File No	230378	Committee Item No.	•
(COMMITTEE/BOAR AGENDA PACKE	D OF SUPERV	ISORS
	Budget and Finance Compervisors Meeting	Date Date	April 19, 2023
Cmte Boar	Motion Resolution Ordinance Legislative Digest Budget and Legislative A Youth Commission Report Introduction Form Department/Agency Cove MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Comment Award Letter Application Public Correspondence	er Letter and/or Re	port
OTHER	(Use back side if addition	nal space is needed	i)
	Board Resolution No. 257 MOHCD Presentation 4/1		

Date April 13, 2023
Date

Completed by: Brent Jalipa
Completed by: Brent Jalipa

1	[Accept and Expend Grant - California Department of Housing and Community Development
	Affordable Housing and Sustainable Communities Program - Sunnydale Block 3A -
2	\$21,205,299]

Resolution authorizing the Mayor's Office of Housing and Community Development ("MOHCD") to execute the Standard Agreements with the California Department of Housing and Community Development ("HCD" or "Department") under the Affordable Housing and Sustainable Communities Program for a total award of \$21,205,299 including \$10,850,000 disbursed by HCD as a loan to the Sunnydale Block 3A Housing Partners, L.P. ("Developer") for a 100% affordable housing project at 1545 Sunnydale Avenue and \$10,355,299 to be disbursed as a grant to the City for public transportation improvements near 1545 Sunnydale Avenue, for the period starting on the execution date of the Standard Agreements to November 30, 2042; and authorizing MOHCD to accept and expend the grant of up to \$10,355,299 for transportation, streetscape and pedestrian improvements and other transit oriented programming and improvement as approved by HCD.

WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated February 26, 2021, under the Affordable Housing and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines adopted by SGC on February 24, 2021 ("Program Guidelines"), an application package

1	released by the Department for the AHSC Program ("Application Package"), and an AHSC
2	standard agreement with the State of California ("Standard Agreement"), the Department is
3	authorized to administer the approved funding allocations of the AHSC Program; and
4	WHEREAS, The AHSC Program provides grants and loans to applicants identified
5	through a competitive process for the development of projects that, per the Program
6	Guidelines, will create new affordable housing and achieve greenhouse gas reductions and
7	benefit disadvantaged communities through increased accessibility to affordable housing,
8	employment centers and key destinations via low-carbon transportation; and
9	WHEREAS, The AHSC Program requires that joint applicants for a project will be held
10	jointly and severally liable for completion of such project; and
11	WHEREAS, Sunnydale Block 3A Housing Partners, L.P., a California limited
12	partnership ("Developer"), requested that the City and County of San Francisco (the "City"),
13	acting by and through Mayor's Office of Housing and Community Development ("MOHCD"),
14	be a joint applicant for AHSC Program funds for its project located at 1545 Sunnydale Avenue
15	consisting of new construction of a 80-unit 100% affordable multifamily rental housing
16	development affordable to low-income households, with 60 units set aside for HOPE SF
17	resident replacement units, and 20,028 sq. ft of commercial space, with an early childhood
18	education center, Wellness Center, and retail spaces (the "Project") identified as Sunnydale
19	Block 3A (the "Sunnydale Block 3A"); and
20	WHEREAS, In order to be highly competitive for the AHSC funds, the Developer and
21	MOHCD applied for AHSC grant funds to purchase Caltrain vehicles ("Caltrain vehicles") in
22	order to further reduce greenhouse gas emissions; and
23	WHEREAS, Caltrain and MOHCD will enter into a Memorandum of Understanding to
24	make commitments related to the purchase of the Caltrain vehicles as included in the

Application package; and

25

1	WHEREAS, The Recreation and Parks Department ("SFRPD") plans to perform bicycle
2	and pedestrian improvements in the vicinity of the Project (the "SFRPD Work"); and
3	WHEREAS, On January 31, 2017, by Ordinance No. 20-17, the Board of Supervisors
4	made findings under the California Environmental Quality Act (Public Resources Code
5	Sections 21000 et seq.) and findings of consistency with the General Plan, and the eight
6	priority policies of Planning Code, Section 101.1, which Ordinance is on file with the Clerk of
7	the Board of Supervisors in File No. 161309 and is incorporated herein by reference; and
8	WHEREAS, On May 25, 2021, the Board of Supervisors authorized MOHCD to apply
9	for AHSC Program funds and submit an Application Package as a joint applicant with the
10	Developer through Resolution No. 257-21; and
11	WHEREAS, The department proposes to maximize the use of available grant funds on
12	program expenditures by not including indirect costs in the grant budget; and
13	WHEREAS, Through an award letter dated February 4, 2022, the Department made an
14	award in the total amount of \$21,205,299 which includes \$10,850,000 to be disbursed by
15	HCD as a loan to the Developer for the Project, and up to \$10,355,299 to be disbursed as a
16	grant to the City for the Caltrain vehicles, SFRPD Work and other transit-oriented
17	programming and improvements approved by HCD, subject to the terms and conditions of the
18	STD 213, Standard Agreement ("Standard Agreement"), a copy of which is on file with the
19	Clerk of the Board of Supervisors in File No. 230378; now, therefore, be it
20	RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD to
21	enter into the Standard Agreements with the Department, with terms and conditions that
22	AHSC Program funds are to be used for allowable capital asset project expenditures identified
23	in Exhibit A; and, be it
24	FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of
25	indirect costs in the grant budget; and, be it

1	FURTHER RESOLVED, That the Board Supervisors authorizes the City to accept and
2	expend the grant funds disbursed under the Standard Agreement; and, be it
3	FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
4	MOHCD (or his designee) to execute and deliver any documents in the name of the MOHCD
5	that are necessary, appropriate or advisable to accept and expend the AHSC Program funds
6	from the Department, and all amendments thereto, and complete the transactions
7	contemplated herein and to use the funds for eligible capital asset(s) in the manner presented
8	in the application as approved by the Department and in accordance with the NOFA and
9	Program Guidelines and Application Package; and, be it
10	FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
11	heretofore taken are ratified, approved and confirmed by this Board of Supervisors; and, be it
12	FURTHER RESOLVED, That within thirty (30) days of the Standard Agreement being
13	fully executed by all parties, MOHCD shall provide the final agreement to the Clerk of the
14	Board for inclusion into the official file.
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1	Recommended:	
2	1-1	
3	/s/ Eric D. Shaw, Director Mayor's Office of Housing and Com	". B
4	Mayor's Office of Housing and Con	nmunity Development
5		
6	Approved:	
7	/s/ London N. Breed, Mayor	/s/ Ben Rosenfield, Controller
8	London N. Breed, Mayor	Ben Rosenfield, Controller
9		
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SUNNYDALE HOPE SF BLOCK 3A

HUNTERS VIEW
HOPE SF
PHASE 3 - VERTICAL

BUDGET AND FINANCE
COMMITTEE
APRIL 19, 2023

RYAN VANZUYLEN, SENIOR PROJECT MANAGER

CINDY HEAVENS, SENIOR PROJECT MANAGER

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

HOPE SF

Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment, spanning four mayoral administrations. HOPE SF is the nation's first large-scale community development and reparations initiative aimed at creating vibrant, inclusive mixed-income communities without mass displacement of the original residents.

Hunters View, Sunnydale, Potrero & Potrero Annex, and Alice Griffith, the four HOPE SF sites, share the goal of eradicating intergenerational poverty by:

- Ensuring No Loss of Public Housing.
- Creating an Economically Integrated Community.
- Maximizing the Creation of New Affordable Housing.
- Involving Residents in the Highest Levels of Participation in the Entire Project.
- Providing Economic Opportunities through the Rebuilding Process.
- Integrating Process with Neighborhood Improvement Revitalization Plans.
- Creating Economically Sustainable and Accessible Communities.
- Building a Strong Sense of Community.





File # 230376

Resolution authorizing execution and delivery of tax-exempt and taxable bond funds of up to \$68,761,006

2

File # 230377

Resolution approving MOHCD loan agreement up to \$27,272,065

3

File # 230378

Accept and Expend resolution for Affordable Housing Sustainable Communities (AHSC) funds of \$21,205,299

SUNNYDALE HOPE SF BLOCK 3A BUDGET AND FINANCE COMMITTEE AGENDA ITEMS

Figure 1: Project Site Plan

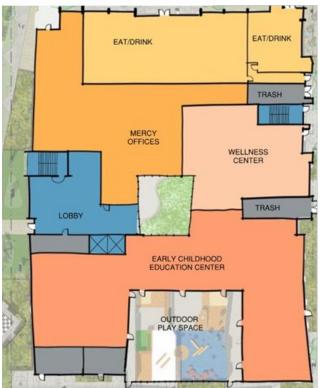


Figure 2: Project Level 2 Plan



SUNNYDALE BLOCK 3A

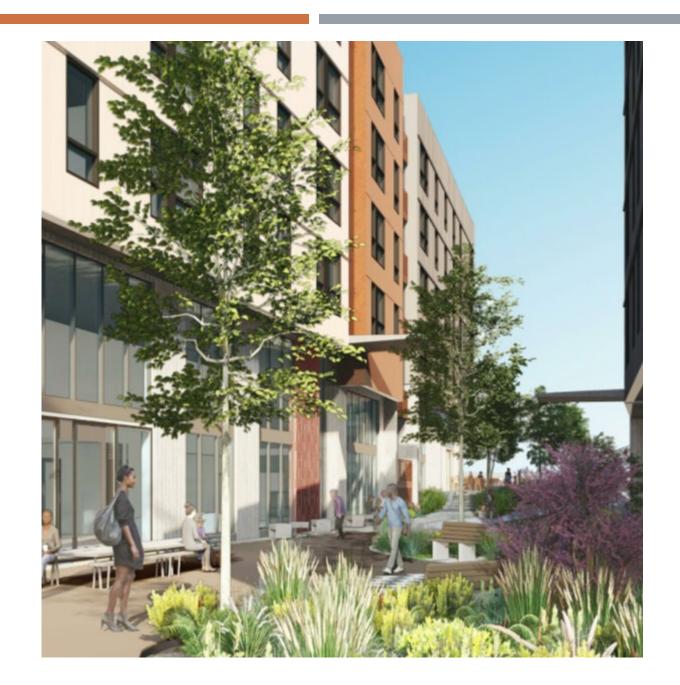
- 4th 100% affordable development at Sunnydale HOPE SF
- Development Sponsors are Related California and Mercy Housing California
- 79 affordable units, I non-restricted manager's unit (80 total)
- 60 units set aside for existing Potrero public housing residents at 50% SF AMI
- Remaining units at 80% SF AMI
- ~20,000k sq. ft for 5 retail spaces

FINANCING

- Total Costs \$99.8M
- MOHCD \$26.2M
- AHSC \$10.9M
- Tax Credit Equity \$39.8M
- Other \$22.9M

TIMELINE

- Housing Construction begin May 2023
- Construction finish Nov. 2024
- Lease up Complete May 2025





File # 230379

Resolution authorizing execution and delivery of tax-exempt and taxable bond funds of up to \$76,000,000

2

File # 230380

Resolution approving MOHCD loan agreement up to \$50,495,000

HUNTERS VIEW HOPE SF PHASE 3 - VERTICAL BUDGET AND FINANCE COMMITTEE AGENDA ITEMS

(15)

HUNTERS VIEW SITE PLAN - PHASE 3 VERTICAL BUILDINGS IN ORANGE

HUNTERS VIEW PHASE 3 - VERTICAL

- 4th and Final 100% affordable development at Hunters View HOPE SF
- Development Sponsors are John Stewart Company, Devine & Gong, Inc., and Ridge Point Nonprofit
- I 17 affordable units, I non-restricted manager's unit
- 53 units set aside for public housing residents ranging from 40% to 70% SF AMI
- Remaining units ranging from 55% to 75% SF AMI
- ~3,500 sq. ft for 2 commercial spaces

FINANCING

- Total Costs \$140.7M
- MOHCD \$50.4M
- Permanent Loan \$24.7M
- Apple Fund \$2.2M
- Tax Credit Equity \$62.0M
- Other \$1.3M

TIMELINE

- Housing Construction begin
 May 2023
- Construction finish May 2025
- Lease up Complete Nov. 2025











Thank you

Fi	le Number:230378 (Provided by Clerk of Board of Supervisors)
	Grant Resolution Information Form (Effective July 2011)
	urpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and spend grant funds.
Th	ne following describes the grant referred to in the accompanying resolution:
1.	Grant Title: Affordable Housing and Sustainable Communities Program – Sunnydale Block 3A
2.	Department: Mayor's Office of Housing and Community Development
3.	Contact Person: Benjamin McCloskey Telephone: 415-701-5575
4.	Grant Approval Status (check one):
	[x] Approved by funding agency [] Not yet approved
5.	Amount of Grant Funding Approved or Applied for: \$10,355,299
	a. Matching Funds Required: \$0 b. Source(s) of matching funds (if applicable): N/A
	a. Grant Source Agency: California Department of Housing and Community Development b. Grant Pass-Through Agency (if applicable): N/A
8.	Proposed Grant Project Summary: Transportation infrastructure & transit-related amenity improvements
9.	Grant Project Schedule, as allowed in approval documents, or as proposed: Start-Date: TBD End-Date: 11/30/2042
10	Da. Amount budgeted for contractual services: N/A
	b. Will contractual services be put out to bid? N/A
	c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? N/A
	d. Is this likely to be a one-time or ongoing request for contracting out? N/A
11	a. Does the budget include indirect costs? [] Yes [x] No
	 b1. If yes, how much? \$ b2. How was the amount calculated? c1. If no, why are indirect costs not included? [] Not allowed by granting agency [x] To maximize use of grant funds on direct services [] Other (please explain): c2. If no indirect costs are included, what would have been the indirect costs? N/A

12. Any other significant grant requirements or comments:

Disability Access Checklist*(Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)								
13. This Grant is intended for activities at (check all that apply):								
[x] Existing Site(s)[] Existing Structure(s)[] Existing Program(s) or Service(s)[] Rehabilitated Site(s)[] Rehabilitated Structure(s)[] New Program(s) or Service(s)[] New Site(s)[] New Structure(s)								
14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:								
1. Having staff trained in l	how to provide reasonable modifi	cations in poli	cies, practices and procedures;					
2. Having auxiliary aids a	nd services available in a timely r	manner in orde	er to ensure communication access;					
Ensuring that any servi have been inspected and	3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.							
If such access would be tec	hnically infeasible, this is describe	ed in the comr	nents section below:					
Comments:								
Departmental ADA Coordina	ator or Mayor's Office of Disability	/ Reviewer:						
·	,	,						
Lorena Guadiana (Name)								
•								
<u>Compliance Coordinator – E</u> (Title)	Data, Evaluation and Compliance							
Date Reviewed: March 1, 20	123	Lorena Guadiana	Digitally signed by Lorena Guadiana DN: cn-Lorena Guadiana, Casa Francisco City and County, ou-Mayor's Office of Housing and Community Development, email-Lorena Guadianage(spov.org, c-US bate 2023)301 154643 4800					
Date Neviewed. <u>March 1, 20</u>		(Signature	e Required)					
Department Head or Designee Approval of Grant Information Form:								
Eric D. Shaw (Name)								
Director								
(Title)		DocuSign						
3/2/2023	8:17 AM PST	Eric S						
Date Neviewed.	-	و الرواق الواق الو	11D006444 e Required)					

HCD AHSC Sunnydale HOPE SF Block 3A Expenditure Schedule

Proposed expenditures for the HCD AHSC Sunnydale HOPE SF Block 3A Grant.

	Agency I	Project Description	HCD Funding Amount
STI #1	Caltrain	Building from the ongoing effort to electrify and modernize the Caltrain corridor, an expansion set of 37 Electric Multiple Unit (EMU) trains are being procured. These EMU's are scheduled to run between 4th & King Station in San Francisco and Tamien Station in San Jose beginning in 2024. These EMU's will drive ridership by increasing service frequency and improving the system's carrying capacity. If successful, funds from this application will be used to purchase 2 EMUs.	\$2,000,000
STI #2	Recs and Parks Department	This project will construct a class IV bike facility on Visitacion Ave. between Mansell & Hahn Street (southbound) and a class I bike path on Visitacion Ave between Hahn St. and the Visitacion Valley Middle School (northbound). Additionally, the project will build a new crosswalk to allow for safer crossing of Visitation Ave. from the Community Garden to Herz Playground and on to the AHD. A new sidewalk will be constructed on the west side of Visitacion Ave from the new crossing to the Coffman Pool and a new sidewalk will be constructed on the east side of Vistiacion from Hanh Street to the Middle School. Finally, the project will upgrade the curb ramp on the corner of Visitacion and Hahn to make it safe and accessible.	\$5,322,000
TRA	Recs and Parks Department	This Project will install lighting, signage and planting along with the STI bike and ped improvements.	\$1,465,000
PGM	Mercy Housing	Transit passes, TDM coordinator, workforce dev	\$500,000

Total: \$10,355,299

STATE OF CALIFORNIA

AGREEMENT SUMMARY	8	SCO ID:				
STD 215 (Rev. 04/2020)		AGREEMENT NUMBER 21-AHSC-16994			AMENDMENT NUMBER	
☐ CHECK HERE IF ADDITIONAL PAGES ARE ATTACH	ED 2					
CONTRACTOR'S NAME City and County of San Francisco, Mercy Housing California	ornia, LLC	2. FEDI	ERAL I.D. NUMBER N/A			
3. AGENCY TRANSMITTING AGREEMENT Housing and Community Development		4. DIVISION, BUREAU, OR OTHER UNIT Financial Assistance			NCY BILLING CODE N/A	
6a.CONTRACT ANALYST NAME	6	b. EMAIL		6c. PH	ONE NUMBER	
7. HAS YOUR AGENCY CONTRACTED FOR THESE SERVIC NO YES (If Yes, enter prior contractor na		mber)				
PRIOR CONTRACTOR NAME N/A	PRIOR AGR N/A	REEMENT NUMBER				
8. BRIEF DESCRIPTION OF SERVICES						
Land-use, housing, transportation, and land preservation project	cts to support infill and c	ompact develor	ment that reduce gree	nhouse gas ("	GHG") emissions.	
9. AGREEMENT OUTLINE (Include reason for Agreement: Ider the Agreement necessary; include special or unusual terms and The AHSC Program, funded from the Greenhouse Gas Reducti that will achieve GHG emissions reductions and benefit Disadva vehicle miles traveled through shortened or reduced trip length	d conditions.) ion Fund, will assist proj antaged Communities tl	ject areas by pr nrough increasi	oviding grants and/or log accessibility betwee	oans, or any con n destinations	ombination thereof, resulting in fewer	
10.PAYMENT TERMS (More than one may apply)						
☐ Monthly Flat Rate ☐ Quarterly ☐	One-Time Payment		✓ Progress Payment			
	Advanced Payment No					
☐ Reimbursement/Revenue \$	\$ 0.00		or 0%			
□ Other (Explain)	7 5150					
11. PROJECTED EXPENDITURES						
FUND TITLE	ITEM	FISCAL YEAR	CHAPTER	STATUTE	PROJECTED EXPENDITURES	
Greenhouse Gas Reduction Fund	2240 601 3228 Cat.	2021/2022	36	2014	\$ 10,355,299.00	
OBJECT CODE 22402000/45302 = \$9,855,299.00 5432000 Subventions - Governmental	- Grants and		AGREEMENT	TOTAL	\$ 10,355,299.00	
22402000/45302 = \$500,000.00 5432500 - Subventions - Non-Governmental	Grants and					
			AMOUNT ENCUMBE	RED BY THIS	DOCUMENT	
OPTIONAL USE	\$	10,355,299.0	0			
	PRIOR AMOUNT EN		FOR THIS AGREEMEN			
I certify upon my own personal knowledge that the budgeted fu available for the period and purpose of the expenditure stated a		get year are	\$ 0.00 TOTAL AMOUNT ENCUMBERED TO DATE \$ 10,355,299.00			
ACCOUNTING OFFICER'S SIGNATURE	ACCOUNTING OFF	ICER'S NAME	(Print or Type) DATE SIGNED			

STATE OF CALIFORNIA

AGREEMENT SUMMARY

STD 215 (Rev. 04/2020)

SCO ID:

AGREEMENT NUMBER

AMENDMENT NUMBER

21-AHSC-16994

1	12	Δ	G	R	F	FI	M	F	N	٦

AGREEMENT	TERM FROM	TERM THROUGH	TOTAL COST OF THIS TRANSACTION	ВІ	ID, SOLE SOURCE, EXEMPT
Original		11/30/2042	\$ 10,355,299.00		Exempt
Amendment No. 1					
Amendment No. 2					
Amendment No. 3					
		TOTAL	\$ 10,355,299.00		
13. BIDDING METHOD USED:					
☐ Request for Proposal (I	RFP)(Attach justificatio	n if secondary metl	nod is used)	☐ Use o	of Master Service Agreement
☐ Invitation for Bid (IFB)	✓ Exem	pt from Bidding (Gi	ve authority for exempt status)	☐ Sole	Source Contract(Attach STD. 821)
	CM Vol 1, 5.80, B.2.b				
Note: Proof of advertisemen	t in the State Contracts	Register or an app	proved form STD.821, Contract Ac	lvertising Exe	emption Request, must be attached.
14. SUMMARY OF BIDS (List of	bidders, bid amount a	nd small business s	status) (If an amendment, sole sou	ırce, or exem	pt, leave blank.)
15. IF AWARD OF AGREEMEN' leave blank.)	T IS TO OTHER THAN	THE LOWER BID	DER, PLEASE EXPLAIN REASOI	N(S). (If an ar	mendment, sole source, or exempt,
16. WHAT IS THE BASIS FOR D	DETERMINING THAT	THE PRICE OR RA	TE IS REASONABLE?		
17a. JUSTIFICATION FOR CON	•	,	Contracting out is in	untified books	d on Covernment Code 10120/h) When
	sed on cost savings pe Personnel Board has b		this box is checked	, a completed	d on Government Code 19130(b). When I JUSTIFICATION - CALIFORNIA CODE
✓ Not Applicable (Intera	gency / Public Works /	Other	OF REGULATIONS document.	5, 111LE 2, S	ECTION 54760 must be attached to this
17b. EMPLOYEE BARGAINING					
, ,	x, I hereby certify comp		ment Code section 19132(b)(1).		
AUTHORIZED SIGNATURE N/A		N/A	R'S NAME (Print or Type)		DATE SIGNED N/A
18. FOR AGREEMENTS IN EXC agreement been reported to			□ No □ Yes	☑ N/A	22. REQUIRED RESOLUTIONS ARE ATTACHED ☐ No ☑ Yes ☐ N/A
19. HAVE CONFLICT OF INTEF AS REQUIRED BY THE STA				√ N/A	23. IS THIS A SMALL BUSINESS
20. FOR CONSULTING AGREE on file with the DGS Legal Of		w any contractor e	valuations No Yes	√ N/A	AND/OR A DISABLED VETERAN BUSINESS CERTIFIED BY DGS?
21. IS A SIGNED COPY OF THI	E FOLLOWING FILE A	T YOUR AGENCY	FOR THIS CONTRACTOR?		□ No □ Yes
A. Contractor Certification C		B. STD.204	Vendor Data Record		SB/DVBE Certification Number:
□ No □ Yes ☑	N/A	□ No	√ Yes N/A		N/A
24. ARE DISABLED VETERAN	S BUSINESS ENTERF	PRISE GOALS REC	QUIRED?		
(If an amendment, explain on N/A	changes, if any)		☐ No (Explain Below,		Yes % of Agreement
25. IS THIS AGREEMENT (WIT TIME LONGER THAN THR N/A		OR A PERIOD OF	□ No □	Yes (If Yes, μ	provide justification below)
I certify that all copies of the refe	erenced Agreement wil	I conform to the orig	ginal Agreement sent to the Depar	tment of Gen	eral Services.
SIGNATURE		NAME/	ΓITLE (Print or Type)		DATE SIGNED
		Contrac	ets Office / Contracts Analyst		

STATE OF CALIFORNIA

AGREEMENT SUMMARY

STD 215 (Rev. 04/2020)

SCO	ID:
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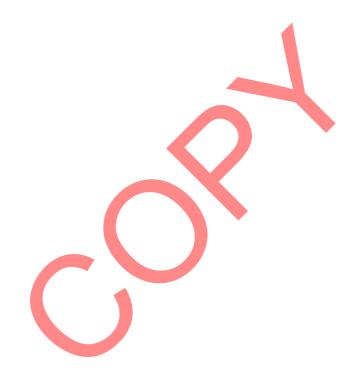
AGREEMENT NUMBER

AMENDMENT NUMBER

21-AHSC-16994

JUSTIFICATION - CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 547.60

In the space provided below, the undersigned authorized state representative documents, with specificity and detailed factual information, the reasons why the contract satisfies one or more of the conditions set forth in Government Code section 19130(b). Please specify the applicable subsection. Attach extra pages if necessary.



The undersigned represents that, based upon his or her personal knowledge, information or belief the above justification correctly reflects the reasons why the contract satisfies Government Code section 19130(b).

SIGNATURE	NAME/TITLE (Print or Type)	DATE SIG	NED
PHONE NUMBER	STREET ADDRESS		
EMAIL	CITY	STATE	ZIP

STD 213 (Rev. 04/2020)	21-AHSC-16994		
1. This Agreement is entered into between the Contracting Agency and the	Contractor named below:		
CONTRACTING AGENCY NAME DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE PROPERTY O	1ENT		
CONTRACTOR'S NAME City and County of San Francisco, Mercy Housing California, a	nd The Related Companies of	California, LLC	
2. The term of this Agreement is:			
START DATE			
Upon HCD Approval			
THROUGH END DATE			
11/30/2042			
3. The maximum amount of this Agreement is: \$10,355,299.00			
4. The parties agree to comply with the terms and conditions of the following	ng exhibits, which are by this reference	ence made a part of the Agr	eement.
EXHIBITS TITLE			PAGES
Exhibit A Authority, Purpose and Scope of Work Exhibit B Budget Detail and Payment Provisions Exhibit C* State of California General Terms and Conditions Exhibit D AHSC Program Terms and Conditions Exhibit E Special Conditions			5 4 GTC - 04/2017 17 14
TOTAL NUMBER OF PAGES ATTACHED			40
These documents can be viewed at https://www.dgs.ca.gov/OLS/Red IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECTION NAME (if other than an individual, state whether a	CUTED BY THE PARTIES HE		
See Attached			
CONTRACTOR BUSINESS ADDRESS See Attached	CITY See Attached	STATE See Attached	ZIP See Attached
PRINTED NAME OF PERSON SIGNING See Attached		TITLE See Attached	
CONTRACTOR AUTHORIZED SIGNATURE See Attached		DATE SIGNED See Attached	
ST	TATE OF CALIFORNIA	'	
CONTRACTING AGENCY NAME			
Department of Housing and Community Development			
CONTRACTING AGENCY ADDRESS	CITY Sacramento	STATE CA	ZIP 95833
2020 W. El Camino Ave., Suite 130			
PRINTED NAME OF PERSON SIGNING		TITLE Contracts Office Manager, Contract Services Section	
CONTRACTING AGENCY AUTHORIZED SIGNATURE		DATE SIGNED	
California Department of General Servi	ices Approval (or exemption, it	applicable)	
Exempt per; SCM Vol. 1 4.04	1.A.3 (DGS memo dated 06/12	2/1981)	

SCO ID:

AGREEMENT NUMBER

PURCHASING AUTHORITY NUMBER (if applicable)

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL

SERVICES

STANDARD AGREEMENT

STATE OF CALIFORNIA STANDARD AGREEMENT

STD 213 (Rev. 06/03)

Prep Date: 12/12/2022

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994

CONTRACTOR Page 2 of 2

City and County of San Francisco a municipal corporation, acting by and through the	ne Mayor's Office of Housing and Community Development
Ву:	Date:
Eric D. Shaw Director, Mayor's Office of Housing and Comm	
Address:	
1 South Van Ness Avenue San Francisco, CA 94103	
Mercy Housing California a California nonprofit public benefit corporation	Date
By: Ramie Dare Vice President	Date:
Address: 1256 Market Street San Francisco, CA 94102	
The Related Companies of California, LLC a California limited liability company By:	Date:
Ann Silverberg Vice President	
Address:	
18201 Von Karman Avenue, Suite 900 Irvine, CA 92612	

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 1 of 5

EXHIBIT A

AUTHORITY, PURPOSE AND SCOPE OF WORK

1. <u>Authority & Purpose</u>

This Standard Agreement, STD 213, (hereinafter "Agreement") is the result of the Recipient's application ("Application") for funding under the Affordable Housing and Sustainable Communities Program ("Program") pursuant to:

- A. Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200);
- B. The Round 6 Program Guidelines dated February 24, 2021 (the "Guidelines"), issued by the State of California, Strategic Growth Council ("SGC") and as may be amended from time to time; and
- C. The Program's Notice of Funding Availability ("NOFA") issued by the Department Housing and Community Development (hereinafter the "Department" or "HCD"), is dated February 26, 2021. References to the NOFA shall include any updates and amendments made thereto.

The Application and the Project Report dated as of the date specified in provision Ex. A-E.1 of Exhibit E of this Agreement (the "Project Report") including all representations made therein, are hereby incorporated in this Agreement by this reference.

By entering into this Agreement and thereby accepting the award of Program grant funds as detailed in the award letter dated as of the date specified in provision Ex. A-E.2 of Exhibit E ("Award Letter") ("Grant"), the Recipient agrees to comply with applicable statutory law, Guidelines, the NOFA, and this Agreement, and to abide by the representations made in the Application, and the terms and conditions of the Disbursement Agreement, which is more particularly described in Exhibit B of this Agreement.

2. Definitions

Capitalized terms herein shall have the meaning of the definitions set forth in the Guidelines, and page 1 of this Exhibit A, in addition:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 2 of 5

EXHIBIT A

"Development" refers to the residential rental Affordable Housing Development described in the Application and meeting the criteria set forth in the Project Report providing the affordable housing units, as described therein, in consideration of the award of Program funds. The Development shall meet all the criteria as set forth in the Guidelines.

"Recipient" refers to the entity or entities submitting the Application or to a related entity approved by the Department entering into this Agreement and identified as "Contractor" on page 1 to this Agreement (STD 213). In the case of joint applicants, "Recipient" shall also refer to each applicant or the Department-approved assignee of such applicant. Each joint applicant shall be jointly and severally liable for all obligations of a Recipient as set forth herein.

Any reference to a specific "Section" or "section" of the Guidelines shall initially refer to that specific numbered section of the Guidelines adopted on and dated February 24, 2021. Notwithstanding, if and when SGC amends any portion of the Guidelines, all references herein to any such portion of the Guidelines shall be deemed to refer to the updated version of the Guidelines, either in whole or in part, as may be applicable. To the extent that any Guidelines section or sections (Section or Sections) provision is or are amended, and thereafter receive(s) a new Guidelines section number(s), any reference herein to the old Guidelines section(s) number(s) shall be interpreted to refer instead to the Guidelines section(s) that is (or are) intended to replace the content and substance of the former Guidelines section(s).

3. Scope of Work

The Scope of Work ("Work") for this Agreement shall consist of one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area as detailed in provision A-E.3 of Exhibit E of this Agreement, and the Project Report:

Housing Related Infrastructure (HRI)
Program Costs (PGM)
Sustainable Transportation Infrastructure (STI)
Transportation-Related Amenities (TRA)

The Department, the Recipient and other parties as required by the Department shall enter into a Disbursement Agreement governing among other things the disbursement of Program funds as more particularly described in Exhibit B hereto.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 3 of 5

EXHIBIT A

At the request of the Department, Recipient shall provide further and additional evidence sufficient to demonstrate the existence and/or completion of the items listed in the Project Report for which the Recipient's Application received points. Failure to provide such evidence to the reasonable satisfaction of the Department may result in a reevaluation of the Application and the reductions or cancellation of the amount of the grant award or may require repayments of any disbursed Program funds and the disencumbrance of Program funds awarded.

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the unit mix set forth in provision Ex A-E.4 of Exhibit E of this Agreement.

A. HRI

The Scope of Work for this Agreement for Housing-Related Infrastructure ("HRI Work") is as set forth in provision Ex. A-E.5 of Exhibit E of this Agreement. The HRI Work is necessary for the development of the Development. The Recipient is responsible for and shall ensure the completion of the HRI Work and the completion and occupancy of the Development in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all HRI Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement. Any revision to the HRI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

B. Program Costs

The Scope of Work for this Agreement for Program Costs ("PGM Work") is as set forth in provision Ex. A-E.6 of Exhibit E of this Agreement.

The Recipient is responsible for and shall ensure the completion of the PGM Work associated with the Program Costs in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all PGM Work to be performed by the Recipient, or contracted by the Recipient, in relation to this Agreement.

Any revision to the PGM Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 4 of 5

EXHIBIT A

C. Sustainable Transportation Infrastructure

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure ("STI Work") is as set forth in provision Ex. A-E.7 of Exhibit E of this Agreement.

The Recipient is responsible for and shall ensure the completion of the STI Work in accordance with Program requirements, the Application, and the criteria set forth in the Project Report. The Department reserves the right to review and approve all STI Work to be performed by the Recipient in relation to this Agreement. Any revision to the STI Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

D. Transportation-Related Amenities

The Scope of Work for this Agreement for Transportation-Related Amenities ("TRA Work") is as set forth in provision Ex. A-E.8 of Exhibit E of this Agreement. The Recipient is responsible for and shall ensure the completion of the TRA Work in accordance with the criteria set forth above and in the Project Report. The Department reserves the right to review and approve all TRA Work to be performed by the Recipient in relation to this Agreement. Any revision to the TRA Work shall be submitted in writing for review and approval by the Department and shall require an amendment to this Agreement.

4. Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the criteria of Section 107 of the Guidelines as set forth in provision Ex. A-E.9 of Exhibit E of this Agreement.

A. GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO2e over the life of the project is detailed in provision Ex. A-E.10 in Exhibit E of this Agreement.

Information on this Project's GHG scoring data can be on the SGC's website in a document called Round 6 Data for Public Release.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 5 of 5

EXHIBIT A

5. <u>Performance Milestones</u>

Recipient shall ensure the completion of the Performance Milestones set forth in provision Ex. A-E.11 of Exhibit E of this Agreement by the designated dates contained therein. When Recipient misses or anticipates missing a Performance Milestone deadline, Recipient shall notify the Department in writing as soon as is reasonably practicable. In this notification, Recipient shall explain why the deadline has been or will likely be missed; provide a status update relative to the other Performance Milestone deadlines; and provide assurances that it will meet the remaining Performance Milestone deadlines. Recipient's failure to provide a timely written notification shall be considered a default under this Agreement.

6. HCD Contract Coordinator

The HCD Contract Coordinator of this Agreement for the Department is the Division of State Financial Assistance Loan Closing AHSC Program Manager, or the Manager's designee. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the HCD Contract Coordinator at the following address:

Loan Closing AHSC Program Manager
Division of State Financial Assistance - Loan Closing Branch
Department of Housing and Community Development
P.O. Box 952054
Sacramento, California 94252-2054

7. Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed in provision Ex. A-E.12 of Exhibit E of this Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 1 of 4

EXHIBIT B

BUDGET DETAIL AND PAYMENT PROVISIONS

1. Project Sources and Uses

The sources and uses ("Sources and Uses") set forth in this Exhibit B contains the cost items for the design, development and construction of the approved Work. Recipient agrees that any cost overruns or increases resulting in a total cost exceeding that set forth therein shall be the responsibility of Recipient.

2. Contract Amount

- A. For the purposes of performing the Work, the Department agrees to provide the Grant in the aggregate amount identified on page 1, number 3 of this Agreement (STD 213) in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this Grant amount, or for any unauthorized or ineligible costs.
 - 1) For the purposes of performing the Work related to the HRI, as set forth in provision Ex. A-E.5 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.1 of Exhibit E of this Agreement, in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.
 - 2) For the purposes of performing the Work related to the PGM, as set forth in provision Ex. A-E.6 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.2 of Exhibit E of this Agreement, in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.
 - 3) For the purposes of performing the Work related to the STI, as set forth in provision Ex. A-E.7 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.3 of Exhibit E of this Agreement in the form of a grant for the uses identified in the Sources and

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 2 of 4

EXHIBIT B

- Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs. For the purposes of performing the Work related to the TRA, as set forth in
- 4) For the purposes of performing the Work related to the TRA, as set forth in provision Ex. A-E.8 of Exhibit E of this Agreement, the Department agrees to provide the amount set forth in provision Ex. B-E.4 of Exhibit E of this Agreement, in the form of a grant for the uses identified in the Sources and Uses. In no instance shall the Department be liable for any costs for the Work in excess of this amount, or for any unauthorized or ineligible costs.
- B. The Department may approve a request from the Recipient to reallocate funds between authorized activities and itemized amounts stated in the budget for the designated grant Work, except where Scoring Criteria, total point scores, or overall ranking of the Project is impacted. Reallocation of funds between authorized activities that impact any of these areas will not be allowed. Changes in aggregate of ten percent or less, of the total grant amount between activity categories during the term of this Agreement, and expenditures pursuant thereto, may be made only after the Department's express written approval, but do not require a written amendment to this Agreement.

3. Other Funding Sources

Where the Sources and Uses set forth in this Exhibit B identify funds other than Program funds, those funds shall be expended and applied to Project costs as provided therein. Recipient agrees that it will make best efforts to ensure that the other funds specified in the Sources and Uses are available for disbursement as provided in this Exhibit and approved for the use specified in the Sources and Uses, except to the extent the Sources and Uses may be updated and modified by the Disbursement Agreement described below. The Recipient shall provide evidence and assurance of the commitment and availability of such other sources of funding identified in the Sources and Uses as provided in the Disbursement Agreement. The terms and conditions of all construction financing to be used in conjunction with the Program funds shall be subject to the Department's review and approval.

