

# Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 7 (January 30, 2023)

## Funding Application



CALIFORNIA STRATEGIC  
GROWTH COUNCIL



## State of California

Gavin Newsom, Governor

## Business, Consumer Services and Housing Agency

Lourdes M. Castro Ramirez, Secretary

<https://www.bcsb.ca.gov/>

## California Strategic Growth Council

Lynn von Koch-Liebert, Executive Director

[ahsc@sgc.ca.gov](mailto:ahsc@sgc.ca.gov)

<https://sgc.ca.gov>

## Department of Housing and Community Development (HCD)

Gustavo Velasquez, Director

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

[AHSC@hcd.ca.gov](mailto:AHSC@hcd.ca.gov)

<https://www.hcd.ca.gov>

When opening this file, a yellow banner at the top may appear with a button that says, "Enable Editing", and/or "Enable Macros". It is essential that you click this box(es) so that the macros are enabled. Enabling macros is necessary for full workbook/application functionality.

**WARNING: Partial functionality** of this application/workbook **WILL BE LOST** when using Apple Mac Computers. The Department **highly** recommends using PC Computers and Microsoft Office 2013 or newer to complete the application.

Application materials must be submitted electronically via HCD portal system. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the application instructions available <https://www.hcd.ca.gov/grants-and-funding/programs-active/affordable-housing-and-sustainable-communities> at

Sponsor/Applicant must upload all application materials to HCD portal no later than 4:00 p.m. Pacific Daylight Time on **4/4/2023**

Application must be on the Department's forms and cannot be altered or modified by the Sponsor/Applicant. Excel Application must be in Excel format, not a PDF document.

If the Sponsor/Applicant discover any errors within application, use the Application Support tab and email the entire workbook to [AppSupport@hcd.ca.gov](mailto:AppSupport@hcd.ca.gov)

**It is recommended that Applicant(s) start from left to right and top to bottom for a better understanding and functionality of this application.**

Additional instructions and guidance are given throughout the Application in "red" text and in cell comments. Cell Notes/Comments are very important to read as some of these will provide directions for completing your application.

"Yellow" cells	are for Applicant input. It is very important that you answer <b>ALL</b> yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.
"Orange" cells	are <b>required</b> attachments. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Sponsor/Applicant.
"Red" cells	indicate the Applicant(s) has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

**Disclosure of Application:** Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Government Code Sections 6250-6276.48). As such, any materials provided are subject to disclosure to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, social security numbers, personal phone numbers, and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.



HCD APP#: AHSC0001033

Project Area Type Transit Oriented Development (TOD) Housing Type Rental Geographic Area San Francisco Bay Area

“Optional Answer” will not affect application review or ranking. Applicant(s) or Joint Venture Entity meets CDLAC Definition of BIPOC Organization? per CDLAC 523(f)(1)(B), TCAC 10327(c)(2)(E)? No

Select Yes to all that apply

Affordable Housing Development (AHD)	Yes
Housing Related Infrastructure (HRI)	No
Sustainable Transportation Infrastructure (STI)	Yes
Transportation-Related Amenities (TRA)	Yes
Program Costs (PGM)	Yes

Project / Program	TDC	AHSC Funds Requested	%	Total Non-AHSC Funding Commitments
AHD	\$192,686,070	\$28,000,000	68.27%	\$164,686,070
HRI	\$0	\$0	0.00%	
STI	\$59,968,388	\$10,334,634	25.20%	\$49,633,754
TRA	\$2,139,860	\$1,581,119	3.86%	\$558,741
PGM	\$1,095,624	\$1,095,624	2.67%	\$0
AHD & HRI Total	\$192,686,070	\$28,000,000	68.27%	\$164,686,070
Grand Total	\$255,889,942	\$41,011,377	100.00%	\$214,878,565

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

Affordable Housing Development (AHD)

Project Name:	Transbay Block 2 Family				Address:	200 Folsom St				
City:	San Francisco	Zip Code:	94105	County:	San Francisco	Latitude:	37.78958382	Longitude:	-122.3931213	
Census Tracts:	6075061500									
APNs	Block 3739, Lot 014									

Description (include: descriptive information such as on-site resident or community amenities, climate adaptive features, and resources in the immediate vicinity)

Transbay Block 2 Family will be a 17-story, 184-unit, 100% affordable housing project with a 22% permanent supportive housing component for people formerly experiencing homelessness. Over 50% of the project's units will be 2 and 3 bedrooms, which will accommodate San Francisco's need for family units, especially for families experiencing homelessness. There will be on-site resident supportive services for not only the 22% permanent supportive housing units, but also for all the affordable housing units. These services will be provided by Episcopal Community Services of San Francisco, which will offer case management, mental health services, and job counseling. The building will have 3 laundry rooms, 2 outdoor community spaces, and 3 indoor community lounges. In addition, the building will achieve Greenpoint Rated Gold, and will allow residents to control their unit air conditioning.

Sustainable Transportation Infrastructure (STI)

STI Project #1	Type of Project	Transit or EV								
Project Name:	Transit Priority Signals along Route 8, 8AX,8BX, 30 & 45				Address:	200 Folsom St				
City:	San Francisco	Zip Code:	94105	County:	San Francisco	Latitude:	37.78958382	Longitude:	-122.3931213	
Census Tracts:	6075061500									
APNs										

Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)

A new central management software will be deployed to 29 intersections along three corridors within one mile of the housing development. The new central management software would provide data analytics and reports on the performance of transit signal priority (TSP), as well as the health of the intersection equipment. The three corridors are: 1) 3rd Street from Townsend to Stevenson, 2) 4th Street from Harrison to Market/Ellis, and 3) Stockton from O'Farrell to Columbus/Green.

STI Project #2?	Yes									
Type of Project	Combination									
Project Name:	Transbay Howard Streetscape - DPW project from 4th St. to Embarcadero)				Address:	200 Folsom St				
City:	San Francisco	Zip Code:	94105	County:	San Francisco	Latitude:	37.78958382	Longitude:	-122.3931213	
Census Tracts:	6075061500	6075017601	6075017801							
APNs										

Description (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)

"Proposed project improvements that will support San Francisco's Vision Zero commitment include new bulb-outs and curb ramps for pedestrian safety, a new 2-way protected bike lane, bike signals, and traffic signal modifications, in addition to landscaping. The anticipated scope along the project will include but not limited to: 6 Sidewalk bulbouts; 56 Curb ramps; 12 Parking island ramps; 16,020 square feet Protected bikeway median island/barrier; 25 Traffic signals.□

STI Project #3?	Yes													
Type of Project	Transit or EV													
Project Name:	Purchase of 2 BART Rail Cars					Address:	Alameda, Contra Costa, San Francisco, and Santa Clara counties							
City:	San Francisco		Zip Code:	94111□		County:	San Francisco		Latitude:	37.79482□		Longitude:		
Census Tracts:	6075061500		6075011700											
APNs	N/A													

**Description** (include: the general location and description of each STI improvement and note if sidewalks are new or replaced. Please include other descriptive information such as key gaps closed and connections established.)

BART will purchase two new BART cars. These vehicle purchases are part of BART's Transbay Corridor Core Capacity Program, which will increase the number of trains operating through the Transbay Tube during peak hours, increase train lengths, and maximize throughput capacity throughout the system, increasing BART's capacity to carry passengers. □

<b>Quantity</b> of new or repaired <b>STI</b> facilities funded by AHSC														
# of Transit Routes Improved	5		Crosswalks	36		\$700,000	ADA Curb Ramps	56		\$500,000	Overcrossings / Undercrossing	0		\$0
Transit Vehicles	2		\$5,034,634	Transit Operations	\$0		Bikeshare infrastructure & operations	\$500,000						
EV Carshare infrastructure & operations	\$0		Other (Urban Greening)	\$300,000			Other (Roadway)	\$800,000						

Transportation-Related Amenities (TRA)

TRA Project #1	Select the primary transit mode supported by this TRA												Heavy rail	
Project Name:	Next Generation Fare Gates at Embarcadero BART Station						Address:	298 Market Street						
City:	San Francisco		Zip Code:	94111□		County:	San Francisco		Latitude:	37.79482□		Longitude:	-122.39448	
Census Tracts:	6075061500		6075011700											
APNs	N/A													

**Description** (include the general location and description of each TRA improvement)

BART will install 17 Next Generation Fare Gate consoles at Embarcadero BART Station as part of an effort to upgrade all fare gates throughout its system. BART's current fare gates are decades old and have proven ineffective in deterring fare evasion, which costs BART millions of dollars annually. The existing fare gates are also declining in reliability as they age. The Next Generation Fare Gate design incorporates a tall, swing-style gate with improved passenger throughput and maintainability, and a more modern appearance.

TRA Project #2?	No
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TRA Project #3?	No
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<b>Quantity</b> of new or repaired <b>TRA</b> facilities funded by AHSC													
Bus Bulb-Outs			Street lights			Street trees or plantings			Bus Shelters				
Bicycle Parking At Transit			Bus Stop Benches										
Amount of TRA funds along block face(s) that include a Transit Station or Stop													
\$1,581,119													

Program Costs (PGM)

Program Name:	San Francisco Bike Coalition - Bike Safety					Address:	200 Folsom St						
City:	San Francisco		Zip Code:	94105		County:	San Francisco		Proposed program type	Transportation encouragement and safety			
Program Description													

The PGM, administtered by the SF Bike Coalition, will provide safety education training programs that may include but are not limited to bike safety workshops, bike repair workshops, walking school buses or other group walking activities, Safe Routes to School, or Transit. Training programs will include distribution of items including but not limited to bicycles, helmets, other safety equipment, or lights, to low income residents of the Project Area. Programs and giveaways will be advertised broadly in the project area and in more than one language.

Who are the targeted users for the Program

The targeted users are low-income residents and workers in the Project Area who are unfamiliar with bicycle safety and maintenance. The targeted users are also unable to afford their own bicycle, or perhaps unable to afford the safety equipment that would keep them and their bicycle safe in an urban environment.

Project Overview

V1 1/30/23

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

Biking is a viable mode of transit in this project area, yet the purchase and maintenance of a quality bicycle and the accompanying safety equipment is out of reach for many low income residents and workers. This PGM is specifically targeted to low-income people, to properly equip them and give them the skills to be confident cyclists. This will be completed with targeted training on bicycle maintenance and repair, and also by no-cost distributions of bikes and equipment that are ready for use.

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

None

PGM #2?

Yes

Program Name:

Transit Passes for Residents

Address:

200 Folsom St

City:

San Francisco

Zip Code:

94105

County:

San Francisco

Proposed program type

Transportation encouragement and safety

Program Description

Each of the restricted units will be provided with one (1) free transit pass for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.

Who are the targeted users for the Program

The targeted users are the residents of the AHD. To encourage transit ridership, the free passes will remove financial barriers to utilizing transit options in the Project Area.

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

High quality transit is expensive for hourly workers. The annual cost of a transit pass for AHD residents at this community is \$1,176. This burden will be eased for the first three years of the project, allowing new transit patterns to be formed, savings to be built, and jobs to stabilize.

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

Not applicable

PGM #3?

Yes

Program Name:

Anti-Displacement

Address:

200 Folsom St

City:

San Francisco

Zip Code:

94105

County:

San Francisco

Proposed program type

Anti-displacement activities

Program Description

Eviction Defense Collaborative (EDC) supports tenants struggling with rent increases, evictions, housing discrimination and landlord harassment by providing them with free legal representation when they cannot afford to pay for an attorney. For 27 years, EDC has been the only agency in San Francisco (SF) solely dedicated to eviction prevention, processing 99% of all the eviction notices filed in the city. EDC's wraparound service model includes legal services for eviction defense, rapid emergency rental assistance and subsidies for those at risk of eviction and displacement, and advocacy for unhoused San Franciscans facing eviction from City shelters. Since 2019, EDC has served as the lead partner with the City of San Francisco for the implementation of SF Tenant Right to Counsel (TRC), which guarantees all San Francisco tenants full scope legal representation in an eviction matter. In this role, EDC coordinates and oversees the work of 9 legal service organizations comprising the city-wide TRC system.

Who are the targeted users for the Program

EDC primarily serves low income BIPOC tenants and City shelter residents. In FY 21-22 EDC served 1722 unduplicated clients served of whom 84% were BIPOC; 48% were people with disabilities; 84% live at two times below the poverty level: \$27,180 for a single member household; 18% were seniors; 14.4 % self identified as LGBTQIA+ and 3.7% as Trans/Non binary.

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

San Francisco's longstanding housing crisis is one of the most dire nationwide. Housing costs for San Francisco residents are among the highest in the world. Similar-size cities such as Seattle, Denver and Austin, Texas, have approved construction for three to four times as many residential units as San Francisco since 2015, according to U.S. census building permit data. From 2015 to 2021, the city permitted 24,600 units to be built, a little over 3,500 units annually. A review of six years worth of building permit data for 15 cities with populations between 600,000 and 1.1 million people found that San Francisco ranked in the bottom half. The crisis is formed by multiple factors including: the critical lack of affordable housing, ever worsening displacement, and the impact of COVID-19. The city's current housing crisis is projected to worsen, with the city's housing costs projected to increase by 15% in FY 2022-23.

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

None

PGM #4?

Yes

Program Name:

Workforce Development - ECS CHEFS Program

Address:

200 Folsom St

City:

San Francisco

Zip Code:

94105

County:

San Francisco

Proposed program type

Workforce Development

Program Description

CHEFS: Launched in 1998, Conquering Homelessness through Employment in Food Services (CHEFS) is a 10-week stipend-supported culinary workforce training program focused on assisting individuals experiencing homelessness looking to begin or resume a career in the foodservice industry;  
SSSET is a 9-week modified learn-and-earn program for individuals with lived experience of homelessness that incorporates job readiness, hard skills, and 3 weeks of job shadowing, tailored to the requisite competencies for placement and advancement in the nonprofit social services sector, with an emphasis on homeless services employers, including ECS.

Who are the targeted users for the Program



Project Overview

V1 1/30/23

Single adult jobseekers experiencing, at risk of, or with a history of homelessness in San Francisco, and particularly the South of Market neighborhood, where the provider is located. This population includes but is not limited to individuals with multiple barriers to employment and housing, such as substance use disorder, mental health diagnoses, disability diagnoses, history of incarceration, low rates of formal education, and underserved populations (BIPOC, LGBTQIA+).

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

By providing appropriate training pathways, this programming will ensure that individuals with lived experience of homelessness and other barriers to employment receive the necessary services they need to successfully enter, participate in and complete workforce and education programs and subsequently enter, be retained and advance in the labor market, while addressing socioeconomic disparities. In short, this program aims to support a workforce that satisfies current hiring needs and equity goals of employers, as well as prepare a pipeline that can readily supply talent to meet employer’s long-term goals; cultivate referral partnerships with ECS programs and peer agencies to supply regular referrals; cultivate employer relationships

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

No challenges were encountered in identifying this Workforce scope

PGM #5? No

PGM #6? No Use this "PGM #6" only for "OTHER" if your proposed program does not fall withing the program types listed in guidelines.

Program Costs in Project(s) include Expansion of existing programs to serve new populations or offer new program service and implementation

Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project? Yes

If applicable, provide other Project name(s) for which this Project has applied for HCD funds in the past.

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Negative points may be assed if applicant fails to disclose all past awards, simultaneous applications, and known future applications.

HCD program(s) name(s):	21-06	Plan to apply?	Loan amount	Grant amount	Awarded?	Award date or expected Award date?	HCD Contract Number
IIG - we may apply in the future but not sure	Yes	Yes		TBD		1/1/2024	

NOFA Section II (C)(2)

Applicant(s) acknowledges that a single Developer may receive no more than \$100 million per NOFA funding cycle. This limitation may be waived by SGC if necessary, to meet statutory requirements referenced in Guidelines §108. Yes

Utilizing Tax Credits?		4%														
Federal	No	Proposed equity investor contribution (\$)				\$93,545,142		Anticipated tax credit factor		\$0.9800						
State								Anticipated tax credit factor								
Timeframe for applying for 4%Tax Credits				Proposed month		September		Proposed year		2023	Tax Credit Reservation Awarded?		No			
Is the Project a scattered site housing Project? UMR §8303(b)															No	
Total Units		LIHTC Units	Project Site Area		Units per Acre		Age Restrictions		Special Facility Type		Tenure Type		Rental Subsidy?	Commercial Space?	Relocation Required?	
184		184	0.49	Acres	0	Per Acre	None				Permanent		No	Yes	No	
Operating Subsidy?			Yes		HUD 811 Project?			No		Any type of demolition required?						
Number of buildings?		1		Total building(s) stories?			17		Number of elevators?		3	Total Homeownership square Feet?			0	
Total Commercial square feet?			8,406			Total Residential Rental square feet?			134,609			Total Residential Non-rental square feet?			48,104	
Total Mixed-use Space (square feet)			8,406													

For Operating Subsidies: Provide evidence of commitment status (e.g., letters of intent, commitment letters, grant awards or subsidy contracts). If commitments are not available, provide other documentation such as a reservation or third-party letter stating the following: total subsidy and estimated first year allocation, date or expected date of award, and term (in years). For Project-Based Rental Assistance: Projects having or proposing project-based rental assistance must provide documentation of current contract Rents. A fully executed subsidy contract shall be required prior loan closing. Projects having or proposing project-based rental assistance shall fund a Transition Reserve in accordance with MHP §7312(f)(2).

File Name:	Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Uploaded to HCD?	Yes
File Name:	Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Uploaded to HCD?	N/A

§105 Eligible Applicants

(a) Applicant(s) acknowledges and understand the requirement of "Eligible Applicants" Yes

(1) Eligible applicant entities shall include any of the following:

- A Locality, public housing authority, redevelopment successor agency, transit agency or transit operator, Regional Transportation Planning Agency (RTPA), (A) local Transportation Commission, Congestion Management Agency, Joint Powers Authority (JPA), school district, facilities district, University or Community College District.

(i) For STI or TRA components only, an applicant may provide an executed agreement with a specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought.

(B) A Developer or Program Operator.

(C) A Tribal Entity whose Project meets requirements listed in detail in Appendix B.

Is Project being proposed by a Tribal Entity and meets requirements listed in detail in Appendix B? No

## Project Overview

V1 1/30/23

- A special purpose entity formed and controlled by the Developer, and which will serve as the ultimate borrower of AHSC loan funds, is not an eligible Applicant. A
- (2) special purpose entity ultimate borrower meeting the requirements of **UMR §8313.2** may be listed on the AHSC Program application in the appropriate, designated fields for listing such a borrower entity.

- Single purpose entities not meeting the requirements of a special purpose entity pursuant to **UMR §8313.2**, whether serving as an intermediate entity within
- (A) the ultimate borrower structure or not, are not Eligible Applicants. Such single purpose entities will not be included as a separate party on any AHSC Program legal documents, including but not limited to, Standard Agreements, nor are they eligible to be Recipients or payees of AHSC Program funds.

- (3) Where a Public Agency has a real property interest in the proposed Project, the application must include the Public Agency as a joint Applicant or otherwise include a commitment to enter into a contractual agreement to develop the Project, if it is awarded.

Will a Public Agency have a real property interest in the proposed Project?

Yes

Will the Application include the Public Agency as a joint applicant?

Yes

- (4) All eligible Applicants appearing on the application for the Project will be held jointly and severally liable for the completion of the Project and as such, will each sign all Standard Agreements to the award of AHSC funds.

