (PAM) - 2 points max													
Total length (in linear miles) of AHSC Funded Context Sensitive Bikeways (from STI worksheet):										1.30	2		
(2) Will Project link the AHD or Qualifying Transit Station or Stop to an existing bicycle network or a bicycle network identified in an official public planning document? The existing or planned bicycle network must be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within one quarter mile of either the AHD or Qualifying Transit Station or Stop. The existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeways. - 1 point													
File Name	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			
(3) Barriers to safe access of bicycle routes - 2 points max (one point for each)													
Select how Project will address safe access of routes:										Eliminate potential conflict points	Eliminate potential conflict points	2	
File Name	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.							Uploaded to HCD?	Yes			
(4) Length of Safe and Accessible Walkways (PAM) - 2 points max													
Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved (from STI & TRA worksheets):										3,188	2		
(5) Pedestrian Crossing point that directly links two pedestrian networks - 1 point													
Pedestrian crossing point within the Project Area that directly links two pedestrian networks that are unlinked for one quarter mile:										none	0		
File Name	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.							Uploaded to HCD?	N/A			
(6) Barriers to safe access of pedestrian routes - 2 points max (one point for each)													
Select how Project will address safe access of routes:										Eliminate potential conflict points	Eliminate potential conflict points	2	
File Name	Safe Pedestrian 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			
Green Buildings and Renewable Energy §107(c) - 10 Points Max										10			
(1) Green Building Status - 3 points										3			
Green building status beyond State mandatory building code requirements as verified:										Green Point Rated New Construction: Gold			
File Name	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			
(2) AHD or Mixed Use Development powered entirely through electricity - 7 points max													
Identify the Project's level of electric design:										Project will be powered entirely through electricity with no connections to natural gas infrastructure.		7	
File Name	Electric Design	Document the AHD or Mixed Use Development will contain the level of electricity stated above.							Uploaded to HCD?	Yes			
Housing and Transportation Collaboration §107(d) - 9 Points Max										8			
(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points max													
AHD & HRI Requested:		\$20,000,000	STI Requested:		\$7,500,000	Total AHSC Funds Requested:		\$29,269,952	STI funds Requested as % of Total AHSC Requested:		26%	6	
(2) TRA Funds Requested (at or not at Transit Station or Stop) as percentage of Total AHSC Requested - 2 points max													
TRA Req:	\$1,500,000	TRA (Transit Station or Stop)		\$1,500,000	Total AHSC Funds Requested:		\$29,269,952	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:		5%	TRA Funds Requested as % of Total AHSC Requested:	5%	2
(3a) Funding from other Greenhouse Gas Reduction Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point max or see (3b) below													
GGRF Program Project has received funding from:										none		Funding Amount:	0
File Name	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.							Uploaded to HCD?	N/A			
(3b) Within environmentally cleared High Speed Rail Station Planning Area - 1 point max													
Is Project within environmentally cleared High Speed Rail Station Planning Area?										No		0	
File Name	High Speed Rail Area	Document Project being within environmentally cleared High Speed Rail Station Planning Area.							Uploaded to HCD?	N/A			
Location Efficiency and Access to Destinations §107(e) - 6 Points Max										6.0			
(1) Location Efficiency - Walkability - 3 points max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability Index to determine Walkability.													
Project address or corridor:		240 Van Ness San Francisco CA 94102					Walkability Index:		Most Walkable			3	
(2) Location Efficiency to Key Destinations (PAM) - .333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destinations are within 1/2 mile of the AHD)													
Grocery store-meets CalFresh requirements:		Yes	Licensed child care facility:		Yes	Public library:		Yes	Bank or Post Office:		Yes	3.0	
Medical clinic-accepts Medi-Cal payments:		Yes	Pharmacy:		Yes	Office park:		No	Place of Worship:		Yes		
Public elementary, middle or high school:		Yes	Park-accessible to general public:		Yes	University or junior college:		No					
Funds Leveraged §107(f) - 4 Points Max										3			
Non-AHSC Enforceable Funding Commitments (EFC):		\$52,886,726	AHSC Funds Requested:		\$29,269,952	Non-AHSC EFCs as a % of AHSC Requested:		181%					
Anti-Displacement Strategies §107(g) - 6 Points Max										6			
(1) Projects that either implement strategies or programs, or are located in jurisdictions with policies, strategies or programs that currently exist to prevent the displacement of local community residents from the area surrounding the Project - 1 point per strategy - 4 points max										# of Strategies Implemented		4	4
<i>Strategies Voluntarily Implemented by Applicant (select "Yes" for each strategy implemented). These Strategies must be funded by the AHSC Applicant.</i>													
Funding a community multi-lingual tenant legal counseling service. These funds do not need to be supplied by AHSC.												No	
Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community.												No	
Funding a community based organization with a history of working in the local community to conduct displacement prevention work. These funds do not need to be supplied by AHSC. The application must include an executed agreement between the community based organization and applicant identifying the outcomes of the funded work.												No	
File Name	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			
<i>Strategies Implemented by Local Jurisdiction (select "Yes" for each strategy implemented). These Strategies will only be awarded points if these policies are within local code or are ongoing programs of the local jurisdiction. All actions may only qualify for a single strategy. Strategies or programs must exceed State minimum standards. Local ordinances that match or exceed legal provisions such as tenant protection laws adopted in response to COVID-19 or those included under Government Code 66300 (Housing Crisis Act of 2019) may count for points in this section so long as they are not temporary.</i>													
Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified pursuant to Gov. Code §65583.2(g)(3).												No	
Rent stabilization programs beyond what is required by California Civil Code 1946.2.												Yes	
Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2.												Yes	
Policies to preserve Single Room Occupancy (SRO) housing or mobile home parks.												Yes	
Condominium conversion restrictions.												Yes	