4. <u>Completion Dates</u>

A. Program funds must be disbursed no later than April 30, 2028

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 3 of 4

EXHIBIT B

- B. All un-disbursed funds remaining as of April 30, 2028, shall be disencumbered.
- C. All invoices for payment must be submitted to the Department no later than November 30, 2027.
- D. This Agreement shall expire on November 30, 2042.

5. <u>Method of Payment</u>

- A. Payment shall be made as reimbursed progress payments as set forth in the Disbursement Agreement. Recipient shall request payment for work completed on forms provided by the Department and subject to such documentation as the Department may require.
- B. The Department shall not authorize payments unless it determines that the Program funds shall be expended and disbursed in compliance with the terms and provisions of the Guidelines, the NOFA, this Agreement and the Disbursement Agreement.

6. <u>Disbursement Agreement</u>

- A. The Recipient, the Department and such other parties as may be reasonably required by the Department, shall enter into a Disbursement Agreement in a form provided by the Department. The Disbursement Agreement shall contain a specific description of the Work, an updated table of Sources and Uses, and the specific terms and conditions for the disbursement of Program funds. In the event of a conflict between this Agreement and the Disbursement Agreement, as determined by the Department, the terms of the Disbursement Agreement, being the later and more specific document, shall govern; provided however, that no resolution of any such conflict shall be contrary to, or result in a waiver or violation of, the Guidelines or the NOFA.
- B. The requirement for a Disbursement Agreement, set forth in this paragraph, may be waived by the Department where, at its sole discretion, it determines that:
 - 1) Satisfactory completion of the Work has occurred,

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 4 of 4

EXHIBIT B

- 2) Proper disbursement and use of Program funds have occurred,
- 3) Performance of, and compliance with, all the obligations, terms and conditions of this Agreement have occurred, and,
- 4) Compliance with all applicable statutes, laws, guidelines, and regulations, all have been or will be achieved without the execution of a Disbursement Agreement. The Department may require the submittal by the Recipient of such information, records, documents, certificates and other material, as it deems necessary to make this determination.
- C. Payee Data Record Form must be filled out by each Recipient receiving grant funds. All payee(s) receiving Grant funds are listed in provision Ex. B-E.5 of Exhibit E of this Agreement.

SOURCES AND USES - HRI PROJECT BUDGET

Sources and Uses for the HRI Work are as set forth in provision Ex. B-E.6 of Exhibit E of this Agreement.

SOURCES AND USES - PROGRAM COSTS PROJECT BUDGET

Sources and Uses for the PGM Work are as set forth in provision Ex. E-B.7 of Exhibit E of this Agreement.

SOURCES AND USES - STI PROJECT BUDGET

Sources and Uses for the STI Work are as set forth in provision Ex. E-B.8 of Exhibit E of this Agreement.

SOURCES AND USES – TRA PROJECT BUDGET

Sources and Uses for the TRA Work are as set forth in provision Ex. E-B.9 of Exhibit E of this Agreement.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 1 of 17

EXHIBIT D

AHSC PROGRAM TERMS AND CONDITIONS

GENERAL

1. Effective Date, Commencement of Work and Completion Dates

A. This Agreement is effective upon approval by all parties and the Department, which is evidenced by the date signed by the Department on page one, Standard Agreement, STD 213 (the "Effective Date"). The Recipient agrees that neither the construction of the Development nor the Work has commenced as of the deadline for submittal of applications set forth in the Notice of Funding Availability. The Recipient agrees that the Work shall be completed as specified in this Agreement, and as set forth in the Project Report, incorporated in this Agreement by reference subject to the Agreement expiration date specified on page 1, number 2, of this Agreement (STD 213), and in Exhibit B, unless a written request for an extension is submitted and written approval by the Department is provided within 90 days prior to the expiration date of the Agreement. Any extension to the expiration date shall require an amendment to this Agreement.

2. <u>Termination</u>

Notwithstanding any other provision of this Agreement, the Department may terminate this Agreement at any time for cause by giving at least 14 days' notice in writing to the Recipient. Cause shall consist of violations by Recipient of any General of Special Terms and Conditions of this Agreement. Upon termination of this Agreement, unless otherwise approved in writing by the Department, any Program Grant funds received by the Recipient shall be returned to the Department within 14 days of the Notice of Termination. In the event of withdrawal of the Department's expenditure authority, all obligations of the Department to continue funding any amounts, whether for the benefit of Recipient or any other persons, shall fully and immediately cease and terminate, and the Department shall thereafter have no duty or obligation to undertake or perform any act that it is not legally or practically able to. Department makes no representation or warranty, express or implied, to Recipient or any other persons that all or any portion of the Program Grant Documents will be enforceable after the withdrawal of the Department's funding authority.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 2 of 17

EXHIBIT D

3. **Program Grant Documents**

In addition to this Agreement, the Recipient shall execute and enter into a Disbursement Agreement which shall govern the terms, disbursement and use of the Program funds, the Covenant described below, and other additional agreements and documents, as the Department may deem reasonable and necessary to meet the requirements of the Program and the terms and conditions of this Agreement. The Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed.

4. Covenant Regarding the Development

Prior to the disbursement of Program funds, the Recipient shall enter into a written Covenant Regarding the Affordable Housing Development ("Covenant") with the Department, and including such other parties as the Department may reasonably require, which shall require the development and construction of the Development with, the number of units and the number of bedrooms per unit, the extent and depth of affordability, as set forth in the Project Report and Exhibit A, and other uses and amenities for which points were granted to the Application. The Covenant shall be recorded against the parcel or parcels of real property on which the Development is to be located and shall be binding on all successors, transferees, and assignees acquiring an interest in the Development as follows:

- A. For rental affordable housing developments, the Covenant shall require the continuation of the affordability of the Development for a period of not less than 55 years from the date of the filing of a Notice of Completion for the Development.
- B. For homeownership affordable housing developments, the Covenant shall require the continuation of the affordability for a period of not less than 30 years from the date of a filing of a Notice of Completion for the Development. The affordability will be ensured through a resale restriction or equity sharing upon resale.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 3 of 17

EXHIBIT D

- C. The Department may waive this requirement for the Covenant upon the Department's determination that sufficient protections are in place to ensure the development and continued operation and occupancy of the Development in accordance with this Agreement.
- D. In addition to the Covenant, the Department may request, and if requested, the Recipient shall agree to and record a performance deed of trust ensuring the completion of the Work. Said performance deed of trust shall be recorded against the entire legal parcel underlying the object which it ensures is being constructed. Alternatively, the Department may require that the Covenant contain a power of sale clause, which may be exercised if the Work is not timely completed, or in the event of an uncured breach of this Agreement.

5. Site Control

The Recipient shall ensure that site control of the real property associated with the Work is sufficient to meet the requirements of the Program. This shall include, but not be limited to, ensuring the timely commencement of the Work as determined by the Department. Site control of the Work may be evidenced by one of the following:

- A. Fee title;
- B. A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all program requirements;
- C. An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the NOFA;
- D. An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a Public Agency;
- E. An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;
- F. An executed agreement with a public agency that gives the applicant exclusive rights to negotiate with the agency for the acquisition of the site, provided that the major terms of the acquisition have been agreed to by all parties;

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 4 of 17

EXHIBIT D

G. A land sales contract or enforceable agreement for acquisition of the property; or other forms of site control that give the Department equivalent assurance (equivalent to A-G above) that the applicant or developer will be able to complete the Work and all housing designated in the Application in a timely manner and in accordance with all the requirements of the Program.

The Recipient shall also obtain all licenses, easements and rights-of-way or other interests required for completion of the Work and provide evidence of such instruments prior to the first disbursement of Program funds.

6. Appraisals

Recipient shall, at the request of the Department, provide an appraisal of the real property to be acquired as part of the Work, prepared in a form, and by a qualified appraiser, acceptable to the Department.

7. Relocation Plan

If there is, or will be any residential or commercial displacement directly or indirectly caused by the Work, as defined in state law, the Recipient shall provide a relocation plan conforming to the requirements of state law and the regulations adopted by the Department in California Code of Regulations, Title 25, section 6000 et seq. The project and/or the development budget shall contain sufficient funds to pay all costs of relocation benefits and assistance as set forth in the relocation plan accepted by the Department. Should a relocation plan not be required, Recipient must provide documentation for Department approval that there are no relocation requirements.

8. <u>Article XXXIV</u>

The Recipient shall deliver to the Department satisfactory evidence that the requirements of Article XXXIV of the California Constitution are inapplicable or have been satisfied.

9. <u>Environmental Conditions</u>

The Recipient shall provide to the Department the following:

A. All Environmental Site Assessment ("ESA") Reports (to include Phase I, II, III, supplemental or update assessments and reports) for the Work, in conformance

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 5 of 17

EXHIBIT D

with ASTM Standard Practice E 1527, evaluating whether the Work is affected by any recognized environmental conditions.

- B. Documentation and/or a certification satisfactory to the Department that all ESA Report recommendations including remediation and/or mitigation work have been completed.
- C. Mitigation requirements required as a result of the Final Environmental Impact Report ("EIR") or Mitigated Negative Declaration if applicable and evidence satisfactory to the Department that all mitigation requirements have been satisfied.

10. Compliance with State and Federal Laws, Rules, Guidelines and Regulations

The Recipient agrees to comply with all State and Federal laws, rules and regulations that pertain to construction, health and safety, labor, fair employment practices, equal opportunity, and all other matters applicable to the Work, the Recipient, it's Contractors or Subcontractors, and any Grant activity.

11. <u>Litigation</u>

- A. If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of the Department, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are, and shall be, deemed severable.
- B. The Recipient shall notify the Department immediately of any claim or action undertaken by or against it, which affects or may affect this Agreement or the Department, and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of the Department.

12. Milestones

Recipient shall ensure the completion of the Performance Milestones set forth in the Project Report and Exhibit A of this Agreement, and as further set forth in the Disbursement Agreement by the designated dates. Recipient shall timely inform the Department when a milestone is missed or at risk of being missed, provide an update of these timelines and provide assurances from the Recipient for timely completion of the

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 6 of 17

EXHIBIT D

remaining Milestones. Failure to timely notify the Department shall be considered a default under this Agreement.

13. <u>Insurance</u>

The Recipient shall have and maintain in full force and effect forms of insurance, at such levels and for such periods, in accordance with the Disbursement Agreement.

14. Change of Conditions

Notwithstanding the Department's obligation to provide payments pursuant to Exhibit B hereof, the Department reserves the right to evaluate the Recipient's need for Program funds based on new information or funding sources associated with the Work. If the Department determines that the Program funds, or a portion thereof, are no longer necessary to complete the Work, the Department may reduce the amount of the Grant accordingly. In the event the Department determines the Work is no longer financially feasible, any Grant commitment issued by the Department and this Agreement may be terminated.

15. Obligations of Recipient with Respect to Certain Third-Party Relationships

The Recipient shall remain fully obligated under the provisions of this Agreement, notwithstanding its designation of any third party or parties for the undertaking of all or any part of the Work with respect to which assistance is being provided under this Agreement. The Recipient shall comply with all lawful requirements of the Department necessary to ensure the completion, occupancy and use of the Work in accordance with this Agreement.

16. Waivers

No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of the Department to enforce at any time the provisions of this Agreement or to require at any time performance by the Recipient of these provisions shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of the Department to enforce these provisions.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 7 of 17

EXHIBIT D

17. <u>Identity of Interests</u>

As a condition of disbursement, Recipient shall execute a Certificate of Identity of Interest ("Certificate") listing all relationships constituting an identity of interest with entities providing goods or services in connection with Recipient's performance of the Work. The Certificate shall be in a form provided by the Department. At the Department's request, Recipient shall submit contracts, instruments, documents, correspondence, or other writings relating to Recipient's relationship with entities listed in the Certificate. The existence and nature of such relationships shall be subject to the review and approval of the Department and to the extent necessary to ensure compliance with Program requirements and this Agreement.

DESIGN REQUIREMENTS

18. Architect

The Recipient shall utilize the services of an architect and/or an engineer to provide professional design and engineering services for the Work. The contract shall require an architect and/or an engineer to supervise the construction work, conduct periodic site visits, prepare periodic inspection reports, verify the validity of the construction contractor's payment requests, prepare or review change orders, and, upon completion of construction, provide the certification described in paragraph 33 of these Program Terms and Conditions. At the request of the Department, Recipient shall submit any and all contracts for these services to the Department for its review and approval.

19. Plans and Specifications and Project Cost Estimates

At the request of the Department, the Recipient shall submit plans and specifications and project cost estimates for the Work to the Department for its review and approval. The Work shall be constructed in substantial compliance with the plans and specifications, subject to any change order(s) accepted by the Department where such acceptance is required.

20. Reasonable Development Costs

At the request of the Department, the Recipient shall provide evidence acceptable to the Department that the total costs of the Work are reasonable and necessary for the proposed improvements.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 8 of 17

EXHIBIT D

To verify cost reasonableness, the Department may require qualified third-party verification of cost, evidence of the competitive bidding of major cost components and appraisals.

21. Adaptability and Accessibility

The Work shall comply with all applicable federal, state and local laws regarding adaptability and accessibility for persons with disabilities in the design, construction and rehabilitation of projects.

22. Acoustics Report

Upon request, the Recipient shall provide the Department with an acoustics report for the Affordable Housing Development in form acceptable to the Department.

23. Approval by Public Works Department

Where approval by a local public works department, or its equivalent, is required for the Work, the Recipient must submit, prior to the disbursement of Grant funds, a statement from that department, or other documentation acceptable to the Department, indicating that the Work has been approved by that department.

CONSTRUCTION REQUIREMENTS

24. Construction Contract

Except for work performed by its own employees, the Recipient shall enter into a written construction contract or contracts ("Construction Contract(s)") with a duly licensed contractor or contractors ("Contractor(s)") for the construction activities of the Work. The Construction Contract(s) shall require, where applicable, prevailing wages be paid in conformance with Labor Code section 1720 et seq. and applicable provisions of this Agreement. The Construction Contract(s) and any amendments thereto shall be subject to the prior approval of the Department.

25. <u>Contractor's Assurance of Completion</u>

The Contractor(s) shall provide security to assure completion of the Work by furnishing the Recipient with Performance and Payment Bonds, or a Letter of Credit, which shall

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 9 of 17

EXHIBIT D

remain in effect during the entire term of the Construction Contract(s), and which shall be in a form and from an issuer which is acceptable to the Department. The Performance Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the faithful performance of the Construction Contract(s) including a warranty period of at least 12 months after completion. The Payment Bond shall be in an amount at least equal to 100 percent of the approved construction costs included in the Construction Contract(s) to provide security for the payment of all persons performing labor on the Work and furnishing materials in connection with the Construction Contract. A Letter of Credit shall be in an amount equal to at least 20 percent of the approved construction costs included in the Construction Contract(s), in the form of an unconditional irrevocable, stand-by letter of credit. The Department shall be named as an additional obligee in the Bonds or an additional beneficiary under the Letter of Credit.

26. Prevailing Wages

Pursuant to Section 113 of the Guidelines, Recipient will ensure compliance with State Prevailing Wage Law (Labor Code Sections 1720-1781).

27. <u>Construction Phase Information</u>

If requested by the Department, the Recipient shall provide the Department:

- A. Information during the construction period, including but not limited to all change orders and modifications to the construction documents, and all inspection reports of the Work. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.
- B. Information during the construction period including but not limited to all change orders and modifications to the construction documents, all inspection reports prepared by the Development architect and other consultants, and information relative to the Development income, expenses, occupancy, relocation benefits

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 10 of 17

EXHIBIT D

and expenses, contracts, operations and conditions of the Housing Development. Upon written notice to Recipient, the Department may require its advance written approval of all future change orders and modifications. Deviations from the plans and specifications which have the effect of reducing the quality, life or utility of a specified item or system must receive the prior written approval of the Department. Should change orders be submitted to the Department for its approval, they shall be deemed accepted if not rejected in writing within 10 business days of receipt by the Department. Recipient shall not authorize or approve any change orders rejected by the Department where the Department's approval is required.

28. Signage

- A. Recipient shall place signs on the construction site for the Work stating that the Department is providing financing through the Program in an appropriate location(s), typeface and size containing the message set forth in provision Ex. E-D.1 of Exhibit E of this Agreement.
- B. The sign shall be maintained in a prominent location visible and legible to the public through construction completion. If the job sign includes the acknowledgment and/or logo of one or more other public lenders or grantors, the acknowledgement and logos required by this Paragraph 28 shall also be displayed in a similar size and layout. Copies of the Department, SGC and California Climate Investments ("CCI") logos can be obtained by contacting the HCD Contract Coordinator.
- C. Upon installation of the sign, the Recipient shall submit a digital photograph thereof to the Department. The Recipient will also provide the Department, upon its request, with copies of any photographs that may be taken of the Work by or on behalf of the Recipient or its architect. The Recipient will provide an acceptable written consent and release agreement authorizing use of said photographs, all at no expense to the Department.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 11 of 17

EXHIBIT D

INSPECTION OF GRANT ACTIVITIES

29. Site Inspection

The Department reserves the right, upon reasonable notice, to inspect the Work site and any structures or other improvements thereon to determine whether the Work site meets the requirements of Program and this Agreement.

If the Department reasonably determines that the site is not acceptable for the proposed Work in accordance with the Guidelines, the Department reserves the right to cancel its funding commitment and this Agreement.

30. Work Inspection

- A. The Department and any authorized representative of the Department shall have the right, during construction and thereafter, to enter upon and inspect the construction of the Work to ensure that the construction is being and has been performed in accordance with the applicable Federal, State, and /or local requirements, the Guidelines and the terms of this Agreement. Such right to inspect shall include, but shall not be limited to, the right to inspect all work done, all materials and equipment used or to be used, and all books and records, including payroll records, maintained in connection with the construction work. Such right of inspection shall be exercised in a reasonable manner.
- B. The Recipient shall be required to correct all circumstances found by such inspections not to conform to the applicable Program requirements, and to withhold payment to the Contractor and/or Subcontractor(s) until action(s) to correct the non-conforming circumstances is/are corrected by the Recipient and approved by the Department.
- C. The Department reserves the right to withhold payment for any costs found not to conform to applicable Program requirements until such actions have been taken to correct the non-conforming circumstances and such corrective actions have been approved by the Department.
- D. The Department shall have no affirmative duty to inspect the Work and shall incur no liability for failing to do so. Once having undertaken any inspection, neither the Department, nor any representative of the Department shall incur any liability for failing to make any such inspection properly, or for failing to complete any such inspection.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 12 of 17

EXHIBIT D

The fact that such inspection may or may not have occurred shall not relieve the Recipient, the contractor, the construction lender, the architect, the structural engineer, the locality or anyone else of any obligation to inspect the Work.

31. Audit/Retention and Inspection

- A. The Department, its representatives or employees, or its delegatee shall have the right to review, obtain, and copy all records pertaining to performance of the Agreement. Recipient shall provide the Department or its delegatee with any relevant information requested and shall permit the Department or its delegatee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material. Recipient further agrees to maintain such records for a minimum period of four years after final payment under the Agreement, unless a longer period of records retention is stipulated.
- B. Payment for any cost which is not authorized by this Agreement or which cannot be adequately documented shall be disallowed and must be reimbursed to the Department or its designee by the Recipient.
- C. At any time during the term of this Agreement, the Department may perform or cause to be performed a financial audit of any and all phases of the Work. At the Department's request, the Recipient shall provide, at its own expense, a financial audit prepared by a certified public accountant.
- D. The audit shall be performed by a qualified State, Department, local or independent auditor. The Agreement for audit shall include a clause which permits access by the Department to the independent auditor's working papers.
- E. If there are audit findings, the Recipient shall submit a detailed response to the Department for each audit finding. The Department will review the response and, if it agrees with the response, the audit process ends, and the Department will notify the Recipient in writing. If the Department is not in agreement, the Recipient will be contacted in writing and will be informed as to the corrective actions required to cure any audit deficiencies. This action could include the repayment of disallowed costs or other remediation.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 13 of 17

EXHIBIT D

F. If so directed by the Department upon termination of this Agreement, the Recipient shall cause all records, accounts, documentation and all other materials relevant to this Agreement to be delivered to the Department as depository.

COMPLETION OF CONSTRUCTION

32. Relocation Plan Implementation Report

The Recipient shall provide a report, in a form acceptable to the Department, summarizing the actions taken and identifying all recipients of relocation assistance and benefits, and the amounts paid, and benefits provided, to or on behalf of each recipient.

33. Architect Certification

Where required by the Department, the Recipient shall cause the Work architect(s) or other appropriate professional to certify to the Department, in form acceptable to the Department, that all construction is completed in accordance with the "as-built" Plans and Specifications and in compliance with all applicable federal, state and local laws relating to disabled accessibility.

34. Cost Certification

At the request of the Department, the Recipient shall submit a Work cost certification that shall have been audited by an independent certified public accountant in accordance with the requirements of the Department and the California Tax Credit Allocation Committee, if applicable.

The Recipient (and the developer or builder if there is an identity of interest with the Recipient) shall keep and maintain records of all construction costs not representing work done under the construction contract and to make such records available for review by the Department.

35. Recorded Notice of Completion

The Recipient shall provide to the Department a certified copy of any Notice of Completion for the Development recorded in the county in which the Development is located.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 14 of 17

EXHIBIT D

36. "As-Built" Plans and Specifications

Upon completion, at the request of the Department, the Recipient shall submit "as-built" plans and specifications for the Work and Development acceptable to the Department.

AFFORDABLE HOUSING DEVELOPMENT REQUIREMENTS

37. Confirmation of Permitted Housing Units

Conditions precedent to the first disbursement of Program funds shall include receipt of all required public agency entitlements and all required funding commitments for the Development. The housing units to be developed in the Development must be completed, as evidenced by receipt of a certificate of occupancy, within the time period established in this Agreement.

REPORTING REQUIREMENTS

38. Reports on California Climate Investments

Upon Department's request, Recipient shall provide to the Department any and all necessary data that it is legally and factually able to provide that is required to be reported pursuant to the most recently adopted Funding Guidelines for California Climate Investments by the California Air Resources Board.

39. Reports on Work

Recipient shall submit, upon request of the Department, a periodic performance report regarding the construction or implementation of the Work. The reports will be filed on forms provided by the Department.

40. Reports on Affordable Housing Development

Recipient shall submit to the Department periodic reports, as required by the Department, but not less than annually, describing the development, construction and occupancy of the Development and the housing designated in the Application. The report shall include, but not limited to, information regarding unit affordability and occupancy, construction and permanent financing evidenced by commitment letters, and a construction and completion schedule demonstrating compliance with this

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 15 of 17

EXHIBIT D

Agreement and the Guidelines. The reports will be filed on forms provided by the Department.

41. <u>Updated Information</u>

Recipient shall provide the Department updated documentation for any substantial change in the information previously provided relating to the Work and the conditions described above.

42. <u>Monitoring Requirements</u>

The Program may perform program and/or fiscal monitoring of the Grant. The Recipient agrees to cooperate with any such monitoring and provide reasonable access to all Work files, records, documents and other information to employees or representatives of the Department. The Recipient shall resolve any monitoring findings to the Program's satisfaction by the deadlines set by the Department.

REPAYMENT OF GRANT FUNDS

43. <u>Breach of this Agreement</u>

In the event of a breach or violation by the Recipient of any of the provisions of this Agreement, including without limitation, the times for commencement and completion of the construction of the Development and the housing designated in the Application as set forth in this Agreement, the Department may give written notice to the Recipient to cure the breach or violation within a period of not less than 30 days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default of the Agreement and may seek remedies for the default, including the following:

- A. The Department may terminate this Agreement and demand repayment of the Program funds to the extent that work for costs to be paid by Program funds as provided in Exhibit B remains unperformed or uncompleted. Recipient shall be liable for all costs to complete all such uncompleted or unperformed work.
- B. The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the Work in accordance with Program requirements.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 16 of 17

EXHIBIT D

- C. The Department may seek such other remedies as may be available under this Agreement or any law.
- D. This Agreement may be canceled by the Department under any of the following conditions:
 - An uncured breach or violation by Recipient of this Agreement or the Disbursement Agreement;
 - 2) The objectives and requirements of the Program cannot be met by continuing the commitment or this Agreement;
 - 3) Construction of the Work or Development cannot proceed in a timely fashion in accordance with the Performance Milestones in Exhibit A of this Agreement; and,
 - 4) Funding or disbursement conditions have not been or cannot be fulfilled within required time periods.

44. AHSC Cross-Default Provision

This award was based on the total points awarded the Recipient's Application, during a highly competitive process. The Application proposed an integrated combination of some or all of the following Project components:

Affordable Housing Development (AHD); Housing-Related Infrastructure (HRI); Sustainable Transportation Infrastructure (STI); Transportation-Related Amenities (TRA); and Program (PGM)

The Application's point score was based, in part, on the Project's total projected reduction of greenhouse gas (GHG) emissions. The Project components (AHD, HRI, STI, TRA, and PGM) that were proposed in the Application and approved by the Department must be completed in order to achieve this projected reduction of GHG emissions. By executing this Agreement, the Recipient acknowledges and agrees, that in the event the AHD component is not timely completed pursuant to Program requirements, that the Recipient will no longer qualify for the Grant award. In that event,

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 17 of 17

EXHIBIT D

all disbursements of Grant funds would cease, and the Recipients would be responsible for repayment of all disbursed Grant funds.

45. <u>Departmental Cross-Default Provision</u>

In the event the Project or Development is or has been awarded any other Departmental grant or loan funding in addition to the Program Loan and Program Grant contemplated by the Award Letter from the Department to Recipient (each such funding, including the Program Loan and Program Grant referenced in the Award Letter, being a "Departmental Funding"), then each Departmental Funding will be cross-defaulted to the other Departmental Funding so that:

- A. the compliance by the obligated party(ies) under the Department's documentation relating to one Departmental Funding shall be a condition precedent to the funding and disbursement of the funds to be provided under all of the other Departmental Fundings; and
- B. a default under one Departmental Funding shall constitute a default under all of the other Departmental Fundings.

The loan and grant documentation for each Departmental Funding shall reflect the cross-defaulted nature of all such fundings.

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 1 of 14

EXHIBIT E

PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS:

1. Project-Specific Provisions

The following are project-specific terms and conditions (and shall inform the references made to project-specific information not contained in prior exhibits.

Section 45 of Exhibit D Departmental Cross-Default Provision is deleted in its entirety.

Provision Ex. A-E.1 (As Referenced in Exhibit A, section 1)

The Project Report is dated 12/30/2021

Provision Ex. A-E.2 (As Referenced in Exhibit A, section 1)

The Award Letter is dated 02/04/2022

Provision Ex. A-E.3 (As Referenced in Exhibit A, section 3)

The Scope of Work ("Work") for this Agreement shall consist of one or more of the following categories, by or on behalf of the Recipient, within the Program Project Area:

Included	Grant Award Categories		
("x")			
N	Housing Related Infrastructure (HRI)		
Υ	Program Costs (PGM)		
Υ	Sustainable Transportation Infrastructure (STI)		
Υ	Transportation-Related Amenities (TRA)		

Provision Ex. A-E.4 (As Referenced in Exhibit A, section 3)

The Development that is identified in the Award Letter and described in the Application, and that is supported by the HRI Work, if any, and which is to be developed and constructed by the Recipient, or other developer on behalf of the Recipient, contains the following unit mix:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

EXHIBIT E

Lot 3 Final Map 11040 6311-014 (proposed) Portion of 6311-011 (former) City and County of San Francisco Enter the number of unit		_	e HOPE SF Block 3A om size and income li	mit.
# of Bedrooms	# of Project Units	AHSC Assisted Units*	Income Limit (Percent of AMI)	TOTAL RESTRICTED UNITS**
0	4	3	60%	4
1	8	7	60%	8
2	7	6	60%	7
1	11	3	50%	11
2	14	5	50%	14
3	12	4	50%	12
4	6	3	50%	6
1	5	4	30%	5
2	7	6	30%	7
3	3	2	30%	3
4	2	1	30%	2
3	1	0	NONE	0
Total Project Units	80	44		79

^{*} Rental Affordable Housing Developments must include at least 20 percent of the total residential units as Affordable Units with an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI).

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

^{**}Total Restricted units include all units restricted by the Program and the Tax Credit Allocation Committee (TCAC). The HRI Grant amount, if any, was calculated based on the number of Total Restricted Units

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 3 of 14

EXHIBIT E

Provision Ex. A-E.5 (As Referenced in Exhibit A, section 3A)

Housing Related Infrastructure

The Scope of Work for this Agreement for Housing Related Infrastructure ("HRI Work") shall consist of the following:

N/A

Provision Ex. A-E.6 (As Referenced in Exhibit A, section 3B)

Program Costs

The Scope of Work for this Agreement for Program (PGM) Costs ("PGM Work"), shall consist of the following:

Program #1 includes at no charge one unlimited monthly transit pass for 36 months to all units restricted to 60% AMI.

Program #2 includes the Sponsor, Mercy Housing California, a California public benefit corporation, will collaborate with San Francisco city agencies to employ a TDM Coordinator to implement strategies within the Sunnydale HOPE SF TDM Plan to support residents, staff, and visitors in making trips to and from the AHD neighborhood by sustainable modes of transportation.

Program #3 proposes a variety of workforce development strategies. The Sponsor, Mercy Housing California, will contract with Young Community Developers to provide workforce training and support opportunities to residents in a cohort timed to correspond to a construction cycle in the Sunnydale revitalization.

Provision Ex. A-E.7 (As Referenced in Exhibit A, section 3C)

Sustainable Transportation Infrastructure

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure ("STI Work") shall consist of the following:

STI #1 includes building from the ongoing effort to electrify and modernize the Caltrain corridor, an expansion set of 37 Electric Multiple Unit (EMU) trains are being procured to run between 4th & King Station in San Francisco and Tamien Station in San Jose beginning in 2024, also purchasing 2 EMUs.

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 4 of 14

EXHIBIT E

STI #2 includes constructing a class IV bike facility on Visitacion Avenue between Mansell & Hahn Street (southbound) and a class I bike path on Visitacion Avenue between Hahn Street and the Visitacion Valley Middle School (northbound). Building a new crosswalk to allow for safer crossing of Visitation Avenue from the Community Garden to Herz Playground and on to the AHD. A new sidewalk will be constructed on the west side of Visitacion Avenue from the new crossing to the Coffman Pool and a new sidewalk will be constructed on the east side of Visitacion Avenue from Hanh Street to the Middle School. Upgrading the curb ramp on the corner of Visitacion Avenue and Hahn Street.

Provision Ex. A-E.8 (As Referenced in Exhibit A, section 3D)

Transportation-Related Amenities

The Scope of Work for this Agreement for Transportation-Related Amenities ("TRA Work") shall consist of the following:

TRA #1 includes installing lighting, signage and greening along Visitacion Avenue and Hahn Street with bike and pedestrian improvements.

Provision Ex. A-E.9 (As Referenced in Exhibit A, section 4)

Criteria Applicability

Based on the points awarded to its Application, Recipient assures the Department of the existence of the following criteria of Section 107 in the Guidelines

AHSC Round 6 Guidelines, Section 107 Reference	Application Score
(a) GHG Transit	5
(b) GHG Housing, Active Transportation, and Renewable	2
Energy	
(c) GHG Efficiency	15
(d) Active Transportation Improvements	10
(e) Green Buildings and Renewable Energy	10
(f) Housing and Transportation Collaboration	7
(g) Location Efficiency and Access to Destinations	4.66
(h) Funds Leveraged	4

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

EXHIBIT E

(i) Anti-Displacement Strategies	6
(j) Local Workforce Development & Hiring Practices.	3
(k) Housing Affordability	5
(I) Programs	2
(m)Collaboration & Planning	3
(n) Community Benefits & Engagement	6
(o) Community Climate Resiliency	2
(p) Community Air Pollution Exposure Mitigation	0

Provision Ex. A-E.10 (As Referenced in Exhibit A, section 4A)

GHG Emissions Reductions Estimate

Based on the inputs in the Application, the estimated total MTCO2e over the life of the project is 45,425. This information can be found on the SGC's website in a document titled Round 6 Data for Public Release

Provision Ex. A - E.11 (As Referenced in Exhibit A, section 5)

Performance Milestones

Recipient shall ensure the completion of the Performance Milestones set forth by the designated dates as found below:

HRI PERFORMANCE MILESTONES	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 Development site(s) by proposed housing developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	N/A
Obtaining all necessary and discretionary public land use approvals.	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Development supported by HRI.	N/A

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 6 of 14

EXHIBIT E

Obtaining all enforceable funding commitments for all construction period financing for the HRI.	N/A
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.	N/A
Submission of final construction drawings and specifications to the appropriate local building department or permitting authority.	N/A
Commencement of construction of the HRI.	N/A
Construction of HRI complete.	N/A
Program funds fully disbursed.	N/A

PGM PERFORMANCE MILESTONES	DATE	
Identification and commitment of program operator and partners.	10/31/2026	
Completion of a business or a work plan. 10/31/202		
Program funds fully disbursed.	04/30/2028	

STI PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the STI Work detailing the terms and conditions of the Project development.	06/08/2021
Site Control of STI site(s) by proposed developer.	02/01/2023
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	05/01/2022
Obtaining all necessary and discretionary public land use approvals.	10/31/2026

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 7 of 14

EXHIBIT E

Submission of final construction drawings and specifications to the appropriate local permitting authority.	10/31/2026
Commencement of construction of STI.	04/30/2027
Construction completion of STI and closeout.	04/30/2028
Program funds fully disbursed.	04/30/2028

TRA PERFORMANCE MILESTONES	DATE
Executed binding agreement between the Recipient and developer of the TRA Work detailing the terms and conditions of the Project development.	N/A
Site Control of TRA site(s) by proposed developer.	02/01/2023
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	05/01/2022
Obtaining all necessary and discretionary public land use approvals.	10/31/2026
Submission of final construction drawings and specifications to the appropriate local permitting authority.	10/31/2026
Commencement of construction of TRA.	04/30/2027
Construction completion of TRA and closeout.	04/30/2028
Program funds fully disbursed.	04/30/2028

Provision Ex. A-E.12 (As Referenced in Exhibit A, section 7)

Recipient Contact Coordinator

The Recipient's Contract Coordinator for this Agreement is listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the contact at the following address:

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 8 of 14

EXHIBIT E

Recipient:	City and County of San Francisco
Authorized Representative Name:	Eric Shaw
Authorized Representative Title:	Director
Address:	1 South Van Ness Avenue San Francisco, CA 94103
Phone No.:	415-701-5616
Email:	eric.shaw@sfgov.org

Recipient:		Mercy Housing California
Authorized Representative	e Name:	Ramie Dare
Authorized Representative Title:		Vice President
Address:		1256 Market Street San Francisco, CA 94102
Phone No.:		415-355-7118
Email:		rdare@mercyhousing.org

Recipient:	The Related Companies of California, LLC
Authorized Representative Name:	Ann Silverberg
Authorized Representative Title:	Vice President
Address:	44 Montgomery Street, Ste. 1300 San Francisco, CA 94104

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 9 of 14

EXHIBIT E

Phone No.:	415-677-9000
Email:	asilverberg@related.com

Provision Ex. B-E.1 (As Referenced in Exhibit B, section 2(A)(1))

For the purposes of performing the HRI Work, as set forth in provision Ex. A-E.5 of this Exhibit E, the Department agrees to provide N/A.

Provision Ex. B-E.2 (As Referenced in Exhibit B, section 2(A)(2))

For the purposes of performing the PGM Work, as set forth in provision Ex. A-E.6 of this Exhibit E, the Department agrees to provide \$500,000.

Provision Ex. B-E.3 (As Referenced in Exhibit B, section 2(A)(3))

For the purposes of performing the STI Work, as set forth in provision Ex. A-E.7 of this Exhibit E, the Department agrees to provide \$8,794,184.

Provision Ex. B-E.4 (As Referenced in Exhibit B, section 2(A)(4))

For the purposes of performing the TRA Work, as set forth in provision Ex. A-E.8 of this Exhibit E, the Department agrees to provide \$1,061,115.