- A Recipient of Department funds must remain liable for performing all requirements of the award of funds as set forth in the Standard Agreement. Where there are multiple Recipients, all such Recipients must remain jointly and severally liable to the Department for that performance. Notwithstanding the foregoing,
- (A) Recipients may indemnify each other by entering into agreements with one another as to individual Capital Projects. In no event will any such agreement alter, amend, or revoke each individual Recipient's obligations to the Department, including the joint and several liability.

“**Developer**” means the entity that the Department and the Council rely upon for experience, site control, and capacity, and which controls (1) the Affordable Housing Development during development and through occupancy or the Housing Related Infrastructure during development and through completion, (2) the Sustainable Transportation Infrastructure during development and through operation, or (3) the Transit-Related Amenities during development and through Operation.

<b>Applicant #1</b>	Entity name	Mercy Housing California (nonprofit public benefit corporation)			
Eligible applicant type	Developer		Organization type	Non-profit Public Benefit Corporation	
File Name	App1 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>			Uploaded to HCD? Yes
File Name	App1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>			Uploaded to HCD? Yes
File Name	App1 Org Chart	Applicant Organization Chart.			Uploaded to HCD? Yes
File Name	App1 Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD? Yes
File Name	App1 Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD? Yes
File Name	App1 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).			Uploaded to HCD? Yes

<b>Applicant #2</b>	Entity name	Mayors Office of Housing and Community Development (City & County of San Francisco)			
Eligible applicant type	Public Housing Authority		Organization type	Public Agency	
File Name	App2 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>			Uploaded to HCD? Yes
File Name	App2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>			Uploaded to HCD? N/A
File Name	App2 Org Chart	Applicant Organization Chart.			Uploaded to HCD? N/A
File Name	App2 Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD? Yes
File Name	App2 Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD? N/A
File Name	App2 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).			Uploaded to HCD? N/A

<b>Applicant #3</b>	Entity name	N/A			
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<b>Applicant #4</b>	Entity name	N/A			
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<b>Owner/Borrower</b>	Entity name	Transbay 2 Family, L.P.			
File Name	Owner Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>			Uploaded to HCD? Yes
File Name	Owner OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>			Uploaded to HCD? Yes
File Name	Owner Org Chart	Owner Organization Chart.			Uploaded to HCD? Yes
File Name	Owner Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD? Yes
File Name	Owner Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD? Yes
File Name	Owner Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).			Uploaded to HCD? N/A

<b>Managing General Partner</b>	Entity name	Transbay 2 Family, LLC			
File Name	MGP Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>			Uploaded to HCD? Yes
File Name	MGP OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>			Uploaded to HCD? Yes
File Name	MGP Org Chart	MGP Organization Chart.			Uploaded to HCD? Yes
File Name	MGP Signature Block	Signature Block - upload in Microsoft Word Document.			Uploaded to HCD? Yes
File Name	MGP Cert of Good Standing	Dated 30 days or less from the application due date.			Uploaded to HCD? Yes
File Name	MGP Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).			Uploaded to HCD? N/A

<b>Administrative General Partner #1</b>	Entity name	N/A			
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<b>Administrative General Partner #2</b>	Entity name	N/A			
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## Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type
Applicant #1	Mercy Housing California (nonprofit public benefit corporation)	Developer
Applicant #2	Mayors Office of Housing and Community Development (City & County of San Francisco)	Public Housing Authority
Owner / Borrower Entity	Transbay 2 Family, L.P.	Developer
Managing General Partner	N/A	Developer
Manager of LLC	Mercy Housing Calwest	Developer
Transit Agency Partner (applicable to STI and TRA components)	San Francisco Bay Area Rapid Transit District (BART)	
Property Management Agent	Mercy Housing California	
Financial Consultant	California Housing Partnership	
Lead (primary) Service Provider	Episcopal Community Services	
Borrower Legal Counsel	Mercy Housing California	
General Contractor	Swinerton	
Architect	Kennerly Architecture & Planning	
Other (Specify)		
Other (Specify)		
Other (Specify)		
Other (Specify)		



<b>Congress person Name(s)</b>	<b>District #</b>	<b>State Senator Name(s)</b>
Nancy Pelosi	11	Scott D. Wiener



Organization Type	Address	City	State	Zip Code
Non-profit Public Benefit Corporation	1256 Market Street	San Francisco	CA	94102
Public Agency	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103
	1256 Market Street	San Francisco	CA	94102
	1256 Market Street	San Francisco	CA	94102
	1256 Market Street	San Francisco	CA	94102
	300 Lakeside Drive, 22nd Floor	Oakland	CA	94612
	1256 Market Street	San Francisco	CA	94102
	369 Pine Street	San Francisco	CA	94104
	165 8th Street	San Francisco	CA	94103
	1600 Broadway, Suite 200	Denver	CO	80202
	260 Townsend Street, #1719	San Francisco	CA	94107
	375 Alabama Street #440	San Francisco	CA	94110

District #	State Assembly Member Name(s)	District #
11	Matt Haney	17

End of Document

Auth Rep Name	Title	Email	Phone #	Contact Name
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Ramie Dare	Vice President	<a href="mailto:rdare@mercyhousing.org">rdare@mercyhousing.org</a>	415-355-7118	Sean Wils
Ramie Dare	Vice President	<a href="mailto:rdare@mercyhousing.org">rdare@mercyhousing.org</a>	415-355-7118	Sean Wils
Ramie Dare	Vice President	<a href="mailto:rdare@mercyhousing.org">rdare@mercyhousing.org</a>	415-355-7118	Sean Wils
				Shannon Dodge
				John Ryan
				Aditya Potluri
				Scott Ecker
				Joe Rosenblum
				Shelby Joubert
				Brian Stryzek



<b>Title</b>	<b>Email</b>	<b>Phone #</b>	<b>Contact Address</b>	<b>City</b>
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Senior Project Manager	<a href="mailto:sean.wils@mercyhousing.org">sean.wils@mercyhousing.org</a>	415.355.7100	1256 Market Street	San Francisco
Senior Project Manager	<a href="mailto:sean.wils@mercyhousing.org">sean.wils@mercyhousing.org</a>	415.355.7100	1256 Market Street	San Francisco
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		(510) 359-6978		
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Senior Financial Consultant	<a href="mailto:apotluri@chpc.net">apotluri@chpc.net</a>	415-433-6804		
Director	<a href="mailto:secker@ecs-sf.org">secker@ecs-sf.org</a>	415-487-3300		
General Counsel	<a href="mailto:jrosenblum@mercyhousing.org">jrosenblum@mercyhousing.org</a>	303-830-3409		
Vice President	<a href="mailto:sjoubert@swinerton.com">sjoubert@swinerton.com</a>	619-467-6721		
Associate Principal	<a href="mailto:brian@kennerlyarchitecture.com">brian@kennerlyarchitecture.com</a>	415-285-2880		









Transbay Block 2 Family Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001033

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Transbay CFD	Valley Transportation Authority (VTA)	0	0	0	0	Sources Total	
STI BUDGET #1 - Transit Priority Signals along Route 8, 8AX,8BX, 30 & 45									
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 (Construction Support)	\$350,000							\$350,000	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Total Soft Costs	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	
Clearing and Grubbing								\$0	
Demolition								\$0	
Grading								\$0	
Soil Stabilization (Lime, etc.)								\$0	
Erosion/Weed Control								\$0	
Dewatering								\$0	
Other Site Preparation (Specify)								\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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	
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	
Striping/Barricades (for dedicated bus lanes)								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Signage								\$0	
Signaling Prioritization Technology	\$1,450,000							\$1,450,000	
Boarding infrastructure								\$0	
Seating/Benches								\$0	
Bus/Transit Shelters								\$0	
Vehicles								\$0	
Other ITS Technology								\$0	

Transbay Block 2 Family Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001033

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Transbay CFD	Valley Transportation Authority (VTA)	0	0	0	0	Sources Total	
Other Transit and Station Areas (Specify)								\$0	
Other Transit and Station Areas (Specify)								\$0	
Total Transit and Station Areas - Construction	\$1,450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,450,000	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$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	
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	
Transit Priority Signals along Route 8, 8AX,8BX, 30 & 45 Total Budgeted Project Costs	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800,000	

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

STI BUDGET #2 - Transbay Howard Streetscape - DPW project from 4th St. to Embarcadero)

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 (Construction Support)	\$700,000	\$7,300,000						\$8,000,000	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Other Soft Costs (Specify)								\$0	
Total Soft Costs	\$700,000	\$7,300,000	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
Clearing and Grubbing								\$0	
Demolition								\$0	
Grading								\$0	
Soil Stabilization (Lime, etc.)								\$0	
Erosion/Weed Control								\$0	
Dewatering								\$0	
Other Site Preparation (Specify)								\$0	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sanitary Sewer		\$2,400,000						\$2,400,000	
Irrigation		\$2,300,000						\$2,300,000	
Storm Drain		\$500,000						\$500,000	
Detention Basin/Culverts		\$1,200,000						\$1,200,000	

Transbay Block 2 Family Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001033

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Transbay CFD	Valley Transportation Authority (VTA)	0	0	0	0	Sources Total	
Other Site Utilities (Specify)								\$0	
Total Site Utilities	\$0	\$6,400,000	\$0	\$0	\$0	\$0	\$0	\$6,400,000	
Aggregate Base	\$200,000	\$2,000,000						\$2,200,000	
Asphalt Pavement	\$600,000	\$9,700,000						\$10,300,000	
Sidewalk, Curb and Gutter	\$200,000	\$7,300,000						\$7,500,000	
Street Lights		\$2,000,000						\$2,000,000	
Striping/Barricades (Bicycle Facilities)	\$500,000	\$1,500,000						\$2,000,000	
Signage		\$1,000,000						\$1,000,000	
Crossing and Traffic Signals	\$500,000	\$3,000,000						\$3,500,000	
Roundabouts, median islands or curb extensions		\$820,000						\$820,000	
Other traffic calming surface improvements		\$880,000						\$880,000	
Other Complete Street Improvements (Ramps)	\$500,000	\$4,500,000						\$5,000,000	
Other Complete Street Improvements (Specify)								\$0	
Total Complete Streets Improvements - Construction	\$2,500,000	\$32,700,000	\$0	\$0	\$0	\$0	\$0	\$35,200,000	
Striping/Barricades (for dedicated bus lanes)								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Signage								\$0	
Signaling Prioritization Technology								\$0	
Boarding infrastructure								\$0	
Seating/Benches								\$0	
Bus/Transit Shelters								\$0	
Vehicles								\$0	
Other ITS Technology								\$0	
Other Transit and Station Areas (Specify)								\$0	
Other Transit and Station Areas (Specify)								\$0	
Total Transit and Station Areas - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Urban Greening (Landscaping)	\$300,000	\$1,600,000						\$1,900,000	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Total Urban Greening	\$300,000	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$1,900,000	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$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	
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	
Total STI #2 Budgeted Project Costs	\$3,500,000	\$48,000,000	\$0	\$0	\$0	\$0	\$0	\$51,500,000	

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



**Transbay Block 2 Family Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001033**

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Transbay CFD	Valley Transportation Authority (VTA)	0	0	0	0	Sources Total	

<b>STI BUDGET #3 - Purchase of 2 BART Rail Cars</b>									
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	
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	
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	
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	
Striping/Barricades (for dedicated bus lanes)								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Signage								\$0	
Signaling Prioritization Technology								\$0	
Boarding infrastructure								\$0	
Seating/Benches								\$0	
Bus/Transit Shelters								\$0	
Vehicles	\$5,034,634		\$1,633,754					\$6,668,388	
Other ITS Technology								\$0	
Other Transit and Station Areas (Specify)								\$0	

Transbay Block 2 Family Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001033

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC STI Grant	Transbay CFD	Valley Transportation Authority (VTA)	0	0	0	0	Sources Total	
Other Transit and Station Areas (Specify)								\$0	
Total Transit and Station Areas - Construction	\$5,034,634	\$0	\$1,633,754	\$0	\$0	\$0	\$0	\$6,668,388	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Urban Greening (Specify)								\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$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	
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	
Total STI #3 Budgeted Project Costs	\$5,034,634	\$0	\$1,633,754	\$0	\$0	\$0	\$0	\$6,668,388	

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

TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET									
Total Soft Costs	\$1,050,000	\$7,300,000	\$0	\$0	\$0	\$0	\$0	\$8,350,000	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$6,400,000	\$0	\$0	\$0	\$0	\$0	\$6,400,000	
Total Complete Streets Improvements - Construction	\$2,500,000	\$32,700,000	\$0	\$0	\$0	\$0	\$0	\$35,200,000	
Total Transit and Station Areas - Construction	\$6,484,634	\$0	\$1,633,754	\$0	\$0	\$0	\$0	\$8,118,388	
Total Urban Greening	\$300,000	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$1,900,000	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$10,334,634	\$48,000,000	\$1,633,754	\$0	\$0	\$0	\$0	\$59,968,388	

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Transbay Block 2 Family Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001033

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC TRA Grant	Federal Transit Administration Formula Funds	0	0	0	0	0	Sources Total	
TRA BUDGET #1 - Next Generation Fare Gates at Embarcadero BART Station									
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	
Prototype Development and Testing		\$59,441						\$59,441	
Design		\$261,538						\$261,538	
Procurement/Legal		\$47,552						\$47,552	
Other Soft Costs (Specify)								\$0	
Total Soft Costs	\$0	\$368,531	\$0	\$0	\$0	\$0	\$0	\$368,531	
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	
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	
Aggregate Base								\$0	
Asphalt Pavement								\$0	
Sidewalk, Curb and Gutter								\$0	
Street Lights								\$0	
Striping/Barricades (Bicycle Facilities)								\$0	
Signage								\$0	
Crossing and Traffic Signals								\$0	
Roundabouts, median islands or curb extensions								\$0	
Other traffic calming surface improvements								\$0	
Other Street Improvements (Specify)								\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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	
Fare Gates: Material & Labor	\$1,367,133							\$1,367,133	
Fare Gates: Software Integration	\$213,986							\$213,986	
Total Transit Station or Stop - Construction	\$1,581,119	\$0	\$0	\$0	\$0	\$0	\$0	\$1,581,119	

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

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC TRA Grant	Federal Transit Administration Formula Funds	0	0	0	0	0	Sources Total	
Street Trees								\$0	
Bioswales								\$0	
Landscaping								\$0	
Other Urban Greening (Specify)								\$0	
Other Urban Greening (Specify)								\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Street Furniture								\$0	
Bicycle Repair Kiosks								\$0	
Bicycle Storage or Parking								\$0	
Drinking Fountains								\$0	
Other Amenities (Specify)								\$0	
Other Amenities (Specify)								\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Provide Name of Impact Fee (Specify)								\$0	
Provide Name of Impact Fee (Specify)								\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Management		\$190,210						\$190,210	
Other Activity Costs (Specify)								\$0	
Total Activity Delivery Costs	\$0	\$190,210	\$0	\$0	\$0	\$0	\$0	\$190,210	
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	
Next Generation Fare Gates at Embarcadero BART Station Total Budgeted Project Costs	\$1,581,119	\$558,741	\$0	\$0	\$0	\$0	\$0	\$2,139,860	

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

TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET									
Total Soft Costs	\$0	\$368,531	\$0	\$0	\$0	\$0	\$0	\$368,531	
Total Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Transit Station or Stop - Construction	\$1,581,119	\$0	\$0	\$0	\$0	\$0	\$0	\$1,581,119	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Activity Delivery Costs	\$0	\$190,210	\$0	\$0	\$0	\$0	\$0	\$190,210	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$1,581,119	\$558,741	\$0	\$0	\$0	\$0	\$0	\$2,139,860	

Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC PGM Grant	0	0	0	0	0	0	Sources Total	

PGM BUDGET #1 - San Francisco Bike Coalition - Bike Safety

Direct Staff Cost ( <a href="#">Staff</a> )	\$75,000							\$75,000	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Total Direct Staff Costs	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	
Other Indirect Staff Cost ( <a href="#">Administration</a> )	\$13,000							\$13,000	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Total Indirect Staff Costs	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000	
Total Staff Costs	\$88,000	\$0	\$0	\$0	\$0	\$0	\$0	\$88,000	
Travel	\$5,000							\$5,000	
Equipment	\$15,000							\$15,000	
Required Transit Passes/Cards ( <a href="#">see cell comment</a> )								\$0	
Other Transit Passes								\$0	
Supplies ( <a href="#">Bikes</a> )	\$10,000							\$10,000	
Supplies ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">facilities rental</a> )	\$32,000							\$32,000	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Total Other Capital Costs	\$62,000	\$0	\$0	\$0	\$0	\$0	\$0	\$62,000	
San Francisco Bike Coalition - Bike Safety Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	

PGM BUDGET #2 - Transit Passes for Residents

Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel								\$0	
Equipment								\$0	
Required Transit Passes/Cards ( <a href="#">see cell comment</a> )	\$645,624							\$645,624	
Other Transit Passes								\$0	
Supplies ( <a href="#">Specify</a> )								\$0	
Supplies ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Total Other Capital Costs	\$645,624	\$0	\$0	\$0	\$0	\$0	\$0	\$645,624	
Transit Passes for Residents Total Budgeted Project Costs	\$645,624	\$0	\$0	\$0	\$0	\$0	\$0	\$645,624	

PGM BUDGET #3 - Anti-Displacement

Direct Staff Cost ( <a href="#">Staff</a> )	\$150,000							\$150,000	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Total Direct Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Other Indirect Staff Cost ( <a href="#">Specify</a> )								\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Travel								\$0	
Equipment								\$0	
Required Transit Passes/Cards ( <a href="#">see cell comment</a> )								\$0	
Other Transit Passes								\$0	
Supplies ( <a href="#">Specify</a> )								\$0	
Supplies ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Other Capital Costs ( <a href="#">Specify</a> )								\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Anti-Displacement Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	

PGM BUDGET #4 - Workforce Development - ECS CHEFS Program

Direct Staff Cost ( <a href="#">Other</a> )	\$127,500							\$127,500	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	
Direct Staff Cost ( <a href="#">Specify</a> )								\$0	



Amounts from each budget will autosum at the bottom. The sum will be used to determine the total PGM funds requested.