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Land banking programs actively receiving funding with a cumulative value of at least \$1,000,000. If Yes, provide details below.						No		
For each land banking program totalling at least \$1,000,000 in allocations, enter the program name followed by program type.								
Community benefit zoning and/or other land value recapture strategy.						No		
Rent review board and/or mediation, foreclosure assistance, or multi-lingual tenant legal counseling services.						No		
Policies to facilitate the development of new accessory dwelling units.						No		
Density bonus ordinances that expand on state replacement requirements						No		
File Name	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		
(2) Projects demonstrating policies, strategies or programs that either currently exist or will be implemented through this Project to prevent the displacement of locally-owned businesses from the area surrounding the Project. One point will be given for a policy, strategy, or program that either currently exists or is newly implemented through this Project. Two points will be given for two policies, strategies, or programs, either as one currently existing and one newly implemented through this Project, or both newly implemented through this Project. - 1 point per strategy - 2 points max				Number of Existing Strategies:	1	Number of Newly Implemented Strategies:	1	2
N/A	Implementation of an overlay zone to protect and assist small businesses	Existing Strategy	Establishment of a small business advocate office and single point of contact for every small business owner					
N/A	Creation and maintenance of a small business alliance	Will be Implemented	Increased visibility of the jurisdiction's small business assistance programs					
N/A	Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses	N/A	Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting					
File Name	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		
Local Workforce Development & Hiring Practices §107(g) - 3 Points Max						3		
(3) Projects that implement at least one workforce development strategy - 1.5 points per strategy, projects in which every AHSC project component cannot legally implement local hire or workforce development strategies must include an explanation detailing these barriers in order to receive full points.					# of Strategies	2		
A. Funding workforce development organization that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from Disadvantaged Communities.						Yes		
File Name	Workforce Strategy A, B, C, D	Document each workforce development strategy including the name of the organization(s) they are partnering with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.			Uploaded to HCD?	Yes		
B. Funding a partnership with a workforce development board that has a track record of success serving disadvantaged populations and can demonstrate significant job placement rates for trainees from Disadvantaged Communities.						No		
File Name	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		
C. Project is bound by a Skilled and Trained workforce commitment.						No		
File Name	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		
D. Projects that have developed a Project labor or community workforce agreement.						No		
File Name	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		
E. Projects that are located in jurisdictions with local hire ordinances that directly apply to the Project.						Yes		
File Name	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		
Housing Affordability §107(h) - 5 Points Max						5		
Total AHD Units Restricted to Extremely Low Income (ELI) Households:	30	Total AHD Units:	112	ELI Restricted AHD Units as a % of Total AHD Units:	27%			
Programs §107(i) - 2 Points Max						2		
(1) AHSC Funded Eligible Program - 1 point								
Proposed Eligible Program:	Workforce Development Programs					1		
(2) Applicant Provided Program Documentation - 1 point (if Yes, attach documentation)								
Program Operator will sustain the program beyond the term of the AHSC Program grant (three years)?					Yes	1		
File Name	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		

The Kelsey Civic Center Narrative-Based Scoring §107(k)(l)(m)(n) - 15 Points Max PIN 47688

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For this section, applicants must include a PDF attachment of a write-up that addresses the following questions and prompts below and in the Guidelines. Please include the bordered 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. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
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Collaboration & Planning - §107(k) - 4 Points

(1) Local Planning Efforts *Narrative
Identify what local planning efforts the Project implements, and if applicable, describe what particular components of the Project are derived from a local plan. Explain how local government agencies were involved in the process 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
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(2) Housing and Transportation Collaboration *Narrative
Describe the relationship between the joint-applicants or partners that worked together to create the proposed AHSC Project. Explain the process involved in coming together to create a larger version for the Project Area (PAM). Describe the integration of housing, transportation, and urban greening infrastructure components in creating a cohesive Project.