Provision Ex. B-E.5 (As Referenced in Exhibit B, section 6)

All payees receiving Grant funds are listed below:

Payee Name	Activity	Award Amount
City and County of San Francisco	STI	\$8,794,184
City and County of San Francisco	TRA	\$1,061,115
Mercy Housing California	PGM	\$500,000

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 10 of 14

EXHIBIT E

Provision Ex. B - E.6 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - HRI PROJECT BUDGET

INFRASTRU	JCTURE DEVELOR	PMENT BUDGET AND	SOURCES	
Sunnydale HOPE	SF Block 3A	The Related Companies, LLC City and County of San Francisco		
ESTIMATED HE IMPROVEMENT PR		DEVELOPMEN BY FUNDING		
DEVELOPMEN	IT COSTS			
COST CATEGORY	TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING	
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs	\$N/A	\$N/A	\$N/A	
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and Other Project Related Costs	\$N/A	\$N/A	\$N/A	
TOTAL PROJECT COSTS	\$N/A	\$N/A	\$N/A	

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 11 of 14

EXHIBIT E

Provision Ex. B-E.7 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – PROGRAM COSTS PROJECT BUDGET

BUDGET AND SOURCES

Sunnydale HOPE	SF Block 3A	The Related Companies, LLC City and County of San Francisco			
ESTIMATED PROG	GRAM COSTS	DEVELOPMENT COSTS BY FUNDING SOURCE			
DEVELOPMEN	T COSTS				
COST CATEGORY	TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING		
SOFT COST AND OTHER PROJECT RELATED COSTS					
Total Soft Cost and Other Project Related Costs	\$500,000	\$500,000	\$N/A		
TOTAL PROGRAM COSTS	\$500,000	\$500,000	\$N/A		

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 12 of 14

EXHIBIT E

Provision Ex. B-E.8 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES - STI PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES

Sunnydale HOI	PE SF Block 3A	The Related Companies, LLC City and County of San Francisco			
	STI CAPITAL PROJECT COSTS	DEVELOPMENT COSTS BY FUNDING SOURCE			
	ENT COSTS		<u> </u>		
COST CATEGORY	TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING		
PROJECT ACTIVITY (HARD COSTS)					
Total Project Activity Costs	\$11,103,184	\$8,653,184	\$2,450,000		
SOFT COSTS AND OTHER PROJECT RELATED COSTS					
Total Soft Cost and Other Project Related Costs	\$141,000	\$141,000	\$N/A		
TOTAL PROJECT COSTS	\$11,244,184	\$8,794,184	\$2,450,000		

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 13 of 14

EXHIBIT E

Provision Ex. B-E.9 (As Referenced in Exhibit B, section 6C)

SOURCES AND USES – TRA PROJECT BUDGET

INFRASTRUCTURE DEVELOPMENT BUDGET AND SOURCES

Sunnydale HOPE	SF Block 3A	The Related Companies, LLC City and County of San Francisco		
ESTIMATED TR	A CAPITAL	DEVELOPMENT COSTS		
IMPROVEMENT PR	OJECT COSTS	BY FUNDING	SOURCE	
DEVELOPME	NT COSTS			
COST CATEGORY	TOTAL AMOUNT	AHSC GRANT PROGRAM	SUM OF ALL OTHER FUNDING	
PROJECT ACTIVITY (HARD COSTS)				
Total Project Activity Costs	\$955,004	\$955,004	\$N/A	
SOFT COSTS AND OTHER PROJECT RELATED COSTS				
Total Soft Cost and				
Other Project Related Costs	\$300,111	\$106,111	\$194,000	
TOTAL PROJECT COSTS	\$1,255,115	\$1,061,115	\$194,000	

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

City and County of San Francisco Mercy Housing California The Related Companies of California, LLC 21-AHSC-16994 Page 14 of 14

EXHIBIT E

Provision Ex. D-E.1 (As Referenced in Exhibit D, section 28)

Sunnydale HOPE SF Block 3A

THIS PROJECT HAS BEEN MADE POSSIBLE BY FINANCING FROM

CALIFORNIA CLIMATE INVESTMENTS
(Funded through the GREENHOUSE GAS REDUCTION FUND)
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
THROUGH THE
STRATEGIC GROWTH COUNCIL AND
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Affordable Housing and Sustainable Communities (AHSC) Program

Round 6 - Grant

DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT DIVISION OF STATE FINANCIAL ASSISTANCE

2020 W. El Camino Avenue, Suite 670, 95833 P. O. Box 952054 Sacramento, CA 94252-2054 (916) 263-2771 www.hcd.ca.gov



February 4, 2022

Ann Silverberg, Chief Executive Officer The Related Companies of California, LLC 18201 Von Karman Avenue, Suite 900 Irvine, CA 92612 Eric D. Shaw, Director City and County of San Francisco 1 South Van Ness Avenue, 5th Floor San Francisco, CA 94103

RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21 PIN 47837 – Sunnydale HOPE SF Block 3A

Dear Ann Silverberg and Eric D. Shaw:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Sunnydale HOPE SF Block 3A has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$21,205,299. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

AHSC Program <i>Loan</i> Funds					
Amount Awarded \$10,850,000					
Contract Number	21-AHSC-16993				

AHSC Program <i>Grant</i> Funds					
Amount Awarded \$10,355,299					
Contract Number	21-AHSC-16994				

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer Seeger Deputy Director

Division of State Financial Assistance

NOFA Round 6 (February 26, 2021)

Funding Application

Revised 4/27/21

2019-20 Cap and Trade Funding





State of California Governor Gavin Newsom

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

Louise Bedsworth, Executive Director California Strategic Growth Council

Gustavo Velasquez, Director
Department of Housing and Community Development (HCD)

2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833

email: ahsc@hcd.ca.gov

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

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Dustant	, , , , , , , , , , , , , , , , , , ,	Affordable Housing	& Sustain	lable Com	imunities P			_		-1 (105	FAAST		4783	38
Project Name: Sunnydale HOPE SF Block 3A Project Area Type: \$102(d) If Project is also known under another Project name(s) or was formerly					ct (ICF		sing ype:	Rent	al					
-		der another Project na e(s), enter the name(s		as formerly	N/A									
Have you app	•	plan to apply, or has th	ne Project b											Yes
Other HCD Program(s) Name(s): Funding Amount Funding Status NOFA Date Award Date/Expected Award Date/Expec						rd Date								
Infill Infrastructure Grant Program \$5,786,000 Applying concurrently 5/12/21 10/1/21														
			A CC a sola la	1.11		(D) \$400(a)(4)		Woo Dr	oigot oword	od fund	ds in prior Al	JSC rou	ndo2	No
For ICP or R	IPA Area Ty	oes - Must include			evelopment (AH			was Pro	oject awarde	a runc	as in prior Ai	15C 10u	nas?	No
		a Sustainable	Housing	Related Infra	structure (HRI)	- §103(a)(2)		If `	Yes, which r	ound c	of AHSC was	s it awar	ded?	
•		cture Project and an	✓ Sustaina	able Transpor	tation Infrastruc	ture (STI) - §103	(a)(3)	In Duning		4 0 0 00	vievely eve		in at O	Nia
	_	elopment and/or									viously awa			No
_		ucture Project - Il boxes that apply):				RA) - §103(a)(4)		Select M	etropolitan F	Plannin	ng Org. or "n	on-MPC	area" l	pelow
3102(a)(b) a	(c) (oncor a	i boxes that apply).	✓ Program	Costs (PGM) - §103(b)			Metropolit	an Transport	ation C	ommission (I	MTC)		
				ICP Pro	ject Area T	ype §102(d)(1)(2)(3)						
(1) Includes a	at least one T	ransit Station/Stop?				,								Yes
(2) Be served	d by at least o	ne mode of Qualifyin	g Transit th	nat does no	t meet the re	quirements of	์ High Qเ	ality Tra	nsit at time	of app	lication sub	mittal?		Yes
` '	· · · ·	s to fund an AHD with				be located wit	hin one-h	alf mile o	of a Transit S	Station	/Stop?			Yes
` '	<u> </u>	ts or Program Costs		· ,	` ,									Yes
Tota	I Developm	ent Costs (TDC) an	d AHSC F	unding - <mark>l</mark> i	imits: §103(a	a)(1)(D), §103	(a)(2)(B),	, §103(a)	(3)(B), §103	(a)(4)(C), §103(b)	(2), and	§104(a)	
	_		AHSC Fu	-	st (min \$1M,	-	AHSC		-AHSC Fun					
	ect/Program	TDC			<u>\ max \$10M)</u>		Total AF		<u>commitmen</u>	ts		gislative		
Housing (AH Housing (HR		\$78,386,356 \$0			850,000 \$0		51.179		\$67,536,356	;	State A	ssembly. District		17
Housing (AF		\$78,386,356			850,000		51.17 9		\$67,536,356					
Transportation		\$11,244,184			'94,184		41.479		\$2,450,000		Senate	District		11
Transportation		\$1,255,115			061,115		5.00%		\$194,000		Cong	essiona	I	12
-														12
Programs (P	GM)	\$500,000		\$50	00,000		2.36%	o O	\$ 0			District		
Totals:	,	\$91,385,655			00,000 205,299		2.36% 100.00		\$0 \$70,180,35 6	<u> </u>		District	:	
Totals: Employment	t Benefits & 0		§103(a)			STI		%			Cost Cap		erage	
Totals: Employment (1)(C)(iii), (2) Total amount	t Benefits & ((A)(iii), (3)(A)(t of eligible Er	\$91,385,655 Outcomes Reporting (iii), and (4)(A)(iii) nployment Benefits an	d	\$21,2	205,299	STI	100.00	%	\$70,180,356		Cost Cap			
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,		Overview	4/27/21
Plan name (i	if applicable): §102(a)(3)(C)	N/A	
§106(a)(15)	Applicant acknowledges t	that Qualifying Transit must be completed and offering service to the Transit Station/Sto time set forth	op of the Project Area by the in the Standard Agreement.
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 identifed on the Map. Refer to the Project Area Mapping Guidance. All documentation transit service schedule supporting the transit service area. All	Uploaded to HCD? Yes
File Name	Transit Service Schedule	transit service schedules should be uploaded to "Transit Service Schedule" as one	Uploaded to HCD? Yes
		Application Threshold Requirements §106(a)	
		on in GHG emissions through fewer vehicle miles traveled (VMT) pursuant to the <u>CARB</u>	
non- Metropo		mentation of the applicable Sustainable Community Strategy (SCS) or similar sustainab regions and is consistent with activities or strategies identified in the regional SCS, or and GHG.	
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
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
` '	•	State planning priorities established pursuant to §65041.1 of the Government Code.	Yes
years. Select costs (must			
Urban Greer			an Greening costs \$292,000
		ite lighting in accordance with local, state, and federal design standards and requirement sportation routes and transit stations or stops.	nts for all publicly accessible Yes
· ·	<u> </u>	ing at time of application that is >= 0.90	f No, Project has insufficient
` '		gram worksheets (funding sources) §106(a)(7) calculation: 1.00	funding Commitments Ok
		ss feasibility of application and its compliance with AHSC Program and application requ	irements? Yes
` '		oc. Assistance Law (CA Gov Code §7260-7277)? AHD Yes HRI No	STI No TRA No
	ide a narrative discussion on the nu	· ·	•
•	useholds and provided relocation as at actions have or will be taken to c	ssistance Housing Authority (SFHA) will assist affected households in relocating temporous elsewhere within the Sunnydale public housing site or permanently to other States.	
•	elocation Assistance Law? If No , pr		
	on supporting relocation is not requ	·	,
File Name	Reloc Plan	And the second area in the Debugging Discount of the second of the secon	
	INCIDO I Idii	Applicants must provide a Relocation Plan or documentation supporting no relocation	. Uploaded to HCD? Yes
in substantial	al compliance means the local public	Applicants must provide a Relocation Plan or documentation supporting no relocation in which Project is located be in substantial compliance by the date of award recommic entity's adopted housing element is in substantial compliance as demonstrated by a within the time frames required by Gov Code §65588 includes that substance essentia	etter from HCD which sets
in substantial forth findings Article 10.6, of this requirem	al compliance means the local public s that the housing element adopted commencing with Gov. Code §6558	c entity's adopted housing element is in substantial compliance as demonstrated by a lewithin the time frames required by Gov Code §65588 includes that substance essentia 80, Ch. 3 of Div. I of Title VII? Projects located on Trust Land, as defined in Appendix E	etter from HCD which sets I to every requirement of B(a)(1), (2), are exempt from
in substantial forth findings Article 10.6, of this requirem File Name	al compliance means the local public sthat the housing element adopted commencing with Gov. Code §6558 Hent Hang Element Letter	c entity's adopted housing element is in substantial compliance as demonstrated by a lewithin the time frames required by Gov Code §65588 includes that substance essentia 80, Ch. 3 of Div. I of Title VII? Projects located on Trust Land, as defined in Appendix Experimental Action of Contract Land, as defined in Appendix Experimental Experimen	etter from HCD which sets I to every requirement of B(a)(1), (2), are exempt from Uploaded to HCD? Yes
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in substantial forth findings Article 10.6, of this requirem File Name (18) Climate (23) All Project verquests, as for accessible the Project m (26) Projects capable of accessible the Project m (27) Project verget m (28) Project verget m (29) Project verget m (29) Project verget m (21) Project verget m (21) Project verget m (22) Project verget m (23) All Project verget m (24) Project verget m (26) Project verget m (27) Project verget m (28) Project verget m (29) Project verget m (29) Project verget m (21) Project verget m (26) Project verget m (27) Project verget m (28) Project verget m (29) Project verget m (26) Project verget m (27) Project verget m (28) Project verget m (29) Project verget m (20) Proje	al compliance means the local public that the housing element adopted commencing with Gov. Code §6558 and Hang Element Letter adaptation measures are integrated fect components will meet applicable chanical ventilation systems with hig will meet the accessibility requirement approvided for in the TCAC regulation le units to persons with disabilities remust ensure that any other applicables involving new construction, acquisic commodating broadband service with the accessibility requirement in will include the Public Agency as a STI TRA Agrmnt STI TRA Agrmnt Deper Will the AHD Developer ame The Related Companies of Camontgomery Street, Suite 1300 Ann Silverberg Montgomery Street, Suite 1300 App1 Cert & Legal App1 Resolution App1 OrgDoc1, OrgDoc2, etc	c entity's adopted housing element is in substantial compliance as demonstrated by a limith the time frames required by Gov Code §65588 includes that substance essentia 80, Ch. 3 of Div. I of Title VII? Projects located on Trust Land, as defined in Appendix B A jurisdiction's current housing element status is obtainable thru HCD's website d into Project through the "Community Climate Resiliency" scoring in §107(m) - Narrative codes, including the California Building Standards Code (CCR, Title 24), which effect gh efficiency filtration of Minimum Efficiency Rating Value (MERV) 13. ents specified in the TCAC regulations, as may be amended and renumbered from time ans, must be approved in writing by HCD prior to the start of construction. Projects must requiring the features of the accessible units in accordance with TCAC regulations. The lefederal, state, and local accessiblity requirements are met. Sition and Substantial Rehabilitation, or conversion of nonresidential structures to reside with at least a speed of 25 megabits per second for downloading and 3 megabit	etter from HCD which sets I to every requirement of B(a)(1), (2), are exempt from Uploaded to HCD? Ves Ve-Based Policy worksheet Ves Ves Ves Ves Ves Ves Ves

		Overview		4/27/21				
File Name	App1 FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD? N/A					
File Name	App1 Cert of Good Standing	Dated 30 days or less from the application	Uploaded to HCD? Yes					
File Name	App1 Tax-Exempt Status	Corporations	Uploaded to HCD? N/A					
Applicant #2	‡2							
Entity name	ntity name Mercy Housing California Eligiblility Organization type Non-profit Public Benefit Corporation							
Address 125	66 Market Street	Zip <mark>94102</mark>						
Auth Rep	Ramie Dare	Phone (415) 355-7118						
Contact	Ramie Dare	Title Vice President	Email rdare@mercyhousing.org	Phone (415) 355-7118				
	66 Market Street		City San Francisco State CA	Zip 94102				
File Name	App2 Cert & Legal	See Certifications & Legal worksheet.		Uploaded to HCD? Yes				
File Name	App2 Resolution	Signature required; see Applicant Documer	nts worksheet.	Uploaded to HCD? Yes				
File Name	App2 OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		Uploaded to HCD? Yes				
File Name	App2 OrgChart	See Applicant Documents worksheet.		Uploaded to HCD? Yes Uploaded to HCD? Yes				
File Name File Name	App2 Signature Block App2 Payee Data Record	See Applicant Documents worksheet. See Applicant Documents worksheet.		Uploaded to HCD? Yes Uploaded to HCD? Yes				
File Name	App2 FISCAL TIN Form	See Applicant Documents worksheet.		Uploaded to HCD? N/A				
File Name	App2 Cert of Good Standing	Dated 30 days or less from the application	due date	Uploaded to HCD? Yes				
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from INS an	и пош гтансті ѕе тах воаго тог	Uploaded to HCD? Yes				
	3 (if applicable)	Corporations						
	City and County of San Francisco	Eligiblility Locality	Organization type Pub	olic Agency				
	outh Van Ness Avenue		City San Francisco State CA	Zip 94103				
Auth Rep	Eric Shaw	Title Director	Email eric.shaw@sfgov.org	Phone (415) 701-5616				
Contact	Sara Amaral	Title Senior Project Manager	Email sara.amaral@sfgov.org	Phone (415) 701-5614				
	outh Van Ness Avenue		City San Francisco State CA	Zip 94103				
File Name	App3 Cert & Legal	See Certifications & Legal worksheet.		Uploaded to HCD? Yes				
File Name	App3 Resolution	Signature required; see Applicant Documer	nts worksheet.	Uploaded to HCD? Yes				
File Name	App3 OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.		Uploaded to HCD? N/A				
File Name	App3 OrgChart	See Applicant Documents worksheet.		Uploaded to HCD? N/A				
File Name	App3 Signature Block	See Applicant Documents worksheet.		Uploaded to HCD? Yes Uploaded to HCD? N/A				
File Name File Name	App3 Payee Data Record App3 FISCAL TIN Form	See Applicant Documents worksheet. See Applicant Documents worksheet.		Uploaded to HCD? N/A Uploaded to HCD? Yes				
File Name	App3 Cert of Good Standing	Dated 30 days or less from the application	due date	Uploaded to HCD? N/A				
File Name	App3 Tax-Exempt Status	Evidence of tax-exempt status from the application	u nom ranchise rax board for	Uploaded to HCD? N/A				
	(if applicable)	Corporations		opiodada to 1102.				
Entity name		Eligiblility	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 Documer	nts 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 File Name	App4 Payee Data Record App4 FISCAL TIN Form	See Applicant Documents worksheet. See Applicant Documents worksheet.		Uploaded to HCD? 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 the application	u nom i ranciise rax boaiu ioi	Uploaded to HCD?				
	i (if applicable)	III cornorations		,				
Entity name		Eligiblility	Organization type					
Address			City State	Zip				
Auth Rep		Title	Email	Phone				
Contact		Title	Email	Phone				
Address	1		City State	Zip				
File Name	App5 Cert & Legal	See Certifications & Legal worksheet.		Uploaded to HCD?				
File Name	App5 Resolution	Signature required; see Applicant Documer	nts worksneet.	Uploaded to HCD?				
File Name File Name	App5 OrgDoc1, OrgDoc2, etc App5 OrgChart	See Applicant Documents worksheet.		Uploaded to HCD? Uploaded to HCD?				
File Name	App5 OrgChart App5 Signature Block	See Applicant Documents worksheet. 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	Corporations	u IIOIII FIAIICIIISE TAX DOAIU IOI	Uploaded to HCD?				
		pment Team Contacts (provide inform	nation that is currently available)					
Owner/Borro		W.	,,					
	Sunnydale Block 3A Housing Parti	ners, L.P.	Organization type Lim	ited Partnership				
	Montgomery Street, Suite 1300		City San Francisco State CA	Zip 94104				
Auth Rep	Ann Silverberg	Title Vice President	Email asilverberg@related.com	Phone (415) 677-9000				
Contact	Ann Silverberg	Title Vice President	Email asilverberg@related.com	Phone (415) 677-9000				
	Montgomery Street, Suite 1300		City San Francisco State CA	Zip 94104				
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? File Name Owner OrgDoc1, OrgDoc2, See Applicant Documents worksheet. Uploaded to HCD? File Name Owner OrgChart See Applicant Documents worksheet. Uploaded to HCD? File Name Owner Signature Block See Applicant Documents worksheet. Uploaded to HCD? File Name Owner Payee Data Record See Applicant Documents worksheet. Uploaded to HCD? File Name Owner FISCAL TIN Form See Applicant Documents worksheet. Uploaded to HCD? File Name Owner Cert of Good Standing Dated 30 days or less from the application due date. File Name Owner Tax-Exempt Status Dated 30 days or less from the application due date. File Name Owner Tax-Exempt Status Dated 30 days or less from the application due date. File Name Owner Tax-Exempt Status Dated 30 days or less from the application due date. File Name Owner Tax-Exempt Status Dated 30 days or less from the application due date. File Name Owner Tax-Exempt Status Dated 30 days or less from the application due date. File Name Managing General Partner Legal Name Mercy Transformation LLC Controlling party #1 title Managing General Partner Legal Name Mercy Transformation LLC Address 1256 Market Street City San Francisco State CA Zip 94102 Auth Rep Ramie Dare Title Vice President Authorized Rep. Email radare@mercyhousing.org Phone (415) 35-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Legal Managing General Partner Cert & Legal Managing General Partner Cert & Legal Managing General Partner Reso Signature required; see Applicant Documents worksheet. Uploaded to HCD? Uploaded to HCD? Uploaded to HCD?	5-7118
File Name Owner OrgDoc1, OrgDoc2, See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner OrgChart See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Signature Block See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Payee Data Record See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner FISCAL TIN Form See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Cert of Good Standing Dated 30 days or less from the application due date. Uploaded to HCD2 File Name Owner Tax-Exempt Status Device or tax-exempt status in in the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #1 title Managing General Partner Legal Name Mercy Transformation LLC Organization Type Limited Liability Company Address 1256 Market Street City San Francisco State CA Zip 94102 Auth Rep Ramie Dare Title Vice President Authorized Rep. Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Contact Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Contact Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Contact Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102	Yes Yes Yes Yes N/A Yes N/A 5-7118
File Name Owner OrgChart See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Signature Block See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Payee Data Record See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner FISCAL TIN Form See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Cert of Good Standing Dated 30 days or less from the application due date. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Tax-Exempt Status Documents worksheet. Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owner Fiscal Title Vice President Owner Tax-Exempt Status Town Transformation Uploaded to HCD2 File Name Owne	Yes Yes N/A Yes N/A 5-7118
File Name Owner Payee Data Record See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner FISCAL TIN Form See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Cert of Good Standing Dated 30 days or less from the application due date. Uploaded to HCD2 File Name Owner Tax-Exempt Status Uploaded to HCD2 In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #1 title Managing General Partner Legal Name Mercy Transformation LLC Organization Type Limited Liability Company Address 1256 Market Street City San Francisco State CA Zip 94102 Auth Rep Ramie Dare Title Vice President Authorized Rep. Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert City San Francisco State CA Zip 94102 File Name Managing General Partner Cert City San Francisco State CA Zip 94102 Vice President Contact Email rdare@mercyhousing.org Phone (415) 355-7 Vice President City San Francisco State CA Zip 94102 Vice President City San Francisco State CA Zip 94102 Vice President City San Francisco State CA Zip 94102 Vice President City San Francisco State CA Zip 94102 Vice President City San Francisco State CA Zip 94102 Vice President City San Francisco State CA Zip 94102	Yes N/A Yes N/A 5-7118
File Name Owner FISCAL TIN Form See Applicant Documents worksheet. Uploaded to HCD2 File Name Owner Cert of Good Standing Dated 30 days or less from the application due date. Uploaded to HCD2 File Name Owner Tax-Exempt Status Date of Tax-Exempt Status Date of Tax-Exempt Status Department of Tax-Exempt D	N/A Yes N/A 5-7118
File Name Owner Cert of Good Standing Dated 30 days or less from the application due date. File Name Owner Tax-Exempt Status Corporations In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #1 title Managing General Partner Legal Name Mercy Transformation LLC Organization LLC Organization Type Limited Liability Company Address 1256 Market Street City San Francisco State CA Zip 94102 Auth Rep Ramie Dare Title Vice President Authorized Rep. Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Legal See Certifications & Legal worksheet.	Yes N/A 5-7118
File Name Owner Tax-Exempt Status Corporations Uploaded to HCD2 In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #1 title Managing General Partner Legal Name Mercy Transformation LLC Organization Type Limited Liability Company Address 1256 Market Street City San Francisco State CA Zip 94102 Auth Rep Ramie Dare Title Vice President Authorized Rep. Email rdare@mercyhousing.org Phone (415) 35-7 Address 1256 Market Street City San Francisco State CA Zip 94102 Contact Ramie Dare Title Vice President Contact Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & See Certifications & Legal worksheet.	N/A 5-7118 18
In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #1 title	5-7118 18
Controlling party #1 title	5-7118 18
Legal NameMercy Transformation LLCOrganization TypeLimited Liability CompanyAddress1256 Market StreetCitySan FranciscoStateCAZip94102Auth RepRamie DareTitleVice PresidentAuthorized Rep. Emailrdare@mercyhousing.orgPhone(415) 35ContactRamie DareTitleVice PresidentContact Emailrdare@mercyhousing.orgPhone(415) 355-7Address1256 Market StreetCitySan FranciscoStateCAZip94102File NameManaging General Partner Cert & LegalSee Certifications & Legal worksheet.	5-7118 18
Auth Rep Ramie Dare Title Vice President Authorized Rep. Email rdare@mercyhousing.org Phone (415) 35 Contact Ramie Dare Title Vice President Contact Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Legal Worksheet. See Certifications & Legal worksheet. Uploaded to HCD2	18
Contact Ramie Dare Title Vice President Contact Email rdare@mercyhousing.org Phone (415) 355-7 Address 1256 Market Street City San Francisco State CA Zip 94102 File Name Managing General Partner Cert & Legal Worksheet. Uploaded to HCD?	18
Address 1256 Market Street File Name Managing General Partner Cert & Legal	
File Name Managing General Partner Cert & Legal See Certifications & Legal worksheet. Uploaded to HCD?	Yes
& Legal See Certifications & Legal worksheet.	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. See Applicant Documents worksheet. Uploaded to HCD2	Yes
File Name Managing General Partner OrgChart See Applicant Documents worksheet. See Applicant Documents worksheet. Uploaded to HCD?	Yes
File Name Managing General Partner Signature Block See Applicant Documents worksheet. Uploaded to HCD3	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?	Yes
In the cell below, select an applicable controlling party to the organization type in cell AE166	
Controlling party #2 title Administrative General Partner	
Legal Name Related/Sunnydale Block 3A Development Co., LLC Organization Type Limited Liability Company	
Address 44 Montgomery Street, Suite 1300 City San Francisco State CA Zip 94104 Auth Rep Ann Silverberg Title Vice President Authorized Rep. Email asilverberg@related.com Phone (415) 67	7-9000
Contact Ann Silverberg Title Vice President Contact Email asilverberg@related.com Phone (415) 677-96	
Address 44 Montgomery Street, Suite 1300 City San Francisco State CA Zip 94104	
File Name Administrative General Partner Cert & Legal See Certifications & Legal worksheet. Uploaded to HCD3	Yes
File Name Administrative General Partner Reso Signature required; see Applicant Documents worksheet. Uploaded to HCD?	Yes
File Name Administrative General Partner OrgDoc1, OrgDoc2, etc See Applicant Documents worksheet. Uploaded to HCD3	Yes
File Name Administrative General Partner OrgChart See Applicant Documents worksheet. Uploaded to HCD3	Yes
File Name Administrative General Partner Signature Block See Applicant Documents worksheet. Uploaded to HCD3	Yes
File Name Administrative General Partner See Applicant Documents worksheet. Uploaded to HCD3	Yes
Payee Data Record	
File Name	N/A
Payee Data Record Administrative General Partner See Applicant Documents worksheet Liploaded to HCD3	N/A Yes
File Name Administrative General Partner TIN See Applicant Documents worksheet. Uploaded to HCD3 File Name Administrative General Partner Cert of Good Standing File Name Administrative General Partner Tax-Exempt Status Dated 30 days or less from the application due date. Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. Uploaded to HCD3 Uploaded to HCD3	
File Name Administrative General Partner TIN See Applicant Documents worksheet. Uploaded to HCD2 File Name Administrative General Partner Cert of Good Standing File Name Administrative General Partner Tax-Exempt Status Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. Uploaded to HCD2	Yes
File Name Administrative General Partner TIN See Applicant Documents worksheet. Uploaded to HCD2 File Name Administrative General Partner Cert of Good Standing File Name Administrative General Partner Tax-Exempt Status Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #3 title	Yes
File Name Administrative General Partner TIN See Applicant Documents worksheet. Uploaded to HCD2 File Name Administrative General Partner Cert of Good Standing Dated 30 days or less from the application due date. Uploaded to HCD2 File Name Administrative General Partner Tax-Exempt Status Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. Uploaded to HCD2 In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #3 title Legal Name Organization Type	Yes
File Name Administrative General Partner TIN See Applicant Documents worksheet. Uploaded to HCD2 File Name Administrative General Partner Cert of Good Standing File Name Administrative General Partner Tax-Exempt Status Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #3 title	Yes
File Name Administrative General Partner TIN See Applicant Documents worksheet. File Name Administrative General Partner Cert of Good Standing File Name Administrative General Partner Tax-Exempt Status In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #3 title Legal Name City State Zip Address Controlling Party State Zip	Yes
File Name Administrative General Partner TIN See Applicant Documents worksheet. Uploaded to HCD2 File Name Administrative General Partner Cert of Good Standing Dated 30 days or less from the application due date. Uploaded to HCD2 File Name Administrative General Partner Tax-Exempt Status Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. Uploaded to HCD2 In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #3 title Legal Name Organization Type Address City State Zip Auth Rep Title Authorized Rep. Email Phone	Yes
File Name	Yes N/A
File Name Administrative General Partner TIN See Applicant Documents worksheet. File Name Cert of Good Standing Dated 30 days or less from the application due date. File Name Administrative General Partner Cert of Good Standing Dated 30 days or less from the application due date. File Name Administrative General Partner Tax-Exempt Status Corporations. In the cell below, select an applicable controlling party to the organization type in cell AE166 Controlling party #3 title Legal Name City State Zip Auth Rep Title Authorized Rep. Email Phone Contact Title Contact Email Phone Address City State Zip Address Zip	Yes N/A

				Over	view						4/27/21
File Name	OrgChart		See Applicant Documents worksheet.						Uploa	aded to HCD?	
File Name	Signature Block	k	See Applicant Documents worksheet.						Uploa	aded to HCD?	
File Name	Payee Data Rec	cord	See Applicant Documents worksheet.						Uploa	aded to HCD?	
File Name	TIN		See Applicant Documents worksheet.						Uploa	aded to HCD?	
File Name	Cert of Good St	tanding	Dated 30 days or less from the application due date.						Uploa	aded to HCD?	
File Name	Tax-Exempt Sta		Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.						Uploa	aded to HCD?	
			I TRA components								
	Peninsula Corride	or Joint Powers B		Contact	David Pape		Email	paped@s			
Phone		Address 1250 Sa	n Carlos Ave			City San Carlos		State	CA	Zip <mark>94070</mark>	
	nagement Agent										
Legal name	Mercy Housing M	Management Grou	р	Contact	Jacquie Hof	fman	Email	jhoffman@	@mercy	yhousing.org	
Phone (415	5) 355-7124	Address 1256 Ma	arket Street			City San Francisco		State	CA	Zip 94102	
Financial Co	nsultant	•				•		•		•	
Legal name	California Housin	ng Partnership (Ch	HPC)	Contact	Zorica Stand	cevic	Email	zstancevi	c@chp	c.net	
	5) 738-7793		e Street, Suite 300			City San Francisco		State	CA	Zip 94104	
	vice Provider							0.10.10		p	
	Mercy Housing C	California		Contact	David Ferna	ndez	Fmail	dfernande	27@me	rcyhousing.org	7
	5) 355-7138	Address 1256 Ma	arket Street	Contact	David i Cilia	City San Francisco	Lilian	State	CA	Zip 94102	3
	<u> </u>	Address 1230 Wi	arket Street			City Sail Francisco		State	CA	Zip 94102	
Borrower Le	•	Cours Famail 9	Arm dt I I D	Contact	Donall Kidd		Email	41::44@ba	o o roly (2000	
	•	Cowan Esmail &			Daryll Kidd	Out I as Associate	Email	dkidd@bo			
`	3) 239-8020	Address 633 Wes	st Fifth Street, 64th	Floor		City Los Angeles		State	CA	Zip <mark>90071</mark>	
General Con											
		eneral Contractors		Contact	Tom Giarrus		Email	tomg@nik			
Phone (415	5) 863-1820	Address 1000 Br	annan Street			City San Francisco		State	CA	Zip <mark>94103</mark>	
Architect											
Legal name	David Baker Arch	hitects		Contact	Daniel Simo	ns	Email	danielsim	ons@d	lbarchitect.com	n
Phone (415	5) 799-4585	Address 461 Sec	ond Street, Suite 1	27		City San Francisco		State	CA	Zip 94107	
Developmen	t Funding Source	е	·								
	City and County			Contact	Eric Shaw		Email	eric.shaw	@sfaov	v.ora	
	5) 701-5616		Van Ness Avenue			City San Francisco		State	CA	Zip 94103	
	t Funding Source		Vall 11000 / 1101100			Oity Carrination		Otato	<u> </u>	Zipjerree	
			ment Corporation	Contact	Sebastian G	lowacki	Fmail	sehastian	alowa	cki@usbank.co	nm .
	3) 585-4230		pitol Mall, Suite 800		Jobastian G	City San Francisco	Liliali	State		Zip 95814	2111
`	<u>'</u>		ntor Man, Juile 600			Oity Carr Francisco		State	OA	Zip 300 14	
	t Funding Source		ment Corporation	Contact	Lisa Gutierre	27	Email	lieo aution	roz@	shank som	
					Lisa Gullerre		Email			sbank.com	
	6) 498-3457		oitol Mall, Suite 800			City San Francisco		State	CA	Zip <mark>95814</mark>	
	t Funding Source	е									
Legal name				Contact		In. I	Email			1 1	
Phone		Address				City		State		Zip	
	t Funding Source	е									
Legal name				Contact			Email				
Phone		Address				City		State		Zip	
	ing Subsidy Sou										
Legal name	San Francisco H	ousing Authority		Contact	Tonia Lediju		Email	ledijut@st	fha.org		
	5) 715-5200	Address 1815 Eg	bert Avenue			City San Francisco		State	CA	Zip 94124	
,	ing Subsidy Sou										
Legal name Contact Email											
Phone		Address		23/11401		City		State		Zip	
						,		Jiaio			

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 Thy must be submitted by all governmental entity Applicants. All other Applicants must submit the 51D-204 Payee Data Record. Forms available on AFISC

	Certification & Lega	al Disclosure	4/27/21
On behalf of the entity identified in the s	•		
		he best of my knowledge and belief, true and correct.	
2. I possess the legal authority to submit th	is application on behalf of the entity ident	tified in the signature block.	
	•	r entities, including affiliates, that will provide goods or services to the F	-
	• • • • • • • • • • • • • • • • • • • •	entity that will provide goods or services to the Project. "Related Party" i	s defined in
Section 10302 of the California Code of Re	egulations (CTCAC Regulations):		
None			
State or Federal appellate level.	, or the real property on which the Project	t is proposed (Property) is not party to or the subject of any claim or act	ion at the
		ts or potentially affects the feasibility of the Project.	
In addition, I acknowledge that all informati	•	·	
		, ,	
A non Cily comb and	Authorized Cignoton		
Ann Silverberg	Authorized Signatory		6/8/21
Printed Name	Title of Signatory	Signature	Date
	Legal Di	sclosure	
For purposes of the following questions, ar	nd with the exceptions noted below, the te	erm "applicant" shall include the applicant and joint applicant, and any s	ubsidiary of
the applicant or joint applicant if the subsid	iary is involved in (for example, as a guar	rantor) or will be benefited by the application or the project.	
In addition to each of these entities themse	elves, the term "applicant" shall also include	de the direct and indirect holders of more than ten percent (10%) of the	ownership
interests in the entity, as well as the officer	s, directors, principals and senior executiv	ves of the entity if the entity is a corporation, the general and limited par	rtners of the
		entity is a limited liability company. For projects using tax-exempt bond	s, it shall
also include the individual who will be exec	·		
	, , , , , ,	as an "applicant," or "joint applicant" as defined above.	
Explain all positive responses on a sepa	arate sheet and include with this quest	tionnaire in the application.	
Exceptions:			
• • • •		ling but not limited to cities, counties, and joint powers authorities with 1	00 or more
members, are not required to respond to the	•		<i>((</i> '
		ne boards, are also not required to respond. However, chief executive o respond, as must chief financial officers (Treasurers, Chief Financial Off	
their equivalent).	ers, Presidents of their equivalent) must r	espond, as must chief ilitaricial officers (Treasurers, Chief Financial Off	icers, or
Civil Matters			
	eceivership case or had a bankruptcy or u	receivership action commenced against it, defaulted on a loan or been	
foreclosed against in past ten years?	socretain case of flad a sammapley of f	assistant de la commence a againet it, actautica en a tean et seen	No
	 een 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 busine	•		No
3. Have there been any administrative or c	ivil settlements, decisions, or judgments	against the applicant within the past ten years that materially and adver	sely
affected (a) the financial condition of the ap	oplicant's business, or (b) the project that	is the subject of the application?	No
• • • • • • • • • • • • • • • • • • • •		o, any civil or administrative proceeding, examination, or investigation b	13(1)
		ng authority, or a local, state or federal regulatory or enforcement agenc	y?
•		proceeding, examination, or investigation by a local, state or federal	
	state or federal taxing authority, or a local,	, state or federal regulatory or enforcement agency that resulted in a	No
settlement, decision, or judgment?			
Criminal Matters			
	•	become a party to or the subject of, any criminal litigation, proceeding, result in, felony charges against the applicant?	No
		pecome a party to or the subject of, any criminal litigation, proceeding,	
	•	result in, misdemeanor charges against the applicant for matters relating	ng No
to the conduct of the applicant's business?	· · · · · · · · · · · · · · · · · · ·	result in, misdemeanor charges against the applicant for matters relatin	19 110
• • • • • • • • • • • • • • • • • • • •		become a party to or the subject of, any criminal litigation, proceeding,	
	•	result in, criminal charges (whether felony or misdemeanor) against the	e No
applicant for any financial or fraud related of	· · · · · · · · · · · · · · · · · · ·	,,,,,,	
9. Is the applicant currently a party to, or th	ne subject of, or been notified that it may be	pecome a party to or the subject of, any criminal litigation, proceeding,	
	•	fect the financial condition of the applicant's business?	No
10. Within the past ten years, has the appli	icant been convicted of any felony?		No
11. Within the past ten years, has the appli	icant been convicted of any misdemeano	r related to the conduct of the applicant's business?	No
12. Within the past ten years, has the appli	icant been convicted of any misdemeano	r for any financial or fraud related crime?	No
Please provide a letter of explanation if	<u> </u>		
File Name: Cert & Legal Explanation	Letter of explanation for any "Yes"	answers or red shaded items above. Uploaded to He	CD? N/A
Ann Silverberg	Authorized Representative		0/0/04
Printed Name	Title of Signatory	Signature	6/8/21 Date
r iiileu Naiile	Title of Signatory	Signature	Dale

AHD Project Description	4/27/21
1) Sponsor/Developer Experience	
The Sponsors/Developers are The Related Companies of California (Applicant 1, "Related") and Mercy Housing California (Applicant 2, "Mercy"). Together, the two firms are of the Sunnydale public housing revitalization effort in which this AHSC Project will contribute towards. Related is a fully integrated real estate development firm who of experience. It has completed and currently operates over 12,000 LIHTC affordable housing units throughout California. Mercy has developed and currently operates more the homes throughout California serving lower income families, seniors, and people who have experienced homelesness. Mercy also provides robust resident service coordination residents in addition to property management through its affiliate, Mercy Housing Management Group.	ith 30 years nan 9,000
2) Topography and Special Site Features	
The AHD site is on the 1500 block of Sunnydale Avenue in San Francisco. The AHD will be a 5-story Type V/Type I mixed-use development with approximately 19,000 square ground floor neighborhood retail and service spaces including a wellness center to be operated by SF Department of Public Health, an early childhood education center to be referred by the second services office, and 80 affordable family units above. A resident-only courtyard will be on the second Laundry rooms will be available on each floor with larger units having in-unit W/Ds. The site has a downward slope of about 5% from the northwest corner to the southeast confront entrance will be along Sunnydale Avenue to the north. A publicly accessible pedestrian mews is contemplated on the west side. The AHD will seek Green Point Rated G be powered entirely by electricity (no natural gas infrastructure).	operated by d floor. rner. The
3) Proposed Tenant Poplulation	
The AHD comprises 80 affordable units ranging from studios to four-bedrooms. Of the 80 total units, 60 units (75%) will be set aside for Sunnydale public housing households Project-Based Section 8 Vouchers (PBV) through a 20-year Project-Based Section 8 contract with a maximum affordability of 50% AMI. The contract will be administered by S through a non-competitive process. 19 units will be tax credit affordable units for households at or below 60% AMI. There is one manager's unit.	
4) Specific Issues (relocation, environmental, historical, etc.)	
Relocation: The Project requires the temporary relocation of about 14 households and demolition of 14 public housing units. SFHA will assist affected households in relocating temporarily to vacant rehabbed units elsewhere within the Sunnydale public housing site or permanently to other SFHA-subsidized affordable housing within San Francisco. A households will be noticed and provided relocation assistance per URA, CRAL, and Sunnydale HOPE SF Relocation Plan. Environmental: Hazmat testing will be performed to create an approved abatement and demolition plan prior to the demolition. Similar structures within the Sunnydale HOPE scontain lead, asbestos-containing materials, and PCBs.	II
Historic: The buildings to be demolished for the new construction of the AHD are not historic.	
5) Demolition, if applicable	
Two buildings comprising 14 public housing units will be abated and demolished.	
6) Rehabilition, if applicable	
N/A	
7) Will Prevailing Wage be paid	
Yes.	