Cost Category	ALL FUNDING SOURCES								Comments
	AHSC PGM Grant	0	0	0	0	0	0	Sources Total	
Total Direct Staff Costs	\$127,500	\$0	\$0	\$0	\$0	\$0	\$0	\$127,500	
Other Indirect Staff Cost (Other)	\$22,500							\$22,500	
Other Indirect Staff Cost (Specify)								\$0	
Other Indirect Staff Cost (Specify)								\$0	
Total Indirect Staff Costs	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500	
Total Staff Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	
Travel								\$0	
Equipment								\$0	
Required Transit Passes/Cards (see cell comment)								\$0	
Other Transit Passes								\$0	
Supplies (Specify)								\$0	
Supplies (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Other Capital Costs (Specify)								\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Workforce Development - ECS CHEFS Program Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	

TOTAL PROGRAMS (PGM) BUDGET									
Total Direct Staff Costs	\$352,500	\$0	\$0	\$0	\$0	\$0	\$0	\$352,500	
Total Indirect Staff Costs	\$35,500	\$0	\$0	\$0	\$0	\$0	\$0	\$35,500	
Total Other Capital Costs	\$707,624	\$0	\$0	\$0	\$0	\$0	\$0	\$707,624	
Total PGM Budgeted Project Costs	\$1,095,624	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095,624	



Transbay Block 2 Family AHD Units and Maximum AHD-HRI Funds App AHSC0001033

Unit Mix			RENTAL ONLY							HOMEOWNERSHIP ONLY					Support Housing Units	Veterans Units	Senior Units
# of Bdrms	Unit Type	% of Area Median Income	Total Units	Total Rental Units	Total Rental Un-Restricted Units	Total Rental Restricted Units	Total Affordable Rental Units	AHSC Rental Assisted Units	Other Rental Restricted	Total Homeowner (HO) Units	Total (HO) Un-Restricted Units	Total (HO) Restricted Units	Total Affordable (HO) Units	AHSC (HO) Assisted Units			
1	Rental	20%	6	6		6	6	6								6	
2	Rental	20%	18	18		18	18	18								18	
3	Rental	20%	8	8		8	8	8								8	
1	Rental	30%	2	2		2	2	2								2	
2	Rental	30%	4	4		4	4	4								4	
3	Rental	30%	2	2		2	2	2								2	
1	Rental	30%	3	3		3	3	3									
2	Rental	30%	2	2		2	2	2									
3	Rental	30%	1	1		1	1	1									
0	Rental	50%	17	17		17	17	17									
1	Rental	50%	41	41		41	41	41									
2	Rental	50%	16	16		16	16	16									
3	Rental	50%	26	26		26	26	26									
1	Rental	60%	23	23		23	23	23									
2	Rental	60%	13	13		13	13	13									
1	Rental	Manager	1	1	1												
2	Rental	Manager	1	1	1												
Totals			184	184	2	182	182	182								40	

Does your Project have a previous HCD loan award?

FALSE

Will your Project receive an HCD loan award before the AHSC application due date?

No

Maximum AHD Funding Amount

Unrestricted Manager Funding Amount					\$400,000		AHD Funds Requested				\$28,000,000					Max allowable AHD Loan				\$28,000,000			
AMI	0 Bedroom Units				1 Bedroom Units				2 Bedroom Units				3 Bedroom Units				4+ Bedroom Units						
	Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Funding Amount	Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Funding Amount	Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Funding Amount	Per Unit Amount	AHSC Assisted Units	Other Rental Restricted	Funding Amount	Per Unit Amount	AHSC Assisted Units	Other Rental Restrict	Funding Amount			
60%	\$200,000				\$200,000	23		\$4,600,000	\$200,000	13		\$2,600,000	\$200,000				\$200,000						
55%	\$223,480				\$225,208				\$230,250				\$234,859				\$238,893						
50%	\$246,959	17		\$4,198,310	\$250,273	41		\$10,261,173	\$260,500	16		\$4,167,998	\$269,863	26		\$7,016,436	\$277,930						
45%	\$270,439				\$275,481				\$290,750				\$304,722				\$316,822						
40%	\$293,919				\$300,689				\$320,856				\$339,582				\$355,715						
35%	\$317,543				\$325,897				\$351,106				\$374,585				\$394,752						
30%	\$341,022				\$351,106	5		\$1,755,528	\$381,356	6		\$2,288,133	\$409,445	3		\$1,228,334	\$433,645						
25%	\$364,502				\$376,170				\$411,605				\$444,448				\$472,682						
20%	\$387,982				\$401,378	6		\$2,408,269	\$441,711	18		\$7,950,805	\$479,308	8		\$3,834,462	\$511,574						
15%	\$411,461				\$426,586				\$471,961				\$514,167				\$550,467						
Totals	Total	17	0	\$4,198,310	Total	75	0	\$19,024,970	Total	53	0	#####	Total	37	0	#####	Total	0	0	\$0			

Permanent Financing Funding Gap Calculation

Total Development Cost	#####
Less: Net Syndication Proceeds/Investor Equity	\$93,545,142
Less: Additional Owner/General Partner Equity (Including Deferred Developer Fee)	\$840,000
Total Estimated Financing needed	\$96,300,928
Less: Supportable Conventional or Bond Debt Financing	\$2,876,000
Less: "Soft" Financing and Grants	\$67,424,928
Permanent Funding Gap	\$28,000,000

Shared Cost Calculation

Average gross square feet of Restricted Units	134,732
Average gross square feet of all residential units	134,732
Restricted Units average gross square footage as a % of total residential units average gross square footage	100%
Shared Cost Calculation Amount	#####

MHP \$73,046

AHD or Homeownership Base Amount:			\$200,000					vacancy rate
Assume:	DSCR	6.0%	360	1.1	5%			
Base Amount + Reduction in Amount Financeable due to Rent Limitations below 60% AMI								
County	RentalAMI	HO AMI	0 BR	1 BR	2 BR	3 BR	4+ BR	
San Francisco 9.0%	80%	120%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
San Francisco 9.0%	75%	115%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
San Francisco 9.0%	70%	110%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
San Francisco 9.0%	65%	105%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
San Francisco 9.0%	60%	100%	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
San Francisco 9.0%	55%	95%	\$223,480	\$225,208	\$230,250	\$234,859	\$238,893	
San Francisco 9.0%	50%	90%	\$246,959	\$250,273	\$260,500	\$269,863	\$277,930	
San Francisco 9.0%	45%	85%	\$270,439	\$275,481	\$290,750	\$304,722	\$316,822	
San Francisco 9.0%	40%	80%	\$293,919	\$300,689	\$320,856	\$339,582	\$355,715	
San Francisco 9.0%	35%	75%	\$317,543	\$325,897	\$351,106	\$374,585	\$394,752	
San Francisco 9.0%	30%	70%	\$341,022	\$351,106	\$381,356	\$409,445	\$433,645	
San Francisco 9.0%	25%	65%	\$364,502	\$376,170	\$411,605	\$444,448	\$472,682	
San Francisco 9.0%	20%	60%	\$387,982	\$401,378	\$441,711	\$479,308	\$511,574	
San Francisco 9.0%	15%	55%	\$411,461	\$426,586	\$471,961	\$514,167	\$550,467	

Income and Rent Calculation Tables								
TCAC/CDLAC/AHSC/CalHFA Income Limits Calculated from HUD 50% Income Limits								
Income Level	Household Size							
	1	2	3	4	5	6	7	8
120%	\$156,600	\$179,040	\$201,360	\$223,680	\$241,680	\$259,560	\$277,440	\$295,320
110%	\$143,550	\$164,120	\$184,580	\$205,040	\$221,540	\$237,930	\$254,320	\$270,710
100%	\$130,500	\$149,200	\$167,800	\$186,400	\$201,400	\$216,300	\$231,200	\$246,100
96%	\$123,975	\$141,740	\$159,410	\$177,080	\$191,330	\$205,485	\$219,640	\$233,795
90%	\$117,450	\$134,280	\$151,020	\$167,760	\$181,260	\$194,670	\$208,080	\$221,490
85%	\$110,925	\$126,820	\$142,630	\$158,440	\$171,190	\$183,855	\$196,520	\$209,185
80%	\$104,400	\$119,360	\$134,240	\$149,120	\$161,120	\$173,040	\$184,960	\$196,880
75%	\$97,875	\$111,900	\$125,850	\$139,800	\$151,050	\$162,225	\$173,400	\$184,575
70%	\$91,350	\$104,440	\$117,460	\$130,480	\$140,980	\$151,410	\$161,840	\$172,270
65%	\$84,825	\$96,980	\$109,070	\$121,160	\$130,910	\$140,595	\$150,280	\$159,965
60%	\$78,300	\$89,520	\$100,680	\$111,840	\$120,840	\$129,780	\$138,720	\$147,660
55%	\$71,775	\$82,060	\$92,290	\$102,520	\$110,770	\$118,965	\$127,160	\$135,355
50%	\$65,250	\$74,600	\$83,900	\$93,200	\$100,700	\$108,150	\$115,600	\$123,050
45%	\$58,725	\$67,140	\$75,510	\$83,880	\$90,630	\$97,335	\$104,040	\$110,745
40%	\$52,200	\$59,680	\$67,120	\$74,560	\$80,560	\$86,520	\$92,480	\$98,440
35%	\$45,675	\$52,220	\$58,730	\$65,240	\$70,490	\$75,705	\$80,920	\$86,135
30%	\$39,150	\$44,760	\$50,340	\$55,920	\$60,420	\$64,890	\$69,360	\$73,830
25%	\$32,625	\$37,300	\$41,950	\$46,600	\$50,350	\$54,075	\$57,800	\$61,525

San Francisco					Subsidy Program Name (LOSP)		Subsidy Program Name (Specify)													\$3,116,076		Annual Net Proposed Rent	
Vocoku p	Restricted Monthly 2022 Rents	Unrestrict e Monthly Rent	Propose d Monthly Rent	Monthly Utility Allowance	Monthly Rent Subsidy Amount	Subsid y Units	Monthly Rent Subsidy Amount	Subsid y Units	# of Baths	Square Feet	Other HCD Funding Source	Other Funding Units	Building Type	Net Monthly Restricted Rent	Net Monthly Proposed Rent	Monthly Unrestricted Rent	Subsidy Program Name (LOSP)	Subsidy Program Name (Specify)					
3	\$699		\$409	\$109		6			1	542				\$3,540	\$1,800	\$0	\$0	\$0					
4	\$839		\$504	\$154		18			1	825				\$12,330	\$6,300	\$0	\$0	\$0					
5	\$969		\$599	\$199		8			2	1,132				\$6,160	\$3,200	\$0	\$0	\$0					
3	\$1,048		\$409	\$109		2			1	542				\$1,878	\$600	\$0	\$0	\$0					
4	\$1,258		\$504	\$154		4			1	825				\$4,416	\$1,400	\$0	\$0	\$0					
5	\$1,454		\$599	\$199		2			2	1,132				\$2,510	\$800	\$0	\$0	\$0					
3	\$1,048		\$1,048	\$109					1	542				\$2,817	\$2,817	\$0	\$0	\$0					
4	\$1,258		\$1,248	\$154					1	825				\$2,208	\$2,188	\$0	\$0	\$0					
5	\$1,454		\$1,385	\$199					2	1,132				\$1,255	\$1,186	\$0	\$0	\$0					
2	\$1,631		\$1,455	\$91					1	418				\$26,180	\$23,188	\$0	\$0	\$0					
3	\$1,748		\$1,663	\$109					1	542				\$67,199	\$63,714	\$0	\$0	\$0					
4	\$2,097		\$1,870	\$154					1	825				\$31,088	\$27,456	\$0	\$0	\$0					
5	\$2,423		\$2,079	\$199					2	1,132				\$57,824	\$48,880	\$0	\$0	\$0					
3	\$2,097		\$2,097	\$109					1	542				\$45,724	\$45,724	\$0	\$0	\$0					
4	\$2,517		\$2,494	\$154					1	825				\$30,719	\$30,420	\$0	\$0	\$0					
	\$0													\$0	\$0	\$0	\$0	\$0					
	\$0													\$0	\$0	\$0	\$0	\$0					
	\$0													\$0	\$0	\$0	\$0	\$0					
3	\$0								1	542				\$0	\$0	\$0	\$0	\$0					
4	\$0								1	825				\$0	\$0	\$0	\$0	\$0					
						40		0				0		\$295,848	\$259,673	\$0	\$0	\$0					



20%	\$26,100	\$29,840	\$33,560	\$37,280	\$40,280	\$43,260	\$46,240	\$49,220
15%	\$19,575	\$22,380	\$25,170	\$27,960	\$30,210	\$32,445	\$34,680	\$36,915

CalHFA 50% Rent Limits (Assumes 1 person in 0-bedroom, 2 people in a 1 bdrm and 1 additional person per additional bedroom)							
Level	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.	
San Francisco	\$1,631	\$1,865	\$2,098	\$2,330	\$2,518	\$2,704	

TCAC/CDLAC/AHSC Rent Limits (Assumes 1 person in 0-bdrm unit, 1.5 people per bedroom in other units)							
TCACrentTbl							
Limit	0 Bdrm.	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.	
San Francisco	\$3,915	\$4,195	\$5,034	\$5,817	\$6,489	\$7,159	
San Francisco	\$3,588	\$3,845	\$4,614	\$5,332	\$5,948	\$6,562	
San Francisco	\$3,262	\$3,496	\$4,195	\$4,847	\$5,407	\$5,966	
San Francisco	\$3,099	\$3,321	\$3,985	\$4,605	\$5,137	\$5,667	
San Francisco	\$2,936	\$3,146	\$3,775	\$4,362	\$4,866	\$5,369	
San Francisco	\$2,773	\$2,971	\$3,565	\$4,120	\$4,596	\$5,071	
San Francisco	\$2,610	\$2,797	\$3,356	\$3,878	\$4,326	\$4,773	
San Francisco	\$2,446	\$2,622	\$3,146	\$3,635	\$4,055	\$4,474	
San Francisco	\$2,283	\$2,447	\$2,936	\$3,393	\$3,785	\$4,176	
San Francisco	\$2,120	\$2,272	\$2,726	\$3,150	\$3,514	\$3,878	
San Francisco	\$1,957	\$2,097	\$2,517	\$2,908	\$3,244	\$3,579	
San Francisco	\$1,794	\$1,922	\$2,307	\$2,666	\$2,974	\$3,281	
San Francisco	\$1,631	\$1,748	\$2,097	\$2,423	\$2,703	\$2,983	
San Francisco	\$1,468	\$1,573	\$1,887	\$2,181	\$2,433	\$2,684	
San Francisco	\$1,305	\$1,398	\$1,678	\$1,939	\$2,163	\$2,386	
San Francisco	\$1,141	\$1,223	\$1,468	\$1,696	\$1,892	\$2,088	
San Francisco	\$978	\$1,048	\$1,258	\$1,454	\$1,622	\$1,789	
San Francisco	\$815	\$874	\$1,048	\$1,211	\$1,351	\$1,491	
San Francisco	\$652	\$699	\$839	\$969	\$1,081	\$1,193	
San Francisco	\$489	\$524	\$629	\$727	\$811	\$894	

Santa Barbar	\$48,900	\$55,900	\$62,900	\$69,850	\$75,450	\$81,050	\$86,650	\$92,250
Santa Clara	\$59,000	\$67,400	\$75,850	\$84,250	\$91,000	\$97,750	\$104,500	\$111,250
Santa Cruz	\$54,450	\$62,200	\$70,000	\$77,750	\$84,000	\$90,200	\$96,450	\$102,650
Shasta	\$27,800	\$31,800	\$35,750	\$39,700	\$42,900	\$46,100	\$49,250	\$52,450
Sierra	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
Siskiyou	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Solano	\$38,050	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700
Sonoma	\$41,600	\$47,550	\$53,500	\$59,400	\$64,200	\$68,950	\$73,700	\$78,450
Stanislaus	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050	\$46,250	\$49,450	\$52,650
Sutter	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Tehama	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Trinity	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Tulare	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Tuolumne	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
Ventura	\$43,900	\$50,200	\$56,450	\$62,700	\$67,750	\$72,750	\$77,750	\$82,800
Yolo	\$34,700	\$39,650	\$44,600	\$49,550	\$53,550	\$57,500	\$61,450	\$65,450
Yuba	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450

**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.

AHD Development Budget

DEVELOPMENT COST	Total Project Costs	Residential Costs	Commercial Costs	30% PVC for New Const/Rehab	30% PVC for Acquisition	Comments and explanation of basis changes
LAND COST/ACQUISITION						
Land Cost or Value	\$0	\$0	\$0			
Demolition	\$0	\$0	\$0			
Legal	\$0	\$0	\$0			
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$0	\$0	\$0			
Existing Improvements Cost or Value	\$0	\$0	\$0		\$0	
Off-Site Improvements	\$0	\$0	\$0	\$0	\$0	
Total Acquisition Cost	\$0	\$0	\$0		\$0	
Total Land Cost / Acquisition Cost	\$0	\$0	\$0			
Predevelopment Interest/Holding Cost	\$0	\$0	\$0	\$0	\$0	
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0	\$0	\$0	\$0	\$0	
Structures	\$0	\$0	\$0	\$0	\$0	
General Requirements	\$0	\$0	\$0	\$0	\$0	
Contractor Overhead	\$0	\$0	\$0	\$0	\$0	
Contractor Profit	\$0	\$0	\$0	\$0	\$0	
Prevailing Wages	\$0	\$0	\$0	\$0	\$0	
General Liability Insurance	\$0	\$0	\$0	\$0	\$0	
Urban Greening	\$0					
Other Rehabilitation (Specify)	\$0	\$0	\$0	\$0	\$0	
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0	\$0	\$0	\$0	\$0	
NEW CONSTRUCTION						
Site Work	\$0	\$0	\$0	\$0	\$0	
Structures	\$145,570,324	\$145,570,324	\$0	\$145,570,324	\$0	
General Requirements	\$2,070,621	\$2,070,621	\$0	\$2,070,621	\$0	
Contractor Overhead	\$1,703,683	\$1,703,683	\$0	\$1,703,683	\$0	
Contractor Profit	\$1,703,683	\$1,703,683	\$0	\$1,703,683	\$0	
Prevailing Wages	\$0	\$0	\$0	\$0	\$0	
General Liability Insurance	\$0	\$0	\$0	\$0	\$0	
Urban Greening	\$200,000	\$200,000		\$200,000		
Other New Construction (Specify)	\$0	\$0	\$0	\$0	\$0	
Other New Construction (Specify)	\$0			\$0		
Other New Construction (Specify)	\$0			\$0		
Total New Construction Costs	\$151,248,311	\$151,248,311	\$0	\$151,248,311	\$0	
ARCHITECTURAL FEES						
Design	\$3,900,000	\$3,900,000	\$0	\$3,900,000	\$0	
Supervision	\$0	\$0	\$0	\$0	\$0	
Total Architectural Costs	\$3,900,000	\$3,900,000	\$0	\$3,900,000	\$0	
Total Survey & Engineering	\$550,000	\$550,000	\$0	\$550,000	\$0	
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$12,302,210	\$12,302,210	\$0	\$7,124,105	\$0	
Origination Fee	\$665,502	\$665,502	\$0	\$372,277	\$0	
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0	\$0	\$0	\$0	\$0	
Cost of Issuance	\$930,686	\$930,686	\$0	\$0	\$0	
Title & Recording	\$100,000	\$100,000	\$0	\$100,000	\$0	
Taxes	\$0	\$0	\$0	\$0	\$0	
Insurance	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$0	
Employment Reporting	\$0					
Other Construction Int. & Fees (Lender Expenses)	\$63,000	\$63,000	\$0	\$35,242	\$0	
Other Construction Int. & Fees (Accrued Interest)	\$2,944,928	\$2,944,928		\$2,146,710		
Total Construction Interest & Fees	\$19,006,326	\$19,006,326	\$0	\$11,778,334	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$28,760	\$28,760	\$0			
Credit Enhancement/Application Fee	\$0	\$0	\$0			
Title & Recording	\$20,000	\$20,000	\$0			
Taxes	\$0					
Insurance	\$0					