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
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Community Benefits & Engagement - §107(l) - 6 Points

(1) Community Engagement and Leadership *Narrative
Describe how community-based organizations and local residents have been meaningfully involved in the visioning and development of this Project. Explain in which stage(s) of the process community members and CBOs have been and will be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, including how meetings were advertised and made accessible.

File Name	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
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(2) Addressing Community Needs *Narrative
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
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Community Climate Resiliency - §107(m) - 3 Points

(1) Climate Adaptation Assessment Matrix
Fill out the Climate Adaptation Assessment Matrix (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive measures to be employed. If the Project is considering climate Projections from data sources besides those listed below, state where the data are from and if they use different assumptions (e.g. time horizon).

File Name	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
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(2) Climate Adaptation *Narrative
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.

Community Air Pollution Exposure Mitigation §107(n) - 2 Points Max

(1) Air Pollution Exposure Mitigation Strategies *Narrative
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.

Overview worksheet Uploads

FAAST FILE:	AB1550	Applicable CARB Priority Population Benefit Criteria Tables.	Uploaded to HCD?	Yes
FAAST FILE:	Project Area Map	Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes 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 §107(m)(2) must also be identified on the PAM. Refer to the Project Area Mapping Guidance.	Uploaded to HCD?	Yes
FAAST FILE:	Transit Service Map	Transit Service Map supporting the Qualifying Transit. Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(2) must also be identified on the Map. Refer to the Project Area Mapping Guidance.	Uploaded to HCD?	Yes
FAAST FILE:	Transit Service Schedule	All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Uploaded to HCD?	Yes
FAAST FILE:	MPO Support Doc	Document from MPO identified in cell Y9 above confirming consistency with SCS or similar sustainable planning document in non-MPO regions, per §106(a).	Uploaded to HCD?	Yes
FAAST FILE:	SCS or Equiv Regional Plan	Indicate the applicable section or elements of the SCS or equivalent regional plan detailing regional government involvement.	Uploaded to HCD?	Yes
FAAST FILE:	Reloc Plan	Applicants must provide a Relocation Plan or documentation supporting no relocation.	Uploaded to HCD?	Yes
FAAST FILE:	Hsng Element Letter	A jurisdiction's current housing element status is obtainable thru HCD's website	Uploaded to HCD?	Yes
FAAST FILE:	Indian Tribe	If applicable, for all Federally recognized Indian Tribe Applicants, upload documentation to support requirements as described in Appendix B.	Uploaded to HCD?	N/A
FAAST FILE:	STI TRA Agrmnt	If applicable, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of STI or TRA components for which funding is sought.	Uploaded to HCD?	N/A
FAAST FILE:	App1 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 OrgDoc1, App1 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 OrgDoc1, App2 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	App2 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	App2 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	App2 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	N/A
FAAST FILE:	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	N/A
FAAST FILE:	App3 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 OrgDoc1, App3 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	App4 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 OrgDoc1, App4 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	App5 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 OrgDoc1, App5 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App5 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
FAAST FILE:	App5 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
FAAST FILE:	Owner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner OrgDoc1, OrgDoc2, etc...	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Managing General Partner OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes

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

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.	Uploaded to HCD?	N/A
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
TRA				
FAAST FILE:	TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Uploaded to HCD?	N/A
FAAST FILE:	EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Uploaded to HCD?	N/A
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				
FAAST FILE:	EFC PGM1, EFC PGM2, EFC PGM3	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
Quantitative Policy				
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.	Uploaded to HCD?	Yes
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.	Uploaded to HCD?	N/A
FAAST FILE:	Safe Pedestrian 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
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.	Uploaded to HCD?	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.	Uploaded to HCD?	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 Agmnt	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 with, the demographic data on the population they serve, and a written agreement that details the partnership strategy or policy undertaken and its outcomes.	Uploaded to HCD?	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				
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.	Uploaded to HCD?	Yes
FAAST FILE:	Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
FAAST FILE:	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
FAAST FILE:	Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
GHG & Co-Benefits Quantification				

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	Documentation of transit subsidy program, including the following: - Number of dwelling units to receive transit subsidies; - Type and annual value of transit subsidies to residents; and - Number of years for which subsidies will be funded	Uploaded to HCD?	Yes
FAAST FILE:	GHG Average Daily Traffic	Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	Uploaded to HCD?	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	Uploaded to HCD?	Yes
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: ArcGIS--geodatabase (.gdb), layer package (.lpx), 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

Application Development Team (ADT) Support Form

4/27/21

Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov. A member of the Application Development Team will respond to your request within ASAP.

Full Name:		Date Requested:		Application Version Date:	
Organization:		Email:		Contact Phone:	

Justification:

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	AHSC							
2	AHSC							
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