					Sun	nyda	le HO	PE SF	Block 3A A	HD and	HRI Ove	erview PIN	I 4783	38						4/27/21
				Affor	rdable	e Hous	ing De	evelopm	ent (AHD) an	d Housin	ng Related	d Infrastructu	re (HF	RI) Project S	umma	ary				
	Project Nam	sit ne	e resi featui	dent or res, and	comm resou	nunity a urces ii	ameniti n the in	ies, clima nmediate	such as on- ate adaptive vicinity)		Iress	City	Zip			at. Lo	g.	Census Tracts		PNs
	Sunnydale HOPI Block 3A	betwe	en 30%	6 and 609	% TCA	C AMI p	lus appr	roximately	r households 19,000 square paces. The unit	Lot 3 Tent 9537	ative Map	San Francisco	9413	4 San Franc				75060502	6317	1-011
۵		mix co	onsists	of 4 stud	lios, 24	l one-be	droom u	ınits, 28 tw	o-bedroom						, ,	71214654	<u> </u>			
AHD		percei	nt of th	e units (6	0 units	s) are as	sisted by	y Project-E	eventy-five Based Section 8							.712	-			
		which	is mad	de availab	ole by S	-	-		tion 8 contract, thority through a						Ç	37	-			
		non-co	ompeti	tive proce	ess.									_						
HRI			Calculations: Unit Count																	
	Information: Area A	cres		ione:			t Count s/Acre	t 96	Building	Count	Fleva	tor Count				C	ensity	/ Project	Гуре	
	dential Rental			67,380			f Units	80	# of Bldgs		# of Eleva	-								MU
	eownership mercial		ղ. ft. դ. ft.	0 19,017	# of	# of Units/S	f Units	0	# of Bldgs # of Bldgs		# of Eleva					M	iyed I I	se Project		
Resid	Intl Non-Renta	al so	ą. ft.	16,370	# of	Units/S	paces		# of Bldgs	0	" OI LIOVO		Multi	ple Parcels			ixou o	00 1 10,000	•	
	· <mark>(Mixed Use)</mark> per of car share		q. ft. paces	0	# of	Units/S		er of elect	# of Bldgs ric vehicle char		ng spaces	0		Number	of unco	vered	auest	parking s	paces	0
# of c	ar parking spa	ces	60	F		g ratio:	car spa					parking spaces	80					parking sp paces/total		1:1
is the	AHD a scatter	ed site pro	ject?	§103(a)((1)(B)((ii) No			AHD Capita	al Project	ts &103/a)(1)								
(A)(i)	Select from the	e dropdow	n men	u one or	more	of the	Now	construct	•		10 3 100(0)	<u>/('/</u>								Ok
	ing qualified A	HD develo	pment	types re	elated	to your	New	construct	lon											Ok
Proje	U																			
(A)(ii)	The AHD mus	st located v	vithin a	a half mi	le fron	n a Tra	nsit Sta	ation/Sto	p that meets P	roiect Are	a transit re	equirements								
per §	102(c) or (d).											•		HD distance f	rom Tra	ansit (Station	/Stop 0.1	Mil	les Ok
, ,									•			ds & Unit Mix' sented by AMI		•	lax Fur	nds &	Unit I	Mix" work	sheet).	Ok Yes
Extrer	nely Low Income	e (ELI) 15-3	0% AN	11 units	17	7 V	ery Low	Income (/LI) 31-50% AMI) % Affordable เ		_	ordabili		Renta		НО	0%
` ' ')(a) Must meet Sites Area in			ensity re	equirer 	ments u			of the AHD. al Buildings Fl	oor Area	in Sa Fee	t 102,76	37 T	(iv)	Calcul	ated l	Floor A	Area: Ok	1 2	Ok . 65
	ss Qualified* S			uctions):		00,100			ess Excluded A		-			. ,				nsity: Ok	_	.00
	dicated streets ewalks					0			echanical Spac	e		1,800		NOTE: The fore	•	_				athacks
Par						0			ellar space oor space in op	en balcon	ies	5,191		rivate drives	•				•	
	en Space					0			nclosed parking	<u> </u>		0		nd Facilities, evelopment) a	_	_				for
Oth Net S	er ite Area-		Net Si	te		0			evator or stair l			0	d	evelopment.	and Oti		ligalio	ii space ie	quirea i	Oi
acres		0.83		e Feet		36,155			Building Squa			95,770								
File N	lame Net [Density Ve	erifica	tion					ite map certifie ape architect) o	•								oaded to I		Yes
(A)(iv)(b) - Only ap	plicable t	o Acq	uisition	and S	Substai	ntial Re	ehabilitat	ion Projects		N/A			'Yes" meaning reductions to	•					N/A
	to rehab - exis						Project ι					e of total afford						otal afford		99%
									two units (desc ed (i.e., bike lo				# of	Secure Over	night Bi	icycle	Parkin	ng spots at	: AHD 8	Ok
				<u> </u>					•			ess. The AHD	will ma	intain a 1:1 bi	ike spa	ce to	unit ra	tio (80 spa	ices).	
` '	oes your AHD ne housing tax	•	-						eiving 4% low- tax credits?	١		s, this constitut nit an entirely s		•				-		
Nicosel	or of laurades .	ooms	1		0	otod sit	ont I	NIC		roject Ar		Diamin //	DDO -	roa Na			2rous	Lloyel as	rtyord	Voc
	er of laundry r ss room	OUIIIS	4 No			ated site		No Yes		unity room ity kitchen		Picnic/l Tot lot or p						l level cou		Yes Yes
	ming pool		No		5	Security	patrol	No	Comp	outer room	No	Sports/te	nnis co	ourt No				menity (sp		
Jacuz	zzi/Sauna		No		Sec	curity ca	meras	Yes		ed internet Unit Ame		Secured pack	age ro	om Yes		0	tner a	menity (sp	ecity)	
Air co	nditioning		No			Di	sposal	Yes		lk-in closet		Free	cable	TV No			F	enced rea	r yard	No
	gerator		Yes		_		vasher	Yes	Curta	ains/Blinds				ofts No				menity (sp		
Range Micro			Yes No			V	/asher Dryer	No No	Emer	Fireplace gency Call			Balco Pa	ony No atio No				menity (sp menity (sp		
. J. J												ible Costs §1						, (50		
8100/	(a)(1)(C)(;;) TL	n total are -	unt ct	oliaih!-	۷ ا ا ا	coft cor	to oom	ot over -	d 10% of the to	tal AUCA	Drogram	ward	В	udgeted \$0		ost Ca ,120,5			erage \$0	OK

	Sunny	rdale HOPE SF Blo	ck 3A AHD and HRI Overvi	ew PIN	l 47838				4/27/21		
- , ,	ertify the AHSC AHD funded cost do not	include any of the followi	ng ineligible costs:								
(1) Costs are award;	not eligible if there is another feasible, a	vailable source of commit	tted funding for the STI portion there	eof to be fu	inded by AHSC or if	the cost is	sincurred	prior to the AHS	SC		
• •	aintenance or operations of transportations of transportations for local inclusionary housing programs	•	g transit fleet, not including AHSC for	unded tran	sit service expansio	n);			Yes		
(4) Ongoing o	perational costs beyond the term of the	grant (three years) for Pro									
(5) All costs a	ssociated with automobile or motorcycle										
(i) Are capital	improvements in the HRI budget require		ets §103(a)(2)(A) and Ineligible (ency, or special district? N/A)3(c) , are improvements	a condition	n to the ar	onroval of the Al	1D3 N/V		
File Name	Cap Improvements Req	1	ocality, transit agency or special dis	•	•			paded to HCD?	N/A		
rile Name	Cap improvements keq	required			Rudgeted	Cost	•		IN/A		
(ii) Total amou	unt of eligible HRI soft costs cannot exce	ed 10% of the total AHS0	C Program award.		Budgeted \$0	Cost \$2,120		Overage \$0	Ok		
` '	ount of eligible environmental remediation				\$0	\$0	0	\$0	Ok		
, ,	unt of eligible real property acquisition of rogram award.	the HRI Project site and	associated fees cannot exceed 10%	% of the	\$0	\$2,120	0,530	\$0	Ok		
` '	ount of eligible impact fees cannot excee				\$0	\$300	,000	\$0	Ok		
	ertify the AHSC HRI funded cost do not not eligible if there is another feasible, a	-		eof to be fu	unded by AHSC or if	the cost is	incurred	prior to the AHS	oc		
award;	aintenance or operations of transportation	on infrastructure (includio	a transit fleet, not including AHSC fu	unded tran	eit sarvica avnansio	m).			21/0		
• •	s for local inclusionary housing programs	•	g transit lieet, not including AHSC it	unded tran	sit service expansio	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			N/A		
	perational costs beyond the term of the ssociated with automobile or motorcycle										
(5, 7 iii 00313 a			HRI Grant Terms §104(c)								
(1) We certify	the HRI grant does not result in a profit	that exceeds the comme		provemen	ts of similar size and	d level of ris	sk.				
• •	wledge that HRI grant funds will be disbute the AHSC Program award of funds.	ırsed as reimbursed prog	ress payments for eligible costs incl	urred after	the execution of the	e Standard	Agreeme	nt in the amoun			
(3) We ackno	wledge if the HRI Project includes multip	le phases or developmen	nts, all entitlements and construction	funding co	ommitments for the	first phase	must be r	eceived prior to			
disbursement (4)(b) We ack	cnowledge conditions precedent to the fir	st disbursement of HRI fu	unds shall include receipt of all requi	ired public	agency entitlements	s and all co	nstruction	funding			
commitments	for the AHD supported by the HRI.		AUD Time Late (400/a)					•			
(4) Describe h	now AHD provides free transit passes, re	eloadable transit cards or	AHD Threshold §106(a) discounted passes priced at no more	re than hal	f of retail cost.						
AHD will provi	ide, at no charge, one unlimited monthly					he thresho	ld in Secti	on 106(a)(4) of	:he		
AHSC guideling Number of pa		79 Is there at leas	st one pass per restricted unit? Yes	Type of	transit passes prov	ided: Free	Transit Pa	ass			
(5) Applicant of	certifies the proposed AHD will be smoke	free and demonstrate co	ompliance prior to construction loan	closing.					Yes		
File Name (8) For the Al-	SFH Lease Addendum 1D, can you provide documentation of co	- ','',	Housing Lease Addendum, must be adoption of all necessary environments		•			e CEQA and if	N/A		
applicable, NE	EPA, and all applicable time periods for f	iling appeals or lawsuits h	•	plication d	ue date with lawsuit	s or appea	ls filed?		Yes		
	ederal funding proposed that will trigger bject approved "by-right"? Yes Is Proje		No Negative Declaration date	Yes	If Yes, enter date Final EIR	e of "Autho date 7/9/		e Grant Funds"	8/17/15		
Discuss below	v any special NEPA and/or CEQA Specia	al Circumstances or exem	nptions and provide estimated/actua	al completion	on dates of all neces	ssary envir	onmental				
-	15, SF Planning Commission certified as n November 17, 2016. On August 17, 20	-				-		ne Commission	adopted		
N	LAUD E	lo (1 1 1000			
File Name	AHD Environmental	+ · ·	al clearances (e.g. Environmental In the HUD 7015.16 "Authority To Use				•	paded to HCD?	Yes		
File Name	AHD Auth to Use Grant Funds	status of the issuance o	f the HUD form.				•	paded to HCD?	Yes		
` '	ecessary discretionary local land use applie date, select "Within 30 days" if this ap	•	-					•	Yes		
and permits re	equired to complete the AHD Project tha	T	mitted or to be applied for to local a	gencies, o	r consistent with loc	al planning	docs.				
	Agency / Issuer	Land Use Approval Date	Approval Type			Comme	nts				
SF Planning De	<u> </u>	1/27/20	Development Plan Approval	Developme	ent Phase (comprising	g AHD) Appr	oval				
(10) Does the	Market study demonstrate the AHD Pro	 ject is financially feasible	? A study that meets requirements s	specified in	TCAC Regs §1032	2(h)(10) wi	ill be acce	pted by HCD.	Yes		
File Name	AHD Market Study	Provide a completed ma	arket study prepared within one year	r of the app	olication due date.		Uplo	paded to HCD?	Yes		
	olicant or Developer of Project have Site control (See Site Control in Appendix A)		-	the most re	ecent execution date Most recent						
If leasehold	estate: Rent based on r	estricted land value?	No Is acquisition cost so in	Rudgot2	No Prer			? If so answer (
(a) Funding an payments?	mount based on the Present Value of lea	ase N/A (b) L	ender requesting Residual Receipts.	s (not N		amount be	en entered	d as a finance co	ost? N/A		
Describe any	special site-control circumstances.			<u> </u>							
Exclusive development rights and site control are provided through a Master Development Agreement (MDA) between the San Francisco Housing Authority (SFHA), which owns the land; the City and County of San Francisco; and the Master Developer, whose members consist of the parent companies of the Project Owner's General Partners.											
File Name AHD Site Control Appropriate documentation to demonstrate the form of site control indicated above. Uploaded to HCD? Yes											
File Name (12) Applicant	AHD Preliminary Title Report t (The Related Companies of California,		an 6 months old for the AHD Project prior experience by providing eviden		orior AHD projects s	imilar to the		ed AHSC Project	Yes in		
scope and siz	e, which have been completed by the ap	plicant during the ten year	ars preceding the application due da	ate.	onor vario projecto s	armar to til	o propose				
(12) Which ap	oplicant demonstrates the prior experience	ce noted below: The ID Past Project #1	Related Companies of California, L	LC	VHU D	ast Project	#2				
	I Ar	in a st Fi Uje Ct #1			АПИ Ра	isi FTOJECT	πΔ				

	Supply	rdale HODE SE Blor	vk 3A AHD and HI	21 Overvi	ow DIN	I 17030			4/27/21		
Project Name	94th and International (Acts Cyrene A		A SA AND AND TH	HRI Overview PIN 47838 Paradise Creek II (National City)							
Development	Oakland International Housing Partne	·	re General Partner is an		,	• ,	hose Admii	nistrative General Partner is a	n entity		
Entity	entity of The Related Companies of C		c General Father is all			anies of California (App		mistrative General Farther is a	Criticy		
Completion Date	12/1/17	· · · · · · · · · · · · · · · · · · ·		5/1/18	<u> </u>		, ,				
<u> </u>	Approx. 3.5 years			Approx 3 y	years						
Project Tenure					youro						
Number of units Units per Acre	74 units per acre			92 43 units pe	er acre						
-	3,500			0	01 4010						
(square feet)											
Brief Description (e.g. number of units, population served, etc.)	Adjacent to the International Boulevar and International project is one of Oak developments for families earning bet apartment homes have been reserved homelessness. Onsite supportive ser Corporation, include financial literacy and tutoring programs.	kland's newest 100% affordativeen 30% and 50% of AMI. It for those who are homeles vices, provided by Acts Com	ble, mixed-use Fourteen of the new s or at risk of munity Development	affordable Co-develo comprises Paradise (studios, 2'	TOD with 2 oped by Rela s 92 apartme Creek Educ 1 one-bedro	201 low-income apartmated California and Corents on 2.15 acres of lational Park. This LEE	nents for ho mmunity Ho and, plus th D for Home	ek Apartments, a two-phased buseholds between 30% and 5 ousingWorks, Paradise Creek ne expansion and improvement sonsists and 29 three-bedroom units in	II t of of six		
and tutoring programs. residential buildings. 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	t construction of the AHD Project ha	as not commenced as of t	he application deadline	set forth in	the NOFA				Yes		
• •	not result in the loss or conversion of toring Program (FMMP) website?	of agricultural or other wor	king lands, or natural re	source land	ds for othe	r uses according the	Dept. of 0	Conservation's Farmland	Yes		
	ocumentation the AHD site is not wi	thin land designated as a	aricultural land per the f	MMP tool.							
	O No Ag	Demonstrate the AHD si	<u> </u>		agricultura	I land per FMMP too	ol.	Uploaded to HCD?	Yes		
	e that the AHD Project site qualifies										
	O Ag Infill	Applicants seeking an ex Project site qualifies as a	cemption to the FMMP			emonstrate that the A	/HD	Uploaded to HCD?	N/A		
(20)(A) We certify t	the AHD meets the underwriting sta		· · · · · · · · · · · · · · · · · · ·			nily Housing Program	Guideline	es §7312.	Yes		
, ,, ,	the AHD is infeasible without AHSC					· · · · · ·			Yes		
Project is at least expanded parcels are part of the p	involves new construction or Substance and the number of bedrooms in the same Project meeting the requi	the demolished structure irements of UMR 8303(b).	s, with equal or greater	•							
residential required	or Substantial Rehabilitation Property of Substantial Rehabilitation Property of bedrounder of bedrounds in the demolish	ooms in the new Project i	_			r of bedrooms in the nolished structures?	38	Number of bedrooms in new Project?	164		
(20)(D) If the AHD a	and/or HRI involves involves the de	emolition of existing units	that are affordable to lo	ver-income	household	ds, the application m	ust demor	nstrate the replacement of			
demolished units, c and include first rigl	and/or HRI involves involves the decomparable in size, of equal or greath of return to displaced residents. The demolition of 14 units compressed the demolitical demolitical demolities the demolitical demolities and demolities the demolitical demolities and demolities the demolities and demolities demolities and demolities demolities and demolities demolities and demolities demolities demolities and demolities d	iter affordability and equal Explain below how this re	to or greater than the rquirement is satisfied. I	number of the not applicate	ne demolis able, indica	hed affordable units ate "N/A" below.	located w	ithin comparable access to	transit		
demolished units, c and include first right The AHD will replace (20)(E) We certify to	comparable in size, of equal or grea ht of return to displaced residents.	iter affordability and equal Explain below how this re- ising 38 bedrooms with 80 h State and Federal Fair I	to or greater than the requirement is satisfied. It is units comprising 164 It is doubled to be a superior of the satisfied o	number of the not applicate pedrooms in accordance of the notation of the nota	ne demolis able, indica n total. The ies to affin	hed affordable units ate "N/A" below. AHD will meet all of	the criter	ithin comparable access to			
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		!	Sunnyda	ale HC)PE S	SF Bloc	k 3	A AHD and HRI	Overv	iew Pl	N 478	338		,		4/27/2	21
(12) Applicants mus	st demonstrate prior e											Project in scope and si	ze, whicl	n have be	en comple	ted by	/
` ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	the ten years preced	•	, ,	U					<u> </u>	<u> </u>		<u> </u>					
(12) Which applica	nt demonstrates the p	orior e	•														
- · · · A I			HRI	Past Pr	oject #	#1						HRI Past Proje	ct #2				
Project Name																	
Development Entity																	
Completion Date																	
Project Tenure																	
Number of units																	
Units per Acre																	
Commercial																	
(square feet)																	
Date (December)																	
Brief Description (e.g. number of																	
units, population																	
served, etc.)																	
	Exp HRI1, Past Exp	•					_	two recently comple				•		Uploaded	to HCD?	N/A	\
												n in the state or federa	courts.				
` '	construction of the F							•				er uses according the	Cont. of	Consonus	tion's		
	and Monitoring Progr				gricuit	וומו טו טנוונ	ei w	orking lands, or riate	iai iesoui	ice iailus i	ioi otii	er uses according the	Jept. or	Conserva	1110115		
	cumentation the HRI	•			land c	designated	d as	agricultural land per	the FMM	P tool.							
	No Ag							ot within land design			ıl land ı	per FMMP tool.	1	Uploaded	to HCD?	N/A	1
If "No", demonstrate	e that the HRI Projec	t site	qualifies as	an Infil	l Site (as defined	d in	Appendix A):									
	Ag Infill							site qualifies as an		`	•	,		Uploaded	to HCD?	N/A	١
` ', ` '											<u> </u>	ed by AHSC Program fu					
` ' ' '	•	•									_	residential units are e	•	•		roto	
	•	•							•	•		lability. The new afford ement is satisfied in the		•	•		
•	Project does not inv		•	_	_	•		` ' '		11011 11110	roquii	omone to dationed in the	ropiace	miorit aric	raabio not	Jonng	
(20)(D) We certify t	he proposed AHD is	consis	stent with S	tate & I	Federa	ıl Fair Hou	ısing	g requirements includ	ling dutie	s to affirm	natively	/ further fair housing (e	xplain be	∍low).			
(20)(E) If approval I	ay a local public work	c don	artment or	other r	ocpon	cible local	200	nov is required for th	o Project	provido	dooum	ont bolow I cortify the	t the HP	Limprovo	monte are		
	pplicable local rules,				•		_	•	•	•	aocum	ent below. I certify tha	, the nk	Timprove	ments are		
		· · · · ·						•	<u> </u>		t with a	all applicable local rules	.			D 1/0	
File Name HRI	Local Approvals					•		nd plans enforced or	•			• •		Uploaded	I to HCD?	N/A	١
							Art	ticle XXXIV Autho	rity								
Article XXXIV opini	on letters submitted t	o HC[D must den	nonstrat	— te the ε	applicant h	nas d	considered both the i	egal requ	iirements (of Artic	cle XXXIV and the Proj	ect's rele	evant fact	s (e.g., the	state	
•						•				,		sion that a project is ex	-			st be	
	•	•	-					•				e law. Prior to the exec			Standard		
								-				have been satisfied or		•	LL- LIOPO	\/	
	cle XXXIV Attorney					•	eme			•		have been considered		•	to HCD?	Yes	
•	ve sufficient Article) doesn't have Article)		•				Y				-	authority. May be done sed a specific project r		•			
• •	re than 49% of the to		•	7111001	nay be	, iii iii ii ca	•	•			•	located sufficient Article					,
	cle XXXIV Authority			opy of c	docum	ent providi	ing A								to HCD?	Yes	3
								Tax Credits									
Select appropriate	entry for each item:																
Project Tax Credit			Federal Y	es		Propos	sed e	equity investor contri	bution (\$)	\$29,528	3,119	Anticipated tax credi	factor	\$0.9000	App rate	4.00°	%
	·		State N			Propos	sed e	equity investor contri	bution (\$)	\$0		Anticipated tax credi	factor	\$0.0000	App rate	0.00	%
Timeframe for appl	ying for 4%Tax Credi	its	Proposed	I month	April			Proposed year	2022								
If also adv			One dit Deser														
	awarded, date of the Credit Reservation					ac already	rocc	l eived a tax credit res	onvotion	upload de	ocumoi	ntation		Unloaded	I to HCD?	N/A	
					•							e priority order of payme					res
		eemer	nt comply w	vith HC	D's Mul	Itifamily H	ousi	ng Program Regulat	ons §730)8. includii	na the	priority order of payme	ents from				res Yes
Are there any cost		011101	If there is c	ommer	cial spa	ace not eli	aible	e to be funded by AF	SC. is co	st allocati	on bas	sed on total developme	nt		o, on		00
agreements?	5.1a.i.ig	No			Jiai ope	200 1101 011	9.5.	3 to 20 tanada 2, 7	00, 10 00	or anocan	on bac	cos	t? Yes		hat?		
What covenants or	regulatory agreemen	nts are	already or	ı title?	1	None											
What covenants or	regulatory agreemer	nts are	anticipate	d?	(City of Sar	n Fra	ancisco, TCAC, CDL	AC, HCD	, FHLB Af	ffordab	ole Housing Program					
								Milestones									
	or anticipated comple	tion d	ate for the	followin	g perfo	ormance n	niles	tones for each appli	cable Cap	oital Proje	ct. If a	milestone is not applic	able to	a Capital	Project, ple	ease	
enter "N/A"																	
	•		•		-	•	•					re previously been met le items below. If not a	•			-	
Project, please indi	•	t com	pieteu, piea	ise prov	nue a p	projected	COIII	pletion date (MM/ f f) IOI eaci	i oi trie ap	рысар	ne items below. If flot a	oplicable	; to the sp	еспіс Сар	ııaı	

Sunnydale HOPE SF Block 3A AHD and HRI Overview PIN 47838		4/27/21
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.	3/3/17	N/A
Site Control of Affordable Housing Development site(s) by proposed housing developer.	3/3/17	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	11/17/16	N/A
Obtaining all necessary and discretionary public land use approvals.	11/17/16	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project.	6/8/21	N/A
Obtaining all enforceable funding commitments for all construction period financing.	6/8/21	N/A
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.	N/A	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	6/30/22	N/A
Commencement of construction.	10/31/22	N/A
Construction complete and the filing of the Notice of Completion.	8/31/24	N/A
Program funds fully disbursed.	12/31/24	N/A
Have all milestone dates been entered above?	Yes	N/A

			Sunn	vdale H	OPE SF Blo	ck 3A AHD	Units and I	Maximum AL	ID-HRI Fund	s PIN 479	338			Δ/	/27/21													
			Odili	iyaaic i	IOI E OI BIO	OK JA AIID		Init Mix	ID-TIIKIT UIIG	13 1 114 474	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				27/21													
(A)	(B)		(C)	(D)	(E)	(F)	(G)	(H)	(1)	(J)	(K)	(L)	(M)	(N)	(0)	San Francisco				Subsidy Progr	am Nama	Project Ba		1				
# of			% of Area	Total	Total Rental	Total Homeowner	Total Unrestricted	Total Restricted	Total Affordable		O Manager	Support. Housing	AHSC Assisted	Veterans		Monthly 2021	Unrestricted		Utility Allowanc	Monthly Rent Subsidy	Subsidy	Monthly Rent	Subsidy		Square	Other HCD Funding	Other Funding	
Bdrms 0	Unit Typ		edian Income 60%	Units 4	Units 4	(HO) Units	Units 0	Units 4	Rental Units	Units 0	Units	Units	Units 3	Units	Units	Rent \$1,918	Monthly Rent	Rent \$1,826	e \$73	Amount	Units	Amount	Units	Baths	Feet	Source	Units	3
1	Rental		60%	8	8		0	8	8	0			7			\$2,055		\$1,957	\$102									3.
2	Rental		60%	7	7		0	7	7	0			6			\$2,467		\$2,348	\$131	.								3-
2	Rental Rental		50% 50%	11 14	11		0	11	11	0			3 5			\$1,713 \$2,056		\$1,282 \$1,442	\$102 \$131	\$1,520 \$1,997	11 14							3.
3	Rental		50%	12	12		0	12	12	0			4			\$2,375		\$1,602	\$161	\$2,893	12							3.
4	Rental	I	50%	6	6		0	6	6	0			3			\$2,650		\$1,730	\$203	\$3,066	6							3-
1	Rental		30%	5	5		0	5	5	0			4			\$1,027		\$979	\$102	\$1,823	5							3-
3	Rental Rental		30% 30%	7	3		0	3	3	0			6			\$1,233 \$1,425		\$1,174 \$1,357	\$131 \$161	\$2,265 \$3,138	7							3
4	Rental		30%	2	2		0	2	2	0			1			\$1,590		\$1,514	\$203	\$3,282	2							3-
3	Rental	I	none	1	1		1	0	0	0	1					\$0												3-
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File Name	e: Utilit	ity Allov	wance Loc	al housin	g authority docu	ment showing	current utility	allowance chart	, with relevant	components	circled.		Uploaded	to HCD3	Vac	\$1.730.1	84 Annual No	at Restrict	ed Rent									
	nt funding (Units (subsidy	stacking) is pro	ohibited. "HCD	funding sour	es" shall m		grant fun	ds awarde	ed for													
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AMI Level 60-80% 55% 50% 45% 40% 35% 30%	e Housing nent, Joe Sicted units C AHD Fut applying (B) 175,000 197,039 218,934 240,830 262,725 284,764 306,659	of deve Multifa Serna, J Serna, J Serna, J Serna, J Serna, J Serna, J O O O O O O	lopment cos mily Housing Junior Farmy ,000 PU = Mounts. Clie Commounts	\$35,00 \$35,00 \$35,00 Ck here for S? 175 198 221 245 268 292 316 339	shall not includ /eterans Housin using Grant, SE 00 79 res or 2020 AHSC from No E) (F) 1 Bedroom the particle of the part	e funds specific ng and Homeles 2 Farmworker Maxetricted units @ Maxeunding limits - (G) (G) Units 1,400,000 0 2,441,549 0 0 0	Units (subsiderally designated as Prevention of Housing, and aximum HR) (\$50,000 PU) (imum AHD) (beginning on Unrestricted (H) 2 Be 175,000 203,233 231,467 259,700 287,789 316,022 344,256 372,489 400,578	r stacking) is project for capitalize No Place Like Housing for a Grant Amount \$3,950,000 Funding Amount \$3,950,000 Funding Amount \$166) Funding Amount \$166) Funding Amount \$166 Funding	hibited. "HCD d operating or of Home, Affordal Healthy Californ HRI Requestration (K) HRI Requestration HRI Requestration	funding source perating subble Housing Shia. Sted: \$175,000 (L) 3 Bedroom U To pay stricted to a s	o AH (M) nits 0 2,883,036 0 0 0	Max AHD Max AHD D Funds R (N) 175,000 211,300 247,744 284,044 320,344 356,788 393,088	Funding equested (O) Bedroom O O O O O O O O O O O O O O O O O O	\$10,850 \$10,850 \$10,850 (P) Tunits	ed for ns: 0,000 0,000 0,000 0	\$1,356,6	660 Annual N	et Propos e	ed Rent									
AMI Level 60-80% 55% 50% 45% 40% 35% 30% 25% 20%	e Housing nent, Joe Sicted units icted units (B) 0 175,000 197,039 218,934 240,830 262,725 284,764 306,659 328,554 350,450	of deve Multifa Serna, J Serna, J Serna, J Serna, J Serna, J Serna, J O O O O O O O O O	lopment cos mily Housing Junior Farmy ,000 PU = Mounts. Clic Tax Credit (D) m Units 0 0 0 0	\$35,00 \$35,00 \$35,00 Ck here for S? 175 198 221 245 268 292 316 339 362 386	shall not includ /eterans Housin using Grant, SE 00 79 res or 2020 AHSC from No E) (F) 1 Bedroom the particle of the part	e funds specific ng and Homeles 2 Farmworker Maxetricted units @ Maxeunding limits - (G) (G) Units 1,400,000 0 2,441,549 0 0 0	Units (subsident cally designated as Prevention of Housing, and aximum HR \$50,000 PU \$\frac{\text{imum AHD}}{\text{beginning on Unrestricted}} \text{Unrestricted} \te		hibited. "HCD d operating or of Home, Affordal Healthy Californ the HRI Requestion of Home and Healthy Californ the HRI Requestion of HRI	funding source perating substituting ships and ships and ships and ships and ships are ships and ships and ships are ships and ships and ships are ships are ships are ships and ships are	o AH (M) nits 0 2,883,036 0 0 1,111,848 0 0	Max AHD D Funds R (N) 175,000 211,300 247,744 284,044 320,344 356,788 393,088 429,532 465,832	Funding equested (O) Bedroom O O O O O O O O O O O O O O O O O O	\$10,850 \$10,850 \$10,850 (P) Tunits	ed for ns:	\$1,356,6	660 Annual N	et Propos e	ed Rent									
Supportive Developm 1 unrestri Max AHSe Is Project (A) AMI Level 60-80% 55% 50% 45% 40% 35% 30% 25% 20% 15%	E Housing nent, Joe Sicted units icted uni	of deve Multifa Serna, J Serna, J Serna, J Serna, J Serna, J Serna, J O O O O O O O O O	lopment cos mily Housing Junior Farmy ,000 PU = Mounts. Clic Tax Credit (D) m Units 0 0 0 0	\$35,00 \$35,00 \$35,00 Ck here for S? 175 198 221 245 268 292 316 339 362 386	shall not includ /eterans Housin using Grant, SE 00	e funds specific ng and Homeles 2 Farmworker Masstricted units @ Maxunding limits - (G) Units 1,400,000 0 2,441,549 0 0 1,580,110 0 0 0	Units (subsident cally designated as Prevention of Housing, and aximum HR \$50,000 PU \$\frac{\text{imum AHD}}{\text{beginning on Unrestricted}} \text{Unrestricted} \te	red for capitalize No Place Like Housing for a Grant Amount \$3,950,000 Funding Amount \$3,950,000 Funding Amount \$3,950,000	Contibited	funding source perating subble Housing Shia. ested: \$175,000 (L) 3 Bedroom U 5 Destricted: \$175,000 (L) 12 Destricted: \$175,000 (L) 12 Destricted: \$175,000 (L) 15 Destricted: \$175,000 (L) 16 Destricted: \$175,000 (L) 17 Destricted: \$175,000 (L) 18 Destricted: \$175,000 (L) 19 Destricted: \$175,000 (L) 10 Destricted: \$175,000 (L) 11 Destricted: \$175,000 (L) 12 Destricted: \$175,000 (L) 13 Destricted: \$175,000 (L) 14 Destricted: \$175,000 (L) 15 Destricted: \$175,000 (L) 16 Destricted: \$175,000 (L) 17 Destricted: \$175,000 (L) 18 Destricted: \$175,000 (L) 19 Destricted: \$175,000 (L) 10 Destricted: \$175,000 (L) 11 Destricted: \$175,000 (L) 12 Destricted: \$175,000 (L) 13 Destricted: \$175,000 (L) 14 Destricted: \$175,000 (L) 15 Destricted: \$175,000 (L) 16 Destricted: \$175,000 (L) 17 Destricted: \$175,000 (L) 18 Destricted: \$175,000 (L) 19 Destricted: \$175,000 (L) 10 Destricted: \$175,000 (L) 10 Destricted: \$175,000 (L) 11 Destricted: \$175,000 (L) 12 Destricted: \$175,000 (L) 13 Destricted: \$175,000 (L) 14 Destricted: \$175,000 (L) 15 Destricted: \$175,000 (L) 16 Destricted: \$175,000 (L) 17 Destricted: \$175,000 (L) 18 Destricted: \$175,000 (L) 19 Destricted: \$175,000 (L) 10 Destricted: \$175,000	o AH (M) nits 0 2,883,036 0 0 1,111,848 0 0 3,994,884	Max AHD Max AHD D Funds R (N) 175,000 211,300 247,744 284,044 320,344 356,788 393,088 429,532 465,832 502,131 4+ Bdrm	Funding equested (O) Bedroom O O O O O O O O O O O O O O O O O O	\$10,850 \$10,850 \$10,850 (P) 1,486,46 0 0 0 786,176 0 0 2,272,64	ed for ns:	\$1,356,6	660 Annual N	et Propos e	ed Rent									
Supportive Developm 1 unrestri Max AHSels Project (A) AMI Level 60-80% 55% 50% 45% 40% 35% 30% 25% 20% 15% Totals	e Housing nent, Joe Sicted units icted uni	of deve Multifa Serna, S © \$35 Unding A g for 9% (C) D Bedroo O O O O O O	lopment cos mily Housing Junior Farmy ,000 PU = Amounts. Clie 6 Tax Credit	\$35,00 \$3	shall not includ /eterans Housin using Grant, SE 00 79 res 00 8 00 8 00 8 00 8 00 8 00 919	e funds specific ng and Homeles 3 2 Farmworker Maximoding limits - (G) (G) Units 1,400,000 0 2,441,549 0 0 1,580,110 0 0 5,421,659	Units (subsident cally designated so Prevention of Housing, and aximum HRI \$50,000 PU (imum AHD) (beginning on Unrestricted (H) 2 Be 175,000 203,233 231,467 259,700 287,789 316,022 344,256 372,489 400,578 428,811 2 Bdrm Commercial	red for capitalize No Place Like Housing for a Grant Amount \$3,950,000 Funding Amount \$3,950,000 Funding Amount \$1,000 Funding Amoun	Carage ar Parking Sparkers Carage ar Parking Sparkers Carage ar Revenue Californ Carage ar Revenue Carage ar Reven	funding source perating subble Housing Shia. sted: \$175,000 (L) 3 Bedroom U to be stricted stricted stricted subble Housing Shia. 12 0 0 0 12 0 0 0 0 0 0 0 0 0 0 0 0 0 0	o AH (M) nits 0 2,883,036 0 0 1,111,848 0 0 3,994,884 ellaneous Rent evenue	Max AHD Max AHD D Funds R (N) 175,000 211,300 247,744 284,044 320,344 356,788 393,088 429,532 465,832 502,131	Funding equested (O) Bedroom O O O O O O O O O O O O O O O O O O	\$10,850 \$10,850 \$10,850 (P) 1 Units 0 0 1,486,46 0 0 0 786,176 0 0 2,272,64	0,000 0,000 0,000 0,000 er nue unt)	\$1,356,6	660 Annual N	et Propos e	ed Rent									
Supportive Developm 1 unrestri Max AHSe Is Project (A) AMI Level 60-80% 55% 50% 45% 40% 35% 30% 25% 20% 15% Totals	e Housing nent, Joe Sicted units icted uni	of deve Multifa Serna, S © \$35 Unding A g for 9% (C) D Bedroo O O O O O O	lopment cos mily Housing Junior Farmy ,000 PU = Amounts. Clie 6 Tax Credit	\$35,00 \$3	shall not includ /eterans Housing using Grant, SE 79 res 79 res 79 res 70 2020 AHSC from No E) (F) 1 Bedroom 1 Bedroom 1 Bedroom 2 Stricted No 3,000 8 480 0 9,959 11 439 0 9,959 11 439 0 9,959 0 9,543 0 9,919 0 9,543 0 9,919 0 9,543 0 9,982 0 9,982 0 9,461 0 9 Bdrm 24	e funds specific ng and Homeles 3 2 Farmworker Maximoding limits - (G) (G) Units 1,400,000 0 2,441,549 0 0 1,580,110 0 0 5,421,659	Units (subsiderally designated as Prevention of Housing, and aximum HR) (solution AHD) (beginning on Unrestricted (H) 2 Be 175,000 203,233 231,467 259,700 287,789 316,022 344,256 372,489 400,578 428,811 2 Bdrm Commerced	red for capitalize No Place Like Housing for a Grant Amount \$3,950,000 Funding Amount \$3,950,000 Funding Amount \$3,950,000 Funding Amount \$3,950,000	Carage ar Parking Sparking s	funding source perating subble Housing Shia. sted: \$175,000 (L) 3 Bedroom U to be stricted stricted stricted subble Housing Shia. 12 0 0 0 12 0 0 0 0 0 0 0 0 0 0 0 0 0 0	o AH (M) nits 0 2,883,036 0 0 1,111,848 0 0 3,994,884 ellaneous Rent	Max AHD Max AHD D Funds R (N) 175,000 211,300 247,744 284,044 320,344 356,788 393,088 429,532 465,832 502,131 4+ Bdrm Oth Rever	Funding equested (O) Bedroom O O O O O O O O O O O O O O O O O O	\$0 \$10,850 \$10,850 \$10,850 (P) 1 Units 0 0 0 1,486,46 0 0 0 786,170 0 0 2,272,64	0,000 0,000 0,000 0,000 er nue unt)	\$1,356,6	660 Annual N	et Propos e	ed Rent									

\$0.00 \$0.00 \$0.00 \$0.00

\$0.00

Describe the Proposed Commercial Use and Identify any Special Issues

The AHD will include approximately 18,472 square feet of ground floor space to be leased for a potential restaurant/grocer, café, Mercy offices, an early childhood education center, and wellness center.