AHD Development Budget

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
Other Perm. Financing Costs (Lender Expenses)	\$10,000	\$10,000	\$0			
Other Perm. Financing Costs (Specify)	\$0					
Total Permanent Financing Costs	\$58,760	\$58,760	\$0			
Subtotals Forward	\$174,763,397	\$174,763,397	\$0	\$167,476,645	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$90,000	\$90,000	\$0	\$41,954	\$0	
Other Attorney Costs (Owner Legal)	\$150,000	\$150,000	\$0	\$30,000	\$0	
Other Attorney Costs (Specify)	\$0					
Other Attorney Costs (Specify)	\$0					
Total Attorney Costs	\$240,000	\$240,000	\$0	\$71,954	\$0	
RESERVES						
Operating Reserve	\$895,190	\$895,190	\$0			
Replacement Reserve	\$0	\$0	\$0			
Transition Reserve Pool Fee	\$0					
Rent Reserve	\$0	\$0	\$0			
Other Reserve Costs (Specify)	\$0	\$0	\$0			
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Total Reserve Costs	\$895,190	\$895,190	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$7,562,416	\$7,562,416	\$0	\$7,562,416	\$0	
Soft Cost Contingency	\$1,157,560	\$1,157,560	\$0	\$1,157,560	\$0	
Total Contingency Costs	\$8,719,976	\$8,719,976	\$0	\$8,719,976	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$171,904	\$171,904	\$0			
Environmental Audit	\$100,000	\$100,000	\$0	\$100,000	\$0	
Local Development Impact Fees	\$1,661,603	\$1,661,603	\$0	\$1,661,603	\$0	
Permit Processing Fees	\$1,204,000	\$1,204,000	\$0	\$1,204,000	\$0	
Capital Fees	\$450,000	\$450,000	\$0	\$450,000	\$0	
Marketing	\$430,000	\$430,000	\$0			
Furnishings	\$500,000	\$500,000	\$0	\$500,000	\$0	
Market Study	\$25,000	\$25,000	\$0	\$0	\$0	
Accounting/Reimbursable	\$40,000	\$40,000	\$0		\$0	
Appraisal Costs	\$15,000	\$15,000	\$0	\$15,000	\$0	
Broadband Readiness	\$0					
Other Costs (Construction Supervision, Syndication C	\$230,000	\$230,000	\$0	\$145,000	\$0	
Other Costs (Consultants)	\$200,000	\$200,000	\$0	\$200,000	\$0	
Other Costs (Specify)	\$0				\$0	
Other Costs (Specify)	\$0					
Other Costs (Specify)	\$0					
Total Other Costs	\$5,027,507	\$5,027,507	\$0	\$4,275,603	\$0	
SUBTOTAL PROJECT COST	\$189,646,070	\$189,646,070	\$0	\$180,544,178	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$3,040,000	\$3,040,000	\$0	\$3,040,000	\$0	
Consultant/Processing Agent	\$0					
Project Administration	\$0					
Broker Fees Paid to a Related Party	\$0					
Construction Oversight by Developer	\$0					
Other Developer Costs (Specify)	\$0					
Total Developer Costs	\$3,040,000	\$3,040,000	\$0	\$3,040,000	\$0	
TOTAL PROJECT COST	\$192,686,070	\$192,686,070	\$0	\$183,584,178	\$0	
Eligible Basis:				\$183,584,178	\$0	
Total Eligible Basis:				\$183,584,178		

	DF 2022
Total Developer Fee (equals Total Developer Costs above):	\$3,040,000
Total Developer Fee paid from development funding sources:	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$840,000
Deferred Developer Fee payable from allowable 50% Distribution:	\$0
Developer Fee Contributed as Capital:	\$0



Scroll to the Right for more data input (sources) ----->

Transbay Block 2 Family AHD and HRI Permanent Sources and Uses   App AHSC0001033

Residential Sources and Uses Budget

USES OF FUNDS  Soft cost in red (total AHSC AHD below) \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	OCII	Accrued Interest										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs	GP Loan : City Centro	Union Bank Perm Loan	Residential Cost Difference Dev Budget vs. Sources
																			Total	Total				
LAND COST/ACQUISITION																								
Land Cost or Value	\$0																	\$0	\$0	\$0	\$0			\$0
Demolition	\$0																	\$0	\$0	\$0	\$0			\$0
Legal	\$0																	\$0	\$0	\$0	\$0			\$0
Land Lease Rent Prepayment	\$0																	\$0	\$0	\$0	\$0			\$0
Total Land Cost or Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																	\$0	\$0	\$0	\$0			\$0
Off-Site Improvements	\$0																	\$0	\$0	\$0	\$0			\$0
Total Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Cost / Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																	\$0	\$0	\$0	\$0		\$2,552	\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																	\$0	\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																	\$0	\$0	\$0	\$0			\$0

REHABILITATION

Site Work	\$0																		\$0	\$0	\$0	\$0			\$0
Structures	\$0																		\$0	\$0	\$0	\$0			\$0
General Requirements	\$0																		\$0	\$0	\$0	\$0			\$0
Contractor Overhead	\$0																		\$0	\$0	\$0	\$0			\$0
Contractor Profit	\$0																		\$0	\$0	\$0	\$0			\$0
Prevailing Wages	\$0																		\$0	\$0	\$0	\$0			\$0
General Liability Insurance	\$0																		\$0	\$0	\$0	\$0			\$0
Urban Greening	\$0																		\$0	\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Relocation Expenses	\$0																		\$0	\$0	\$0	\$0			\$0

NEW CONSTRUCTION

Site Work	\$0																		\$0	\$0	\$0	\$0			\$0
Structures	\$145,570,324	\$28,000,000	\$2,876,000	\$64,480,000														\$0	\$50,214,324	\$145,570,324	\$145,570,324	\$0			\$0
General Requirements	\$2,070,621																		\$2,070,621	\$2,070,621	\$2,070,621	\$0			\$0
Contractor Overhead	\$1,703,683																		\$1,703,683	\$1,703,683	\$1,703,683	\$0			\$0
Contractor Profit	\$1,703,683																		\$1,703,683	\$1,703,683	\$1,703,683	\$0			\$0
Prevailing Wages	\$0																		\$0	\$0	\$0	\$0			\$0
General Liability Insurance	\$0																		\$0	\$0	\$0	\$0			\$0
Urban Greening	\$200,000																		\$200,000	\$200,000	\$200,000	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total New Construction Costs	\$151,248,311	\$28,000,000	\$2,876,000	\$64,480,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,892,311	\$151,248,311	\$151,248,311	\$0	\$0	\$0	\$0

ARCHITECTURAL FEES

Design	\$3,900,000																	\$3,900,000	\$3,900,000	\$3,900,000	\$0			\$0
Supervision	\$0																	\$0	\$0	\$0	\$0			\$0
Total Architectural Costs	\$3,900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900,000	\$3,900,000	\$3,900,000	\$0	\$0	\$0	\$0
Total Survey & Engineering	\$550,000																	\$550,000	\$550,000	\$550,000	\$0			\$0

CONSTRUCTION INTEREST & FEES

Construction Loan Interest	\$12,302,210																	\$12,302,210	\$12,302,210	\$12,302,210	\$0			\$0
Origination Fee	\$665,502																	\$665,502	\$665,502	\$665,502	\$0			\$0
Credit Enhancement/Application Fee	\$0																	\$0	\$0	\$0	\$0			\$0
Bond Premium	\$0																	\$0	\$0	\$0	\$0			\$0
Cost of Issuance	\$930,686																	\$930,686	\$930,686	\$930,686	\$0			\$0
Title & Recording	\$100,000																	\$100,000	\$100,000	\$100,000	\$0			\$0
Taxes	\$0																	\$0	\$0	\$0	\$0			\$0
Insurance	\$2,000,000																	\$2,000,000	\$2,000,000	\$2,000,000	\$0			\$0
Employment Reporting	\$0																	\$0	\$0	\$0	\$0			\$0
Other Construction Int. & Fees (Lender Expenses)	\$63,000																	\$63,000	\$63,000	\$63,000	\$0			\$0
Other Construction Int. & Fees (Accrued Interest)	\$2,944,928				\$2,944,928													\$0	\$2,944,928	\$2,944,928	\$0			\$0
Total Construction Interest & Fees	\$19,006,326	\$0	\$0	\$0	\$2,944,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,061,398	\$19,006,326	\$19,006,326	\$0	\$0	\$0	\$0

Residential Sources and Uses Budget

USES OF FUNDS  Soft cost in red (total AHSC AHD below) \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	OCII	Accrued Interest											Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs	GP Loan : City Centro	Union Bank Perm Loan	Residential Cost Difference Dev Budget vs. Sources
																					Total	Total			

PERMANENT FINANCING

Loan Origination Fee	\$28,760																		\$28,760	\$28,760	\$28,760	\$0			\$0
Credit Enhancement/Application Fee	\$0																		\$0	\$0	\$0	\$0			\$0
Title & Recording	\$20,000																		\$20,000	\$20,000	\$20,000	\$0			\$0
Taxes	\$0																		\$0	\$0	\$0	\$0			\$0
Insurance	\$0																		\$0	\$0	\$0	\$0			\$0
Other Perm. Financing Costs (Lender Expenses)	\$10,000																		\$10,000	\$10,000	\$10,000	\$0			\$0
Other Perm. Financing Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Permanent Financing Costs	\$58,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,760	\$58,760	\$58,760	\$0	\$0	\$0	\$0
Subtotals Forward	\$174,763,397	\$28,000,000	\$2,876,000	\$64,480,000	\$2,944,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,462,469	\$174,763,397	\$174,763,397	\$0	\$0	\$2,552	\$0

LEGAL FEES

Legal Paid by Applicant	\$90,000																		\$90,000	\$90,000	\$90,000	\$0			\$0
Other Attorney Costs (Owner Legal)	\$150,000																		\$150,000	\$150,000	\$150,000	\$0			\$0
Other Attorney Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Attorney Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Attorney Costs	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,000	\$240,000	\$240,000	\$0	\$0	\$0	\$0

RESERVES

Operating Reserve	\$895,190																		\$895,190	\$895,190	\$895,190	\$0			\$0
Replacement Reserve	\$0																		\$0	\$0	\$0	\$0			\$0
Transition Reserve Pool Fee	\$0																		\$0	\$0	\$0	\$0			\$0
Rent Reserve	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Reserve Costs	\$895,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$895,190	\$895,190	\$895,190	\$0	\$0	\$0	\$0

CONTINGENCY COSTS

Construction Hard Cost Contingency	\$7,562,416																		\$7,562,416	\$7,562,416	\$7,562,416	\$0			\$0
Soft Cost Contingency	\$1,157,560																		\$1,157,560	\$1,157,560	\$1,157,560	\$0			\$0
Total Contingency Costs	\$8,719,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,719,976	\$8,719,976	\$8,719,976	\$0	\$0	\$0	\$0

OTHER PROJECT COSTS

TCAC App/Allocation/Monitoring Fees	\$171,904																		\$171,904	\$171,904	\$171,904	\$0			\$0
Environmental Audit	\$100,000																		\$100,000	\$100,000	\$100,000	\$0			\$0
Local Development Impact Fees	\$1,661,603																		\$1,661,603	\$1,661,603	\$1,661,603	\$0			\$0
Permit Processing Fees	\$1,204,000																		\$1,204,000	\$1,204,000	\$1,204,000	\$0			\$0
Capital Fees	\$450,000																		\$450,000	\$450,000	\$450,000	\$0			\$0
Marketing	\$430,000																		\$430,000	\$430,000	\$430,000	\$0			\$0
Furnishings	\$500,000																		\$500,000	\$500,000	\$500,000	\$0			\$0
Market Study	\$25,000																		\$25,000	\$25,000	\$25,000	\$0			\$0
Accounting/Reimbursable	\$40,000																		\$40,000	\$40,000	\$40,000	\$0			\$0
Appraisal Costs	\$15,000																		\$15,000	\$15,000	\$15,000	\$0			\$0
Broadband Readiness	\$0																		\$0	\$0	\$0	\$0			\$0
Other Costs (Construction Supervision, Syndication Consultation)	\$230,000																		\$230,000	\$230,000	\$230,000	\$0			\$0
Other Costs (Consultants)	\$200,000																		\$200,000	\$200,000	\$200,000	\$0			\$0
Other Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Other Costs (Specify)	\$0																		\$0	\$0	\$0	\$0			\$0
Total Other Costs	\$5,027,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,027,507	\$5,027,507	\$5,027,507	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$189,646,070	\$28,000,000	\$2,876,000	\$64,480,000	\$2,944,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,345,142	\$189,646,070	\$189,646,070	\$0	\$0	\$2,552	\$0

DEVELOPER COSTS

Developer Overhead/Profit	\$3,040,000														\$840,000	\$0		\$2,200,000	\$3,040,000	\$3,040,000	\$0			\$0
Consultant/Processing Agent	\$0																	\$0	\$0	\$0	\$0			\$0
Project Administration	\$0																	\$0	\$0	\$0	\$0			\$0
Broker Fees Paid to a Related Party	\$0																	\$0	\$0	\$0	\$0			\$0
Construction Oversight by Developer	\$0																	\$0	\$0	\$0	\$0			\$0
Other Developer Costs (Specify)	\$0																	\$0	\$0	\$0	\$0			\$0
Total Developer Costs	\$3,040,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,000	\$0	\$0	\$2,200,000	\$3,040,000	\$3,040,000	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$192,686,070	\$28,000,000	\$2,876,000	\$64,480,000	\$2,944,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,000	\$0	\$0	\$93,545,142	\$192,686,070	\$192,686,070	\$0	\$0	\$2,552	\$0

Residential Sources and Uses Budget

Residential Sources and Uses Budget															Commercial Sources									
USES OF FUNDS  Soft cost in red (total AHSC AHD below) \$0	Total Cost from AHD Dev Budget	AHSC AHD Funding	Tax-Exempt Bond Loan	OCII	Accrued Interest										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs	GP Loan : City Centro	Union Bank Perm Loan	Residential Cost Difference Dev Budget vs. Sources
																				Total	Total			
AHD TOTAL PROJECT COSTS	\$192,686,070	\$28,000,000	\$2,876,000	\$64,480,000	\$2,944,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,000	\$0	\$0	\$93,545,142	\$192,686,070	\$192,686,070	\$0	\$0	\$2,552		
TOTAL AHD PROJECT COSTS		\$28,000,000	\$2,876,000	\$64,480,000	\$2,944,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,000	\$0	\$0	\$93,545,142	\$192,686,070	\$192,686,070	\$0	\$0	\$2,552		

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.

End of Document



Annual Income and Expenses

Employee Information

Comments

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
		On-Site Manager(s)	\$247,981		
		On-Site Assistant Manager(s)			
		Supportive Services Staff Supervisor(s)			
		Supportive Services Coordinator, On-Site			
		Other Supportive Services Staff (inc. Case Manager)	\$281,000		
		On-Site Maintenance Employee(s)	\$235,030		
		On-Site Leasing Agent/Administrative Employee(s)			
		On-Site Security Employee(s)	\$205,920		
		Other (specify)			
		Other (specify)			
		Total Salaries and Value of Free Rent Units	\$969,931	\$0	
6711		Payroll Taxes	\$222,256	Show free rent as an expense?	
6722		Workers Compensation			
6723		Employee Benefits			
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$222,256		
		Total Employee(s) Expenses	\$1,192,187		

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage	
	Total Square Footage		0	

Annual Operating Budget

Acct. No.	Revenue - Income	Residential	Commercial	Comments
5120/5140	Rent Revenue - Gross Potential		\$0	
	Restricted Unit Rents	\$3,116,076		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Subsidy Program Name (LOSP)	\$0		
	Subsidy Program Name (Specify)	\$0		
	Operating Subsidies			
	Other (SF_LOSP)	\$793,471		
5910	Laundry and Vending Revenue	\$49,959		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$3,959,506	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other (SF_LOSP)	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$197,975	\$0	
	Effective Gross Income (EGI)	\$3,761,530	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$5,400		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries -- from above	\$0		
6311	Office Expenses			
6312	Office or Model Apartment Rent			

Annual Income and Expenses

6320	Management Fee	\$155,520		
6330	Site/Resident Manager(s) Salaries -- from above	\$247,981		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$10,000		
6350	Audit Expense	\$34,722		
6351	Bookkeeping Fees/Accounting Services	\$22,200		
6390	Miscellaneous Administrative Expenses			
6263T	Total Administrative Expenses	\$475,823	\$0	

## Annual Income and Expenses

Acct. No.	Expenses	Residential	Commercial	Comments
<b>Utilities Expenses: 6400</b>				
6450	Electricity	\$171,837		
6451	Water	\$190,980		
6452	Gas			
6453	Sewer	\$190,980		
	Other Utilities Reimbursements	\$3,500		
6400T	Total Utilities Expenses	\$557,297	\$0	
<b>Operating and Maintenance Expenses: 6500</b>				Comments
6510	Payroll -- from above	\$440,950		
6515	Supplies			
6520	Contracts	\$163,995		
6521	Operating & Maintenance Free Rent Unit -- from above	\$0		
6525	Garbage and Trash Removal	\$148,848		
6530	Security Contract	\$31,280		
6531	Security Free Rent Unit -- from above	\$0		
6546	Heating/Cooling Repairs and Maintenance	\$15,220		
6548	Snow Removal	\$15,900		Cost for Landscape Maintenance
6570	Vehicle & Maintenance Equipment Operation/Reports	\$52,920		
6590	Miscellaneous Operating and Maintenance Expenses	\$31,680		
6500T	TOTAL Operating & Maintenance Expenses	\$900,793	\$0	
<b>Taxes and Insurance: 6700</b>				Comments
6710	Real Estate Taxes	\$8,600		
6711	Payroll Taxes (Project's Share) -- from above	\$222,256		
6720	Property and Liability Insurance (Hazard)	\$568,204		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation -- from above	\$0		
6723	Health Insurance/Other Employee Benefits--from above	\$0		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$24,280		
6700T	Total Taxes and Insurance	\$823,340	\$0	
<b>Supportive Services Costs: 6900</b>				Comments
6990	Staff Supervisor(s) Salaries - from above	\$0		
6990	Services Coordinator Salaries, On-Site - from above	\$0		
6990	Other Supportive Services Staff Salaries - from above	\$281,000		
6990	Supportive Services Admin Overhead			
6990	Other Supportive Services Costs (specify)			
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$281,000	\$0	
	Total Operating Expenses	\$3,038,253	\$0	Comments
<b>Funded Reserves: 7200</b>		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$92,000		
7220	Other Reserves (Additional Replacement Reserve Deposit	\$18,400	\$0	0
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$110,400	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$15,000	\$0	
	Total Ground Lease	\$15,000	\$0	
	Net Operating Income	\$597,877	\$0	
<b>Financial Expenses: 6800</b>				Comments
6820	1st Mortgage Debt Service	\$295,914		
6830	2nd Mortgage Debt Service			
6840	3rd Mortgage Debt Service			
6890	AHSC .42% Fee	\$117,600		
6890	Other HCD .42% (Specify)			
6890	Other HCD .42% (Specify)			
6890	Bond Issuer Fee			
6890	Miscellaneous Financial Expenses (Bond Monitoring Fee)	\$3,597		
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			

Annual Income and Expenses

6800T	Total Financial Expenses	\$417,111	\$0	
	Cash Flow	\$180,766	\$0	
7190	Asset Management/Similar Fees	\$18,388		

Total Operating Expenses Per Unit	Per Year	Per Month	
Without any Adjustments	\$16,512	\$1,376	
With the Value of Rent-Free Units Included	\$16,512	\$1,376	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$14,938	\$1,245	

## HCD Rese|

<b>Project Name</b>	Transbay Block 2 Family
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## Replacement Reserve Calculator UMR §8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and materials) - capped at \$500 per unit: (This is a placeholder for rehab projects and may be subject to higher rates for new construction.)
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b), unless otherwise specified in the project's Rehabilitation Reserve Schedule.</i> HCD Required Replacement Reserve Amount - <i>included in "Operating budget" tab</i>

## Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries: <i>Operating Budget Cell (E111) minus Operating Budget Cell (E112)</i>	
	(a) Total Operating Expenses:	\$3,038,253
	(b) <i>Minus:</i> On-Site Service Coordinator Salaries:	\$0
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>	
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)	
	Name of Lender <i>Operating Budget cells (D123 to D132)</i>	
	Miscellaneous Financials	
	Miscellaneous	
	Miscellaneous	
	Miscellaneous	

If Reserve amounts are different than the required amount, enter Reserve amounts and hold

There is an error in the calculation for replacement reserve. The 3 month reserve requirement is for the construction project. The total sum would be \$886,840 and not \$1,090,713. The reserve amount is for the replacement of the equipment that is being carried for operations.