\$0

\$0

\$0

\$0

\$0

19,017

19,017

Average:

Building Type
3-5 story mid-rise

3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise 3-5 story mid-rise

\$0

4/27/21

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	AHD vs HRI	Source Name	0	Lien	A	Interest	Required	Loan Term	Residential	Commercial	*Deta	ils of Deferred Costs
	Application Due Date?	Source	(listed in order of lien priority)	Source Type	No.	Amount	Rate	Payment	(months)	Amount	Amount	Amount	Description
1		HRI	AHSC HRI Grant	State-HCD		\$0						\$49,207	Perm Closing - Title/Escrow
2	Yes	AHD	Tax Exempt Construction Loan	Private	1	\$40,406,589	3.40%	Interest Only	32	\$40,406,589		Ф49,207	
3	Yes	AHD	Taxable Construction Loan	Private	1	\$15,669,324	3.55%	Interest Only	32	\$9,087,127	\$6,582,197	\$40,000	Perm Closing - Legal
4	Yes	AHD	SF- MOHCD	Local	2	\$12,614,000	3.00%	Deferred	32	\$12,614,000		φ40,000	
5	Yes	AHD	SF-MOHCD (Accrued/Deferred Interest)	Local	2	\$333,137	3.00%	Deferred	32	\$333,137		\$2,500	Perm Conv Syndication
6	Yes	AHD	Deferred Developer Fee	Private		\$3,700,000				\$3,700,000		Ψ2,300	Consulting
7	Yes	AHD	GP Capital	Private		\$100				\$100		\$32,800	TCAC Monitoring Fees
8												ψ32,800	
9												\$659,482	Operative Reserve
10												ψ059,402	
11												\$979,359	Transition Reserve
12												ψ919,009	
13		AHD	*Deferred Costs (ent	er details at right)		\$2,710,394				\$2,710,394		\$947,046	Developer Fee
14	Yes	AHD	Equity Investor USBCDC			\$2,952,812				\$2,952,812		994 <i>1</i> ,040	
				TC	TALS	\$78,386,356				\$71,804,159	\$6,582,197	\$2,710,394	

	Permanent Sources of Funds															
# O	Committed by Application	AHD vs HRI	Source Name See cell comments for Deferred	Source Type	Lien	Amount	In	terest Rate	Amortization	Repayment Te	rms	Required Residential	Required Commercial	Residential	Commercial	Balloon?
EFC	Due Date?	Source	Dev. Fee; list in lien priority order	Source Type	No.	Amount	Rate	Туре	Period (yrs.)	Туре	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	Balloon:
1		HRI	AHSC HRI Grant	State-HCD		\$0										
2		AHD	AHSC AHD Funding	State-HCD	2	\$10,850,000	3.00%	Fixed for Term	55	MHP-Partial Interest Only	55	\$45,570		\$10,850,000		
3			Tax-Exempt Bond Loan													
4	Yes	AHD	Taxable Bond Loan	Private	1	\$21,361,000	5.91%	Fixed for Term	30	Fully Amortized	17	\$1,522,039		\$21,361,000		Yes
5	Yes	AHD	SF- MOHCD	Local	2	\$12,614,000	3.00%	Fixed for Term	55	Residual Receipts	55			\$12,614,000		
6	Yes	AHD	SF-MOHCD (Accrued/Deferred Interest)	Private	2	\$333,137	3.00%		55	Residual Receipts	55			\$333,137		
7	Yes	AHD	Deferred Developer Fee	Private		\$3,700,000	0.00%							\$3,700,000		
8	Yes	AHD	GP Capital	Private		\$100								\$100		
9																
10																
11																
12																
13																
14																
15	Yes	AHD	Equity - USBCDC			\$6,582,197									\$6,582,197	
16	Yes	AHD	Equity Investor: USBCDC			\$22,945,922								\$22,945,922		
			Total Permanent Fu	ınding Sources A	mount	\$78,386,356					TOTALS	\$1,567,609	\$0	\$71,804,159	\$6,582,197	
			Total Committed Non-A	AHSC AHD & HRI	Funds	\$67,536,356	#########	<§107(f) Total Con	nmitted Non-AH	SC AHD & HRI Funds						

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 6 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.

The AHD project is in the City of San Francisco, which is challenged by high construction cost. Further, 75% of the units are replacement public housing units for large households. The building includes a total of 164 bedrooms.

A	AHD Development Budget					4/27/21
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$1	\$1	\$0			
Demolition	\$0					
Legal	\$20,000	\$18,625	\$1,375			
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$20,001	\$18,626	\$1,375			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$4,293,180	\$3,997,971	\$295,209			
Total Acquisition Cost	\$4,293,180	\$3,997,971	\$295,209		\$0	
Total Land Cost / Acquisition Cost	\$4,313,181	\$4,016,597	\$296,584			
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	\$1,920,056	\$1,788,029	\$132,027	\$1,788,029		
Structures	\$43,632,940	\$40,624,207	\$3,008,733	\$40,624,207		
General Requirements	\$3,372,385	\$3,140,492	\$231,893	\$3,140,492		
Contractor Overhead	\$1,383,823	\$1,288,668	\$95,155	\$1,288,668		
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$953,729	\$888,148	\$65,581	\$888,148		
Urban Greening	\$200,000	\$194,680	\$5,320	\$194,680		
Commercial Core & Shell	\$1,407,500	\$0	\$1,407,500			
Other New Construction: (Specify)	\$0					
Other New Construction: (Specify)	\$0					
Total New Construction Costs	\$52,870,433	\$47,924,224	\$4,946,209	\$47,924,224	\$0	
ARCHITECTURAL FEES						
Design	\$1,030,550		\$70,863	\$959,687		
Supervision	\$240,950		\$16,568			
Total Architectural Costs	\$1,271,500	\$1,184,069	\$87,431	\$1,184,069		
Total Survey & Engineering	\$1,197,500	\$1,115,158	\$82,342	\$1,115,158		
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$3,131,068		\$282,442	\$1,638,572		
Origination Fee	\$420,569	· ·	\$11,196			
Credit Enhancement/Application Fee	\$53,800	\$52,368	\$1,432	\$4,823		
Bond Premium	\$0					
Cost of Issuance	\$445,283	\$445,283				
Title & Recording	\$100,000	\$93,124	\$6,876	\$93,124		
Taxes	\$0					
Insurance	\$547,600		\$37,654	\$509,946		
Employment Reporting	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Other Construction Int. & Fees: (Specify)	\$0					
Total Construction Interest & Fees	\$4,698,320	\$4,358,720	\$339,600	\$2,284,172	\$0	
PERMANENT FINANCING						

A	HD Develo	opment B	udget			4/27/21
DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
Loan Origination Fee	\$213,610	\$207,923	\$5,687			
Credit Enhancement/Application Fee	\$20,000	\$19,468	\$532			
Title & Recording	\$49,207	\$45,823	\$3,384			
Taxes	\$0	·	. ,			
Insurance	\$0					
Other Perm. Financing Costs: (Specify)	\$0					
	\$0					
Other Perm. Financing Costs: (Specify)			#0.000			
Total Permanent Financing Costs	\$282,817	\$273,214			•-	
Subtotals Forward	\$64,633,751	\$58,871,982	\$5,761,769	\$52,507,623	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$90,000	\$87,604		\$5,828		
Other Attorney Costs: GP/Sponsor	\$100,000	\$93,124	\$6,876	\$55,874		
Other Attorney Costs: Syndication Costs	\$213,086	\$213,086				
Other Attorney Costs: (Specify)	\$0					
Total Attorney Costs	\$403,086	\$393,814	\$9,272	\$61,702	\$0	
RESERVES						
Operating Reserve	\$659,482	\$614,135	\$45,347			
Replacement Reserve	\$0		¥ .5,5 17			
Transition Reserve	\$979,359	\$979,359				
Rent Reserve	\$979,339					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Other Reserve Costs: (Specify)	\$0					
Total Reserve Costs	\$1,638,841	\$1,593,494	\$45,347			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$2,858,181	\$2,661,646	\$196,535	\$2,661,646		
Soft Cost Contingency	\$578,885	\$539,080	\$39,805	\$539,080		
Total Contingency Costs	\$3,437,066	\$3,200,726	\$236,340	\$3,200,726	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$66,612	\$66,612	\$0			
Environmental Audit	\$50,000	\$46,562	\$3,438	\$46,562		
Local Development Impact Fees	\$0	·	+ - ,	+ -,		
Permit Processing Fees	\$1,500,000	\$1,396,857	\$103,143	\$1,396,857		
Capital Fees	\$1,500,000		ψ105,145	ψ1,590,057		
· · · · · · · · · · · · · · · · · · ·			C O			
Marketing	\$300,000		\$0			
Furnishings	\$160,000		\$0	\$160,000		
Market Study	\$15,000		\$0			
Accounting/Reimbursable	\$32,000					
Appraisal Costs	\$10,000	\$9,312	\$688	\$9,312		
Broadband Readiness	\$0					
Other Costs: Security during Construction	\$240,000	\$223,497	\$16,503	\$223,497		
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Other Costs: (Specify)	\$0					
Total Other Costs	\$2,373,612	\$2,249,840	\$123,772	\$1,836,228	\$0	
SUBTOTAL PROJECT COST	\$72,486,356		\$6,176,500	\$57,606,279	\$ 0	
DEVELOPER COSTS	ψ1 <u>2</u> , 1 00,000	430,000,000	ψ0,170,000	Ψ01,000,213	40	
Developer Overhead/Profit	\$5,900,000	\$5,494,303	\$405,697	\$5,494,303		
·			φ405,697	φυ,484,303		
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					
	\$0 \$5,900,000		\$405,697	\$5,494,303	\$0	
Other Developer Costs: (Specify)		\$5,494,303		\$5,494,303 \$63,100,582	\$0 \$0	
Other Developer Costs: (Specify) Total Developer Costs	\$5,900,000	\$5,494,303				
Other Developer Costs: (Specify) Total Developer Costs	\$5,900,000	\$5,494,303	\$6,582,197 Eligible Basis:	\$63,100,582	\$0	

A	HD Devel	opment E	Budget			4/27/21
DEVELOPMENT COST	Comments and explanation of basis changes					
Total Developer Fo	ee <i>(equals To</i>	tal Developer	Costs above):	\$5,900,000		
Total Developer Fe	e paid from de	velopment fu	nding sources:	\$2,200,000		
Deferred Developer Fee payable on	a priority basi	s from availal	ole Cash Flow:	\$1,300,000		
Deferred Developer Fee	payable from	allowable 50	% Distribution:	\$2,400,000		
	Developer	Fee Contribu	ted as Capital:	\$0		

						Sunnydale				Permanent		nd Uses	PIN 47838								4/27/21
AFFORDABLE HOUSING DEVELPMEN	IT (AHD)						AHD Res	idential and	HRI Permar	ent Sources	of Funds									Commercial Sou	ırces
USES OF FUNDS Soft cost in red (total AHSC AHD below)	Total Cost from AHD Dev Budget AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable Bond Loan	SF- MOHCD	SF-MOHCD (Accrued/Deferr ed Interest)	Deferred Developer Fee	GP Capital	0	0	0	0	0	0	Equity - USBCDC	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name: Source USBCDC Equity	Residential Cost Difference Dev Budget vs. Sources
\$0 LAND COST/ACQUISITION																		Total	Total		
Land Cost or Value	\$1															\$1	\$1	\$1	\$0		9
Demolition	\$0																\$0	\$0	\$0		9
Legal	\$20,000															\$18,625	\$18,625	\$18,625	\$1,375	\$1,375	9
Land Lease Rent Prepayment Total Land Cost or Value	\$0 \$20,001	\$0	\$0	\$0	\$0	\$n	\$0	\$0	\$0	90	\$0	\$0	\$0	\$0	¢ı	\$18,626	\$0 \$18,626	\$0 \$18,626	\$0 \$1,375	\$1,375	\$0
Existing Improvements Cost or Value	\$0	ΨΟ	5	, 40	40	φυ	ΨΟ	, 40	φυ	φ0	φυ	φυ	, 40	40	φι	\$10,020	\$10,020	\$10,020	\$1,373	φ1,373	40
Off-Site Improvements	\$4,293,180				\$3,997,971												\$3,997,971	\$3,997,971	\$295,209	\$295,209	9
Total Acquisition Cost	\$4,293,180	\$0	\$0	\$0	\$3,997,971	\$0	\$0	T-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,997,971	\$3,997,971	\$295,209	\$295,209	\$0 9
Total Land Cost / Acquisition Cost Predevelopment Interest/Holding Cost	\$4,313,181 \$0	\$0	\$0	\$0	\$3,997,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,626	\$4,016,597 \$0	\$4,016,597	\$296,584	\$296,584	\$0
Assumed, Accrued Interest on Existing Debt	\$0 \$0																φο	φ0	Φ0		4
(Rehab/Acq) Excess Purchase Price Over Appraisal	\$0																\$0	\$0	Φ0		1
REHABILITATION	ΨΟ																ΨΟ	ΨΟ	ΨΟ		,
Site Work	\$0																\$0	\$0	\$0		
Structures	\$0																\$0	\$0	\$0		9
General Requirements Contractor Overhead	\$0 \$0																\$0 \$0	\$0 \$0	* -		3
Contractor Overnead Contractor Profit	\$0																\$0 \$0	\$0 \$0			3
Prevailing Wages	\$0																\$0	\$0	·		9
General Liability Insurance	\$0																\$0	\$0			9
Urban Greening	\$0																\$0	\$0	***		9
Other Rehabilitation: (Specify) Other Rehabilitation: (Specify)	\$0 \$0																\$0 \$0	\$0 \$0			9
Other Rehabilitation: (Specify)	\$0																\$0	\$0	\$0		9
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$0	\$0	\$0		\$0	\$0
Total Relocation Expenses NEW CONSTRUCTION	\$0																\$0	\$0	\$0		4
Site Work	\$1,920,056				\$1,788,029												\$1,788,029	\$1,788,029	\$132,027	\$132,027	9
Structures	\$43,632,940	\$10,850,000		\$21,361,000	\$6,828,000											\$1,585,207	\$40,624,207	\$40,624,207	\$3,008,733	\$3,008,733	9
General Requirements	\$3,372,385															\$3,140,492	\$3,140,492	\$3,140,492		\$231,893	9
Contractor Overhead	\$1,383,823															\$1,288,668	\$1,288,668	\$1,288,668	\$95,155	\$95,155	9
Contractor Profit Prevailing Wages	\$0 \$0																\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	3
General Liability Insurance	\$953,729															\$888,148	\$888,148	\$888,148	\$65,581	\$65,581	9
Urban Greening	\$200,000															\$194,680	\$194,680	\$194,680	\$5,320	\$5,320	9
Commercial Core & Shell	\$1,407,500																\$0	\$0	\$1,407,500	\$1,407,500	9
Other New Construction: (Specify) Other New Construction: (Specify)	\$0 \$0							-									\$0 \$0	\$0 \$0	\$0 \$0		3
Total New Construction Costs	\$52,870,433	\$10,850,000	\$0	\$21,361,000	\$8,616,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$7,097,195	\$47,924,224	\$47,924,224	\$4,946,209	\$4,946,209	\$0 \$
ARCHITECTURAL FEES																					
Design	\$1,030,550															\$959,687	\$959,687	\$959,687	\$70,863	\$70,863	9
Supervision Total Architectural Costs	\$240,950 \$1,271,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$224,382 0 \$1,184,069	\$224,382 \$1,184,069	\$224,382 \$1,184,069	\$16,568 \$87,431	\$16,568 \$87,431	\$0
Total Survey & Engineering	\$1,197,500	Ψ	,	40	40	Ψ	Ψ	40	+	4 0	Ψ0	40		40	Ψ.	\$1,115,158	\$1,115,158	\$1,115,158	·	\$82,342	4
CONSTRUCTION INTEREST & FEES																					
Construction Loan Interest	\$3,131,068					\$333,137										\$2,515,489	\$2,848,626	\$2,848,626	\$282,442	\$282,442	9
Origination Fee Credit Enhancement/Application Fee	\$420,569 \$53,800															\$409,373 \$52,368	\$409,373 \$52,368	\$409,373 \$52,368	\$11,196 \$1,432	\$11,196 \$1,432	3
Bond Premium	\$0															Ψ02,000	\$0	\$0	\$0	\$0	9
Cost of Issuance	\$445,283															\$445,283	\$445,283	\$445,283	·	\$0	9
Title & Recording	\$100,000							\$100								\$93,024	\$93,124	\$93,124	\$6,876	\$6,876	9
Taxes Insurance	\$0 \$547,600															\$509,946	\$0 \$509,946	\$0 \$509,946	\$0 \$37,654	\$0 \$37,654	3
Employment Reporting	\$0															ψυυσ,940	\$0	φυυσ, υ4 6 \$0	φ37,034 \$0	ψυ1,004	3
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0		9
Other Construction Int. & Fees: (Specify)	\$0																\$0	\$0	\$0		
Total Construction Interest & Fees PERMANENT FINANCING	\$4,698,320	\$0	50	\$0	\$0	\$333,137	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,025,483	\$4,358,720	\$4,358,720	\$339,600	\$339,600	\$0 \$
																\$207,923	\$207,923	\$207,923	\$5,687	\$5,687	9
	\$213,610 l															WZ (71, 77	WZU1.37.31	UZU1.37.1	ao.co/	## ## ## ## ## ## ## ## ## ## ## ## ##	4
Loan Origination Fee	\$213,610 \$20,000															\$19,468	\$19,468	\$19,468		\$532	9
Loan Origination Fee Credit Enhancement/Application Fee Title & Recording																	\$19,468 \$45,823		\$532	· · · · · · · · · · · · · · · · · · ·	9
Loan Origination Fee Credit Enhancement/Application Fee	\$20,000															\$19,468	\$19,468	\$19,468	\$532 \$3,384 \$0	\$532	9

Soft cost in red (total AHSC AHD below)	Total	AUGO UDI O				Τ		AHD Resid	dential and	HRI Perman	ent Sources	of Funds									Commercia	al Sources
Soft cost in red (total AHSC AHD below) \$0	ost from	ALICO LIBI O																				
* *	Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable Bond Loan	SF- MOHCD	SF-MOHCD (Accrued/Deferr ed Interest)	Deferred Developer Fee	GP Capital	0	0	0	0	0	0	Equity - USBCDC	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name: USBCDC Equity	Source Name:
Other Perm. Financing Costs: (Specify)	Φ0																	Φ0	Total	Total		
Total Permanent Financing Costs	\$0 \$282,817		\$0	0.2	\$0	\$0	\$0	\$0	\$0	0.2	\$0	\$0	\$0	\$0	\$0	\$0	\$273,214	\$0 \$273,214	\$0 \$273,214	\$0 \$9,603		\$(
	664,633,751		\$10,850,000	\$0	\$21,361,000	\$12,614,000	\$333,137	\$0	\$100	· ·	\$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0	\$13,713,745	\$58,871,982	\$58,871,982	\$5,761,769		\$0
LEGAL FEES			. , ,				. ,						·					. , ,	. , ,	. , ,		·
Legal Paid by Applicant	\$90,000																\$87,604	\$87,604	\$87,604	\$2,396		
·	\$100,000																\$93,124	\$93,124	\$93,124	\$6,876		
	\$213,086																\$213,086	\$213,086 \$0	\$213,086	\$0 \$0		
Other Attorney Costs: (Specify) Total Attorney Costs	\$403,086		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393,814	\$393,814	\$393,814	\$9,272		\$0
RESERVES	***************************************		**	Ţ		7.	, ,	7.0		7.	,,	17	**	, ,	•	,	7000,011	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	**,	¥3,===	**
Operating Reserve	\$659,482																\$614,135	\$614,135	\$614,135	\$45,347	\$45,347	
Replacement Reserve	\$0																	\$0	\$0	\$0		
	\$979,359																\$979,359	\$979,359	\$979,359	\$0 \$0		
Rent Reserve Other Reserve Costs: (Specify)	\$0 \$0																	\$0 \$0	\$0	\$0 \$0		
Other Reserve Costs: (Specify) Other Reserve Costs: (Specify)	\$0																	\$0 \$0	\$0	\$0		
Other Reserve Costs: (Specify)	\$0																	\$0	\$0	\$0		
· · · · · · · · · · · · · · · · · · ·	\$1,638,841		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,593,494	\$1,593,494	\$1,593,494	\$45,347	\$45,347	\$0
CONTINGENCY COSTS																						
ų ,	\$2,858,181																\$2,661,646	\$2,661,646	\$2,661,646	\$196,535	\$196,535	
Ţ i	\$578,885 \$3,437,066		0.2	0.2	\$0	\$0	\$0	\$0	\$0	0.2	\$0	¢n	\$0	\$0	\$0	¢o	\$539,080 \$3,200,726	\$539,080 \$3,200,726	\$539,080 \$3,200,726	\$39,805 \$236.340	\$39,805 \$236,340	0.2
OTHER PROJECT COSTS	\$3,437,000		φu	\$0	Φ0	\$0	φυ	\$0	\$ 0	\$0	\$0	20	φυ	\$0	φυ	φυ	\$3,200,720	\$3,200,726	\$3,200,726	\$230,340	\$230,340	\$ 0
TCAC App/Allocation/Monitoring Fees	\$66,612																\$66,612	\$66,612	\$66,612	\$0		
Environmental Audit	\$50,000																\$46,562	\$46,562	\$46,562	\$3,438	\$3,438	
Local Development Impact Fees	\$0																\$0	\$0	\$0	\$0		
*	\$1,500,000																\$1,396,857	\$1,396,857	\$1,396,857	\$103,143		
Capital Fees Marketing	\$300,000																\$300,000	\$300,000	\$300,000	\$0 \$0		
-	\$160,000																\$160,000	\$160,000	\$160,000	\$0 \$0		
Market Study	\$15,000																\$15,000	\$15,000	\$15,000	\$0		
Accounting/Reimbursable	\$32,000																\$32,000	\$32,000	\$32,000	\$0		
Appraisal Costs	\$10,000																\$9,312	\$9,312	\$9,312	\$688		
Broadband Readiness	\$0																\$0	\$0	\$0	\$0		
Other Costs: Security during Construction Other Costs: (Specify)	\$240,000																\$223,497	\$223,497 \$0	\$223,497 \$0	\$16,503 \$0		
Other Costs: (Specify)	\$0																	\$0	\$0	φ0 \$0		
Other Costs: (Specify)	\$0																	\$0	\$0	\$0		
Other Costs: (Specify)	\$0																	\$0	\$0	\$0		
	\$2,373,612		\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$2,249,840	\$2,249,840	\$2,249,840	\$123,772		\$0
SUBTOTAL PROJECT COST \$7 DEVELOPER COSTS	572,486,356		\$10,850,000	\$0	\$21,361,000	\$12,614,000	\$333,137	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,151,619	\$66,309,856	\$66,309,856	\$6,176,500	\$6,176,500	\$0
	\$5,900,000							\$3,700,000									\$1,794,303	\$5,494,303	\$5,494,303	\$405,697	\$405,697	
Consultant/Processing Agent	\$0							4 0,100,000									* 1,101,000	\$0	\$0	\$0		
Project Administration	\$0																	\$0	\$0	\$0		
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0		
Construction Oversight by Developer	\$0																	\$0	\$0	\$0 \$0		
Other Developer Costs: (Specify) Total Developer Costs	\$5,900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,794,303	\$5,494,303	\$5,494,303	\$405,697		\$0
-	78,386,356	\$0	\$10,850,000	\$0	\$21,361,000	+	\$333,137		\$100		\$0	\$0	\$0	\$0	\$0	***	 	\$71,804,159	\$71,804,159	\$6,582,197		\$0 \$0
HOUSING RELATED-INFRASTRUCTURE (HRI)		•		•		•					•			<u> </u>		L						
Site acquisition of HRI including easements and right of ways																		\$0				
Other Site Acquisition (Specify):		40		00		¢n.		00	•	20	20	40	\$0	40	40	\$0	20	\$0				
TOTAL SITE ACQUISITION (Not Parking) Clearing and Grubbing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Demolition Demolition																		\$0				
Excavation																		\$0				
Grading (not grading for housing & mixed use structural improvements)																		\$0				
Soil Stabilization (Lime, etc.)																		\$0				
Erosion/Weed Control																		\$0				
																		φυ				
Dewatering Other Site Preparation (Specify):																		\$0				
Dewatering																		\$0 \$0				

4/27/21

Difference Dev Budget vs. Sources

AFFORDABLE HOUSING DEVELPMEN	NT (AHD)									HD and HRI HRI Permane									
USES OF FUNDS Soft cost in red (total AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable Bond Loan	SF- MOHCD	SF-MOHCD (Accrued/Deferr ed Interest)	Deferred Developer Fee	GP Canital	0	0	0	0	0	0	Equity - USBCDC	Equity Investor:	Total Residential Sources	Reside Cos
\$0																			To
anitary Sewer																		\$0	<u>,</u>
otable Water																		\$0	<u>/</u>
on-Potable Water																		\$0	<u> </u>
orm Drain																		\$0	<u> </u>
etention Basin/Culverts																		\$0	4
int Trench:																		\$0	<u> </u>
ther Site Utilities (Specify):																		\$0	<u> </u>
TOTAL SITE UTILITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$	0 \$	0 \$0	\$0	4
ggregate Base																		\$0	4
phalt Pavement																		\$0	<u>/</u>
urb, Gutter, Sidewalk																		\$0	4
reet Lights																		\$0	4
riping/Signage/Barricades																		\$0	4
affic Mitigation																		\$0	4
ther Surface Improvements (Specify):																		\$0	1
TOTAL SURFACE IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$	0 \$	0 \$0	\$0	4
ban Greening (Specify):																		\$0	4
ban Greening (Specify):																		\$0	4
ban Greening (Specify):																		\$0	4
ban Greening (Specify):																		\$0	4
TOTAL URBAN GREENING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(\$0 \$	0 \$	0 \$0	\$(4
igation																		\$0	4
oncrete Work																		\$0	4
andscaping																		\$0	1
ayground Facilities and Tot Lots																		\$0	4
alking/Bike Path																		\$0	4
rinking Fountains																		\$0	4
tructures																		\$0	4
ighting																		\$0	4
pen Space																		\$0	4
Other Landscape and Amenities (Specify):				200						40			00		0 0		0 00	\$0	d
TOTAL LANDSCAPE AND AMENITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$	0 \$	0 \$0	\$(4
Vetland Mitigation																-		\$(4
ndangered Species																-		\$(4
ree Mitigation Invironmental Remediation					+											+		\$(4
Other Env. Mitigation/Remediation (Specify):					+													ş(4
TOTAL ENV. MITIGATION/REMEDIATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	¢.	0 \$	0 \$	0 \$0	\$(d
residential Parking Structures		φ0	φ0	7 90	5	φ0	, 40	φυ	, 40	φυ	φι	φυ	40	φ(9	9	0 \$0	\$0	
Grading																		\$0	4
oundation Work																		\$0	4
ite Work																		\$(,
																		•	,
Other Replacement Parking Costs (Specify):															+	1		\$0	-
Other Replacement Parking Costs (Specify):																		\$0	_
TOTAL REPLACEMENT PARKING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$	0 \$	0 \$0	\$0	4
esidential Parking Structures																		\$0	1
rading																		\$0	<u> </u>
oundation Work																		\$0	1
ite Work																		\$0	<u>, </u>
ther Residential Parking Costs (Specify):																		\$0	1
ther Residential Parking Costs (Specify):																		\$0	1
TOTAL RESIDENTIAL PARKING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$	0 \$	0 \$0	\$0	4
ccess Plazas																		\$0	4
athways																		\$0	4
us Shelters																		\$0	4
ransit Shelters																		\$0	4
edestrian Facilities																		\$0	1
icycle Facilities																		\$0	4
ther Transit Costs (Specify):																		\$0	<u>, </u>
TOTAL TRANSIT		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(0 \$	0 \$	0 \$0	\$0	4
rainage																		\$0	4
arks & Recreation																		\$0	4
treets/Signals																		\$0	1
raffic Fees																		\$0	4

Page 22 of 54 AHSC R6

4/27/21

Residential

Difference

Dev Budget vs. Sources

Commercial Sources

Source Name:

Source Name:

USBCDC Equity

Commercial

Costs

Total

FFORDABLE HOUSING DEVELPMEN	IT (VHD)							AHD Posi	dential and	HDI Darmar	nent Sources	of Funds									Commore	ial Sources	
IT ORDADEL HOUSING DEVELT WILL	(AIID)			 		T		VI ID IVESI	ueriliai ariu	i iiki r eiiiiai	Terri Sources	Of Fullus	1	T		_	T	1			Commerc	iai Sources	4
USES OF FUNDS Soft cost in red (total AHSC AHD below)	Total Cost from AHD Dev Budget	AHSC HRI Grant	AHSC AHD Funding	Tax-Exempt Bond Loan	Taxable Bond Loan	SF- MOHCD	SF-MOHCD (Accrued/Deferr ed Interest)	Deferred Developer Fee	GP Capital	0	0	0	0	0	0	Equity - USBCDC	Equity Investor:	Total Residential Sources	Residential Costs	Commercial Costs	Source Name: USBCDC Equity	Source Name:	Reside Cos Differe Dev Bu
\$0																			Total	Total			vs. Sou
/aste Water																		\$0					
/ater Facility																		\$0					
ther Impact Fees (Specify):																		\$0					
ther Impact Fees (non-AHSC eligible)																		\$0					
TOTAL IMPACT FEES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	\$0 \$	0 \$0	\$0					
ngineering																		\$0					
esign																		\$0					
ontractor Fee																		\$0					
other Soft Costs (Specify):																		\$0					
TOTAL SOFT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	50 \$	0 \$0	\$0					
mployment Reporting																		\$0					
other Costs (Specify):																		\$0					
other Costs (Specify):																		\$0					
TOTAL OTHER ASSET COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	50 \$	0 \$0	\$0					
HRI TOTAL PROJECT COSTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	50 \$	0 \$0	\$0	\$0	\$0	\$0	\$,o
AHD TOTAL PROJECT COSTS	\$78,386,35	5 \$0	\$10,850,000	\$0	\$21,361,000	\$12,614,000	\$333,137	\$3,700,000	\$100	\$0	\$0	\$0	\$0	\$0	\$	50 \$	0 \$22,945,922	\$71,804,159	\$71,804,159	\$6,582,197	\$6,582,197	\$,O
TOTAL AHD & HRI PROJECT COSTS		\$0	\$10,850,000	\$0	\$21,361,000	\$12,614,000	\$333,137	\$3,700,000	\$100	\$0	\$0	\$0	\$0	\$0	9	50 \$	0 \$22,945,922	\$71,804,159	\$71,804,159	\$6,582,197	\$6,582,197	\$	0.6

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: Sunnydale HOPE SF Block 3A **HCD Phase:** County: San Francisco Origination Basis x **Unit Size** 1/5/21 TCAC Threshold Basis Limits (TBL) **Number of Units Number of Units** SRO/Studio \$511,928 \$2,047,712 1 Bedroom \$14,165,952 \$590,248 24 2 Bedrooms \$712,000 28 \$19,936,000 3 Bedrooms \$911,360 16 \$14,581,760 \$1,015,312 4+ Bedrooms 8 \$8,122,496 **TOTAL UNITS:** Number of Manager Units in Project: 80 TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL): \$58,853,920 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 Yes federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of \$11,770,784 construction workers who are paid at least state or federal prevailing wages. (20%) Project certifies that (1) they are subject to a project labor agreement within the meaning of §2500(b)(1) No of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of \$0 the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades. (5%) New construction project required to provide parking beneath residential units (not "tuck under" parking) Yes \$5,885,392 or through construction of an on-site parking structure of two or more levels. (10%) 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%) \$0 No Project where at least 95% of the project's upper floor units are serviced by an elevator. (10%) Yes \$5,885,392 Project wherein at least 95% of the building(s) is constructed as Type I as defined in the California No \$0 Building Code, in which case, the Type III 10% increase below is not allowed. (15%) Project wherein at least 95% of the building(s) is constructed as a Type III as defined in the California No \$0 Building Code, or a Type III/Type I combination, in which case, the Type I 15% increase above is not **(B)** Project applying under §10325 or §10326 of these regulations that include one or more of the features \$0 below. (up to 10%) (1) Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant No 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%) (2) Project shall have onsite renewable generation estimated to produce 75% or more of annual No 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%) (3) Newly constructed Project buildings shall be 15% or more energy efficient than the 2016 Energy No 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 (4) Rehab Project buildings shall have 80% decrease in estimated TDV energy use (or improvement in No energy efficiency) post rehab as demonstrated using the appropriate performance module of CEC (5) Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community No 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%) (6) Community Gardens of at least 60 square feet per unit. Permanent site improvements that provide No a viable growing space within the Project including solar access, fencing, watering systems, secure storage space for tools, and pedestrian access. (1%) (7) Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic No tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). (8) Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural No linoleum in all common areas. (2%) (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 No \$0 mitigation as certified by the Project architect/ engineer. (lesser of costs or 15% basis adjustment) If Yes, select type of work: Enter Certified Costs of Work: (E) Local development impact fees required to be paid to local government entities. Certification from local No \$0 entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE. (F) Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less \$0 No than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource. (10%) Opportunity Area Map County Opportunity Map No Tract ID #: eligibility: Resource level:

	А В	С	D	Е	F	G	Н	<u> </u>
1	,	HCD 2021	Developer F	ee Calcul	ator - revised 2/4/21 (complete Y			
2	Project Phase:	Origination	Proposed	Project Type:	4% Credits New Construction			
3	Project Name:	Sunnydale HOPE SF Block 3	A					
4	Project's Dev	eloper Fee Summary				HCD Limit	Project Amt.	
5	Maximum	Total Developer Fee - 2	2d			\$9,567,417	\$5,900,000	
6	Max Devel	oper Fee payable from	development	funding sou	rces - lesser of 1e & 2d	\$2,200,000	\$2,200,000	
7	Deferred [Developer Fee payable	on a priority b	asis from av	ailable Cash Flow	\$1,300,000	\$1,300,000	
8	Deferred D	Developer Fee payable	exclusively fro	m Sponsor	Distributions	\$6,067,417	\$2,400,000	
9		Total Budgeted			\$5,900,000	D - (- ··· - · - I - F		Фо 700 000
10		Developer Fed	e Contributed	as Capitai	\$0	Deterred L	eveloper Fee	\$3,700,000
12	Section 1. UM	R §8312(c)(1) Max Develo	per Fee payabl	e from fundin	g sources - 4% Projects use	TCAC 9% rules	<u> </u>	
13	a. Project's typ	e of construction:	New Construct	tion			_	\$2,200,000
14	b. Project's Ur	nadjusted Eligible Basis (ex	cluding Develop	er Fee) - §10	327(c)(2)(A)	\$57,606,279	x 15% =	\$8,640,942
15	c. Project's Ur	adjusted Eligible Acquisition	on Basis (excludi	ing Developer	Fee) - §10327(c)(2)(A)	\$0	x 5% =	\$0
16	d. Project's No	on-Residential Costs (exclu	ding Developer	Fee) - §10327	(c)(2)(A)	\$6,176,500	x 15% =	\$926,475
17	e. Maximum [Developer Fee payable fro	om developmen	nt funding sou	urces - UMR §8312(c)(1) - less	ser of 1a or (1b	+ 1c + 1d)	\$2,200,000
19	Section 2. UM	R §8312(c) - Maximum De	veloper Fee us	ing TCAC 4%	rules			
20	a. BIPOC Proj	ect meeting CDLAC §5230	(f)(1)(B) - §1032	27(c)(2)(E)				No
21	b. New Constr	uction & Rehab - Unadjust	ed Eligible Basis	(exclude Dev	eloper Fee) - §10327(c)(2)(B)(i	\$57,606,279	x 15% =	\$8,640,942
22	c. Basis for no	n-residential project costs	(exclude Develo	per Fee) - §10	327(c)(2)(B)(ii)	\$6,176,500	x 15% =	\$926,475
23	d1. Not Applica	ble						
24	d2. Not Applica	ble						
25	d3. Not Applica	ble						
26	d4. Not Applica	ble			_	\$0	X 5% =	\$0
27	e. Maximum 1	Total Developer Fee usinุ	g TCAC 4% rule	s §8312(c)				\$9,567,417
28	f. Total Budge	eted or Actual Developer Fo	ee				\$5,900,000	
29	g. Budgeted D	eveloper Fee paid from De	evelopment Sour	ces	Sum of Deferred and Contributed Developer Fee	\$3,700,000	\$2,200,000	
30	h. Deferred De	eveloper Fee payable on	a priority basis	from availab	le Cash Flow		\$1,300,000	

		Annual	Income and E	xpenses	4/27/21
		Employee Informatio		•	Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
1		On-Site Manager(s)	\$70,320	\$0	
		On-Site Assistant Manager(s)	\$0	\$0	
		Supportive Services Staff Supervisor(s)	\$0		
2	1.15	Supportive Services Coordinator, On-Site	\$80,000		
		Other Supportive Services Staff (inc. Case Manager)	\$0		
2	1.50	On-Site Maintenance Employee(s)	\$61,448	\$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	\$211,768	\$0	
	6711	Payroll Taxes	\$42,297	Show free rent as an	
	6722	Workers Compensation	\$0	expense?	
	6723	Employee Benefits	\$0	No	
•	Em	pployee(s) Payroll Taxes, Workers Comp. & Benefits	\$42,297		
		Total Employee(s) Expenses	\$254,065		
		Employee Units	•		
Inco	mo	Employee units	Unit Trees		
Inco Lin	nit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
No	ne	On-Site Manager(s)	3	1,100	
			0	0	
			0	0	
		To	tal Square Footage	1,100	
		Annu	al Operating E	Budget	
Acct	. No.	Revenue - Income	Residential	Commercial	Comments
5120/	5140	Rent Revenue - Gross Potential		\$0	
		Restricted Unit Rents	\$1,356,660		
		Unrestricted Unit Rents	\$0		
512	21	Tenant Assistance Payments			
		Subsidy Program Name	\$1,664,856		
		Project Based Vouchers	\$0		
		Operating Subsidies	\$0		
		Other:	\$0	\$0	
59 ⁻	10	Laundry and Vending Revenue	\$0		
51	70	Garage and Parking Spaces	\$0	\$0	
599	90	Miscellaneous Rent Revenue	\$0	\$0	
		Gross Potential Income (GPI)	\$3,021,516	\$0	
		Vacancy Date: Destricted Units	F 00/		
		Vacancy Rate: Restricted Units	5.0%		
		Vacancy Rate: Unrestricted Units	5.0%		
		Vacancy Rate: Tenant Assistance Payments	5.0%		
		Vacancy Rate: Other:	5.0%		
		Vacancy Rate: Laundry & Vending & Other Income	5.0%	=0.00	
E000/	E040	Vacancy Rate: Commercial Income	A 454 030	50.0%	
5220/	5∠4 U	Vacancy Loss(es)	\$151,076	\$0	
A t	Nia	Effective Gross Income (EGI)	\$2,870,440	\$0	Comments
Acct	. NO.	Expenses	Residential	Commercial	Comments
604	02	Administrative Expenses: 6200/6300	Φ.		
620		Conventions and Meetings	\$0	\$0	
62		Advertising and Marketing	\$800	\$0	
62		Other Renting Expenses	\$0	\$0	
63		Office/Administrative Salaries from above	\$0	\$0	
63		Office Expenses	\$0	\$0	
63		Office or Model Apartment Rent	\$0	\$0	
632		Management Fee	\$72,979	\$0	
633		Site/Resident Manager(s) Salaries from above	\$70,320	\$0	
633		Administrative Free Rent Unit from above	\$0	\$0	
634		Legal Expense Project	\$13,600	\$0	
		Audit Expense	\$0	\$0	
63			\$8,000	\$0	
63	51	Bookkeeping Fees/Accounting Services			
639 639	51 90	Bookkeeping Fees/Accounting Services Miscellaneous Administrative Expenses	\$21,900	\$0	
639 639 626	51 90 3T		\$21,900 \$187,599	\$0 \$0	
639 639	51 90 3T . No .	Miscellaneous Administrative Expenses Total Administrative Expenses Expenses	\$21,900	\$0	Comments
639 639 626	51 90 3T . No.	Miscellaneous Administrative Expenses Total Administrative Expenses	\$21,900 \$187,599	\$0 \$0	Comments

				4/27/2
		Income and Ex	•	
6451	Water	\$50,000	\$0	
6452	Gas	\$49,464	\$0	
6453	Sewer	\$64,514	\$0	
	Other Utilities: (specify)	\$0	\$0	
6400T	Total Utilities Expenses	\$197,578	\$0	
0540	Operating and Maintenane Expenses: 6500	D 24.442	•	Comments
6510	Payroll from above	\$61,448	\$0	
6515	Supplies	\$0	\$0	Grounds
6520	Contracts	\$71,051	ΨΟ	Grounds
6521	Operating & Maintenance Free Rent Unit from above	\$0	\$0	
6525	Garbage and Trash Removal	\$62,586	\$0	
6530	Security Contract	\$0	\$0	
6531	Security Free Rent Unit from above	\$0	\$0	
6546	Heating/Cooling Repairs and Maintenance	\$68,000	\$0	
6548 6570	Snow Removal	\$0	\$0	
6590	Vehicle & Maintenance Equipment Operation/Reports	\$0	\$0	
	Miscellaneous Operating and Maintenance Expenses	\$2,381	\$0	
6500T	TOTAL Operating & Maintenance Expenses Taxes and Insurance: 6700	\$265,466	\$0	Comments
6710	Real Estate Taxes	\$2,880	\$0	Comments
6711	Payroll Taxes (Project's Share) from above	\$42,297	\$0	
6720	Property and Liability Insurance (Hazard)	\$150,000	\$0	
6729	Other Insurance (e.g. Earthquake)	\$130,000	\$0	
6721	Fidelity Bond Insurance	\$0	\$0	
6722	Worker's Compensation from above	\$0	\$0	
6723	Health Insurance/Other Employee Benefitsfrom above	\$0	\$0	
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$39,762	\$0	
6700T	Total Taxes and Insurance	\$234,939	\$0	
	Supportive Services Costs: 6900	Ψ20 1,000	Ψ-0	Comments
6990	Staff Supervisor(s) Salaries - from above	\$0	\$0	
6990	Services Coordinator Salaries, On-Site - from above	\$80,000	\$0	
6990	Other Supportive Services Staff Salaries - from above	\$0	\$0	
6990	Supportive Services Admin Overhead	\$0	\$0	
6990	Other Supportive Services Costs: (specify)	\$0	\$0	
6990	` ' ' ' '			
0990	Other Supportive Services Costs: (specify)	\$0	\$0	
6900T	Other Supportive Services Costs: (specify) Total Supportive Services Costs	\$0 \$80,000	\$0 \$0	
	Total Supportive Services Costs	\$80,000	\$0	Comments
	Total Supportive Services Costs Total Operating Expenses	\$80,000 \$965,582	\$0 \$0	Comments
6900T	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200	\$80,000 \$965,582 Residential	\$0 \$0 Commercial	Comments
6900T 7210	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits	\$80,000 \$965,582 Residential \$40,000	\$0 \$0 Commercial	Comments
7210 7220	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify)	\$80,000 \$965,582 Residential \$40,000 \$0	\$0 \$0 Commercial \$0 \$0	Comments
7210 7220 7230	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify)	\$80,000 \$965,582 Residential \$40,000 \$0 \$0	\$0 \$0 Commercial \$0 \$0	Comments
7210 7220	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify)	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Comments
7210 7220 7230	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Comments
7210 7220 7230	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$0 Residential	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Comments
7210 7220 7230	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Comments
7210 7220 7230	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$0 \$10 \$20 \$40,000 Residential \$15,000	\$0 Commercial \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 Commercial \$0	Comments
7210 7220 7230	Total Supportive Services Costs Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$0 \$15,000	\$0 Commercial \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0	
7210 7220 7230 7240	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Comments
7210 7220 7230 7240	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$1,849,858	\$0 Commercial \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7210 7220 7230 7240 6820 6830	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858	\$0 Commercial \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0	
6900T 7210 7220 7230 7240 6820 6830 6840	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
7210 7220 7230 7240 6820 6830	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$0 \$0 \$1,522,039 \$0 \$0 \$0 \$1,522,039 \$0 \$0 \$1,522,039 \$0 \$0 \$1,522,039 \$0 \$0 \$1,522,039	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify)	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200 \$0	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200 \$0 \$1,595,511 \$254,348	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify) Total Financial Expenses	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200 \$0 \$1,595,511	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890 6890 7190	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Total Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200 \$0 \$1,595,511 \$254,348	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890 6890 7190 Total Opera Without any	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200 \$0 \$1,595,511 \$254,348 \$30,000 Per Year \$12,070	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890 6890 7190 Total Opera Without any With the Value	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Ground Lease Net Opereating Income Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$0 \$1,522,039	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	
6900T 7210 7220 7230 7240 6820 6830 6840 6890 6890 6890 6890 6890 7190 Total Opera Without any With the Valuation of the V	Total Operating Expenses Funded Reserves: 7200 Required Replacement Reserve Deposits Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Other Reserves: (specify) Total Reserves Ground Lease Ground Lease Financial Expenses: 6800 1st Mortgage Debt Service 2nd Mortgage Debt Service 3rd Mortgage Debt Service HCD Mandatory Payment Bond Issuer Fee Bond Trustee Fee Miscellaneous Financial Expenses: (specify) Total Financial Expenses Cash Flow Asset Management/Similar Fees	\$80,000 \$965,582 Residential \$40,000 \$0 \$0 \$0 \$0 \$40,000 Residential \$15,000 \$15,000 \$1,849,858 \$1,522,039 \$0 \$0 \$45,570 \$26,701 \$1,200 \$0 \$1,595,511 \$254,348 \$30,000 Per Year \$12,070	\$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Commercial \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	

to distributions and residual receipt payments 1,300,000

Cash Flow Analysis

Is Income from Restricted	Units base	ed on Rest	ricted or P	roposed R	ents?		Propose	d Rents	0	ow Allaly	,										
Income From Housing Units	Inflation		Year 2	•		Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Restricted Unit Rents	2.5%	1,356,660	1,390,577	1,425,341	1,460,974	1,497,499	1,534,936	1,573,310	1,612,642	1,652,958	1,694,282	1,736,639	1,780,055	1,824,557	1,870,171	1,916,925	1,964,848	2,013,969	2,064,319	2,115,927	2,168,825
Unrestricted Units	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments Subsidy Program Name	2.5%	1,664,856	1,706,477	1,749,139	1,792,868	1,837,690	1 883 632	1,930,723	1.978.991	2.028.465	2.079.177	2.131.156	2.184.435	2.239.046	2,295,022	2.352.398	2.411.208	2.471.488	2,533,275	2,596,607	2,661,522
Project Based Vouchers	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	2.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other:	2.5%	3,021,516	3,097,054	3,174,480	3,253,842	3,335,188	3,418,568	3,504,032	3,591,633	3,681,424	3,773,459	3,867,796	3,964,491	4,063,603	4,165,193	4,269,323	4,376,056	4,485,457	4,597,594	4,712,534	4,830,347
Gross Potential Income - Housin	iig	3,021,310	3,097,034	3,174,400	3,233,042	3,333,100	3,410,300	3,304,032	3,391,033	3,001,424	3,773,439	3,007,790	3,904,491	4,003,003	4,100,193	4,209,323	4,376,036	4,465,457	4,597,594	4,7 12,554	4,030,347
Other Income		_	_	_		_	_		_		_		_			_	_	_		_	
Laundry & Vending Other Income	2.5% 2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Potential Income - Total		3,021,516	3,097,054	3,174,480	3,253,842	3,335,188	3,418,568	3,504,032	3,591,633	3,681,424	3,773,459	3,867,796	3,964,491	4,063,603	4,165,193	4,269,323	4,376,056	4,485,457	4,597,594	4,712,534	4,830,347
Vacancy Assumptions																					
Restricted Units	5.0%	67,833	69,529	71,267	73,049	74,875	76,747	78,665	80,632	82,648	84,714	86,832	89,003	91,228	93,509	95,846	98,242	100,698	103,216	105,796	108,441
Unrestricted Units	5.0%	0	0	0	0	0	0	00.500	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments Other:	5.0% 5.0%	83,243	85,324 0	87,457 0	89,643	91,884	94,182 0	96,536	98,950	101,423 0	103,959 0	106,558	109,222	111,952 0	114,751 0	117,620 0	120,560	123,574 0	126,664 0	129,830 0	133,076 0
Laundry/Vending/Other Income	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	50.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vacancy Loss		151,076	154,853	158,724	162,692	166,759	170,928	175,202	179,582	184,071	188,673	193,390	198,225	203,180	208,260	213,466	218,803	224,273	229,880	235,627	241,517
Effective Gross Income		2,870,440	2,942,201	3,015,756	3,091,150	3,168,429	3,247,640	3,328,831	3,412,051	3,497,353	3,584,786	3,674,406	3,766,266	3,860,423	3,956,934	4,055,857	4,157,253	4,261,185	4,367,714	4,476,907	4,588,830
Operating Expenses & Reserve	Deposits																				
Residential Exp. (w/o Real																					
Estate Taxes & Sup. Services)	3.5%	882,702	913,597	945,572	978,667	1,012,921	1,048,373	1,085,066	1,123,043	1,162,350	1,203,032	1,245,138	1,288,718	1,333,823	1,380,507	1,428,825	1,478,834	1,530,593	1,584,164	1,639,609	1,696,996
Real Estate Taxes	2.0%	2,880	2,938	2,996	3,056	3,117	3,180	3,243	3,308	3,374	3,442	3,511	3,581	3,653	3,726	3,800	3,876	3,954	4,033	4,113	4,196
Supportive Services Costs Replacement Reserve	2.5% 0.0%	80,000 40,000	82,000 40,000	84,050 40,000	86,151 40,000	88,305 40,000	90,513 40,000	92,775 40,000	95,095 40,000	97,472 40,000	99,909 40,000	102,407 40,000	104,967 40,000	107,591 40,000	110,281 40,000	113,038 40,000	115,864 40,000	118,760 40,000	121,729 40,000	124,773 40,000	127,892 40,000
Other Reserves	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	0.0%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Commercial Expenses	3.5%	1.020.582	0 1,053,534	0 1.087.619	0 1.122.875	0 1.159.343	0 1.197.065	0 1.236.085	0 1.276.447	1 219 107	0 1.361.383	0 1.406.056	0 1.452.266	0 1.500.067	0 1.549.514	0 1.600.663	0 4 652 574	0 1.708.307	0 1.764.926	0 1,823,495	0 1,884,083
Total Expenses & Reserves		,,		, ,	, ,	,,-	, - ,	,,	, -,	1,318,197	, ,	, ,	, - ,	,,	,,-	,,	1,653,574	,,	, - ,	, ,	, ,
Net Operating Income		1,849,858	1,888,667	1,928,137	1,968,275	2,009,086	2,050,574	2,092,746	2,135,605	2,179,156	2,223,403	2,268,350	2,314,000	2,360,356	2,407,420	2,455,194	2,503,680	2,552,878	2,602,788	2,653,412	2,704,746
Debt Service																					
1st Mortgage		1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039	1,522,039
Bridge Loan (repaid from Investor 2nd Mortgage	equity)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3rd Mortgage Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Financial Expenses: (specify	y)	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471	73,471
Total Required Debt Service		1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511	1,595,511
Cash Flow after all debt service		254,348	293,157	332,627	372,765	413,575	455,064	497,235	540,094	583,646	627,893	672,840	718,490	764,845	811,909	859,683	908,169	957,367	1,007,278	1,057,901	1,109,236
Debt Service Coverage Ratio (D		1.16	1.18	1.21	1.23	1.26	1.29	1.31	1.34	1.37	1.39	1.42	1.45	1.48	1.51	1.54	1.57	1.60	1.63	1.66	1,109,230
Use of Cash Flow After Debt Se			1.10	1.21	1.23	1.20	1.23	1.31	1.54	1.57	1.33	1.42	1.43	1.40	1.51	1.54	1.57	1.00	1.03	1.00	1.70
Asset Mgmt./ Similar Fees		30,000	31,050	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799	45,332	46,919	48,561	50,260	52,020	53,840	55,725	57,675
Deferred Developer Fee prior to																					
Distributions & residual receipt pa		224,348	262,107	300,490	339,503	173,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Available for Residual Recei and Sponsor Distributions	ipts Loans	0	0	0	0	205,597	419,433	460,357	501,926	544,141	587,006	630,522	674,691	719,513	764,991	811,123	857,909	905,347	953,438	1,002,176	1,051,561
Sponsor Distributions	50%	•	0	0	0	102,798	209,717	230,179	250,963	272,071	293,503	315,261	337,345	359,757	382,495	405,561	428,954	452,674	476,719	501,088	525,780
HCD Residual Payment	23%	0	0	0	0	47,535	96,975	106,437	116,048	125,808	135,719	145,780	155,992	166,355	176,870	187,536	198,353	209,321	220,440	231,708	243,126
Other Residual Payments	27%	0	0	0	0	55,263	112,741	123,742	134,915	146,262	157,784	169,481	181,353	193,401	205,625	218,025	230,601	243,353	256,279	269,380	282,654
Other Residual Payments Other Residual Payments	0% 0%	0 0	0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0 0	0	0	0	0 n	0 n
Other Residual Payments	0%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May Accot Mamt/Similar Face	2.50/	30,000	24.050	22 427	22.060	24 426	OE 604	26 070	20 460	39,504	40,887	42 240	43,799	45,332	46.040	10 EG1	50,260	E2 020	E2 040	55,725	E7 67E
Max Asset Mgmt/Similar Fees Cumulative paid Deferred Dev. Fe	3.5% ee	224,348	31,050 486,454	32,137 786,944	33,262 1,126,447	34,426 1,300,000	35,631 1,300,000	36,878 1,300,000	38,168 1,300,000	39,504 1,300,000	1,300,000	42,318 1,300,000	1,300,000	45,332 1,300,000	46,919 1,300,000	48,561 1,300,000	1,300,000	52,020 1,300,000	53,840 1,300,000	1,300,000	57,675 1,300,000
Total Deferred Developer Fee bud			.55, 151	. 55,5 . 1	.,,,	.,500,000	.,,	1,500,000	.,500,000	.,,	.,,	.,200,000	.,500,000	.,555,555	.,,	.,200,000	.,200,000	.,555,555	.,,	.,,	.,_00,000
to distributions and residual recei	int navments	1 300 000																			

		\$	Sunnydale H	OPE SF Block 3A	Sustainable T	ransporta	tion Infras	tructure (ST	T) PIN 4783	8			4/27/21
					STI Pı	roject Sum	mary						
	Project Nam	of each replaced	STI improvemo	the general location a ent and note if sidewa le other descriptive in d and connections es	alks are new or Iformation such	Add	Iress	City	Zip	County		ensus racts	APNs
	Caltrain Electric Multiple Unit Veh Procurement	being proc King Static beginning service fre	n expansion set of ured. These EMU on in San Franciso in 2024. These E quency and impro	ffort to electrify and mode of 37 Electric Multiple Unit J's are scheduled to run be co and Tamien Station in MU's will drive ridership be oving the system's carrying application will be used to	E (EMU) trains are petween 4th & San Jose py increasing ang capacity.If	Caltrain corr San Franciso Jose.		San Francisco	94134 and others	San Francisco	6075	5060502	
	Latitude: N/A			Longitude: N/A			Select the	e primary trans	it mode suppor	ted by this STI	l: <mark>Heav</mark> y	y rail	
	Visitacion Avenu Corridor Bike & F Improvements	Ded between Mon Visitaci School (no crosswalk Communit sidewalk w new cross constructe	lansell & Hahn Son Ave between forthbound). Addition to allow for safer by Garden to Herzuill be constructed ing to the Coffmad on the east side	class IV bike facility on V treet (southbound) and a Hahn St. and the Visitacionally, the project will build crossing of Visitation Average Playground and on to the don the west side of Visitation Pool and a new sidewate of Vistiacion from Hanhwill upgrade the curb ram	class I bike path on Valley Middle Id a new e. from the e AHD. A new acion Ave from the Ik will be st to the Middle	Visitacion Av Hahn Street	enue and	San Francisco	94134	San Francisco	6075	5060502	
	Latitude: N/A			Longitude: <mark>N/A</mark>			Select the	e primary trans	it mode suppor	ted by this STI	I: N/A		
STI #3													
	Latituda			Longitudo			Salast the	nrimary trans	it made suppor	tod by this STI	1.		
	Bike Facility (I	BF) 1 - Linear I	Miles 0.51	Longitude: BF1 Type Class IV B	ike Facility 2 - Li	near Miles		Type Class I	it mode suppor	3 - Linear Miles		BF3 Type	
Safe	, ,		ength (in feet) o	f new or replaced sidev	valk 2,310	# of Tı	ansit Routes			ed or Improved	Transit	t Service <mark>Yes</mark>	
	. ,,	osswalks 1 Cars 2 AH	AHSC Funds SC Funds \$7,3		ercrossings 0 rs 0 AHSC F	AHSC Fur			rcrossings 0	AHSC Funds	s	\$0	
each		Shuttles 0	AHSC Funds	\$0 Var	ns 0 AHSC F	unds	0 Tota	l New Vehicles	2 Tot	al AHSC New \	Vehicle	Funding \$7,	350,000
(i) A	anlicant cortifica	o conital improv	romanta in the	STI Eligible STI budget result in the	e Costs §103(a)(3)(A) and	Ineligible C	costs §103(c)	os mada shift h	v onhancing: 1	I \ public	a transit assoc	20: 2)
pede	estrian network;	or 3) bicycle n	etwork (include:	s public bike-share infr	astructure and fle	eet) within th	e defined Pro	ject Area mee	ting the §102(c	or (d) transit r	requirer	ments.	Yes Yes
(ii) T	otal amount of	eligible STI sof	t costs cannot e	exceed 30% of the total	AHSC Program	award			Budgeted \$141,000	Cost Ca \$6,361,59	-	Overage \$0	Ok
(iv) -	Total amount of	Activity Delive	ry Costs associ	ated with the implemen			annot exceed	d 10% of	\$0	\$1,124,41		\$0	Ok
	costs associated	<u>.</u>		ed as a condition of loc	al approval for th	e STI?	lf Yes, up	load document	<u> </u>	+ ·, · = ·, · ·			
File	Name STI (Cap Project Co	osts	Documentation sl	nowing Capital P	roject costs	are required a	as a condition o		al for STI.	Uploa	aded to HCD?	
` /		<u> </u>		our STI Capital Projects not include any of the f			illiot exceed	φ I UIVI ?					Ok
(2) F serv	toutine mainten ce expansion, i	ance or operat ncluding expar	ions of transpo	le, available source of cration infrastructure incervice levels offered du	cluding the gener	al transit fle	et, not includi	•		•			
(4) C (5) A	Ingoing operational operations of the costs associated the costs associated the costs associated the costs as	onal costs beyonted with autom	ond the term of about the motorc	the grant (three years) ycle parking (excluding ovision of internet serv	electric vehicle	•	astructure);						
					STI Gra	nt Terms §	104(c)						
(2) V amo (3) V	Ve acknowledge unt not to excee	e that AHSC Pred the AHSC P	rogram grant fu rogram award o	rofit that exceeds the conds will be disbursed a pof funds. Costs incurred ultiple phases or developments.	s reimbursed pro	gress paymon	ents for eligib ndard Agreer	le costs incurre ment are not el	ed after the exe igible for reimb	cution of the Sursement.		J	Yes
						reshold §1	` '						
(7) S # D43	Committed by Full App	Funding Comr Commitment Date	So	: see Appendix A (t) - to ource Name order of lien priority)	for an explanation Source Ty	Lier	Amou		(EFC). Interest Rate	#	erm - # of	Required Debt Service	Balloon
1	Deadline? Yes		AHSC STI Gran		State-HCD		\$8,794,1	Rate	Тур	e mo	onths		<u> </u>
2	Yes	5/8/20	State Rail Assist		State-Gener		\$2,450,0						
3													
5													
6 7													

				Sunnydale HOPE	SF Block 3A Sus	stainable Tra	nsportation	on Infras	tructure	(ST	I) PIN 47838			4/27/21
8														
9														
10 \$2,450	.000	<tota< td=""><td>al Committed I</td><td>Von-AHSC STI Fund</td><td>ls TOTAL (must</td><td>egual STI Bud</td><td>laet Amount</td><td>\$11.244</td><td>.184</td><td></td><td></td><td></td><td></td><td></td></tota<>	al Committed I	Von-AHSC STI Fund	ls TOTAL (must	egual STI Bud	laet Amount	\$11.244	.184					
					•	-				prov	ride a justification as to w	hy these costs	s are reason	able.
N/A														
File Nar	ne	EFC	STI1; EFC ST	I2; EFC STI3; etc.	Supporting document	tation for the 1	non-AHSC S	TI funding	commitme	ents.		Uploade	ed to HCD?	Yes
(8)(A) W											nponents must be attaine	ed by initial dis	bursement c	of Yes
grant fur		.1 1			ALEDA as such as a such a				l NI	1,6	Variable of HAville	't t 1 0		
NEPA: CEQA:	_		<u> </u>		NEPA requirements? ct Categorically Exem	pt? Yes Nea	ative Declara	ation Date:	No N/A	П	Yes, enter date of "Authority Final EIR Date: N	I/A	ant Funds	N/A
										on da	tes of all necessary envi		rances.	
		-									increase of passenger of		ervice on rai	I lines or
											ites CEQA approval by 2			
File Nar	ne	STI E	nvironmenta	l			<u> </u>		· · · · · ·		r Notice of Exemption.	Uploade	ed to HCD?	N/A
File Nar	ne	STI A	outh to Use G	rant Funds	For NEPA only, copy status of the issuance			rity 10 Use	e Grant Fu	nas" (or clarify the current	Uploade	ed to HCD?	N/A
(9) If app	plicable	, pro	vide a listing a	nd status of all discr				excluding o	design revi	ew, re	equired to complete each	STI Project th	nat have bee	∍n
granted,	, submi	tted c	or to be applied	d for to the appropria	ate local agencies, or o		local planning	g documer	nts.					
		A	gency / Issue	er	Land Use Approva Date	al A _l	pproval Typ	e			Comme	ents		
			N/A		Duto									
(11) Doe	es appli	icant	or Developer o	of Project have Site	Control for each STI P	roject? If yes,	enter site co	ntrol form	and the mo	ost re	cent execution date belo	w (Site Contro	I Appendix A	A) Yes
			<u> </u>	· · · · · · · · · · · · · · · · · · ·	Other (describe below	<u> </u>	,.	, #0 : D	D 1 10		Most recent document			
If leasel				Present Value of lea	estricted land value?		quisition cos				·	loan used? If		
payment	•	iount	basea on the	r reserve value or lea	N/A (b) Le	nder requesting	g Res. Recei	pts (not pe	ermissible)	N/A	(c) Has loan amount be	en entered as	a finance co	ost? N/A
					nultiple STI Projects pr									
STI #1: I		MU v	ehicles will run	on existing rail cont	rolled by Caltrain. STI	#2: Project will	be construct	ted within t	the public r	right-d	of-way owned by the City	of San Franci	isco, a joint	
арріісан	it.													
File Nar	ne	STI S	ite Control		Appropriate documer	ntation to demo	nstrate the fo	orm of site	control ind	dicate	d above.	Uploade	ed to HCD?	Yes
` ' '							•	•	•		Project in scope and size		•	•
		_	-		-		-	-			perience of work comple ency for the completion o			
		•	nich funding is		vide air executed agre	omone with the	t opcomo Loc	odiny of The	anoportatio), vg	oney for the completion of	51 1110 011 00111	porionio or a	110
(12) Wh	ich app	olican	t demonstrate:	s the prior experienc										
Project	Namo	,	"Rahy Rullet" Tr	S1 <mark>ainsets; Caltrain C</mark> apa	T Past Project #1			Mansell S	treetscane l	Improv	STI Past Project vement Project	#2		
Develop				dor Joint Powers Boar					RPD, DPW	Шрго	vernent i roject			
Entity														
Comple	tion Da		2002 and 2008;		locomotives and 25 bor	mharier hi-level r	ail cars for	2/4/17 Converted	two of Mar	المءر	Street's four vehicle travel la	unes into a two-v	vay class 1 hi	ike nath
			baby bullet serv	ice. Of the 25 bombar	dier cars, 17 were purch	ased in 2002 and	d the	and separ	ated pedest	trian p	ath between Visitacion Ave	and Brazil Ave.	. Vehicles are	9
Brief De	escript	ion i	-	re purchased in 2008; rease capacity of existi	Procurement of 16 bi-lev	el Bomardier rail	cars from				lowered speed limits. Proje bulb-outs and flashing bea		•	
								crossing a	ıt Brazil Ave	e, and	a crosswalk with flashing b			
					Where the party mak	ing improveme	nts funded b		not a publ		itv. an executed			
File Nar	ne	Past	Exp STI1, Pa	st Exp STI2	agreement from a pu	•			-			Uploade	ed to HCD?	Yes
(40) \\/-			: 41	a data tha analisan	improvements.	autoria and an autor		-itf			s in the state of the develop			N/
					ts or the STI real properties of the					action	n in the state or federal c	ourts.		Yes Yes
` '										or oth	er uses according the De	ept. of Conserv	/ation's	
				Program (FMMP) w										Yes
If "Yes", File Nar			umentation th	e STI Project site is	not within land design Demonstrate the STI					land	per FMMP tool	Unloade	ed to HCD?	Yes
				Project site qualifies	as an Infill Site (as de			idiod do d	grioditarar	iana j	por r wiwii tooi.	Oploade	od to Hob.	100
File Nar	ne	STI A	\g Infill			•			on must de	emons	strate that the STI site	Uploade	ed to HCD?	N/A
				works donoutre '	qualifies as an Infill S	•	• • •		provide	0011100	ant holour Loomis . 45 - 4			
` ' ' '			•	•	or other responsible in odes, policies and plar	• •	•	•	•	ocum	ent below. I certify that t	uie STI improv	rements are	Yes
File Nar			ocal Approva		· · · · · · · · · · · · · · · · · · ·					with a	Il applicable local rules,	Unloada	ed to HCD?	Yes
					regulations, codes, po	•		•			•			
` ' ' '		•		•			•	•			e the replacement of den able access to transit and		•	
displace	d resid	ents.	These no net	loss requirements (§	3106(a)(20)(C)) apply	where an STI P	roject is prop	oosed on a	any propert	ty whi	ch includes a parcel or a	ny portion of a	parcel on w	vhich
		_			•			•			to lower-income househo			
			• •		pplication. Explain bei e units, please indicat		junement is s	รลแรกษณ์ เก	me replac	emer	nt affordable housing dev	еюринент. Іт Р	roj e ct does l	∖iUt

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) PIN 47838

4/27/21

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"

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	6/8/21
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	5/1/22
Obtaining all necessary and discretionary public land use approvals.	7/1/22
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	10/1/22
Commencement of construction.	2/1/23
Construction completion and closeout.	11/30/27
Program funds fully disbursed.	11/30/27
Have all milestone dates been entered above	? Yes

Sunnydale HOPE	SF Block 3	A Sustainab	ole Transpo	rtation Infra	structure (S	TI) Sources	and Uses E	Budget PIN	47838			4/27/21
If proposing multiple distinct STI Capital Projects, prov	ide detail for ea	ch Project in se	parate budgets	below. Amoun	ts from each bu	dget will autosu	um at the bottor	m. The sum will	be used to dete	rmine the total	STI funds reques	sted and cost cap.
					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0	Sources Total	Comments
		•	STI BUDGET	#1 - Caltrain Ele	ctric Multiple U	nit Vehicle Proc	urement	<u> </u>	<u> </u>			
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): City Agency Fees											\$0	
Other Soft Costs (Specify): Construction Support Costs Other Soft Costs (Specify): Transit Construction Support Costs											\$0 \$0	
Other Soft Costs (Specify): Transit Construction Support Costs Other Soft Costs (Specify):											\$0 \$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Clearing and Grubbing		70	**	* **	70	70	***	**	70	70	\$0	
Demolition 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 Detention Basin/Culverts											\$0 *0	
Other Site Utilities (Specify):				+				+			\$0 \$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Aggregate Base	Ψ0	φυ	φυ	φ0	ΨΟ	φυ	Ψ0	Ψ0	ΨΟ	ΨΟ	\$0	
Asphalt Pavement								1			\$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):	**	**	40	40	**	**	40	40	**	**	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 *0	
Striping/Barricades (for dedicated bus lanes) Sidewalk, Curb and Gutter											\$0 \$0	
Street Lights											\$0 \$0	
Signage											\$0	
Signaling Prioritization Technology											\$0	
Boarding infrastructure											\$0	
Seating/Benches											\$0	
Bus/Transit Shelters											\$0	
Vehicles	\$7,350,000	\$2,450,000									\$9,800,000	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	
Other Transit and Station Areas (Specify):	A	40 :==	4.5			4 -		4.5			\$0	
Total Transit and Station Areas - Construction	\$7,350,000	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000	
Urban Greening (Specify):											\$0 *0	
Urban Greening (Specify):											\$0 \$0	
Urban Greening (Specify): Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Provide Name of Impact Fee	φυ	ΨU	φυ	φU	ΨU	φυ	φυ	φυ	ΨU	φυ	\$0 \$0	
											\$0	
Provide Name of Impact Fee												
Provide Name of Impact Fee Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47838

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.

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0	Sources Total	Comments
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	\$7,350,000	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000	

9
STI BUDGET #2 -
Visitacion A
Avenue (
Corridor
Bike 8
Ped
Improvements

			SII BUDGET #2	2 - Visitacion Av	enue Corridor I	Bike & Ped Impr	ovements					
Environmental review/studies	\$1,000										\$1,000	
Plan Specification and Estimates	\$40,000										\$40,000	
Right of way support costs	\$100,000										\$100,000	
Site or right of way acquisition for Cap. Improvement Project	\$0										\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Other Soft Costs (Specify):											\$0	
Total Soft Costs	\$141,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,000	
Clearing and Grubbing											\$0	
Demolition	\$20,000										\$20,000	
Grading	\$20,000										\$20,000	
Soil Stabilization (Lime, etc.)	\$40,000										\$40,000	
Erosion/Weed Control	¥ 2,222										\$0	
Dewatering											\$0	
Other Site Preparation (Specify):											\$0	
Total Site Preparation	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	
Sanitary Sewer	\$52,000	+	4.0	***	4.0	4.0	ų,	***	Ţ	**	\$52,000	
Irrigation	ψοΞ,σσσ										\$0	
Storm Drain	\$124,000		1								\$124,000	
Detention Basin/Culverts	\$168,000		1								\$168,000	
Other Site Utilities (Specify): Relocate fire hydrant valves	\$20,000										\$20,000	
Total Site Utilities	\$364,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,000	
Aggregate Base	\$25,000	Ψ	Ψ*	ų,	Ψ0	Ψ0	-	40	ΨÜ	ΨŪ	\$25,000	
Asphalt Pavement	\$60,000										\$60,000	
Sidewalk, Curb and Gutter	\$500,184										\$500,184	
Street Lights	\$50,000		1								\$50,000	
Striping/Barricades (Bicycle Facilities)	\$200,000		1								\$200,000	
Signage	\$4,000										\$4,000	
Crossing and Traffic Signals	\$20,000		1								\$20,000	
Roundabouts, median islands or curb extensions	Ψ20,000										\$0	
Other traffic calming surface improvements											\$0 \$0	
Other Complete Street Improvements (Specify):											\$0 \$0	
Other Complete Street Improvements (Specify):											\$0 \$0	
Total Complete Streets Improvements - Construction	\$859,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$859,184	
Striping/Barricades (for dedicated bus lanes)	\$039,104	φυ	ΨΟ	φυ	ΨΟ	ΨΟ	φυ	Ψ0	φυ	φυ	\$0	
Sidewalk, Curb and Gutter											\$0 \$0	
Street Lights											\$0 \$0	
Signage											\$0 \$0	
Signaling Prioritization Technology												
											\$0 \$0	
Boarding infrastructure Seating/Benches											\$0 \$0	
Bus/Transit Shelters												
											\$0 *0	
Vehicles											\$0 ***	
Other ITS Technology											\$0	
Other Transit and Station Areas (Specify):											\$0	

Sunnydale HOPE SF Block 3A Sustainable Transportation Infrastructure (STI) Sources and Uses Budget PIN 47838

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.