Does the Project propose use of Project-based rental assistance?

End

## erve Requirements

	<b>Number of Project Units:</b>	184
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nd general requirements and insurance):	\$145,770,324	\$874,622
er amount)	\$500	\$92,000
)		\$92,000
		\$92,000

Service Coordinator Salaries. <i>Living Budget Cell (E105)</i>			TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	Amount subject to reserve calculation: <i>(a - b)</i>	\$3,038,253	<b>\$759,563</b>	<b>\$1,012,751</b>
		\$874,622	<b>\$218,655</b>	<b>\$291,541</b>

	Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
1st Mortgage Debt Service	\$295,914	\$73,979	\$98,638
2nd Mortgage Debt Service	\$0	\$0	\$0
3rd Mortgage Debt Service	\$0	\$0	\$0
AHSC .42% Fee	\$117,600	\$29,400	\$39,200
Other HCD .42% (Specify)	\$0	\$0	\$0
Bond Issuer Fee	\$0	\$0	\$0
ncial Expenses (Bond Monitoring Fee)	\$3,597	\$899	\$1,199
llaneous Financial Expenses (specify)	\$0	\$0	\$0
llaneous Financial Expenses (specify)	\$0	\$0	\$0
llaneous Financial Expenses (specify)	\$0	\$0	\$0
Other ( <i>Specify</i> )		\$0	\$0
<b>Totals</b>	<b>\$417,111</b>	<b>\$104,278</b>	<b>\$139,037</b>
<b>UMR Required Operating Reserve Amount:</b>		<b>\$1,082,496</b>	<b>\$1,443,329</b>

ow they are calculated below:

ment for replacement reserve should be calculated off \$92,000 and not \$907,490 since this is a new amount carried is \$895,190 and it includes three months of additional replacement reserve expenses

	No
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Cash Flow Analysis

Is Income from Restricted Units based on Restricted or Proposed Rents?						Proposed Rents															
Income From Housing Units	Inflation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Restricted Unit Rents	2.5%	3,116,076	3,193,978	3,273,827	3,355,673	3,439,565	3,525,554	3,613,693	3,704,035	3,796,636	3,891,552	3,988,841	4,088,562	4,190,776	4,295,545	4,402,934	4,513,007	4,625,832	4,741,478	4,860,015	4,981,515
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 (LOSP)	2.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Program Name (Specify)	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 (SF_LOSP)	3.5%	793,471	811,411	840,527	870,710	901,998	934,431	968,050	1,002,896	1,039,012	1,076,444	1,115,239	1,155,443	1,197,109	1,240,286	1,285,029	0	0	0	0	0
Gross Potential Income - Housing		3,909,547	4,005,389	4,114,355	4,226,383	4,341,563	4,459,985	4,581,743	4,706,931	4,835,648	4,967,996	5,104,080	5,244,005	5,387,885	5,535,831	5,687,963	4,513,007	4,625,832	4,741,478	4,860,015	4,981,515
Other Income																					
Laundry & Vending	2.5%	49,959	51,208	52,488	53,800	55,145	56,524	57,937	59,385	60,870	62,391	63,951	65,550	67,189	68,868	70,590	72,355	74,164	76,018	77,918	79,866
Other Income	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		49,959	51,208	52,488	53,800	55,145	56,524	57,937	59,385	60,870	62,391	63,951	65,550	67,189	68,868	70,590	72,355	74,164	76,018	77,918	79,866
Gross Potential Income - Total		3,959,506	4,056,596	4,166,842	4,280,183	4,396,708	4,516,509	4,639,680	4,766,316	4,896,518	5,030,388	5,168,031	5,309,555	5,455,074	5,604,700	5,758,553	4,585,362	4,699,996	4,817,496	4,937,933	5,061,382
Vacancy Assumptions																					
Restricted Units	5.0%	155,804	159,699	163,691	167,784	171,978	176,278	180,685	185,202	189,832	194,578	199,442	204,428	209,539	214,777	220,147	225,650	231,292	237,074	243,001	249,076
Unrestricted Units	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments	5.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (SF_LOSP)	5.0%	39,674	40,571	42,026	43,536	45,100	46,722	48,403	50,145	51,951	53,822	55,762	57,772	59,855	62,014	64,251	0	0	0	0	0
Laundry/Vending/Other Income	5.0%	2,498	2,560	2,624	2,690	2,757	2,826	2,897	2,969	3,043	3,120	3,198	3,277	3,359	3,443	3,530	3,618	3,708	3,801	3,896	3,993
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		197,975	202,830	208,342	214,009	219,835	225,825	231,984	238,316	244,826	251,519	258,402	265,478	272,754	280,235	287,928	229,268	235,000	240,875	246,897	253,069
Effective Gross Income		3,761,530	3,853,767	3,958,500	4,066,174	4,176,873	4,290,683	4,407,696	4,528,001	4,651,692	4,778,868	4,909,630	5,044,077	5,182,320	5,324,465	5,470,625	4,356,094	4,464,996	4,576,621	4,691,037	4,808,313
Operating Expenses & Reserve Deposits																					
Residential Exp. (w/o Real Estate Taxes & Sup. Services)	3.5%	2,748,653	2,844,856	2,944,426	3,047,481	3,154,143	3,264,538	3,378,796	3,497,054	3,619,451	3,746,132	3,877,247	4,012,950	4,153,403	4,298,773	4,449,230	4,604,953	4,766,126	4,932,940	5,105,593	5,284,289
Real Estate Taxes	2.0%	8,600	8,772	8,947	9,126	9,309	9,495	9,685	9,879	10,076	10,278	10,483	10,693	10,907	11,125	11,348	11,574	11,806	12,042	12,283	12,529
Supportive Services Costs	2.5%	281,000	288,025	295,226	302,606	310,171	317,926	325,874	334,021	342,371	350,930	359,704	368,696	377,914	387,362	397,046	406,972	417,146	427,575	438,264	449,221
Replacement Reserve	0.0%	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000
Other Reserves	0.0%	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400
Ground Lease	2.0%	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926	18,285	18,651	19,024	19,404	19,792	20,188	20,592	21,004	21,424	21,852
Commercial Expenses	3.5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses & Reserves		3,163,653	3,267,353	3,374,605	3,485,531	3,600,259	3,718,920	3,841,648	3,968,584	4,099,873	4,235,667	4,376,119	4,521,390	4,671,648	4,827,063	4,987,815	5,154,087	5,326,070	5,503,961	5,687,964	5,878,290
Net Operating Income		597,877	586,414	583,895	580,642	576,613	571,764	566,048	559,417	551,819	543,202	533,511	522,687	510,672	497,402	482,811	(797,993)	(861,073)	(927,340)	(996,927)	(1,069,978)
Debt Service																					
1st Mortgage Debt Service		295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914	295,914
Bridge Loan (repaid from Investor equity)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Mortgage Debt Service		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
AHSC .42% Fee		117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600	117,600
Other HCD .42% (Specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HCD .42% (Specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Issuer Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (Bond Monitori		3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597	3,597
Miscellaneous Financial Expenses (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Required Debt Service		417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111	417,111
Cash Flow after all debt service		180,766	169,303	166,784	163,531	159,502	154,653	148,937	142,306	134,708	126,091	116,400	105,576	93,561	80,291	65,700	(1,215,104)	(1,278,184)	(1,344,451)	(1,414,038)	(1,487,089)
Debt Service Coverage Ratio (DSCR)		1.43	1.41	1.40	1.39	1.38	1.37	1.36	1.34	1.32	1.30	1.28	1.25	1.22	1.19	1.16	(1.91)	(2.06)	(2.22)	(2.39)	(2.57)
Use of Cash Flow After Debt Service - HCD Projects																					
Asset Mgmt./ Similar Fees		18,388	19,032	19,698	20,387	21,101	21,839	22,604	23,395	24,213	25,061	25,938	26,846	27,786	28,758	29,765	0	0	0	0	0
Deferred Developer Fee prior to Distributions & residual receipt payments		162,378	150,271	147,087	143,144	138,402	98,718	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Available for Residual Receipts Loans and Sponsor Distributions		0	0	0	0	0	34,096	126,333	118,911	110,494	101,030	90,462	78,730	65,776	51,533	35,935	0	0	0	0	0
Sponsor Distributions	50%	0	0	0	0	0	17,048	63,167	59,455	55,247	50,515	45,231	39,365	32,888	25,766	17,968	0	0	0	0	0
HCD Residual Payment	15%	0	0	0	0	0	5,114	18,950	17,837	16,574	15,154	13,569	11,810	9,866	7,730	5,390	0	0	0	0	0
Other Residual Payments (Specify)	35%	0	0	0	0	0	11,933	44,217	41,619	38,673	35,360	31,662	27,556	23,022	18,036	12,577	0	0	0	0	0
Other Residual Payments (Specify)	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments (Specify)	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments (Specify)	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Asset Mgmt/Similar Fees	3.5%	18,388	19,032	19,698	20,387	21,101	21,839	22,604	23,395	24,213	25,061	25,938	26,846	27,786	28,758	29,765	30,806	31,885	33,000	34,156	35,351
Cumulative paid Deferred Dev. Fee		162,378	312,649	459,736	602,880	741,282	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000
Total Deferred Developer Fee budgeted for payment prior to distributions and residual receipt payments		840,000																			

Unit Size	2022 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL <b>UNADJUSTED</b> THRESHOLD BASIS LIMIT (TBL):	\$130,391,878
SRO/Studio	\$530,910	17	\$9,025,470	TOTAL <b>HCD</b> ADJ. THRESHOLD BASIS LIMIT:	\$191,676,062
1 Bedroom	\$612,134	76	\$46,522,184	Adjusted Threshold Basis Limit multiplied by 160%:	\$306,681,699
2 Bedrooms	\$738,400	54	\$39,873,600	HCD HIGH COST TEST RESULT FOR: Transbay Block 2 Family	96%
3 Bedrooms	\$945,152	37	\$34,970,624		
4+ Bedrooms	\$1,052,958	0	\$0	Total Eligible Basis	\$183,584,178

Manager Units in Project:	0	TOTAL UNITS:	184	Costs Reasonable
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ADJUSTMENTS **Cal Code of Reg §10327(c)(5)(A-F)**

(A)	Adjustment for Projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages (20%).				Yes	\$26,078,376
	For Projects certifies that (1) they are subject to a Project labor agreement within the meaning of §2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by §25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades (5%).					\$0
(B)	For New construction Projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels (10%).					\$0
(C)	For Projects where a day care center is part of the development (2%).				Yes	\$2,607,838
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).					\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).					\$0
(F)	Project requires seismic upgrading of existing structures, and/or requires toxic or other environmental mitigation as certified by the Project architect/ engineer (lesser of costs or 15% basis adjustment).					\$0
	If Yes, select type of work:		Enter Certified Costs of Work:			
(G)	Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. <b>WAIVED IMPACT FEES ARE INELIGIBLE.</b>					
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).				Yes	\$13,039,188
(I)	Projects wherein at least 95% of the building(s) is constructed as Type I as defined in the California Building Code, in which case, the Type III 10% increase below is not allowed (15%).				Yes	\$19,558,782
(J)	Projects wherein at least 95% of the building(s) is constructed as (1) a Type III as defined in the California Building Code, or (2) a Type III/Type I combination, in which case, the Type I 15% increase above is not be allowed (10%).					\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$400,000 and within a census tract designated on the TCAC/HCD Opportunity Map as Highest or High Resource (10%).				No	\$0
	County Eligibility:	No	TCAC/HCD Opportunity Area Map Tract ID #:	06075061500	Opportunity Map Resource Level:	Moderate Resource

End of Document

## HCD 2022 Developer Fee Calculator

Project Name: Transbay Block 2 Family

Project Phase: Origination

Proposed Project Type:

4% Credits New Construction

Project's Developer Fee Summary

	Maximum Total Developer Fee
Max Developer Fee payable from development funding sources - less	
Deferred Developer Fee payable on a priority basis from available Cash Flow	
Deferred Developer Fee payable exclusively from Sponsor	

Total Budgeted or Actual Developer Fee: \$3,040,000 Developer Fee Contributed as

### Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules

- f. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)
- a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(ii)
  - b. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)
  - c1. Not Applicable
  - c2. Not Applicable
  - c3. Not Applicable
  - c4. Not Applicable
  - d. Maximum Total Developer Fee using TCAC 4% rules §8312(c)
  - e. Total Budgeted or Actual Developer Fee
  - f. Budgeted Developer Fee paid from Development Sources
  - Sum of Deferred and Co Fee
  - g. Deferred Developer Fee payable on a priority basis from available Cash Flow

End of Document

r - revised 06/08/2022

TCAC Project #

	HCD Limit	Project Amt.	
Developer Fee - 2d	\$27,081,627	\$3,040,000	
Developer of 1e & 2d	\$2,200,000	\$2,200,000	
Available Cash Flow	\$1,300,000	\$840,000	
For Distributions	\$23,581,627	\$0	

Capital:  Deferred Developer Fee:

Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)? <input type="text" value="No"/>			
§27(c)(2)(B)(i)	\$180,544,178	x 15% =	\$27,081,627
	\$0	x 15% =	\$0
	\$0	X 5% =	\$0
			<input type="text" value="\$27,081,627"/>
Contributed Developer	\$840,000	\$2,200,000	
		<input type="text" value="\$840,000"/>	



### §106 Threshold Requirements

- (a) Application Threshold Requirements: In addition to requirements detailed in Sections 105.1 and 105.2, the applicant must submit the following to the Department all the following:

- (1) Applicant(s) certifies that the proposed Project will achieve a reduction in GHG emissions consistent with the Program Quantification Methodology, available on the California Air Resources Board's Materials webpage. This must be evidenced by a completed GHG Benefits Calculator for each Project component.

[CARB Quantification Methodology](#)

- (2) Applicant(s) certifies that the proposed Project supports the implementation of the Regional Sustainable Development Planning Organization (MPO), or equivalent sustainable planning document in non-MPO regions. The application must be consistent with activities or strategies identified in the region's Sustainable Development Plan (SDP) or GHG.

File Name	SCS Consistency Confirmation	Document from MPO identified above and consistent with strategy in non-MPO regions, per § 105.2
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- (3) Applicant(s) certifies that the proposed Project must be consistent with the State's Climate Change Action Plan (CCAP) and the State's Air Quality Management Plan (AQMP).

- (4) Applicant(s) certifies that all proposed Affordable Housing Developments located within the project area will provide a transit pass or card to each Restricted Unit for at least 3 years. If the transit agency does not provide a transit pass or card, the project must provide an average commute length rides a month as determined by the transit agency. The project must provide a transit pass or card to each Restricted Unit for at least 3 years.

Each of the restricted units will be provided with one (1) free transit pass for three (3) years, or the equivalent, as determined by the transit agency.

# of passes or cards that will be provided:	183	Is there at least one pass or card provided to each Restricted Unit?
Annual Transit Passes Value	\$645,624	Duration of Funding for Transit Passes

- (5) Applicant(s) certifies that Applicants of all proposed rental Affordable Housing Developments must demonstrate compliance by submitting a draft of the development's Smoke Free Housing Lease Addendum (SFH Lease Addendum).

File Name	SFH Lease Addendum	Submit a draft of the development's SFH Lease Addendum.
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- (6) The AHSC-funded components of the Project must:

Applicant(s) certifies to incorporate more than one Urban Greening feature into the Project.

- (A) Applicant(s) certifies to incorporate more than one Urban Greening feature into the Project, even if the project is a single-family home. Owners. Applicants must propose at least \$200,000 in reasonable direct Urban Greening costs.

Urban street canopy			
Urban Greening costs:	AHD:	\$200,000	HRI: \$0

- (B) Applicant(s) certifies that the Project include adequate lighting in accordance with applicable standards and accessible components of the Project including active transportation routes

Applicant(s) certifies to the completion and approval or adoption of all necessary

- (7) Quality Act (CEQA) and if applicable, the National Environmental Policy Act (NEPA) after the application due date with lawsuits or appeals resolved. Proof of NEPA completion

- (A) **STI** or **TRA** components of a Project are not required to certify completion and approval of the Project under Section 106(7) above until prior to the initial disbursement of grant funds.

- (B) Applicants are not required to complete any necessary environmental clearance application deadline.

#### AHD environmental clearances

**NEPA:** Is Federal funding proposed that will trigger NEPA requirements?

**CEQA:** Project approved "by-right"?  Is Project Categorically Exempt? Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions.

On June 15, 2024, the San Francisco Board of Supervisors certified the Transbay CEQA addendum to the EIR, stating that the project had no new significant impacts. The Board also adopted a resolution to approve a plan amendment for the Transbay Redevelopment into law.

File Name	AHD Environmental	Copy of all environmental clearances
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#### STI environmental clearances

**NEPA:** Is Federal funding proposed that will trigger NEPA requirements?

**CEQA:** Project approved "by-right"?  Is Project Categorically Exempt? Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions.

STI Project 1 - All TSP installations throughout San Francisco received a Negative Declaration.

STI Project 2 - San Francisco Public Works has verified that the Transbay Howard Avenue Bridge is enforced or implemented by this agency. CEQA approval for the Transbay Howard Avenue Bridge is also identified as part of the Transit Center District Plan Environmental Impact Statement. [https://sfplanning.s3.amazonaws.com/sfmea/2007\\_0558E\\_EEIR1.pdf](https://sfplanning.s3.amazonaws.com/sfmea/2007_0558E_EEIR1.pdf)

File Name	STI Environmental	Copy of all environmental clearances
File Name	STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 701 status of the issuance of the HUD 701

#### TRA environmental clearances

**NEPA:** Is Federal funding proposed that will trigger NEPA requirements?

**CEQA:** Project approved "by-right"?  Is Project Categorically Exempt? Discuss below any special NEPA and/or CEQA Special Circumstances or exemptions.



NEPA: TRA #1, the Next Generation Fare Gate project, qualified for categorical exclusion (vehicles or equipment). Refer to 23 CFR § 771.118(c)(7). HUD 7015.16 is not a collection equipment project was included in the 2009 Transportation Improvement Program. CEQA: The Next Generation Fare Gate project qualifies for categorical exemption from CEQA because the station that involves no expansion of use at the station.

See Site Control letter for additional details and attachments. □

File Name	TRA Environmental	Copy of all environmental clearances
File Name	TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 status of the issuance of the HUD 7015.16

- (8) Applications must demonstrate that all necessary discretionary local land use approvals have been obtained. Have all necessary discretionary local land use approvals, excluding design review, been obtained?

#### AHD discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	
Office of Community Investment	11/1/22	Site Plan Approval	The approval for the project is for the infrastructure.
San Francisco Board of Supervisors	2/3/23	Site Plan Approval	The approval for the project is for the infrastructure.
Office of Community Investment	11/1/22	Development Plan Approval	Office of Community Investment
Office of Community Investment	11/1/22	Development Plan Approval	Office of Community Investment

#### STI discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	
N/A	N/A	N/A	There are no STI discretionary local land use approvals.
N/A	N/A	N/A	This project is not a STI project and therefore does not require STI discretionary local land use approvals.

#### TRA discretionary local land use approvals

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

- (9) Applicant(s) certifies that the application is sufficiently complete to assess the feasibility requirements.

- (10) Applicant(s) certifies that the applicant must demonstrate that the Project is financially feasible. **Funding Commitments**, a market study which meets the requirements specified in the project statement, proposed operating budget, multi-year pro-forma, or other feasibility study for Housing Development.

Does the Market study demonstrate the AHD/HRI Project is financially feasible?

File Name	AHD-HRI Market Study	Provide a completed market study
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#### AHD/HRI Enforceable Funding Commitments

Make sure to submit **all** "Enforceable Funding Commitments" for the proposed AHD/HRI Project.

File Name	EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 4 permanent housing units
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#### STI Enforceable Funding Commitments

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type
Yes		AHSC STI Grant	State-HCI
Yes	11/17/22	Transbay CFD	Other
Yes	11/5/13	Valley Transportation Authority (VTA)	Other
Total Committed Non-AHSC STI Funds		\$49,633,754	
Provide a description of unusual or extraordinary circumstances that have resulted in the commitment being reasonable.			
N/A			



File Name	EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 2
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#### TRA Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source
Yes		AHSC TRA Grant	State-
Yes		Federal Transit Administration Formula Funds	Federal
Total Committed Non-AHSC TRA Funds		\$558,741	
Provide a description of unusual or extraordinary circumstances that have resulted in the commitment being reasonable.			
None			

File Name	EFC TRA1; EFC TRA2; EFC TRA3	Supporting documentation for the 1
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#### PGM Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source
Yes		AHSC PGM Grant	State-
Total Committed Non-AHSC PGM Funds		\$0	
Provide a description of unusual or extraordinary circumstances that have resulted in the commitment being reasonable.			

File Name	EFC PGM1, EFC PGM2, EFC PGM3	Supporting documentation for the 0
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Applicant(s) certifies that the Eligible Applicant or Locality serving as the Developer on which that Project component will be located as set forth at UMR §8303 and through the award date.

(A) The following shall apply to Capital Projects:

Where site control is in the name of another entity, the Applicant shall

(i) (e.g., a purchase and sale agreement, an option, a leasehold interest/ public agency for the acquisition of the site), which clearly demonstrates

Where site control will be satisfied by a long-term ground lease, the Developer at the time of closing, which shall be entered into by and among the grantee cases, the lease rider shall be recorded against the fee interest in the

(B) For Capital Projects developed in Indian country, the following exceptions apply:

(i) Where site control is a ground lease, the lease agreement between the grantee and the lessor

(ii) An attorney's opinion regarding chain of title and current title status is

#### AHD Site Control

Form of site control (See Site Control in Appendix A) Enforceable

Ground Lease planned? Yes

Lessor
Office of Community Investment and Infrastructure
Below, describe property transfers occurring in connection with development
Transbay 2 Family, L.P. has and plans to execute an option to ground

File Name	AHD Site Control	Appropriate documentation to demonstrate
File Name	AHD Preliminary Title Report	PTR, that is no more than 6 months

#### STI Site Control

Form of site control (See Site Control in Appendix A) Other (describe)

Ground Lease planned? No

Below, describe property transfers occurring in connection with development
STI 1 - The San Francisco City Charter gives the SFMTA full authority
STI 2 - N/A - Project bounds are within public right of way and DPW's

File Name	STI Site Control	Appropriate documentation to demonstrate
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#### TRA Site Control

Form of site control (See Site Control in Appendix A) Fee Title

Ground Lease planned? No

Below, describe property transfers occurring in connection with development of the project.		
None. The property is owned by BART as evidenced by BART's site control agreement.		
File Name	TRA Site Control	Appropriate documentation to demonstrate

- (12) Applicant(s) certifies to demonstrate experience by providing evidence of at least one (1) project (STI or TRA) in scope and size, **which have been completed by the Applicant since the application due date**. If an Applicant relies upon the experience of its Principal to demonstrate requisite experience is required as set forth in the application, in addition to recent project experience.

- (A) For **STI** or **TRA** components only, an Applicant may demonstrate the requisite experience by providing evidence of at least one (1) project (STI or TRA) in scope and size, **which have been completed by the Applicant since the application due date**. If an Applicant relies upon the experience of its Principal to demonstrate requisite experience is required as set forth in the application, in addition to recent project experience.

Note: AHD/HRI Developer has to be the entity with experience per the Guidelines. **AHD** requisite experience

Requisite experience **project name #1** 691 China Basin Street

Name of Applicant demonstrating requisite experience Mercy Housing

Meets **ten** year requirement? **TRUE** Project tenure (in years) 1.4

The project includes 152 units of housing, 7% studio, 22% 1BR, 50% 2BR, 21% 3BR. The project was set aside for volunteer relocations from Hope SF developments.

Requisite experience **project name #2** 833 Bryant Street

Name of Applicant demonstrating requisite experience Mercy Housing

Meets **ten** year requirement? **TRUE** Project tenure (in years) 0.9

The project includes 145 studio units of permanent supportive housing for people with mental health needs.

File Name	Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two projects
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**STI** Requisite experience for Transit Priority Signals along Route 8, 8AX, 8BX, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 8AA, 8AB, 8AC, 8AD, 8AE, 8AF, 8AG, 8AH, 8AI, 8AJ, 8AK, 8AL, 8AM, 8AN, 8AO, 8AP, 8AQ, 8AR, 8AS, 8AT, 8AU, 8AV, 8AW, 8AX, 8AY, 8AZ, 8BA, 8BB, 8BC, 8BD, 8BE, 8BF, 8BG, 8BH, 8BI, 8BJ, 8BK, 8BL, 8BM, 8BN, 8BO, 8BP, 8BQ, 8BR, 8BS, 8BT, 8BU, 8BV, 8BW, 8BX, 8BY, 8BZ, 8CA, 8CB, 8CC, 8CD, 8CE, 8CF, 8CG, 8CH, 8CI, 8CJ, 8CK, 8CL, 8CM, 8CN, 8CO, 8CP, 8CQ, 8CR, 8CS, 8CT, 8CU, 8CV, 8CW, 8CX, 8CY, 8CZ, 8DA, 8DB, 8DC, 8DD, 8DE, 8DF, 8DG, 8DH, 8DI, 8DJ, 8DK, 8DL, 8DM, 8DN, 8DO, 8DP, 8DQ, 8DR, 8DS, 8DT, 8DU, 8DV, 8DW, 8DX, 8DY, 8DZ, 8EA, 8EB, 8EC, 8ED, 8EE, 8EF, 8EG, 8EH, 8EI, 8EJ, 8EK, 8EL, 8EM, 8EN, 8EO, 8EP, 8EQ, 8ER, 8ES, 8ET, 8EU, 8EV, 8EW, 8EX, 8EY, 8EZ, 8FA, 8FB, 8FC, 8FD, 8FE, 8FF, 8FG, 8FH, 8FI, 8FJ, 8FK, 8FL, 8FM, 8FN, 8FO, 8FP, 8FQ, 8FR, 8FS, 8FT, 8FU, 8FV, 8FW, 8FX, 8FY, 8FZ, 8GA, 8GB, 8GC, 8GD, 8GE, 8GF, 8GG, 8GH, 8GI, 8GJ, 8GK, 8GL, 8GM, 8GN, 8GO, 8GP, 8GQ, 8GR, 8GS, 8GT, 8GU, 8GV, 8GW, 8GX, 8GY, 8GZ, 8HA, 8HB, 8HC, 8HD, 8HE, 8HF, 8HG, 8HH, 8HI, 8HJ, 8HK, 8HL, 8HM, 8HN, 8HO, 8HP, 8HQ, 8HR, 8HS, 8HT, 8HU, 8HV, 8HW, 8HX, 8HY, 8HZ, 8IA, 8IB, 8IC, 8ID, 8IE, 8IF, 8IG, 8IH, 8II, 8IJ, 8IK, 8IL, 8IM, 8IN, 8IO, 8IP, 8IQ, 8IR, 8IS, 8IT, 8IU, 8IV, 8IW, 8IX, 8IY, 8IZ, 8JA, 8JB, 8JC, 8JD, 8JE, 8JF, 8JG, 8JH, 8JI, 8JJ, 8JK, 8JL, 8JM, 8JN, 8JO, 8JP, 8JQ, 8JR, 8JS, 8JT, 8JU, 8JV, 8JW, 8JX, 8JY, 8JZ, 8KA, 8KB, 8KC, 8KD, 8KE, 8KF, 8KG, 8KH, 8KI, 8KJ, 8KK, 8KL, 8KM, 8KN, 8KO, 8KP, 8KQ, 8KR, 8KS, 8KT, 8KU, 8KV, 8KW, 8KX, 8KY, 8KZ, 8LA, 8LB, 8LC, 8LD, 8LE, 8LF, 8LG, 8LH, 8LI, 8LJ, 8LK, 8LL, 8LM, 8LN, 8LO, 8LP, 8LQ, 8LR, 8LS, 8LT, 8LU, 8LV, 8LW, 8LX, 8LY, 8LZ, 8MA, 8MB, 8MC, 8MD, 8ME, 8MF, 8MG, 8MH, 8MI, 8MJ, 8MK, 8ML, 8MN, 8MO, 8MP, 8MQ, 8MR, 8MS, 8MT, 8MU, 8MV, 8MW, 8MX, 8MY, 8MZ, 8NA, 8NB, 8NC, 8ND, 8NE, 8NF, 8NG, 8NH, 8NI, 8NJ, 8NK, 8NL, 8NM, 8NN, 8NO, 8NP, 8NQ, 8NR, 8NS, 8NT, 8NU, 8NV, 8NW, 8NX, 8NY, 8NZ, 8OA, 8OB, 8OC, 8OD, 8OE, 8OF, 8OG, 8OH, 8OI, 8OJ, 8OK, 8OL, 8OM, 8ON, 8OO, 8OP, 8OQ, 8OR, 8OS, 8OT, 8OU, 8OV, 8OW, 8OX, 8OY, 8OZ, 8PA, 8PB, 8PC, 8PD, 8PE, 8PF, 8PG, 8PH, 8PI, 8PJ, 8PK, 8PL, 8PM, 8PN, 8PO, 8PP, 8PQ, 8PR, 8PS, 8PT, 8PU, 8PV, 8PW, 8PX, 8PY, 8PZ, 8QA, 8QB, 8QC, 8QD, 8QE, 8QF, 8QG, 8QH, 8QI, 8QJ, 8QK, 8QL, 8QM, 8QN, 8QO, 8QP, 8QQ, 8QR, 8QS, 8QT, 8QU, 8QV, 8QW, 8QX, 8QY, 8QZ, 8RA, 8RB, 8RC, 8RD, 8RE, 8RF, 8RG, 8RH, 8RI, 8RJ, 8RK, 8RL, 8RM, 8RN, 8RO, 8RP, 8RQ, 8RR, 8RS, 8RT, 8RU, 8RV, 8RW, 8RX, 8RY, 8RZ, 8SA, 8SB, 8SC, 8SD, 8SE, 8SF, 8SG, 8SH, 8SI, 8SJ, 8SK, 8SL, 8SM, 8SN, 8SO, 8SP, 8SQ, 8SR, 8SS, 8ST, 8SU, 8SV, 8SW, 8SX, 8SY, 8SZ, 8TA, 8TB, 8TC, 8TD, 8TE, 8TF, 8TG, 8TH, 8TI, 8TJ, 8TK, 8TL, 8TM, 8TN, 8TO, 8TP, 8TQ, 8TR, 8TS, 8TT, 8TU, 8TV, 8TW, 8TX, 8TY, 8TZ, 8UA, 8UB, 8UC, 8UD, 8UE, 8UF, 8UG, 8UH, 8UI, 8UJ, 8UK, 8UL, 8UM, 8UN, 8UO, 8UP, 8UQ, 8UR, 8US, 8UT, 8UU, 8UV, 8UW, 8UX, 8UY, 8UZ, 8VA, 8VB, 8VC, 8VD, 8VE, 8VF, 8VG, 8VH, 8VI, 8VJ, 8VK, 8VL, 8VM, 8VN, 8VO, 8VP, 8VQ, 8VR, 8VS, 8VT, 8VU, 8VV, 8VW, 8VX, 8VY, 8VZ, 8WA, 8WB, 8WC, 8WD, 8WE, 8WF, 8WG, 8WH, 8WI, 8WJ, 8WK, 8WL, 8WM, 8WN, 8WO, 8WP, 8WQ, 8WR, 8WS, 8WT, 8WU, 8WV, 8WW, 8WX, 8WY, 8WZ, 8XA, 8XB, 8XC, 8XD, 8XE, 8XF, 8XG, 8XH, 8XI, 8XJ, 8XK, 8XL, 8XM, 8XN, 8XO, 8XP, 8XQ, 8XR, 8XS, 8XT, 8XU, 8XV, 8XW, 8XX, 8XY, 8XZ, 8YA, 8YB, 8YC, 8YD, 8YE, 8YF, 8YG, 8YH, 8YI, 8YJ, 8YK, 8YL, 8YM, 8YN, 8YO, 8YP, 8YQ, 8YR, 8YS, 8YT, 8YU, 8YV, 8YW, 8YX, 8YY, 8YZ, 8ZA, 8ZB, 8ZC, 8ZD, 8ZE, 8ZF, 8ZG, 8ZH, 8ZI, 8ZJ, 8ZK, 8ZL, 8ZM, 8ZN, 8ZO, 8ZP, 8ZQ, 8ZR, 8ZS, 8ZT, 8ZU, 8ZV, 8ZW, 8ZX, 8ZY, 8ZZ, 8AA, 8AB, 8AC, 8AD, 8AE, 8AF, 8AG, 8AH, 8AI, 8AJ, 8AK, 8AL, 8AM, 8AN, 8AO, 8AP, 8AQ, 8AR, 8AS, 8AT, 8AU, 8AV, 8AW, 8AX, 8AY, 8AZ, 8BA, 8BB, 8BC, 8BD, 8BE, 8BF, 8BG, 8BH, 8BI, 8BJ, 8BK, 8BL, 8BM, 8BN, 8BO, 8BP, 8BQ, 8BR, 8BS, 8BT, 8BU, 8BV, 8BW, 8BX, 8BY, 8BZ, 8CA, 8CB, 8CC, 8CD, 8CE, 8CF, 8CG, 8CH, 8CI, 8CJ, 8CK, 8CL, 8CM, 8CN, 8CO, 8CP, 8CQ, 8CR, 8CS, 8CT, 8CU, 8CV, 8CW, 8CX, 8CY, 8CZ, 8DA, 8DB, 8DC, 8DD, 8DE, 8DF, 8DG, 8DH, 8DI, 8DJ, 8DK, 8DL, 8DM, 8DN, 8DO, 8DP, 8DQ, 8DR, 8DS, 8DT, 8DU, 8DV, 8DW, 8DX, 8DY, 8DZ, 8EA, 8EB, 8EC, 8ED, 8EE, 8EF, 8EG, 8EH, 8EI, 8EJ, 8EK, 8EL, 8EM, 8EN, 8EO, 8EP, 8EQ, 8ER, 8ES, 8ET, 8EU, 8EV, 8EW, 8EX, 8EY, 8EZ, 8FA, 8FB, 8FC, 8FD, 8FE, 8FF, 8FG, 8FH, 8FI, 8FJ, 8FK, 8FL, 8FM, 8FN, 8FO, 8FP, 8FQ, 8FR, 8FS, 8FT, 8FU, 8FV, 8FW, 8FX, 8FY, 8FZ, 8GA, 8GB, 8GC, 8GD, 8GE, 8GF, 8GG, 8GH, 8GI, 8GJ, 8GK, 8GL, 8GM, 8GN, 8GO, 8GP, 8GQ, 8GR, 8GS, 8GT, 8GU, 8GV, 8GW, 8GX, 8GY, 8GZ, 8HA, 8HB, 8HC, 8HD, 8HE, 8HF, 8HG, 8HH, 8HI, 8HJ, 8HK, 8HL, 8HM, 8HN, 8HO, 8HP, 8HQ, 8HR, 8HS, 8HT, 8HU, 8HV, 8HW, 8HX, 8HY, 8HZ, 8IA, 8IB, 8IC, 8ID, 8IE, 8IF, 8IG, 8IH, 8II, 8IJ, 8IK, 8IL, 8IM, 8IN, 8IO, 8IP, 8IQ, 8IR, 8IS, 8IT, 8IU, 8IV, 8IW, 8IX, 8IY, 8IZ, 8JA, 8JB, 8JC, 8JD, 8JE, 8JF, 8JG, 8JH, 8JI, 8JJ, 8JK, 8JL, 8JM, 8JN, 8JO, 8JP, 8JQ, 8JR, 8JS, 8JT, 8JU, 8JV, 8JW, 8JX, 8JY, 8JZ, 8KA, 8KB, 8KC, 8KD, 8KE, 8KF, 8KG, 8KH, 8KI, 8KJ, 8KK, 8KL, 8KM, 8KN, 8KO, 8KP, 8KQ, 8KR, 8KS, 8KT, 8KU, 8KV, 8KW, 8KX, 8KY, 8KZ, 8LA, 8LB, 8LC, 8LD, 8LE, 8LF, 8LG, 8LH, 8LI, 8LJ, 8LK, 8LM, 8LN, 8LO, 8LP, 8LQ, 8LR, 8LS, 8LT, 8LU, 8LV, 8LW, 8LX, 8LY, 8LZ, 8MA, 8MB, 8MC, 8MD, 8ME, 8MF, 8MG, 8MH, 8MI, 8MJ, 8MK, 8ML, 8MN, 8MO, 8MP, 8MQ, 8MR, 8MS, 8MT, 8MU, 8MV, 8MW, 8MX, 8MY, 8MZ, 8NA, 8NB, 8NC, 8ND, 8NE, 8NF, 8NG, 8NH, 8NI, 8NJ, 8NK, 8NL, 8NM, 8NN, 8NO, 8NP, 8NQ, 8NR, 8NS, 8NT, 8NU, 8NV, 8NW, 8NX, 8NY, 8NZ, 8OA, 8OB, 8OC, 8OD, 8OE, 8OF, 8OG, 8OH, 8OI, 8OJ, 8OK, 8OL, 8OM, 8ON, 8OO, 8OP, 8OQ, 8OR, 8OS, 8OT, 8OU, 8OV, 8OW, 8OX, 8OY, 8OZ, 8PA, 8PB, 8PC, 8PD, 8PE, 8PF, 8PG, 8PH, 8PI, 8PJ, 8PK, 8PL, 8PM, 8PN, 8PO, 8PP, 8PQ, 8PR, 8PS, 8PT, 8PU, 8PV, 8PW, 8PX, 8PY, 8PZ, 8QA, 8QB, 8QC, 8QD, 8QE, 8QF, 8QG, 8QH, 8QI, 8QJ, 8QK, 8QL, 8QM, 8QN, 8QO, 8QP, 8QQ, 8QR, 8QS, 8QT, 8QU, 8QV, 8QW, 8QX, 8QY, 8QZ, 8RA, 8RB, 8RC, 8RD, 8RE, 8RF, 8RG, 8RH, 8RI, 8RJ, 8RK, 8RL, 8RM, 8RN, 8RO, 8RP, 8RQ, 8RR, 8RS, 8RT, 8RU, 8RV, 8RW, 8RX, 8RY, 8RZ, 8SA, 8SB, 8SC, 8SD, 8SE, 8SF, 8SG, 8SH, 8SI, 8SJ, 8SK, 8SL, 8SM, 8SN, 8SO, 8SP, 8SQ, 8SR, 8SS, 8ST, 8SU, 8SV, 8SW, 8SX, 8SY, 8SZ, 8TA, 8TB, 8TC, 8TD, 8TE, 8TF, 8TG, 8TH, 8TI, 8TJ, 8TK, 8TL, 8TM, 8TN, 8TO, 8TP, 8TQ, 8TR, 8TS, 8TT, 8TU, 8TV, 8TW, 8TX, 8TY, 8TZ, 8UA, 8UB, 8UC, 8UD, 8UE, 8UF, 8UG, 8UH, 8UI, 8UJ, 8UK, 8UL, 8UM, 8UN, 8UO, 8UP, 8UQ, 8UR, 8US, 8UT, 8UU, 8UV, 8UW, 8UX, 8UY, 8UZ, 8VA, 8VB, 8VC, 8VD, 8VE, 8VF, 8VG, 8VH, 8VI, 8VJ, 8VK, 8VL, 8VM, 8VN, 8VO, 8VP, 8VQ, 8VR, 8VS, 8VT, 8VU, 8VV, 8VW, 8VX, 8VY, 8VZ, 8WA, 8WB, 8WC, 8WD, 8WE, 8WF, 8WG, 8WH, 8WI, 8WJ, 8WK, 8WL, 8WM, 8WN, 8WO, 8WP, 8WQ, 8WR, 8WS, 8WT, 8WU, 8WV, 8WW, 8WX, 8WY, 8WZ, 8XA, 8XB, 8XC, 8XD, 8XE, 8XF, 8XG, 8XH, 8XI, 8XJ, 8XK, 8XL, 8XM, 8XN, 8XO, 8XP, 8XQ, 8XR, 8XS, 8XT, 8XU, 8XV, 8XW, 8XX, 8XY, 8XZ, 8YA, 8YB, 8YC, 8YD, 8YE, 8YF, 8YG, 8YH, 8YI, 8YJ, 8YK, 8YL, 8YM, 8YN, 8YO, 8YP, 8YQ, 8YR, 8YS, 8YT, 8YU, 8YV, 8YW, 8YX, 8YY, 8YZ, 8ZA, 8ZB, 8ZC, 8ZD, 8ZE, 8ZF, 8ZG, 8ZH, 8ZI, 8ZJ, 8ZK, 8ZL, 8ZM, 8ZN, 8ZO, 8ZP, 8ZQ, 8ZR, 8ZS, 8ZT, 8ZU, 8ZV, 8ZW, 8ZX, 8ZY, 8ZZ

Installed TSP on Mission Street from Mission at Steuart to Mission at Acton corridor.