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0	Sources Total	Comments
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): Design and Project Management											\$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	\$1,444,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444,184	

				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	

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.

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC STI Grant	State Rail Assistance	0	0	0	0	0	0	0	0	Sources Total	Comments
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	

		TO	TAL SUSTAINA	BLE TRANSPO	RTATION INFRA	ASTRUCTURE (S	STI) BUDGET				
Total Soft Costs	\$141,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,000
Total Site Preparation	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
Total Site Utilities	\$364,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,000
Total Complete Streets Improvements - Construction	\$859,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$859,184
Total Transit and Station Areas - Construction	\$7,350,000	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total STI Budgeted Project Costs	\$8,794,184	\$2,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,244,184

			Sunnydale HOPE SF BI				s (TRA)	PIN 47	'838				4/2	7/21
		Descri	otion (include: the general lo		roject Sum				I			ensus		
	Project Nan	ne ·	of each TRA improve	ement)		dress	Cit		Zip	County		racts	AF	PNs
	Visitacion Avenu Corridor TRA		ect will install lighting, signange and and ped improvements.	d planting along with the	Visitacion Av Hahn Street		San Francis	SCO	94134	San Francisco	607	5060502		
	Improvements													
#														
TRA														
				I										
	Latitude: N/A	<u> </u>	Longitude:	N/A		Select the	primary tra	insit mod	le supporte	ed by this TRA	: Micro	otransit		
۱ #2														
TRA														
	Latitude:	<u> </u>	Longitude:			Select the	primary tra	ınsit mod	le supporte	ed by this TRA	:			
			3.33.50				. ,		11/22/	,				
_														
(A #3														
TRA														
	Latitude:		Longitude:			Select the	primary tra	ınsit mod	le supporte	ed by this TRA	:			
	er # & Amt. of I		elters 0 AHSC Funds ength (in feet) of sidewalk direction	\$0 Bicycle Parking			unds 0	\$0		Benches 0	_	SC Funds		0
	Transit Routes			Transit Access Improvem			ŭ			ths (linear feet <mark>valk pads</mark>) 0.	.0	Гуре	
			posed active transportation			ce with traffic				may have exist	ed on r	oute (descr	ibe belo	w) Yes
impr	oved sight dista	ance/visibility	· ·	I conflict points Yes Rec A Eligible Costs §103		•			<u>enicular tu</u>	arning speeds				
. , .	•		vements in the TRA budget are	publicly accessible and p	provide supp	ortive ameni	ties to cycli:	` '	estrians, ar	nd transit rider	s (i.e.	bike parkir	ng, bus	Yes
shelf	er, benches, st	reet trees, etc	.) within the defined Project Are	ea meeting the §102(c) or	(d) transit r	equirements.		Bude	geted	Cost Ca	b l	Over	age	
` , `	•		A soft costs cannot exceed 10%						6,111	\$2,120,53		\$		Ok
, , ,	v) Total amoun e costs associa	•	elivery Costs associated with the apital Project.	e implementation of the C	Capital Proje	ct cannot exc	eed 10%	9	S O	\$125,51	2	\$	0	Ok
(B)(\) Capital Proje	ct costs in bud	lget that are required as a conc							mentation belo				
		Cap Project	Costs Documen int amount for your STI Capital	tation showing Capital Prepriets and TRA Capital	-			of local	approval f	or TRA.	Uplo	aded to H	CD?	N/A Ok
§103	(c) We certify t	the AHSC TRA	A funded cost do not include an	y of the following ineligibl	e costs:									
` '		•	s another feasible, available so itions of transportation infrastru		•	•	•			•				
serv	ce expansion,	including expa	insion beyond service levels off				· ·		•					Yes
` '			ry housing programs; ond the term of the grant (thre	e years) for Program Cos	ts;									
			nobile or motorcycle parking (e h the ongoing provision of inter		charging infr	astructure);								
	3.2.2 3.13 1000 (TITION WILL	and any grant of the		nt Terms	§104(c)								
` '			not result in a profit that excee	eds the commercially reas	onable rang	e for other in	<u> </u>							Yes
` '	•		Program grant funds will be disb Program award of funds.	oursed as reimbursed pro	gress paym	ents for eligib	le costs inc	urred aft	er the exe	cution of the S	itandaı	rd Agreem	ent in t	Yes
(3) V	Ve acknowledg		roject includes multiple phases	or developments, all enti	tlements and	d construction	n funding co	ommitme	nts for the	first phase m	ust be	received p	rior to	Yes
disb	ursement.			TRA Th	reshold §	106(a)								
(7) T	RA Enforceable	e Funding Cor	nmitments (EFC): see Append			. ,	Commitme	ents (EFC	C).					
# C	Committed by Full App	Commitment		Source Typ	Lier	l Amou	nt	Inte	rest Rate		rm - t of	Require		Balloon
EFC	Deadline?	Date	(listed in order of lien pr	iority)	No.	Amou	Rat	te	Туре		onths	Debt Serv	vice	?
2	Yes Yes	11/1/19	AHSC TRA Grant Priority Conservation Area Grant	State-HCD (MTC) Other		\$1,061,1 \$194,00								
3	1 63	11/1/19	I nonty Conservation Area Grant	Julie Julie		ψ194,00								
4 5														
6														
7														
8														
10	94,000	al Committee	Non-AHSC TDA Eurada	TOTAL (must sevel TO	Rudget A	nt) \$4.055	115							
\$ 1	94,000 < <i>Tot</i>	aı Güririlitted	Non-AHSC TRA Funds	TOTAL (must equal TRA	buuget Af	<i>ııı,</i> ⊅1,∠33,′	113							

		Sunnydale HOF	PE SF Block 3A Tra	ansportation R	Related	Amenities	s (TRA)	PIN 47838		4/27/21
	criptic	n of unusual or extraordinary circu	mstances that have res	sulted in higher tha	an expect	ed Project o	costs and	provide a justification as to	why these costs are reaso	onable.
N/A	LEC	TDA4. FFC TDA9. FFC TDA9	Cum outing dooring out	tion for the 1 non	ALICOTI	DA fundina	a a ma ma it ma	onto	Liping ded to LICD	O Van
File Name		TRA1; EFC TRA2; EFC TRA3 nowledges completion and approve	Supporting documents						Uploaded to HCD	
grant funds.	iii ack	nowledges completion and approve	ar or adoption of all nec	cosary crivitorine	intai oleai	ances for the	ansportat	ion components must be att	anied by initial disbursein	Yes
NEPA:			ls Federal funding prop	osed that will trigg	ger NEPA	requiremer	nts? No	If Yes, enter date of "Autl	hority to Use Grant Funds	s" N/A
	•	pproved "by-right"? No Is Projec	<u> </u>	- J			N/A	Final EIR Date: 5		
	<u> </u>	special NEPA and/or CEQA Specia	Il Circumstances or exe	mptions and prov	ide estim	ated/actual	completio	on dates of all necessary env	vironmental clearances.	
Project anticip	bates (CEQA approval by 2022.								
File Name	TDA	Environmental	Convert all anvironmen	etal algoranaca (a	a Enviro	nmantal Imr	naat Dana	ort) or Nation of Evamption	Liplandad to HCD	? N/A
			• •	•				ort) or Notice of Exemption. nds" or clarify the current	Uploaded to HCD'	
File Name	TRA	Auth to Use Grant Funds	status of the issuance			,	O. G	indicate of the control of the contr	Uploaded to HCD'	? N/A
` '		vide a listing and status of all discr	•			•	•	ew, required to complete each	ch TRA Project that have I	peen
granted, subm	nitted	or to be applied for to the appropria	· · · · · · · · · · · · · · · · · · ·		al planning	g documents	S			
		Agency / Issuer	Land Use Approval Date	Appr	oval Type	е		Comm	nents	
		N/A								
(11) Does app	olicant	or Developer of Project have Site	Control for each TRA P	roject? If yes, en	ter site co	ontrol form a	and the m	ost recent execution date be	elow (Site Control Appendi	ix A) Yes
Form of site c	ontrol	(See Site Control in Appendix A):	Other (describe below)				Most recent document	t execution date:	V/A
If leasehold			estricted land value?	N/A Is acquis	sition cost	\$0 in Dev.	Budget?	N/A Prepaid lease	e loan used? If so answe	r (a-c) N/A
(a) Funding ai payments?	inount	based on the Present Value of lea	N/A (b) Ler	der requesting Re	es. Recei _l	pts (not peri	missible)	N/A (c) Has loan amount b	een entered as a finance	cost? N/A
	specia	al circumstances, e.g. if there are n	nultiple TRA Projects p	ovide site control	information	on for each.				
		cted within public right-of-way owne								
File Name	TDA	Site Control	Appropriate decument	ation to domanatr	oto the fo	rm of site o	antral indi	inated above	Liplandad to HCD	? Yes
		nust demonstrate prior experience	Appropriate document						Uploaded to HCD	
		ing the ten years preceding the app			-		-	-		Jilipicted
-	•	ncy non-applicant so long as the ap		executed agreem	ent with t	hat specific	Locality of	or Transportation Agency for	the completion of the TR	Α
•		AHSC Project for which funding is a at demonstrates the prior experience								
(12) WILLIAN	plical		A Past Project #1					TRA Past Proje	ct #2	
Project Name)	Mansell Streetcapes Improvement Pro	<u> </u>			Beach Chal	et Soccer l	<u>.</u>		
Development	t	RPD, Public Works, SFMTA				RPD				
Entity Completion [Dato	1/20/17				10/1/15				
Completion	Jale	Same project that converted Mansell S	Street's four vehicle travel	lanes into a two-wa	ay class		and rebui	It soccer fields with artificial turf	f, with associated new pathw	ays and
		bike path and pedestrian path between	n Visitacion Ave and Braz	il Ave. Prject also in	ncluded	extensive ne	ew lighting	for soccer fields, parking lot lig	hting and pathways lighting.	
Brief Descrip	tion	flashing beacons at Visitacion Ave, an and some wall seating.	d installation of dozes of s	street lights, new lar	nascaping	included ref	urbishing r	estroom buiding, and resurfacii	ng parking lot.	
		-								
			Where the party making	ng improvements	funded by	/ AHSC in n	ot a publi	c entity, an executed		
File Name	Past	Exp TRA1, Past Exp TRA2	· · ·	•	-		•	of similar infrastructure	Uploaded to HCD	? N/A
			improvements.							
	_	f the application date, the applican construction of the Project has not						action in the state or federa	l courts.	Yes Yes
` '	•	ct will not result in the loss or conve						or other uses according the	Dept. of Conservation's	
` '	-	and Monitoring Program (FMMP) w	•	<u> </u>	,			Ŭ.	'	Yes
		cumentation the TRA Project site is								
File Name		No Ag that the AHD Project site qualifies	Demonstrate TRA site			ed as agricu	ultural land	d per FMMP tool.	Uploaded to HCD	? Yes
•		•	,	• • • • • • • • • • • • • • • • • • • •		etermination	n must de	monstrate that the TRA site		
File Name	TRA	Ag Intill	qualifies as an Infill Sit	•					Uploaded to HCD	? N/A
		by a local public works department,	-					ocument below. I certify that	the TRA improvements a	are Yes
consistent wit	n all a	pplicable local rules, regulations, co					<u> </u>	with all applicable least rules		1.33
File Name	TRA	Local Approvals	regulations, codes, po	•	•	•		with all applicable local rules t entity.	Uploaded to HCD	? Yes
` ' ' '		Project involves demolition of existing	ng units affordable to lo	wer income house	eholds, th	e application	n must de	emonstrate the replacement	· · · · · · · · · · · · · · · · · · ·	
•	_	ater affordability, and equal to or g						•	•	
-		 These no net loss requirements (units affordable to lower income ho 		•				-		
	•	ne five year period preceding the a	•	1		3				
N/A										
				TPA Mil	estones					
Please provid	e the	actual or anticipated completion da	te for the following perf				e Capital	Project. If a milestone is no	t applicable to a Capital P	roiect.
please enter "										- , ,
		edged that some of the following mi	•	•					-	•
-		se milestones not yet completed, p cate "NA" below.	iease provide a project	ea completion dat	e (MM/Y)	r) for each (or the app	olicable items below. If not ap	oplicable to the specific Ca	apital
, ,		estone Schedule								Date

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) PIN 47838	4/27/21
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.	5/1/22
Obtaining all necessary and discretionary public land use approvals.	7/1/22
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	10/1/22
Commencement of construction.	2/1/23
Construction completion and closeout.	2/1/25
Program funds fully disbursed.	6/30/26
Have all milestone dates been entered above?	? Yes

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838 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. ALL FUNDING SOURCES Priority **Cost Category** AHSC TRA Conservation Comments 0 0 0 0 0 0 0 0 Sources Total Grant **Area Grant** (MTC) TRA BUDGET #1 - Visitacion Avenue Corridor TRA Improvements Environmental review/studies \$0 Plan Specification and Estimates \$194,000 \$194,000 Right of way support costs \$0 Site or right of way acquisition for Cap. Improvement Project \$0 Other Soft Costs (Specify): Construction Management \$106,111 \$106,111 Other Soft Costs (Specify): \$0 Other Soft Costs (Specify): \$0 Other Soft Costs (Specify): \$0 **Total Soft Costs** \$106,111 \$194,000 \$0 \$0 \$300,111 \$0 \$0 \$0 \$0 \$0 \$0 Clearing and Grubbing \$0 Demolition \$0 Grading \$0 Soil Stabilization (Lime, etc.) \$0 Erosion/Weed Control \$0 \$0 Dewatering Other Site Preparation (Specify): Mobilization \$18,000 \$18,000 **Total Site Preparation** \$18,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$18,000 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 \$819,729 \$819,729 Striping/Barricades (Bicycle Facilities) \$0 Signage \$25,275 \$25,275 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** \$845,004 \$0 \$845,004 \$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): \$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 \$45,000 Street Trees \$45,000 Bioswales \$0 andscaping \$47,000 \$47.000 Other Urban Greening (Specify): \$0 Other Urban Greening (Specify): \$0 **Total Urban Greening** \$92,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$92,000 Street Furniture \$0

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.

					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0	Sources Total	Comments
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	
Provide Name of Impact Fee											\$0	
Provide Name of Impact Fee											\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify):											\$0	
Other Activity Costs (Specify):											\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employee Reporting											\$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	
Total TRA #1 Budgeted Project Costs	\$1,061,115	\$194,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,255,115	
		41 41								· · · · · · · · · · · · · · · · · · ·		

				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
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
rrigation											\$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

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			
Clearing and Grubbing											\$0			
Demolition											\$0			

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838											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 reque												ested and cost cap.
ALL FUNDING SOURCES												
Cost Category	AHSC TRA Grant	Priority Conservation Area Grant (MTC)	0	0	0	0	0	0	0	0	Sources Total	Comments
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):	**	***	¢o.	60	ėo.	¢0	60	60	60	40	\$0 \$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Aggregate Base Asphalt Pavement											\$0 \$0	
Sidewalk, Curb and Gutter											\$0 \$0	
Street Lights											\$0	
Striping/Barricades (Bicycle Facilities)											\$0	
Signage											\$0	
Crossing and Traffic Signals											\$0	
Roundabouts, median islands or curb extensions											\$0	
Other traffic calming surface improvements											\$0	
Other Street Improvements (Specify):											\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)											\$0	
Sidewalk, Curb, and Gutter											\$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):											\$0	
Other Transit Station or Stop (Specify):	**	***	60	60	60	* 0	60	60	60	40	\$0 \$0	
Total Transit Station or Stop - Construction Street Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Bioswales											\$0 \$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	
Street Furniture	7.	7.	7.5	7.	7.	+-	7-	7-	7.	-	\$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	
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):	40	0.0	40	45	*-	45	45	45	4.5		\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Employee Reporting											\$0	

Sunnydale HOPE SF Block 3A Transportation Related Amenities (TRA) Sources and Uses Budget PIN 47838 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. ALL FUNDING SOURCES **Priority Cost Category AHSC TRA** Comments Conservation 0 0 0 0 0 0 0 0 Sources Total **Area Grant** Grant (MTC) 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 **Total TRA #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 TRANSPORTATION RELATED AMENITIES (TRA) BUDGET \$194,000 **Total Soft Costs** \$106,111 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$300,111 Total Site Preparation \$18,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$18,000 **Total Site Utilities** \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 **Total Complete Streets Improvements - Construction** \$845,004 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$845,004 \$0 **Total Transit Station or Stop - Construction** \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 **\$0** Total Urban Greening \$92,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$92,000

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\$0

\$1,255,115

Total Amenities

Total Impact Fees

Total Activity Delivery Costs

Total Other Capital Asset Costs

Total TRA Budgeted Project Costs

\$0

\$0

\$0

\$0

\$1,061,115

\$0

\$0

\$0

\$0

\$194,000

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Sunnydale HOPE SF Block 3A Programs (PGM) PIN 47838												4/27	7/21			
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.																
Com	e cell comme plete all yellow or each Progra	llow cells Program Description								Add	ress	City		Zip	Cou	nty
PGM #1	Transit Rider	ship Pro rest Clip	tricted to	60% AMI or les	ss meeting the th sit pass value is	reshold in 8 equal to \$8	r transit pass for 36 mo Section 106(a)(4) of th 31 per month per hous ugh SFMTA at a mont	e AHSC Geehold, altho	uidelines. The ugh the Project	Lot 3 Tent 9537	ative Map	San Francisco	941	34	San Fra	incisco
	Latitude: <mark>37.7</mark>	712169			Longitude:	-122.4170	78	Se	elect the P	rogram Co	st Type §103(b)(1): <mark>Pro</mark>	gram Crea	tion		
PGM #2													02	San Fra	ncisco	
	Latitude: 37.7				Longitude:						st Type §103(1 1 1				
8	Workforce Development Programming	Applicants will provide workforce training and support opportunities to Sunnydale residents in a cohort timed to correspond to a construction cycle in the Sunnydale revitalization. The Program will support the ongoing efforts of the Sunnydale Workforce Development Initiative to develop a pipeline of Sunnydale residents who are trained, certified and work-ready as sustainable employment opportunities become available. San Francisco 941 San Francisco 941									94102 San I		incisco			
	Latitude: 37.7	778183			Longitude:	-122.4159	- 	[Se	elect the P	rogram Co	st Type §103(b)(1): Pro	gram Crea	tion	
	PGM Elig	ible Cos	sts §10	3(b) and Inel			eligible costs ma	ay includ	e operational	costs fo	r progran	ns for the te	rm of the	grant (3	years)	
` '	rogram Costs							1 41106							-	
Please briefly describe how the Program Operator will sustain the Program beyond the term of the AHSC standard agreement and funds. PGM #2: The Co-Applicants are committed to maintaining the TDM Coordinator position for the foreseeable future in order to have dedicated staff responsible for the implementation of the strategies outlined within the Sunnydale HOPE SF TDM Plan, which was written by the Developer and approved by the City and County of San Francisco. PGM #3: Likewise, the Co-Applicants are committed to providing future worforce development programming to residents as the Sunnydale revitalization progresses. The Co-Applicants expect to continue seeking funding from public and private sources beyond the term of the AHSC standard agreement and funds.																
Budgeted less required transit Cost Cap Over												rage	rage			
. ,	•		•		•		ceed 30% of the funded ed in §106(a).	ding reque	st for the overa	ıll	\$386,240	\$50	0,000	\$	60	Ok
Project up to \$500,000 not including required transit passes/cards described in \$106(a). \$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.														Yes		
							PGM Thres		` '							
(7) P	Committed by Full App	Commi	Commitment Source Name Date (listed in order of lien priority) See AHSC Guidelines Appendix A - Definitions for a second service of lien priority) Source Type No.				Lien	Amount	Interest Rate			Term - Requ			alloon ?	
1	Deadline? Yes			AHSC PGM G	rant		State-HCD		\$500,000	Rate Trans		Type will not contri	months bute to \$		C PGM o	сар.
2																
3																
5 6																
7																
8																
10						15717	AL (must equal FG	w puquer								
Prov	-			on-AHSC PGN extraordinary			resulted in higher th	Amount	\$500,000 ed Proiect cost	s and prov	vide a iustii	fication as to w	hv these	costs are r	easonab	le.
N/A	2307.190							- 12 3 3 6	1,111 3030	F. O	, a.a.ii		,			
File	Name EF	C PGM1,	EFC PC	GM2, EFC PGI	M3 Supportin	g docume	entation for the 0 nor	n-AHSC P	GM funding cor	mmitments	S		Upl	loaded to F	ICD?	N/A
<u> </u>		•		· · · · · ·	vidence of two	orior PGM	projects similar to	the propos				, which have b	een comp	leted by th	e applica	ant
(12)	vvriich applica	un dernon	เจแสเยิร	пте рпог ехре	rience noted be PGM Past Pr		Mercy Housing Cal	iioiiila			PG	M Past Projec	t #2			

	Sunnydale HOPE SF Block 3A Programs (PGM) PIN 47838	4/27/21
Project Name	1180 Fourth Street, San Francisco, CA 94158	Various	
Operating Entity	Mercy Housing California	Mercy Housing California	
Brief Description	Project is a 150-unit affordable property for households at or below 50% AMI located in San Francisco. Twenty percent of the units are set aside for formerly homeless families.	Resident services coordination by Mercy Housing California at affordable houthroughout California.	ising properties
	Project received funding from an HCD program in 2015. Onsite staff successfully	Resident Services Coordinators are responsible for resources and services for	
experience of the	administrated the city transit pass program, per the requirement of the HCD funding source.	This includes assisting them in orienting to their new neighborhood and learning to the neighborhood and lea	•
Program Operator with operating		navigate the public transit system and other forms of sustainable transportation proposed TDM Coordinator will expand upon this type of resident-facing supp	
similar successful		strategy implementation responsibilities while serving the AHD and surroundir neighborhood.	

(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.

Yes

Program Need and Readiness

Please briefly describe the proposed Program(s) Activity

PGM #1: The Transit Pass Program will provide at no charge one unlimited monthly transit pass for 36 months (3 years) to all households restricted to 60% AMI or less. PGM #2: The TDM Coordinator will be responsible for overseeing policy and administration of the Sunnydale HOPE SF TDM Plan and developing programs and approaches to increase the use of sustainable transportation. Responsibilities include organizing direct outreach and events, educating and promoting sustainable and active modes of transportation, and coordinating with all relevant city agencies to make improvements and minimize barriers. PGM #3: The Workforce Development Program will provide workforce training and support for 12 Sunnydale residents to prepare

Who are the targeted users for the Program(s)?

The targeted users or audience for the Programs are residents, staff, and visitors of the AHD Project as well as neighbors and community members within the Visitacion Valley neighborhood in which the AHD Project is located. The targeted users of the Workforce Development Program specifically are Sunnydale residents recruited throughout outreach efforts by the Co-Applicants.

What is the issue or need that the Program(s) is attempting to address, and how will it successfully address this issue or need?

The Transit Pass and TDM Coordinator Programs are designed to address the inequality and barriers that prevent low-income and immigrant communities of color from accessing affordable, reliable, sustainable, and active transportation, as well as the education and resources to maintain that transportation. The Workforce Development Program is designed to remove barriers to sustainable employment for Sunnydale residents including training, certifications, and union membership. This is successfully acheived by identifying and training residents to be work-ready and supporting their placement into construction and permanent jobs.

Describe additional design challenges and development costs incurred to meet the requirements of the Program.

The Programs require the availability of adequate space for office, outreach efforts, interagency meetings, and the full suite of other program activities. The AHD design team has worked through a variety of layout options to ensure all activities can be accomplished onsite or nearby within walking distance.

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. 11/30/16 Program operator identified. 11/30/16 Obtaining all enforceable funding commitments. N/A 5/1/22 Program operations start. 11/30/16 Identification and commitment of program operator and partners. Completion of a business or a work plan. 5/1/22 5/1/24 Identification of ongoing support for operation costs beyond grant period. Program funds fully disbursed 5/1/25 Have all milestone dates been entered above? Yes

	unnydale HC	PE SF Blo	ck 3A Progr	ams (PGM)	Sources and	l Uses Budg	et PIN 478	38				4/27/21
	_		_						The cum will	he used to dete	umine the total D	CM fundo requested
If proposing multiple distinct Programs, provide detail for e	each Program in	the PGM wor	ksheet and in se	parate budgets				im at the botton	n. The sum will	be used to dete	ermine the total P	GM funds requested.
					ALL	FUNDING SOUR	RCES					
Cost Category	AHSC PGM											Comments
, , , , , , , , , , , , , , , , , , ,	Grant	0	0	0	0	0	0	0	0	0	Sources Total	
					<u> </u>			<u> </u>	<u> </u>	<u> </u>		
			T	PGM BUDG	ET #1 - Transit F	asses	1	_	1	T		
Direct Staff Cost 1 (Specify)											\$0	
Direct Staff Cost 2 (Specify)											\$0	
Direct Staff Cost 4 (Specify)											\$0	
Direct Staff Cost 4 (Specify)											\$0	
Direct Staff Cost 5 (Specify) Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	
Other Indirect Staff Cost (Specify)	ΦU	ΦU	φU	\$ 0	ΨU	ΨU	ΦU	\$ 0	\$ 0	ΨU	\$0	
Other Indirect Staff Cost (Specify) 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	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel	40		Ψ3	Ų,	Ψū	40	+ •	40	40	Ų.	\$0	
Equipment											\$0	
Required Transit Passes/Cards (see cell comment)	\$113,760										\$113,760	
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	\$113,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,760	
Total PGM #1 Budgeted Project Costs	\$113,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,760	
				T #2 - Transit De								
Transit Demand Management (TDM) Coordinator	\$205,713										\$205,713	
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	\$205,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,713	
Personnel Benefits and Other Indirect Staff Costs	\$82,285										\$82,285	
Other Indirect Staff Cost (Specify)											\$0	
Other Indirect Staff Cost (Specify)											\$0	
Total Indirect Staff Costs	\$82,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,285	
Total Staff Costs	\$287,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,998	
Travel											\$0	
Equipment											\$0	
Required Transit Passes/Cards (see cell comment)											\$0	
Other Transit Passes											\$0	
Materials for Meetings and Events	\$8,242										\$8,242	
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)	40.040	**	40	40	40	40	**	40	40	**	\$0	
Total Other Capital Costs	\$8,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,242	
Total PGM #2 Budgeted Project Costs	\$296,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,240	
Worldown Training Ct-#	MAR 750		PGW BUDGET	Γ#3 - Sunnydale	vvorktorce Dev	eiopment Progr	animing					
Workforce Training Staff	v 1 L 7 L O										**====	
Operating Expanses	\$15,758 \$50,846										\$15,758	
Operating Expenses Direct Staff Cost 3 (Specify)	\$59,846										\$59,846	
Direct Staff Cost 3 (Specify)											\$59,846 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify)											\$59,846 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify)	\$59,846	¢n.	¢o.	ŧo.	\$0	¢n	\$0	ėn en	ŧn.	¢o.	\$59,846 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs	\$59,846 \$75,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify)	\$59,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)	\$59,846 \$75,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify)	\$59,846 \$75,604 \$11,341										\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs	\$59,846 \$75,604 \$11,341										\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment)	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify)	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0	
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Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify) Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants	\$59,846 \$75,604 \$11,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify)	\$59,846 \$75,604 \$11,341 \$11,341 \$86,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0	
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Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify) Total Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify) Other Capital Costs (Specify) Other Capital Costs (Specify)	\$59,846 \$75,604 \$11,341 \$11,341 \$86,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify) Total Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify)	\$59,846 \$75,604 \$11,341 \$11,341 \$86,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify) Total Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify)	\$59,846 \$75,604 \$11,341 \$86,945 \$3,055	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify) Total Other Capital Costs	\$59,846 \$75,604 \$11,341 \$11,341 \$86,945 \$3,055	\$0 \$0	\$0 \$0	\$0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0	\$0 \$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify) Total Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify)	\$59,846 \$75,604 \$11,341 \$86,945 \$3,055	\$0 \$0	\$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Cost (Specify) Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify) Total Other Capital Costs Total PGM #3 Budgeted Project Costs	\$59,846 \$75,604 \$11,341 \$86,945 \$3,055 \$90,000	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 TOTAL PRO	\$0 \$0 \$0 \$0 \$0 \$0 \$GRAM (PGM) BU	\$0 \$0 \$0 \$0 \$0 \$0 JDGET	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify) Total Other Capital Costs	\$59,846 \$75,604 \$11,341 \$11,341 \$86,945 \$3,055 \$90,000 \$281,317	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 TOTAL PRO	\$0 \$0 \$0 \$0 \$0 \$0 \$0 GRAM (PGM) BU	\$0 \$0 \$0 \$0 JDGET \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$59,846 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	
Direct Staff Cost 3 (Specify) Direct Staff Cost 4 (Specify) Total Direct Staff Cost 5 (Specify) Total Direct Staff Costs Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Other Indirect Staff Cost (Specify) Total Indirect Staff Costs Total Staff Costs Travel Equipment Required Transit Passes/Cards (see cell comment) Other Transit Passes Supplies (Specify) Supplies (Specify) Required Certifications, Union Dues for Program Participants Other Capital Costs (Specify) Total Other Capital Costs Total PGM #3 Budgeted Project Costs	\$59,846 \$75,604 \$11,341 \$86,945 \$3,055 \$90,000	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 TOTAL PRO	\$0 \$0 \$0 \$0 \$0 \$0 \$GRAM (PGM) BU	\$0 \$0 \$0 \$0 \$0 \$0 JDGET	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$59,846 \$0 \$0 \$0 \$75,604 \$11,341 \$0 \$0 \$11,341 \$86,945 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	