Requisite experience **project name #2** Transit Signal Priority (TSP) - 9 San Bruno  
Name of Applicant demonstrating requisite experience MOHCD - SFMTA  
Meets **ten** year requirement? **TRUE**

Installed TSP on Potrero Avenue from Alameda to 25th Street. As part of the 9 San Bruno project, TSP equipment was also installed for the 9 San Bruno to intersection of Howard and Bryant.

**STI** Requisite experience for Transbay Howard Streetscape - DPW project from

Requisite experience **project name #1** Transbay Folsom Streetscape  
Name of Applicant demonstrating requisite experience MOHCD - San Francisco  
Meets **ten** year requirement? **TRUE**

The Transbay Folsom Streetscape project (approximately \$25 Million) furthered a project that began in 2006. It is comprised of temporary and permanent right-of-way improvements along with gardens, which serve as storm water detention areas; bike lanes; sidewalk bulb-outs

Requisite experience **project name #2** Polk Streetscape Project  
Name of Applicant demonstrating requisite experience MOHCD - San Francisco  
Meets **ten** year requirement? **TRUE**

The Polk Streetscape Project (approximately \$30M) was aimed to improve the safety of travel on San Francisco's Vision Zero High Injury Network. As a highly traveled road, the project included stop optimization, traffic signal and lighting fixture upgrades, left and right turn lane improvements, new street trees, street resurfacing, as well as nearby alley enhancements.

**STI** Requisite experience for Purchase of 2 BART Rail Cars STI Capital Project

Requisite experience **project name #1** Rail Car Procurement Program  
Name of Applicant demonstrating requisite experience San Francisco Bay Area Rapid Transit  
Meets **ten** year requirement? **TRUE**

On November 8, 2017, under a contract to Bombardier Transit Corporation for the project, the Applicant has accepted 451 Fleet-of-the-Future rail cars and decommissioned 239 legacy rail cars.

Requisite experience **project name #2** Procurement of eight Diesel Multiple Unit (DMU) Vehicles to serve BART to Antioch (multiple language support), automated audio announcements, clear station arrival and departure information.

Name of Applicant demonstrating requisite experience San Francisco

Meets **ten** year requirement? **TRUE**

Procurement of eight Diesel Multiple Unit (DMU) Vehicles to serve BART to Antioch (multiple language support), automated audio announcements, clear station arrival and departure information.

File Name	Past Exp STI1, Past Exp STI2, etc.,	Where the party making improvements has an agreement from a public agency concerning the improvements.
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**TRA** Requisite experience for Next Generation Fare Gates at Embarcadero BART Station

Requisite experience **project name #1** Concord Plaza Renovation

Name of Applicant demonstrating requisite experience BART

Meets **ten** year requirement? **TRUE**

Replacement of incandescent light fixtures and poles with new energy efficient LED fixtures and poles in the plaza area connecting to downtown Concord shopping center. Project cost: \$7M.

Requisite experience **project name #2** Warm Springs/South Fremont Station

Name of Applicant demonstrating requisite experience BART

Meets **ten** year requirement? **TRUE**

As part of the overall station construction, installation of bicycle lockers and racks and bicycle shelters. Project cost: ~\$90M.

File Name	Past Exp TRA1, Past Exp TRA2, etc.,	Where the party making improvements has an agreement from a public agency concerning the improvements.
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**PGM** requisite experience

Demonstrate prior experience by providing evidence of two prior PGM projects  
**implementing party**

Requisite experience **project name #1** San Francisco Tenant Right to Counsel

Name of **implementing party** demonstrating requisite experience Eviction

Meets **ten** year requirement? TRUE

Free legal services, including full scope legal representation for tenants in a  
 eviction from City shelters.

Describe the prior experience of the Program Operator with operating similar

For 27 years, EDC has been the only agency in San Francisco (SF) solely responsible for  
 service model includes free legal services for eviction defense, rapid emergency response  
 for unhoused San Franciscans facing eviction from City shelters. Since 2011, EDC has  
 Tenant Right to Counsel (TRC), which guarantees all San Francisco tenants the right to  
 the work of 9 legal service organizations comprising the city-wide TRC system.

Requisite experience **project name #2** Bike It Forward

Name of **implementing party** demonstrating requisite experience San Francisco

Meets **ten** year requirement? TRUE

The Bike It Forward program addresses financial barriers to bike access by providing  
 both with community based organizations to serve their constituents and with a  
 bike that suits their anticipated needs, as well as helmets, locks, lights, and  
 safety education (in up to four languages, as needed) and opportunities for

Describe the prior experience of the Program Operator with operating similar

Since 2013, the San Francisco Bicycle Coalition has been distributing bicycles and  
 workshops for low-income youth, the program coalesced into the Bike It Forward  
 Communities, where decades of disinvestment and poor planning had created  
 to build strong relationships with local organizations over many years — including  
 the Alice Griffith community — the program has provided free bikes, bike repairs

File Name	Past Exp PGM1, Past Exp PGM2	Provide documentation for the two
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Applicant(s) certifies that as of the date of application, the Applicant(s), the Project  
**(13)** subject of any claim or action in the state or federal courts that affects or potentially  
 describe any claim or action undertaken by or against the Applicant(s), the Project

Applicant(s) certifies that construction of the Project has not commenced as of the date  
**(14)** a written order issued by a state or local governmental agency because a facility  
 requirement.

Applicant(s) certifies that for TOD and ICP projects, the High Quality Transit or C application submittal. For RIPA projects, the Qualifying Transit must be serving 1  
(15) Area Types, the AHD and Qualifying Transit's Transit Station/Stop must be conr occupancy. Improvements to complete the pedestrian access route between the components so long as they are completed by the time a certificate of occupanc

(16) Applicant(s) certifies to demonstrate consistency with State Relocation Assistance  
Does Project trigger State Relocation Assistance Law (Title 1, GC, Division 7, C commencing at Section 6000.)?

Provide a narrative explanation, in the box below, **supporting why relocation is**

This is a new construction project, and there are no residents currently residing i

Applicant(s) certifies that the Housing Element for the jurisdiction in which the P  
Housing Element in substantial compliance means the local public entity's adopt  
(17) Department which sets forth findings that the housing element adopted within th substance essential to every requirement of Article 10.6, commencing with Secti current housing element compliance status can be obtained by referencing the [ are exempt from this requirement. **Projects located on Trust Land, as defined un**

For the purposes of this section alone, jurisdictions that are undergoing Dep  
(A) receiving Department technical assistance to bring their housing element in substantial compliance by the Department. All awards premised on presum agreements requiring that prior to funds disbursement the subject jurisdicte

Is the Project located within a jurisdiction which currently has an adopted h  
(Gov. Code §65585)?

[A jurisdiction's current housing element compliance status is obtainable thr](#)

Please provide date of HCD compliance determination

File Name:	HE Determination letter	Provide HCD's determination letter.
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(18) Applicant(s) certifies that applicants that are a City, County, or City and County r reports as required by Government Code section 65400 to the State of California

Is any of the Applicants for this project, a City, County, or City and County?

Has the City, County, or City and County submitted their housing element annua California for the current and prior year.?

(19) Applicant(s) certifies that Application/Project must integrate applicable climate a

- (20) Applicant(s) certifies the Applicant must demonstrate that costs for any Project c  
lands or natural resource lands for other uses. The Project site must not be desi  
Farmland Mapping and Monitoring Program (FMMP) Tool (California Important F  
that submit documentation that substantiates a description of an Infill Site.

#### AHD

Applicant(s) certifies that the **AHD** will not result in the loss or conversion of agric  
Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) we

File Name	AHD No Ag	Demonstrate the AHD site is not wi
-----------	-----------	------------------------------------

#### STI

Applicant(s) certifies that the **STI** will not result in the loss or conversion of agric  
of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

#### TRA

Applicant(s) certifies that the **TRA** will not result in the loss or conversion of agric  
Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) we

- (21) Applications requesting AHSC Program funding for Affordable Housing Develop  
satisfaction of the Department all the following:

- (A) Applicant(s) certifies that the Rental Affordable Housing Developments mus
- (B) Applicant(s) certifies the Affordable Housing Development, Housing Related  
funds are not and will not be supplanted by AHSC Program funds.

Proposed Projects involving new construction or Substantial Rehabilitation

- (C) bedrooms in the new Project is at least equal to the number of bedrooms in  
may exist on separate parcels provided all parcels are part of the same Pro

- (i) The Department may approve Projects involving new construction or S  
result in a number of bedrooms less than the number in the demolishe  
livability of the remaining units, or serve some other compelling public  
units upon Project completion.

Will the proposed Project involve new construction or Substantial Reh:

Will the proposed Project involve new construction or Substantial Reh:  
of bedrooms less than the number in the demolished structures?

- (D) If the Affordable Housing Development, Housing Related Infrastructure, or  
households, the application must demonstrate the replacement of demolish  
number of the demolished Affordable Units located within comparable acce

Will the proposed Project involve the demolition of existing units that are af

- (E) Applicants must demonstrate the proposed Affordable Housing Developme  
affirmatively further fair housing.



Applicant(s) certifies to adopt a written non-discrimination policy to comply with Title VI of the Civil Rights Act of 1964 (42 USC Section 2000d et seq.); the Amendments Act of 1988; the California Fair Employment and Housing Act and all regulations promulgated pursuant to those statutes (including 24 CFR [affirmatively further fair housing](#))

- Applicants must affirm that the proposed Affordable Housing Development, or M entirely through electricity with no connections to natural gas infrastructure. **(22)** Only fuel-based backup power by regulation or code should consider the cleanest and then tier 4 compliant diesel. If a fossil fuel-based generator is installed, be advised AHSC Eligible Cost.

Applicant(s) certifies that the Project will be powered entirely through electricity v

File Name:	All Electric Design	Document affirming that the prop Development in the case that not electricity with no connections to
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- (23)** Applications requesting AHSC Program funding for Sustainable Transportation I

- Where approval by a local public works department, or other responsible lo  
**(A)** entity indicating that the Sustainable Transportation Infrastructure and/or TI rules, regulations, codes, policies, and plans enforced or implemented by th

Is approval by a local public works department, or other responsible local a

File Name	STI Local Approvals	Statement from entity indicating the regulations, codes, policies and pla
-----------	---------------------	--

- If the Sustainable Transportation Infrastructure and/or Transportation Relat  
**(B)** affordable to lower-income households, the application must demonstrate th and equal to or greater than the number of the demolished Affordable Units residents.

- The no net loss requirements contained in Section 106(a)(21)(C) of th  
**(i)** Related Amenities Capital Projects occurring on a property which inclu to lower income households currently exist, or (2) there have been dw within the five year period preceding the application.

Will the proposed STI/TRA Project involve the demolition of existing re

Will the proposed STI/TRA Project involve the demolition of existing u  
exist, or (2) there have been dwelling units restricted to lower-income l  
the application?

- (24)** Applications requesting AHSC Program funding for Program Costs must also de

- (A)** Applicant(s) certifies that the Program Costs are infeasible without AHSC P funds.

(25) Applicant(s) acknowledges that all proposed AHSC Project components are sub 24).

(26) Applicant(s) certifies to demonstrate that outreach and education on reducing po Developments.

The resident services team will provide outreach and education on reducing pote referrals to up-to-date sources and coursework for more information.

Applicant(s) certifies to comply with the Americans with Disabilities Act (ADA), fa Violence Against Women Act (VAWA), requirements pursuant to MHP Guideline (27) persons with disabilities requiring the features of the accessible units in accorda 10337(b)(2), as may be amended and renumbered from time to time). The Appli local accessibility requirements are met.

Affordable Housing Development and Housing Related Infrastructure componen (28) nonresidential structures to residential, dwelling units must be capable of accom for rural) per second for downloading and 20 megabits (10 megabits for rural) pe

- (A) Affordable Housing Development and Housing Related Infrastructure comp pathways, wiring, cables, and other necessary infrastructure extended to ea
- (B) For some rural areas, other technologies like fixed wireless, might offer the about their broadband internet infrastructure planning, as well as existing bi
- (C) Applicant(s) certifies to comply with high speed broadband internet service, of 5 years, free of charge to the tenants, and available within 6 months of th

In addition to the Threshold Requirements above, Applicant(s) acknowledge, un

§108 Application Process	Yes
§109 Legal Documents	Yes
§110 Reporting Requirements	Yes
§111 Performance Requirements	Yes
§112 Defaults and Cancellations	Yes

End

## Threshold Requirements

102 through 105, to be eligible for AHSC Program funding, an application shall demonstrate to the

emissions through fewer vehicle miles travelled (VMT), pursuant to the most recent AHSC Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting calculator tool, described in the AHSC Application, displaying VMT and GHG reductions for

Yes

re applicable Sustainable Community Strategy (SCS), as confirmed by the Metropolitan on-MPO regions, as required by Public Resources code section 75210 et seq. The al SCS, or similar planning document that demonstrate a per capita reduction in VMT and

Yes

ove confirming consistency with SCS, or alternative planning §106(a).

Uploaded to HCD?

Yes

Planning Priorities established pursuant to Section 65041.1 of the Government Code.

Yes

d in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or provide passes with unlimited rides, the card or pass should have a minimum value of 40 these passes or cards may be paid for with AHSC funding pursuant to §103(b)(2).

Yes

the years. Each card or pass will have a minimum value of 40 average commute length rides a month

pass per restricted unit?

TRUE

Type of transit passes provided:

Free Transit Pass

Transit Passes (years)?

3

developments must certify that the development will be smoke free and demonstrate lease addendum.

Yes

s Smoke Free Housing lease addendum.

Uploaded to HCD?

Yes

with dedicated maintenance for at least two years. The grantee is ultimately responsible municipal ordinance assigns responsibility for their maintenance to adjacent property Urban Greening costs.

Yes

Urban heat island mitigation and energy conservation efforts

STI:

\$1,900,000

TRA:

\$0

Meets threshold requirement?

TRUE

comply with local, state, and federal design standards and requirements for all publicly owned and transit stations or stops.

Yes

environmental clearances including those required under the California Environmental Quality Act (CEQA). All applicable time periods for filing appeals or lawsuits have lapsed within 30 days of the date the clearance is shown through an Authority to Use Grant Funds document.

Yes

and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in the project description.

expenses prompted exclusively by rental and/or operating subsidies **prior** to the AHSC.

No

If Yes, enter date of "Authority to Use Grant Funds"

No

Negative Declaration date 11/1/22

Final EIR date

6/15/04

options and provide estimated/actual completion dates of all necessary environmental

Bay Block 2 EIR. On November 1, 2022, the Office of Investment and Infrastructure adopted a resolution. On January 24, 2023, the Board of Supervisors adopted an Office of Investment and Infrastructure Project Area. On February 3, 2023, the Mayor of San Francisco signed that resolution.

documents (e.g. Environmental Impact Report) or Notice of Exemption.

Uploaded to HCD?

Yes

Yes

If Yes, enter date of "Authority to Use Grant Funds"

6/24/10

Yes

Negative Declaration date 8/20/08

Final EIR date

N/A

options and provide estimated/actual completion dates of all necessary environmental

ve Declaration on August 20, 2008.

ard project is consistent with all applicable local rules, regulations, codes, policies, and plans. The Bay Street project is expected to be categorically exempt and complete by Spring 2023. Environmental Impact Report (EIR):

documents (e.g. Environmental Impact Report) or Notice of Exemption.

Uploaded to HCD?

Yes

015.16 "Authority To Use Grant Funds" or clarify the current form.

Uploaded to HCD?

Yes

Yes

If Yes, enter date of "Authority to Use Grant Funds"

7/29/10

Yes

Negative Declaration date N/A

Final EIR date

N/A

options and provide estimated/actual completion dates of all necessary environmental

exclusion. The NEPA Class of Action is Class II(c), Type 07 (Acquisition or Maintenance of applicable; Authority to use grant funds was granted as of 7/29/10, the date when the fare ent Program of the Metropolitan Transportation Commission.  
 on as a Class 1 project (§ 15301. Existing facilities) as it is a minor alteration of the interior of

es (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
015.16 "Authority To Use Grant Funds" or clarify the current form.	Uploaded to HCD?	Yes

approvals, excluding design review, have been granted.

ew, have been granted?

Yes

Comments
project received a Plan Amendment to the Transbay Redevelopment Project Area. This resolution is oval of the plan amendment for Transbay Block 2 by the Office of Community Investment and structure.
Board of Supervisors adopted the ordinance for the Transbay Block 2 Plan Amendment.
e of Community Investment and Infrastructure approval fo amendments to the Development rols and Design Guidelines for the project.
e of Community Investment and Infrastructure conditional approval for the schematic design of the ect. This is the design review component of the approvals.