	Gainiy	/dale H	55 Points May (noints in blue should salls) Total Quer		/27/21
			,	ntitative Self Score	52.
I) I ongth of	Contaxt Consitive Pikeways (PA		Active Transportation Improvements §107(b) - 10 Points Max		10
	Context Sensitive Bikeways (PA linear miles) of AHSC Funded Co		ensitive Bikeways (from STI worksheet): 0.76		2
	•		tion or Stop to an existing bicycle network or a bicycle network identified in an official public	planning	
	• .		st be directly linked by a new AHSC funded Context Sensitive Bikeway that has an entry point within	•	1
f either the Al	HD or Qualifying Transit Station or		he existing or planned bicycle network does not have to be comprised of Context Sensitive Bikeway	ys 1 point	
"la Nama	Biovala Nativork Compostivity		Identify the Project component that links the AHD or Qualifying Transit Station or Stop to a bicycle	Unloaded to UCD2	Va
ile Name	Bicycle Network Connectivity		network on the Transit Service Map (from Overview worksheet). Upload the official public planning document including map showing connectivity.	Uploaded to HCD?	Ye
B) Barriers to	safe access of bicycle routes -				
•	oject will address safe access of ro		Reduce vehicular speed or volume near bicycle users Eliminate potential conflict points		2
			Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic		
ile Name	Safe Bicycle Routes		conditions and traffic projections from a Public Agency; photos of existing conditions that	Uploaded to HCD?	Ye
	,		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.		
I) I ength of	Safe and Accessible Walkways				
			alks and TRA sidewalks improved (from STI & TRA worksheets): 2,310		2
	Crossing point that directly lin			L	
edestrian cro	ssing point within the Project Area	a that dir	rectly links two pedestrian networks that are unlinked for one quarter mile: placement of new s	idewalk	1
ile Name	Pedestrian Network Connectiv		PAM - identify a pedestrian crossing point that directly links two pedestrian networks that are	Uploaded to HCD?	Υe
			unlinked for one quarter mile along a walkable route.		
	o safe access of pedestrian rout oject will address safe access of ro		Address other barriers that may have existed Reduce vehicular speed or volume	near pedestrians	2
	.,		Provide one of the following: Traffic and safety studies that detail existing problems, existing traffic	1-0000000000000000000000000000000000000	
ile Name	Safe Pedestrian Routes		conditions and traffic projections from a Public Agency; photos of existing conditions that	Unloaded to LICDS	Ye
ne Haine	Sale redestrial Routes		demonstrate existing problems with the walkway; or a letter from a Public Agency that explains the	Uploaded to HCD?	16
			current problems with the walkway, and how the proposed improvement will fix it.		
		Gr	een Buildings and Renewable Energy §107(c) - 10 Points Max		10
	Iding Status - 3 points status beyond State mandatory b	auilding (Construction Type: Residential Construction Code requirements as verified: Green Point Rated New Construction	on: Gold	3
			Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed		
ile Name	Green Building Status		engineer stating the green building status.	Uploaded to HCD?	Υe
2) AHD or Mi	xed Use Development powered	entirely	through electricity - 7 points max	•	
•	oject's level of	ne nowe	red entirely through electricity with no connections to natural gas infrastructure.		7
lectric design:		· .		11.1.1.1.1.1000	
ile Name	Electric Design		Document the AHD or Mixed Use Development will contain the level of electricity stated above.	Uploaded to HCD?	Ye
1) CTI Fundo	Postuacted as percentage of To		using and Transportation Collaboration §107(d) - 9 Points Max		7
HD & HRI Req	Requested as percentage of To		sted: \$8,794,184 Total AHSC Funds Requested: \$21,205,299	% OF TOTAL ANSO 41%	6
	' ' ' '		n or Stop) as percentage of Total AHSC Requested - 2 points max	Requested: 1170	
RA Req: \$1	TRA (Transit	\$0	Total AHSC Funds Requested: \$21,205,299 TRA (Transit Station/Stop) Funds 0% TRA Funds Requested:	equested as % 5%	1
	Station or Stop)		reducated.	SC Requested:	
	from other Greenhouse Gas Red m Project has received funding fro		Fund (GGRF) Program, which directly benefit or contribute to Project's development - 1 point none	g Amount: \$0	_
IGRE Plogial	The roject has received funding fro		Provide proof of funding: Notice of Final award (must include amount of program funding awarded	J Amount. 50	0
ile Name	GGRF Fund Evidence		and date of award), or documentation detailing how the funds received from said Program will	Uploaded to HCD?	N/
			contribute to the development of the AHSC Project.	·	
) h \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<u>-</u>		Station Planning Area - 1 point max		
	in anyiranmentally cleared High Sr	peed Ra		No	
Project withi			il Station Planning Area?		
Project withi	High Speed Rail Area		Document Project being within environmentally cleared High Speed Rail Station Planning Area.	Uploaded to HCD?	N/
Project withi	High Speed Rail Area	Locat	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max	Uploaded to HCD?	N/ 5.
Project withi ile Name I) Location E	High Speed Rail Area Efficiency - Walkability - 3 points	Locat s max	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability	Uploaded to HCD?	N/ 5. bility.
ile Name I) Location E	High Speed Rail Area Efficiency - Walkability - 3 points as or corridor: 1575 Sunnydale	Locat s max Avenue,	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max	Uploaded to HCD? Index to determine Walkal ve Average Walkable	N/ 5. bility.
ile Name I) Location E roject addres 2) Location E	High Speed Rail Area Efficiency - Walkability - 3 points as or corridor: 1575 Sunnydale /	Locat s max Avenue,	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability San Francisco, CA 94134 (approximate address) Walkability Index: Above 333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destination	Uploaded to HCD? Index to determine Walkal ve Average Walkable ons are within 1/2	N/ 5. bility.
Project withing Project address Project address Project address Project address Project address Procery store-	High Speed Rail Area Efficiency - Walkability - 3 points as or corridor: 1575 Sunnydale A Efficiency to Key Destinations (FD) meets CalFresh requirements:	Locat s max Avenue, PAM):	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability San Francisco, CA 94134 (approximate address) Walkability Index: Above Abov	Uploaded to HCD? Index to determine Walkale Ve Average Walkable Cons are within 1/2 Bank or Post Office: Yes	5. bility.
ile Name I) Location E roject addres I) Location E roject addres I) Location E rile of the AHI rocery store- redical clinic-	High Speed Rail Area Efficiency - Walkability - 3 points is or corridor: 1575 Sunnydale // Efficiency to Key Destinations (FD) meets CalFresh requirements: accepts Medi-Cal payments:	Locat s max Avenue, PAM): Yes Yes	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability San Francisco, CA 94134 (approximate address) Walkability Index: Above Abo	Uploaded to HCD? Index to determine Walkal ve Average Walkable ons are within 1/2	5. bility.
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Project withing le Name) Location Expression Expressi	High Speed Rail Area Efficiency - Walkability - 3 points as or corridor: 1575 Sunnydale of Efficiency to Key Destinations (FD) meets CalFresh requirements: accepts Medi-Cal payments: tary, middle or high school: proceable Funding Commitments (EFC)	Locat s max Avenue, PAM): Yes Yes Yes Yes	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability San Francisco, CA 94134 (approximate address) Walkability Index: Above 333 points each; 3 points max (for each item below, answer Yes or No as to if these Key Destination Licensed child care facility: Yes Public library: Yes Office park: No Park-accessible to general public: Yes University or junior college: No Funds Leveraged §107(f) - 4 Points Max \$47,234,434 AHSC Funds Requested: \$21,205,299 Non-AHSC EFCs as a % of AFAnti-Displacement Strategies §107(g) - 6 Points Max	Uploaded to HCD? Index to determine Walkale Ve Average Walkable Cons are within 1/2 Bank or Post Office: Yes Place of Worship: Yes HSC Requested: 223%	5. bility. 2
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ile Name I) Location E roject addres 2) Location E roject addres 2) Location E roject addres Alle of the AHI rocery store- dedical clinic-a rublic element on-AHSC Enfo I) Projects the prevent the funding a Affirmative	High Speed Rail Area Efficiency - Walkability - 3 points is or corridor: 1575 Sunnydale of the Efficiency to Key Destinations (FD) meets CalFresh requirements: accepts Medi-Cal payments: tary, middle or high school: precable Funding Commitments (EFC) mat either implement strategies of the displacement of local communication multi-lingual tenant leger marketing strategies or plans target.	Locat s max Avenue, Yes Yes Yes Yes Yes (s):	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Walkability Index: About San Francisco, CA 94134 (approximate address) Public library: Yes Public library: Yes Office park: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessible to general public: Yes University or junior college: No Park-accessibl	Uploaded to HCD? Index to determine Walkable Ve Average Walkable Ons are within 1/2 Bank or Post Office: Yes Place of Worship: Yes HSC Requested: 223% # of Strategies Implemented 4	3 4 No
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1) Location E Project address 2) Location E mile of the AHI Brocery store- Medical clinic-a Public element Non-AHSC Enfo 1) Projects the Etrategies Volu Funding a Affirmative Funding a	High Speed Rail Area Efficiency - Walkability - 3 points is or corridor: 1575 Sunnydale of Efficiency to Key Destinations (FD) meets CalFresh requirements: accepts Medi-Cal payments: tary, middle or high school: precable Funding Commitments (EFC) mat either implement strategies of edisplacement of local community auntarily Implemented by Applicant community multi-lingual tenant legic marketing strategies or plans target community based organization with the service of the servi	Locat s max Avenue, Yes Yes Yes Yes Yes c): or progrative residuated ageting not the a histocuted ageting age	Document Project being within environmentally cleared High Speed Rail Station Planning Area. ion Efficiency and Access to Destinations §107(e) - 6 Points Max Enter Project address (or Project's center most point if no specific address) on US EPA Walkability Index: Above San Francisco, CA 94134 (approximate address) Walkability Index: Above San Francisco, CA 94134 (approximate address) Walkability Index: Above San Francisco, CA 94134 (approximate address) Licensed child care facility: Yes Public library: Yes Pharmacy: Yes Office park: No Park-accessible to general public: Yes University or junior college: No Public Ibrary: Yes Uni	Uploaded to HCD? Index to determine Walkale Ve Average Walkable Ons are within 1/2 Bank or Post Office: Yes Place of Worship: Yes HSC Requested: 223% # of Strategies Implemented need to be supplied by	3.0 4 No No
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	Sunnyd	lale HOPE SF Block 3A Quantitative	Policy Scoring §107 PIN 47838	4/27/21		
•	ent requirements in targeted growth	areas such as transit stations, transit corridor	rs, job and housing rich areas, downtowns and revitalization areas or	r policies on sites No		
	ursuant to Gov. Code §65583.2(g)(
		quired by California Civil Code 1946.2. tenant stability beyond what is required by Ca	lifornia Civil Code 1946 2	Yes Yes		
		(SRO) housing or mobile home parks.	illorrila Givii Code 1940.2.	Yes		
	um conversion restrictions.	(erte) heading of module home parter		Yes		
Land banki	ing programs actively receiving fund	ding with a cumulative value of at least \$1,000	0,000. If Yes, provide details below.	No		
For each land b	banking program totalling at N/A					
	00 in allocations, enter the					
	followed by program type.					
	/ benefit zoning and/or other land va			No		
	facilitate the development of new a	re assistance, or multi-lingual tenant legal cou	unseling services.	No No		
	nus ordinances that expand on stat			No		
			d how it relates to the AHSC Project; how strategies exceed			
File Name	Anti-Displacement Resident		ho will implement any strategies under "Voluntarily Up	ploaded 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 Newly Implemented Strategies:						
	Implementation of an overlay zone	e to protect and assist small businesses	Existing Strategy Establishment of a small business advocate office are small business owner	nd single point of contact		
	Creation and maintenance of a small business alliance Increased visibility of the jurisdiction's small business assistance					
	Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses Will be Implemented 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 HCI of the strategy, policy, or program.					
	L	ocal Workforce Development & Hiring I	Practices §107(g) - 3 Points Max	3		
cannot legally in A. Funding wor	implement local hire or workforce derivers the control of the cont	evelopment strategies must include an explan	strategy, projects in which every AHSC project component ation detailing these barriers in order to receive full points. # o	of Strategies 2 ent rates for 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 HCI					
	artnership with a workforce develop es from Disadvantaged Communition	oment board that has a track record of succes	s serving disadvantaged populations and can demonstrate significan	nt job placement No		
File Name	Workforce Development	Must submit program metrics detailing trained, and placed into state-certified a	the demographics and numbers of individuals recruited, apprenticeships or related jobs.	ploaded to HCD? Yes		
C. Project is bo	ound by a Skilled and Trained workf	•		No		
File Name	Skilled Workforce		the developer and the certified apprenticeship program	ploaded to HCD? N/A		
D. Projects the	t have developed a Project labor or	outlining the mechanism to deliver on the	ie term of that commitment.	No		
File Name	Workforce Agreement	Provide agreements, including a plan to	p pull a defined set of pre-apprentices from local programs	ploaded to HCD? N/A		
E Projects that	t are located in jurisdictions with loc	with close and demonstrable connection call hire ordinances that directly apply to the Pr	···	Yes		
rojecto tria	t are located in jurisdictions with loc		and a concrete plan to comply, including a specific number	163		
File Name	Workforce Local Hires			ploaded to HCD? Yes		
		Housing Affordability §107	(h) - 5 Points Max	5		
Total AHD Unit	ts Restricted to Extremely Low Inco		HD Units: 80 ELI Restricted AHD Units as a % of Total AHD	Units: 21%		
		Programs §107(i) - 2	Points Max	2		
` '	ded Eligible Program - 1 point					
Proposed Eligil	· ·	Ridership Programs		1		
` '		n - 1 point (if Yes, attach documentation) d the term of the AHSC Program grant (three	vears)?	Yes 1		
File Name	Program Continuation		perator will sustain the program beyond the term of the	ploaded to HCD? Yes		
		, a loo i rogiam grant (anoo youro).				

	Sunnydale HOPE SI	F Block 3A Narrative-Based Scoring §107(k)(l)(m)(n) - 15 Points Max PIN 47838	4	/27/21
isted below fo	or each section of the write-up; the qu	tachment of a write-up that addresses the following questions and prompts below and in the Guidelines. Puestions should not be re-stated in the write-up. The total write-up may not exceed six pages, not including nation for each section is included either in the response for that section, or the required documentation for	g required documentatior	
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
		Collaboration & Planning - §107(k) - 4 Points		
(1) Local Pla	nning Efforts *Narrative		•	
•		lements, and if applicable, describe what particular components of the Project are derived from a local pla the Project. Refer to Section 107(m)(1) of the Guidelines for further guidance.	n. Explain how local gove	rnmen
File Name	Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Yes
(2) Housing a	and Transportation Collaboration *	*Narrative		
		ants or partners that worked together to create the proposed AHSC Project. Explain the process involved in the integration of housing, transportation, and urban greening infrastructure components in creating a component component in creating a component co		ate a
File Name	Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.	Uploaded to HCD?	Yes
		Community Benefits & Engagement - §107(I) - 6 Points		
(1) Communi	ity Engagement and Leadership *N	larrative Samuel Control of the Cont		
	ichibers and obos have been and w	ill be engaged. Describe efforts to involve Disadvantaged and/or Low-Income Community residents, include	ding how meetings were	
advertised an	nd made accessible.			Yes
advertised an File Name		Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
advertised an File Name (2) Addressir Demonstrate process, a local For projects to needs that the	Community Tracker ng Community Needs *Narrative how the proposed AHSC Project medical needs assessment, as part of a loocated in a Disadvantaged Communication.	ets one or more identified community needs, articulating how these needs were identified (e.g. through the local health department plan or other city/county plan, etc.). Address community needs beyond the provision nity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvironts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the contributions.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as con	it ortatio
advertised an File Name (2) Addressir Demonstrate process, a local For projects to needs that the	Community Tracker ng Community Needs *Narrative how the proposed AHSC Project medical needs assessment, as part of a located in a Disadvantaged Communicity projects will address. For all Projects	ets one or more identified community needs, articulating how these needs were identified (e.g. through the local health department plan or other city/county plan, etc.). Address community needs beyond the provision nity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvironts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the contributions.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as con	it ortatio nmuni c score
advertised an File Name (2) Addressing Demonstrate process, a local For projects to needs that the as community	Community Tracker ng Community Needs *Narrative how the proposed AHSC Project medical needs assessment, as part of a loocated in a Disadvantaged Communicity projects will address. For all Projecty needs that their Project will address	ets one or more identified community needs, articulating how these needs were identified (e.g. through the local health department plan or other city/county plan, etc.). Address community needs beyond the provision nity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvironts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as continuity their Healthy Places Index	nt ortatio nmunit
advertised an File Name (2) Addressir Demonstrate process, a loc For projects to needs that the as community File Name	Community Tracker ng Community Needs *Narrative how the proposed AHSC Project medical needs assessment, as part of a loocated in a Disadvantaged Communicity projects will address. For all Projecty needs that their Project will address	Provide a completed AHSC Round 6 Community Engagement Tracker. ets one or more identified community needs, articulating how these needs were identified (e.g. through the call health department plan or other city/county plan, etc.). Address community needs beyond the provision ity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvironts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the community conditions from the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as continuity their Healthy Places Index	ortatio nmunit
File Name (2) Addressing Demonstrate process, a local For projects to needs that the as community File Name (1) Climate A Fill out the Cli	Community Tracker Ing Community Needs *Narrative In the proposed AHSC Project medical needs assessment, as part of a located in a Disadvantaged Community Projects will address. For all Projecty needs that their Project will address Community Needs Adaptation Assessment Matrix Itimate Adaptation Assessment Matrix	Provide a completed AHSC Round 6 Community Engagement Tracker. ets one or more identified community needs, articulating how these needs were identified (e.g. through the call health department plan or other city/county plan, etc.). Address community needs beyond the provision ity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvironts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the community conditions from the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as contineir Healthy Places Index Uploaded to HCD?	ortation nmuni c score
File Name Demonstrate Demonstrate Drocess, a location projects to the second that the second projects are community File Name (1) Climate A Fill out the Climate community	Community Tracker Ing Community Needs *Narrative In the proposed AHSC Project medical needs assessment, as part of a located in a Disadvantaged Community Projects will address. For all Projecty needs that their Project will address Community Needs Adaptation Assessment Matrix Itimate Adaptation Assessment Matrix	ets one or more identified community needs, articulating how these needs were identified (e.g. through the local health department plan or other city/county plan, etc.). Address community needs beyond the provision ity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvirouts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the community engagement process and how feedback from local residents was incorporated into the Project. Community Climate Resiliency - §107(m) - 3 Points (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive meaning the community engagement process.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as contineir Healthy Places Index Uploaded to HCD?	ortation nmunic score
File Name (2) Addressing Demonstrate perocess, a local period of the community File Name (1) Climate A Fill out the Cliproject is confident out the Cliproject out the Cliproje	Community Tracker ng Community Needs *Narrative how the proposed AHSC Project medical needs assessment, as part of a located in a Disadvantaged Community Projects will address. For all Projecty needs that their Project will address Community Needs Adaptation Assessment Matrix limate Adaptation Assessment Matrix nsidering climate Projections from data	ets one or more identified community needs, articulating how these needs were identified (e.g. through the cal health department plan or other city/county plan, etc.). Address community needs beyond the provision ity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvirouts, applicants are encouraged to cite key factors contributing to less healthy community conditions from the community engagement process and how feedback from local residents was incorporated into the Project. Community Climate Resiliency - §107(m) - 3 Points ((link below) with climate Projections for the listed impacts and with technical descriptions of adaptive mean target sources besides those listed below, state where the data are from and if they use different assumptions	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as contheir Healthy Places Index Uploaded to HCD? The asures to be employed. If it is (e.g. time horizon).	the
File Name (2) Addressing Demonstrate process, a local process, a local process, a local process and the community File Name (1) Climate A Fill out the Climate A Project is considered by Climate A Describe how pricks posed by cor county has section 65302	Community Tracker Ing Community Needs *Narrative In the proposed AHSC Project medical needs assessment, as part of a located in a Disadvantaged Community Projects will address. For all Projecty needs that their Project will address Community Needs Adaptation Assessment Matrix imate Adaptation Assessment Matrix insidering climate Projections from data Climate Matrix Adaptation *Narrative In the risk posed from changing climate by changing climate conditions, and contains added adaptation measures to the Climate Matrix (19) (19) (19) (19) (19) (19) (19) (19)	ets one or more identified community needs, articulating how these needs were identified (e.g. through the cal health department plan or other city/county plan, etc.). Address community needs beyond the provisionity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvirous, applicants are encouraged to cite key factors contributing to less healthy community conditions from the calculations. 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. Community Climate Resiliency - §107(m) - 3 Points (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive meats sources besides those listed below, state where the data are from and if they use different assumptions AHSC Round 6 Climate Adaptation Assessment Matrix. The conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the onsequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling General Plan or other local planning documents, describe how the Project conforms to the implementation to incorporate climate considerations in the Safety Element of the General Plan or other local plan or documents.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as contheir Healthy Places Index Uploaded to HCD? The lifetime of Project eleming systems, etc.). If your least of that plan (Government)	the Years, ocal of
File Name (2) Addressing Demonstrate process, a local process, a local process, a local process and the community File Name (1) Climate A Fill out the Climate A Project is considered by Climate A Describe how pricks posed by cor county has section 65302	Community Tracker Ing Community Needs *Narrative In the proposed AHSC Project medical needs assessment, as part of a located in a Disadvantaged Community Projects will address. For all Projecty needs that their Project will address. Community Needs Adaptation Assessment Matrix limits Adaptation Assessment Matrix asidering climate Projections from data Climate Matrix Adaptation *Narrative In the risk posed from changing climate by changing climate conditions, and continue added adaptation measures to the Ca (g)(4)), requires cities and counties to ponses according to climate impacts.	ets one or more identified community needs, articulating how these needs were identified (e.g. through the cal health department plan or other city/county plan, etc.). Address community needs beyond the provisionity or Low-Income Community, applicants are also encouraged to cite top burdens from their CalEnvirous, applicants are encouraged to cite key factors contributing to less healthy community conditions from the calculations. 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. Community Climate Resiliency - §107(m) - 3 Points (link below) with climate Projections for the listed impacts and with technical descriptions of adaptive meats sources besides those listed below, state where the data are from and if they use different assumptions AHSC Round 6 Climate Adaptation Assessment Matrix. The conditions will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. Consider the onsequences of those risks (impacts to occupant health and safety, structural integrity, heating and cooling General Plan or other local planning documents, describe how the Project conforms to the implementation to incorporate climate considerations in the Safety Element of the General Plan or other local plan or documents.	Uploaded to HCD? The community engagement ons of housing and transposcreen 3.0 score as contheir Healthy Places Index Uploaded to HCD? The lifetime of Project eleming systems, etc.). If your least of that plan (Government)	the Year

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
		Items marked with (PAM) in this application must be identified on the Project Area Map (PAM). This includes		
FAAST FILE:	Project Area Map	Quantitative Policy Scoring worksheet Active Transportation Improvements §107(b)(1), (4) & (5) and Location Efficiency and Access to Destinations §107(e)(2). Narrative Based Policy worksheet Collaboration & Planning §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 identifed 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?	Yes
	App1 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	
	App1 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
	App1 OrgDoc1, App1 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	+
	App1 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	+
	App1 Signature Block	See Applicant Documents worksheet. See Applicant Documents worksheet.	Uploaded to HCD?	+
	App1 Payee Data Record App1 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	
		Dated 30 days or less from the application due date.	Uploaded to HCD?	
	App1 Cert of Good Standing App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
	App2 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	_
	App2 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
FAAST FILE:	App2 OrgDoc1, App2 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
	App2 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	App2 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App2 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
	App2 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	+
	App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
	App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations. See Certifications & Legal worksheet.	Uploaded to HCD?	+
	App3 Cert & Legal Disclosure App3 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	
		See Applicant Documents worksheet.	Uploaded to HCD?	+
	App3 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	+
	App3 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	+
	App3 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	App3 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
	App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
	App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
	App4 Cert & Legal Disclosure	See Certifications & Legal worksheet.	Uploaded to HCD?	+
	App4 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
	App4 OrgDoc1, App4 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
	App4 OrgChart App4 Signature Block	See Applicant Documents worksheet. See Applicant Documents worksheet.	Uploaded to HCD? Uploaded to HCD?	
	App4 Signature Block App4 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	+
	App4 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	
	App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
	App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	
		See Certifications & Legal worksheet.	Uploaded to HCD?	
	App5 Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
	App5 OrgDoc1, App5 OrgDoc2, etc.	See Applicant Documents worksheet.	Uploaded to HCD?	
	App5 OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
	App5 Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App5 Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	
-	App5 FISCAL TIN FORM	See Applicant Documents worksheet.	Uploaded to HCD?	_
	App5 Cert of Good Standing App5 Tax-Exempt Status	Dated 30 days or less from the application due date. Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD? Uploaded to HCD?	-
	Owner Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?	
	Owner Resolution	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	
	Owner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	
	Owner OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	
	Owner Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	
	Owner Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?	4
	Owner FISCAL TIN Form	See Applicant Documents worksheet.	Uploaded to HCD?	_
	Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	
	Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	N/A
LAAOI LILE: I		See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
	Legal		<u> </u>	

FAAST FILE:	Managing General Partner Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
	Managing General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
		See Applicant Documents worksheet.	Uploaded to HCD?	Yes
LAASI EILE	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
	Managing General Partner TIN	See Applicant Documents worksheet.	Uploaded to HCD?	N/A
	Managing General Partner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	•	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	Yes
FAAST FILE:		See Certifications & Legal worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:		See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	Administrative General Partner Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
FAAST FILE:	0	See Applicant Documents worksheet.	Uploaded to HCD?	Yes
		See Applicant Documents worksheet.	Uploaded to HCD?	N/A
FAAST FILE:	Administrative General Partner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes
FAAST FILE:	<u>_</u>	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	N/A
FAAST FILE:	Cert & Legal	See Certifications & Legal worksheet.	Uploaded to HCD?)
FAAST FILE:	Reso	Signature required; see Applicant Documents worksheet.	Uploaded to HCD?	,
FAAST FILE:	OrgDoc1, OrgDoc2, etc	See Applicant Documents worksheet.	Uploaded to HCD?)
FAAST FILE:	OrgChart	See Applicant Documents worksheet.	Uploaded to HCD?	•
FAAST FILE:	Signature Block	See Applicant Documents worksheet.	Uploaded to HCD?	,
FAAST FILE:	Payee Data Record	See Applicant Documents worksheet.	Uploaded to HCD?)
FAAST FILE:	TIN	See Applicant Documents worksheet.	Uploaded to HCD?)
FAAST FILE:	Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?)
FAAST FILE:	Tax-Exempt Status	Evidence of tax-exempt status from IRS and from Franchise Tax Board for Corporations.	Uploaded to HCD?	,
		Certification and Legal		-
FAAST FILE:	Cert & Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. AHD-HRI	Uploaded to HCD?	N/A
FAAST FILE:	Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or	Uploaded to HCD?	Vec
	·	landscape architect) confirming the net density. Documentation from a Locality, transit agency or special district that capital improvements are required	Uploaded to HCD?	
		§106(a)(5) Smoke Free Housing Lease Addendum, must be submitted prior to construction close.	Uploaded to HCD?	
		Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	+
	AHD Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Uploaded to HCD?	
	AHD Market Study AHD Site Control	Provide a completed market study prepared within one year of the application due date. Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD? Uploaded to HCD?	+
		PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	_
	·	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	+
FAAST FILE:		Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool. Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site	Uploaded to HCD?	Yes
FAAST FILE:	AHD Ag Infill	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
	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?	
	HRI Market Study	Completed market study prepared within one year of the application due date. Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	_
	HRI Site Control Past Exp HRI1, Past Exp HRI2	Appropriate documentation to demonstrate the form of site control indicated above. Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD? Uploaded to HCD?	+
FAAST FILE:		Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	
FAAST FILE:	•	Demonstrate that HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Uploaded to HCD?	
	-			

FAAST FILE: Article XXXIV Attorney Opinion Demonstrate legal requirements of Article XXXIV and relevant Project facts have been considered. Uploaded FAAST FILE: Article XXXIV Authority Opinion Max Funds & Unit Mix FAAST FILE: I Utility Allowance Ucotal housing authority document thoroid a tax credit reservation, upload documentation. Uploaded Dev Sources FAAST FILE: Utility Allowance Ucotal housing authority document thoroid gurter thing authority document thoroid pure thing authority document thing allowance chart, with relevant components circled. Uploaded Dev Sources FAAST FILE: STI Cap Project Costs FAAST FILE: STI Cap Project Costs FAAST FILE: STI Cap Project Costs Documentation showing Capital Project costs are required as a condition of local approval for STI. Uploaded AFAST FILE: STI Fero STI1; EFC STI1; EFF STI1;	ate legal requirements of Article XXXIV and relevant Project facts have been considered. Uploaded to HCD? Yes occurent providing Authority. Uploaded to HCD? N/A Max Funds & Unit Mix sing authority document showing current utility allowance chart, with relevant components circled. Dev Sources tation for the 0 non-TCAC & non-AHSC AHD & HRI funding commitments. Uploaded to HCD? Yes Object of the 0 non-TCAC & non-AHSC AHD & HRI funding commitments. Uploaded to HCD? Yes Object of the 0 non-AHSC AHD & HRI funding commitments. Uploaded to HCD? Yes Object of the 0 non-AHSC AHD & HRI funding commitments. Uploaded to HCD? N/A go documentation for the 0 non-AHSC STI funding commitments. Uploaded to HCD? N/A polycommitted object of the Uploaded to HCD? N/A conly, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the off the HUD form. Uploaded to HCD? Yes Object
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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
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
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		
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
Local Planning Efforts	Indicate the applicable section or elements of the local planning document Project will implement.	Uploaded to HCD?	Yes
Site Plan & Project Map	Provide a site plan and Project area map (or context plan) detailing housing and transportation collaboration.	Uploaded to HCD?	Yes
Community Tracker	Provide a completed AHSC Round 6 Community Engagement Tracker.	Uploaded to HCD?	Yes
Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes
Climate Matrix	AHSC Round 6 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
	GHG & Co-Benefits Quantification		
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
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
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
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
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
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
GHG Average Daily Traffic	Documentation of average daily traffic for the street parallel to each proposed bicycle or pedestrian facility	Uploaded to HCD?	Yes
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
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
GHG Transit Map	Map documenting new or expanded transit routes or capital improvements	Uploaded to HCD?	Yes
GHG PVWatts Results	PVWatts Calculator results spreadsheet, generated via pvwatts.nrel.gov/	Uploaded to HCD?	Yes
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)	•	-
Project Area Map Data Layers	Optional: In a single file or as multiple files, provide the mapping data layers used to create the Project Area Map. Acceptable file formats include: ArcGISgeodatabase (.gdb), layer package (.lpk), map package (.mpk), zipped shapefile (including the .shp, .dbf, .prj and .shx files); Google Maps or Google Earth (.kml or .kmz); and geojson and csv files for location data.	Uploaded to HCD?	No No
	Workforce Local Hires Program Continuation Narrative Local Planning Efforts Site Plan & Project Map Community Tracker Community Needs Climate Matrix GHG Benefits Calculator Tool GHG Affordable Housing GHG Distance to CBD GHG Mixed-Used Development GHG Parking GHG Average Daily Traffic GHG Bike Share GHG Transit Component (Submit documentation for each service or capital improvement and number according to order on Transit Inputs tab) GHG Transit Map GHG Solar PV System	And demonstrable connections to state-certified apprenticeablips. Occumentation of those requirements and a connected pain to comply, including a specific number of targeted workers or apprenticeablips to be hired, the mechanism for doing so, and the programs from which they will be pulled. Occumentation of those requirements and a connected pain to comply, including a specific number of targeted workers or apprenticeablips to be hired, the mechanism for doing so, and the programs from which they will be pulled. Occumentation of provide a reagones to be hired, the mechanism for doing so, and the program beyond the term of the AHSC Program grent (three years). Narrative Policy Provide a reagones to each prompt isseed below. Each prompt is designated by "Narrative. The responses must be uploaded as a PDF and must not exceed 6 pages. See Narrative Scoring Ruturo document for guidance in completing Narratives. Indicate the application of elements of the local planning document Project will implement. Sitio Plan & Project Map Community Tracker Provide a stee plan and Project area map for context plan detailing housing and transportation collaboration. Community Needs Comm	wondstone Agroement and demonstrable commercions to state centrified apprenticabilitys. Documentation of tibuse requirements and a concrete plant to comply, including a specific number of largeted workers or apprenticabilitys to be hired, the mechanism for doing so, and the programs from which they will be juiled. Documentation of tibuse requirements and a concrete plant to comply, including a specific number of largeted workers or apprenticability to be hired, the mechanism for doing so, and the programs from which they will be juiled. Narrative Policy Provide a response to each prompt lasted bebw. 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 guidense in completing Narratives. Local Panning Efforts Indicate the applicable section or elements of the local planning document Project will implement. Indicate the applicable section or elements of the local planning document Project will implement. Indicate the applicable section or elements of the local planning document Project will implement. Indicate the applicable section or elements of the local planning document Project will implement. Uploaded to INCD? Community Tracker Provide a site plant and Project area may for context planting flouring and transportation collaboration. Uploaded to INCD? Community Tracker Provide a site plant and Project area may for context planting flouring and transportation collaboration. Uploaded to INCD? Community Tracker Provide a site plant and Project area may for context planting flouring and planting flouring

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Organiza	ntion: The	The Related Companies of California, LLC			kroth@related.com			Con	tact Phone:	(925) 4	30-9622
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Issue #	Program Name &	Tab	Section	Cell#	Upda	te/Comment			Urgency	ADT Status	Status Date
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1	[Apply for Grant - Sunnydale Block 3A Housing Partners, L.P Assumption of Liability -
	Department of Housing and Community Development Affordable Housing and Sustainable
2	Communities Program - Sunnydale Block 3A]

Resolution authorizing the Mayor's Office of Housing and Community Development, on behalf of the City and County of San Francisco, to execute a grant application, as defined herein, under the Department of Housing and Community Development Affordable Housing and Sustainable Communities ("AHSC") Program as a joint applicant with Sunnydale Block 3A Housing Partners, L.P., a California limited partnership, for the 100% affordable housing project as identified as Sunnydale Block 3A in Sunnydale HOPE SF Development Agreement; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated February 26, 2021, under the Affordable Housing and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines adopted by SGC on February 24, 2021 ("Program Guidelines"), an application package released by the Department for the AHSC Program ("Application Package"), and an AHSC

1	standard agreement with the State of California ("Standard Agreement"), the Department is
2	authorized to administer the approved funding allocations of the AHSC Program; and
3	WHEREAS, The AHSC Program provides grants and loans to applicants identified
4	through a competitive process for the development of projects that, per the Program
5	Guidelines, will create new affordable housing and achieve greenhouse gas reductions and
6	benefit disadvantaged communities through increased accessibility to affordable housing,
7	employment centers and key destinations via low-carbon transportation; and
8	WHEREAS, The AHSC Program requires that joint applicants for a project will be held
9	jointly and severally liable for completion of such project; and
10	WHEREAS, Sunnydale Block 3A Housing Partners, L.P., a California limited
11	partnership ("Developer"), has requested the City and County of San Francisco (the "City"),
12	acting by and through the Mayor's Office of Housing and Community Development
13	("MOHCD"), to be a joint applicant for an 80 unit, 100% affordable housing project, with 4,300
14	square feet of ground floor commercial space (the "Project") identified as Sunnydale Block 3A
15	("Sunnydale Block 3A"); in Sunnydale HOPE SF Development Agreement (File No. 161164);
16	and
17	WHEREAS, By Ordinance No. 20-17, the Board of Supervisors made findings under
18	the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq.)
19	and findings of consistency with the General Plan, and the eight priority policies of Planning
20	Code, Section 101.1, which Ordinance is on file with the Clerk of the Board of Supervisors in
21	File No. 161309 and is incorporated herein by reference; and
22	WHEREAS, In order to be highly competitive for the AHSC funds, the Developer and
23	MOHCD will also apply for AHSC grant funds to purchase Caltrain vehicles ("Caltrain
24	vehicles) in order to further reduce greenhouse gas emissions; and

WHEREAS, The Recreation and Parks Department ("SFRPD") plans to perform bicycle

1	and pedestrian improvements in the vicinity of the Project (the "SFRPD Work"); and		
2	WHEREAS, Caltrain and Developer will enter into a Memorandum of Understanding to		
3	make commitments related to purchase of the Caltrain vehicles as included in the Application		
4	Package; and		
5	WHEREAS, The City, acting by and through MOHCD, desires to apply for AHSC		
6	Program funds and submit an Application Package as a joint applicant with the Developer;		
7	now, therefore, be it		
8	RESOLVED, That the Board of Supervisors hereby adopts the findings contained in		
9	Ordinance No. 20-17 regarding the California Environmental Quality Act for the Project, and		
10	hereby incorporates such findings by reference as though fully set forth in this Resolution;		
11	and, be it		
12	FURTHER RESOLVED, That the Board of Supervisors hereby finds that the Project is		
13	consistent with the General Plan, and with the eight priority policies of Planning Code,		
14	Section 101.1 for the same reasons as set forth in Ordinance No. 20-17, and hereby		
15	incorporates such findings by reference as though fully set forth in this Resolution; and, be it		
16	FURTHER RESOLVED, That the Board of Supervisors delegates to MOHCD, on		
17	behalf of the City, the authority to execute an application to the AHSC Program as detailed in		
18	the NOFA dated February 26, 2021, for Round 6, in a total amount not to exceed \$21,700,000		
19	of which \$10,850,000 will be provided as a loan for an Affordable Housing Development		
20	("AHD") ("AHSC Loan") and \$10,850,000 will be provided as a grant for Housing-Related		
21	Infrastructure ("HRI"), Sustainable Transportation Infrastructure ("STI"), Transit-Related		
22	Amenities ("TRA") or Program ('PGM") activities ("AHSC Grant") as defined the AHSC		
23	Program Guidelines and sign AHSC Program documents; and, be it		
24	FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City		
25	shall assume any joint and several liability for completion of the Project required by the terms		

and, be it

FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the Application is successful, the City, through MOHCD, shall seek Board of Supervisors approval of the Standard Agreement, with terms and conditions that AHSC Program funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement, that the Application Package in full is incorporated as part of the Standard Agreement, and that any and all activities funded, information provided, and

timelines represented in the application are enforceable through the Standard Agreement;

of any grant awarded to the City and the Developer under the AHSC Program; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Acting Director of MOHCD (or his designee) to execute and deliver any documents in the name of the City that are necessary, appropriate or advisable to secure the AHSC Program funds from the Department, and all amendments thereto, and complete the transactions contemplated herein and to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package; and, be it

FURTHER RESOLVED, That all actions authorized and directed by this Resolution and heretofore taken are ratified, approved and confirmed by this Board of Supervisors.

1	RECOMMENDED:
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3	<u>/s/</u>
4	Eric D. Shaw, Director,
5	Mayor's Office of Housing and Community Development
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City and County of San Francisco Tails

City Hall
1 Dr., Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Resolution

File Number:

210505

Date Passed: May 25, 2021

Resolution authorizing the Mayor's Office of Housing and Community Development, on behalf of the City and County of San Francisco, to execute a grant application, as defined herein, under the Department of Housing and Community Development Affordable Housing and Sustainable Communities ("AHSC") Program as a joint applicant with Sunnydale Block 3A Housing Partners, L.P., a California limited partnership, for the 100% affordable housing project as identified as Sunnydale Block 3A in Sunnydale HOPE SF Development Agreement; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.

May 20, 2021 Government Audit and Oversight Committee - RECOMMENDED AS COMMITTEE REPORT

May 25, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210505

I hereby certify that the foregoing Resolution was ADOPTED on 5/25/2021 by the Board of Supervisors of the City and County of San Francisco.

> Angela Calvillo Clerk of the Board

London N. Breed Mayor **Date Approved**



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102 Phone: 415.252.3100 . Fax: 415.252.3112 ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 230378

1

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4
(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: https://sfethics.org/compliance/city-officers/contract-approval-city-officers

1. FILING INFORMATION		
TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)	
	40	
Original	3 ,	
AMENDMENT DESCRIPTION – Explain reason for amendment		
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	C,	
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1	4	

2. CITY ELECTIVE OFFICE OR BOARD		
OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER	
Board of Supervisors	Members	

3. FILER'S CONTACT			
NAME OF FILER'S CONTACT	TELEPHONE NUMBER		
Angela Calvillo	415-554-5184		
FULL DEPARTMENT NAME	EMAIL		
Office of the Clerk of the Board	Board.of.Supervisors@sfgov.org		

4. CONTRACTING DEPARTMENT CONTACT			
NAME OF DEPARTMENTAL CONTACT		DEPARTMENT CONTACT TELEPHONE NUMBER	
Ryan VanZuylen		408-504-4966	
FULL DEPARTMENT NAME		DEPARTMENT CONTACT EMAIL	
MYR	Mayor Office Housing & Comm Dev	ryan.vanzuylen@sfgov.org	

5. CONTRACTOR			
NAME OF CONTRACTOR	TELEPHONE NUMBER		
Sunnydale Block 3A Housing Partners, L.P.	415-633-3167		
STREET ADDRESS (including City, State and Zip Code)	EMAIL		
18201 Von Karmen Ave, STE 900, Irvine CA 92612	tnguyen@related.com		

6. CONTRACT			
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable)	
A		230378	
400			
DESCRIPTION OF AMOUNT OF CONTRACT			
\$21,205,299			
NATURE OF THE CONTRACT (Please describe)			
Accept and Expend Resolution for CA HCD AHSC p			
\$21,205,299 for a 80-unit affordable housing d	evelopment known as S	unnydale Block 3A.	
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Your state of the			
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7. COMMENTS

Sunnydale Block 3A Housing Partners, L.P. consists of two general partners: Mercy Transformation LLC, a California limited liability company, and Related Development Company of California, LLC, a California limited liability company.

8. C	8. CONTRACT APPROVAL			
This	This contract was approved by:			
	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM			
K	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors			
	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS			

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	ТҮРЕ
1	Shoemaker	Douglas	Other Principal Officer
2	Dolin	Jennifer	Board of Directors
3	Agostino	Va1	Board of Directors
4	Ciraulo	Rich	Board of Directors
5	Clayton	Melissa	Board of Directors
6	Dare	Ramie	Other Principal Officer
7	Daues	Stephan	Board of Directors
8	Graf	Jane	Board of Directors
9	Gualco	Barbara	Board of Directors
10	Holder	Eric	Board of Directors
11	Jivan	Sheela	Board of Directors
12	Saab	Bruce	Board of Directors
13	Spears	Steve	Board of Directors
14	Sprauge	Rick	Board of Directors
15	Villablanca	Erika	Board of Directors
16	Dodds	Vince	Board of Directors
17	Rosenblum	Joseph	Board of Directors
18	Bayley	Amy	Board of Directors
19	Cardone	Frank	Board of Directors

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	ract. LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	ТҮРЕ
20	Witte	William	Board of Directors
21	Silverberg	Ann	Other Principal Officer
22	Sherman	Steve	Board of Directors
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9. AFFILIATES AND SUBCONTRACTORS List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract. LAST NAME/ENTITY/SUBCONTRACTOR **FIRST NAME** TYPE 39 40 41 42 43 44 45 46 47 48 49 50 Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type. **10. VERIFICATION** I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK BOS Clerk of the Board

Mayor's Office of Housing and Community Development

City and County of San Francisco



London N. BreedMayor

Eric D. Shaw
Director

TO: Angela Calvillo, Clerk of the Board of Supervisors

From: Benjamin McCloskey, Deputy Director Mayor's Office of Housing and Community

Development

DATE: March 1, 2023

SUBJECT: Accept and Expend Resolution for Affordable Housing and Sustainable Communities

(AHSC) Program at Sunnydale Block 3A

GRANT TITLE: Affordable Housing and Sustainable Communities Program – Sunnydale Block 3A

Attached please find the original and 2 copies of each of the following:

X Proposed resolution; original signed by Department, Mayor, Controller

X Grant information form

X Grant budget

X Ethics Form 126

X Grant application

X Grant award letter from funding agency

X Grant agreement

N/A Other (Explain):

Departmental representative to receive a copy of the adopted resolution:

Name: Benjamin McCloskey Phone: 415-701-5575

Interoffice Mail Address: Benjamin.McCloskey@sfgov.org

Certified copy required Yes ☐ No 🗷