Comments
e are no local land use approvals necessary in the public right of way.
project does not require local land use approvals; it is entirely within BART's jurisdiction to approve implement.

Comments
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asibility of the proposed project and its compliance with AHSC Program and application	Yes
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cially feasible as evidenced by documentation including, but not limited to, <b>Enforceable</b> d in the TCAC Regulations Section 10322(h)(10), project pro-forma, sources and uses documentation that is standard industry practice for the type of proposed Affordable	Yes
	Yes
prepared within one year of the application due date.	Uploaded to HCD? Yes

AHD and/or HRI project as stated at the "Dev Sources" sheet/tab.

it sources, plus Equity Investor if known at time of application.	Uploaded to HCD? Yes
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ype	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
			Rate	Type			
D		\$10,334,634					
	N/A	\$48,000,000	N/A	N/A	N/A	N/A	N/A
	N/A	\$1,633,754	N/A	N/A	N/A	N/A	N/A
		TOTAL (must equal STI Budget Amount)				\$59,968,388	

ed in higher than expected Project costs and provide a justification as to why these costs are

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2 non-AHSC STI funding commitments.	Uploaded to HCD?	Yes
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Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
			Rate	Type			
-HCD		\$1,581,119					
ed	N/A	\$558,741	N/A	Other	N/A	N/A	N/A
		TOTAL (must equal TRA Budget Amt)				\$2,139,860	

ed in higher than expected Project costs and provide a justification as to why these costs are

1 non-AHSC TRA funding commitments.	Uploaded to HCD?	Yes
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Debt Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
			Rate	Type			
-HCD		\$1,095,624	Transit Passes will not contribute to \$600k PGM cap.				
		TOTAL (must equal PGM Budget Amount)				\$1,095,624	

ed in higher than expected Project costs and provide a justification as to why these costs are

0 non-AHSC PGM funding commitments.	Uploaded to HCD?	N/A
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per of a particular component of the Project must demonstrate site control of the property  
§8316 with the additional requirement that the Applicant shall maintain site control

Yes

provide documentation, in form and substance reasonably satisfactory to the Department  
option, a disposition and development agreement, an exclusive right to negotiate with a  
as that the Applicant has some form of right to acquire or lease the Project property.

Department will require the execution and recordation of the Department's form lease rider  
around lessor, the ground lessee, the Department, and any other applicable parties. In all  
Project property.

Apply:

the Tribal Entity and the Project owner is for a period not less than 50 years; **and**  
acceptable in lieu of a title report

Option to Lease or Purchase

Most recent document execution date 3/29/23

	Term	Annual Payment
	65 to 75 years with option to extend to 99 years	\$1
Department of the Project.		
lease with the Office of Community Investment and Infrastructure.		
onstrate the form of site control indicated above.	Uploaded to HCD?	Yes
s old for the AHD Project.	Uploaded to HCD?	Yes

Describe below)

Most recent document execution date N/A

Department of the Project.		
and control of street right of ways within San Francisco. <input type="checkbox"/>		
jurisdiction.		
onstrate the form of site control indicated above.	Uploaded to HCD?	Yes

Most recent document execution date N/A



Development of the Project.		
Control letter, and Applicant has provided an executed agreement with BART.		
Demonstrate the form of site control indicated above.		Uploaded to HCD? <input type="checkbox"/> Yes

At two projects that are similar to each proposed AHSC Capital Project (AHD, HRI, STI, <b>Operating as the Developer of that Project component</b> , during the <b>ten</b> years preceding the project, to meet the Applicant experience requirements, documentation of the Principal's relevant experience and evidence described in the previous sentence.	Yes
--	-----

Applicant will demonstrate site experience (as detailed above) by using the past experience of work completed of a project that can provide an executed agreement with that specific Locality or transportation agency non-project for which funding is sought, thereby demonstrating that the Locality or project is an AHSC Capital Project.

App due date	4/4/23
--------------	--------

California				Completion Date	10/19/2021	
46	Number of units	152	Units per Acre	134	Commercial (square feet)	4,398
19% 3BR, 1% 4BR, and 1% 5BR, a childcare center, and a community art space. 25% of the units are for people experiencing homelessness. This is a modular construction project.						

California				Completion Date	4/25/22	
94	Number of units	145	Units per Acre	407	Commercial (square feet)	0
Applicant has recently completed affordable housing developments.						
Recently completed affordable housing developments.					Uploaded to HCD?	Yes

30 & 45 STI Capital Project	
Mission Corridor <input type="checkbox"/>	
MTA	Completion Date
	6/30/14

/Sickles. As part of this effort TSP equipment was installed at 60 intersections of this 7-mile

n Bruno Potrero Cor

MTA

Completion Date

6/30/15

his effort TSP equipment was installed at 15 intersections of this 1.25-mile segment of the 9 San  
ns on San Bruno between Jerrold and Sunnydale, as well as the portion of 11th Street between

n 4th St. to Embarca

ancisco Public Works

Completion Date

2/17/21

portion of the Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan approved in  
ong Folsom Street, from Second to Spear. Streetscape elements included wide, tree-lined sidewalks; rain  
uts at key intersections; crosswalk enhancements; traffic calming; light fixture upgrades and street repaving.

Francisco Public Works

Completion Date

8/1/18

fety of people walking and biking on Polk Street, as well as the efficiency of transit on the corridor, which  
way, the improvements along Polk between Beach and McAllister Streets included new bus bulb-outs, bus  
nes, green roadway level bike lanes, sewer replacements, landscaping and irrigation, sidewalk widening,

ay Area Rapid Transit District (BART)

Completion Date

1/31/23

the procurement of new rail cars, BART's first replacement rail cars were delivered. As of January 2023, BART has delivered 10 new rail cars as part of an overall program to not only replace but expand its fleet.

#### Unit (DMU) Vehicles

Bay Area Rapid Transit District (BART)	Completion Date	5/31/18
<p>ch extension. The vehicles include a variety of amenities including high-back seats, six digital signs (with real-time / destination signs, and modern climate control systems. Project Cost: ~\$65M.</p>		
<p>ents funded by AHSC is not a public entity, an executed certifying the satisfactory completion of similar infrastructure</p>	Uploaded to HCD?	N/A

#### BART Station TRA Capital

	Completion Date	4/1/18
<p>LED fixtures and installation of new single and dual head light poles in both parking lots and newly renovated</p>		

#### Station Improvements

	Completion Date	3/1/17
<p>, wayfinding, pedestrian-scale lighting, and continuous canopies along the bus intermodal that serve as bus</p>		
<p>ents funded by AHSC in not a public entity, an executed certifying the satisfactory completion of similar infrastructure</p>	Uploaded to HCD?	N/A

ects similar to the proposed PGM in scope and size, which have been completed by the

Unsel	Operating entity name	Eviction Defense Collaborative	
Eviction Defense Collaborative		Completion Date	3/1/23
<p>an eviction matter, emergency rental assistance, tenant subsidies and advocacy for those facing</p>			

ar successful programs.

dedicated to eviction prevention, processing 99% of all the eviction notices filed in the city. EDC's agency rental assistance and subsidies for those at risk of eviction and displacement, and advocacy 9, EDC has served as the lead partner with the City of San Francisco for the implementation of SF's full scope legal representation in an eviction matter. In this role, EDC coordinates and oversees em.

	Development entity name	San Francisco Bicycle Coalition	
Francisco Bicycle Coalition		Completion Date	1/1/23
<p>r refurbishing reclaimed bikes and distributing them to community members at no cost. Working th individual low-income community members, we ensure that each recipient receives a well-fitting other equipment to keep them and their bikes safe. Recipients also receive high-quality bicycle followup services, such as community rides and additional mechanical support.</p>			

ar successful programs.

cles at no cost to low-income members of the community. Starting with bike maintenance skill-share rward program. As these efforts grew, the program focused on the city's Equity Priority ted huge barriers to street safety, active transportation, and practices for healthy living. Continuing cluding BMAGIC, Young Community Developers, Excelsior Strong, Downtown Streets Team, and esources, and bike safety education to well over 1,000 residents.

recently completed programs.	Uploaded to HCD?	Yes
------------------------------	------------------	-----

ect, or the real property on which the Project is proposed may not be party to or the ally affects the feasibility of the Project. Further, the Applicant(s) shall disclose and ect or the Property which affects or potentially affects the feasibility of the Project.

Yes

he application deadline set forth in the NOFA. Any demolition operation conducted under r is structurally unsound and in danger of imminent collapse is exempt from this

Yes

Qualifying Transit, respectively, must be serving the Transit Station/Stop at the time of the Transit Station/Stop by the time a certificate of occupancy is provided. For all Project connected by a pedestrian access route no greater than 0.50 miles at the time of certificate of occupancy, the Transit Station/Stop may be included as part of the project STI/TRA if a certificate of occupancy is provided.

Yes

California Law (CA Gov Code Sec. 7260-7277).

Yes

Chapter 16, commencing at Section 7260, and Title 25 CCR, Subchapter 1, Chapter 6,

No

**is not required.** "N/A" or "Vacant Land" is not sufficient.

in the current lot. Thus, no relocation is required.

Project is located must be in substantial compliance by the date of award recommendation. The housing element is in substantial compliance as demonstrated by a letter from the jurisdiction within the time frames required by Section 65588 of the Government Code includes that Section 65580, of Chapter 3 of Division I of Title VII of the Government Code. A jurisdiction's website. Projects located on Trust Land, as defined under Indian country, **under Indian country, are exempt from this requirement.**

Yes

Department review of their housing element at the time of award and jurisdictions which are not in compliance at the time of award, shall both be deemed to be in a presumptive state of presumptive substantial compliance shall include conditions in their respective standard housing element must have received a final housing element certification letter from the Department.

Housing element in substantial compliance with **Art.10.6 (§65580) Ch. 3 Div. 1 of Title 7**

Yes

[HCD's website.](#)

Uploaded to HCD Portal?

Yes

must at the time of application, have submitted their housing element annual progress report for the current and prior year.

Yes

Yes

Annual progress reports as required by Government Code section 65400 to the State of California

Yes

Adaptation measures as described in Section 107 Narrative Based Policy Scoring (b).

Yes

or component thereof will not result in loss or conversion of agricultural or other working  
 gnated as Agricultural Land according to the California Department of Conservation's  
 Farmland Finder). An exemption to the FMMP designation may be allowed for applications

Yes

cultural or other working lands, or natural resource lands for other uses according the  
 bsite?

Yes

ithin land designated as agricultural land per FMMP tool.

Uploaded to HCD?

Yes

ultural or other working lands, or natural resource lands for other uses according the Dept.

Yes

cultural or other working lands, or natural resource lands for other uses according the  
 bsite?

Yes

ments and Housing Related Infrastructure Capital Projects must also demonstrate to the

st meet the underwriting standards in the UMRs and MHP Guidelines Section 7312.

Yes

d Infrastructure, or both are infeasible without AHSC Program funds, and other committed

Yes

and requiring the demolition of existing residential units are eligible only if the number of  
 the demolished structures, with equal or greater affordability. The new Affordable Units  
 project meeting the requirements of the UMRs Section 8303 (b).

Substantial Rehabilitation and requiring the demolition of existing residential units that  
 ed structures where it determines that such approvals will substantially improve the  
 policy objective, as long as the reduction does not result in more than 25 percent fewer

abilitation and requiring the demolition of existing residential units?

No

abilitation and requiring the demolition of existing residential units that result in a number

No

both Capital Project(s) involves the demolition of existing units that are affordable to lower-income  
 ed units, comparable in size, of equal or greater affordability and equal to or greater than the  
 ss to transit and include first right of return to displaced residents.

fordable to lower-income households?

No

nt is consistent with State and Federal Fair Housing requirements including duties to

with all applicable state and federal law, including, without limitation, the requirements of Americans with Disabilities Act of 1990; the Fair Housing Act; the Fair Housing Act; the Unruh Civil Rights Act; GC Section 11135; Rehabilitation Act of 1973 Section 504; 24 CFR Part 100, 24 CFR Part 8, and 28 CFR Part 35)?

Yes

Mixed Use Development in the case that non-residential uses are included, are powered by zero-emission generators are AHSC Eligible Costs. Projects required to include fossil fuel and most renewable technology first, starting with gaseous fuel (e.g., RNG, NG, LPG), and ensure that procurement, site preparation, installation, or operation of such units is not an

with no connections to natural gas infrastructure as described above?

Yes

Mixed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through natural gas infrastructure.

Uploaded to HCD?

Yes

Infrastructure, Transportation Related Amenities, or both must satisfy all the following:

If a local agency, is required for the Project, the application must include a statement from that agency that the Transportation Related Amenities Capital Project(s) is consistent with all applicable local rules and regulations of that entity.

If a local agency, required for the STI Capital Project?

Yes

If a local agency, required for the STI Capital Project is consistent with all applicable local rules, regulations, and policies enforced or implemented by that entity.

Uploaded to HCD?

Yes

If a local agency, required for the STI Capital Project involves the demolition of existing units that are replaced by new units, the replacement of demolished units, comparable in size, of equal or greater affordability, and located within comparable access to transit and include first right of return to displaced residents.

These Guidelines apply to Sustainable Transportation Infrastructure or Transportation Infrastructure that includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower-income households, or (2) residential dwelling units restricted to lower-income households that have been vacated or demolished

residential units?

No

units which (1) residential dwelling units affordable to lower income households currently in use, or (2) residential dwelling units restricted to lower income households that have been vacated or demolished within the five year period preceding

No

Demonstrate to the satisfaction of the Department all the following:

Program funds, and other committed funds are not being supplanted by AHSC Program

Yes

ject to all applicable codes, including the California Building Standards Code (CCR, Title

Yes

potential health impacts of air pollution will be provided to residents of Affordable Housing

Yes

potential health impacts of air pollution to AHD residents through online and paper materials, as well as

air housing, nondiscrimination, Pet Friendly Housing Act, physical accessibility, and  
as Section 7314 (a)-(d). Projects must also provide a preference for accessible units to  
nce with TCAC regulations (California Code of Regulations (CCR), Title 4, Section  
cant or Developer of the Project must ensure that any other applicable federal, state, and

Yes

its involving new construction, acquisition and Substantial Rehabilitation, or conversion of  
modating broadband internet service with at least a speed of 100 megabits (50 megabits  
er second for uploading.

ponents must provide a conduit from the public right of way or property line and provide  
ach unit and public common space to provide a broadband internet connection.

highest caliber connection. All Applicants should consult with their local jurisdictions  
roadband internet service providers in the area.

with speeds listed above must be made available to each Restricted Unit for a minimum  
re AHD's placed-in-service date.

Yes

nderstand, and agree to comply with the following sections of the 2023 AHSC Guidelines.

of Document



Quantitative Policy Scoring – 52 Points Maximum

Total Quantitative Self Score 44.997

(a) Active Transportation Improvements §107(a) - 14 Points Maximum10

(1) Length of Context Sensitive Bikeways (PAM) - 3 points maximumSTI and TRA Quantification Form3

(A) 3 points for at least one (1.0) lane mile

(B) 1 point for at least one half (0.50) lane mile

Class 1 Bikeways		Class 2 Bikeways		Class 3 Bikeways		Class 4 Bikeways	1.700	Total Context Sensitive Bikeway Mileage	1.700
------------------	--	------------------	--	------------------	--	------------------	-------	---	-------

File Name	AHSC-funded STI and TRA Quantification Form	Complete the AHSC-funded STI and TRA Quantification Form identifying the locations, AADT, and Speed Limit of all STI and TRA components that are to be funded by the AHSC program funds.	Uploaded to HCD?	Yes
-----------	---	--	------------------	-----

(2) Will the Project expand an existing bicycle network? The new Context Sensitive Bikeway funded by AHSC must have an entry point within the Project Area and directly intersect with an existing bikeway as a way to connect to the existing bike network. The existing bikeway and bikeway network does not have to be comprised of Context Sensitive Bikeways. - 2 point maximum

Yes

2

File Name	Bicycle Network Connectivity	Identify at least one location where the new AHSC-funded Context Sensitive Bikeway directly intersects with an existing bikeway on the Project Area Map (PAM).	Uploaded to HCD?	Yes
-----------	------------------------------	--	------------------	-----

(3) Length of AHSC-funded Safe and Accessible Walkways (PAM) - 3 points maximum3

Total length (in linear feet) of STI new or replaced sidewalks and TRA sidewalks improved:

(A) 3 points for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 2,000 feet of continuous Safe and Accessible Walkway.

(B) 1 point for repairing or constructing sections of sidewalks, walkways, or ramps that create more than 1,000 but at or less than 2,000 feet of continuous Safe and Accessible Walkway.

Safe and Accessible Walkways - length (in feet) of new or replaced sidewalk, walkways, or ramps	4,600
---	-------

(4) New pedestrian facilities - 2 point maximum

Will the Project create at least 1,000 linear feet of new pedestrian facilities where none exist at the time of application submission?

No

0

(5) Projects that improve existing transit routes that serve the community around the AHD. - 4 points maximum (two points for each strategy).2

The AHSC-funded improvements must improve service for a transit route that serves at least one (1) stop or station inside the Project Area. The improvement to the transit route need not be wholly inside the Project Area, but the Project's effects to improving reliability and/or speed inside the Project Area should be evident.

Projects improve a local bus service by at least one (1.0) Lane Mile by implementing any (or a multiple) of the following:

(A) At least one (1.0) Lane Mile of a Bus Only Lane that includes prohibition of private vehicles or High Occupancy Toll (HOT) Lanes that are in effect at least eight (8) hours a day, at least five (5) days a week.	No
(B) Installation of new off-board fare collection kiosks or machines along all stops for one (1.0) consecutive Lane Mile.	No
(C) Installation of new at-grade boarding infrastructure along all stops for one (1.0) consecutive Lane Mile.	No
(D) Installation of at least four (4) bus bulb-outs that eliminate the need for buses to pull out of the general flow lane along one bus route in the Project Area.	No
(E) Installation of new or upgraded Transit Signal Priority hardware and software along all signals for one (1.0) consecutive Lane Mile.	Yes
(F) Installation of at least five (5) new bus shelters where none currently exist at least five stops along one bus route in the Project Area.	No
(G) Procurement of at least one new ZEV transit vehicle that allows the provider to modify published schedules that will achieve headways of 15 minutes or less during peak hours or reduce peak hour existing headways by more than 10 minutes.	No

File Name	Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(b)(5) along the one transit route. If improving two transit routes, provide one map for each of the routes.	Uploaded to HCD?	Yes
-----------	----------------------------------	--	------------------	-----

(b) Green Buildings and Renewable Energy §107(b) - 3 Points Maximum3

(1) Green Building Status - 3 points

Construction Type:	Residential Construction
Green building status beyond State mandatory building code requirements as verified:	Green Point Rated New Construction: Gold

File Name	Green Building Status	Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Uploaded to HCD?	Yes
-----------	-----------------------	--	------------------	-----

(c) Housing and Transportation Collaboration §107(c) - 10 Points Maximum8

(1) STI Funds Requested as percentage of Total AHSC Requested - 6 points maximum

AHD & HRI Requested:	\$28,000,000	STI Requested:	\$10,334,634	Total AHSC Funds Requested:	\$41,011,377	STI % of Total AHSC Requested:	25%	6
----------------------	--------------	----------------	--------------	-----------------------------	--------------	--------------------------------	-----	---

(2) Project which invest at least \$1,500,000 or five (5.0%) percent of total AHSC funding request (whichever is the lower amount) in Transportation Related Amenities at or along the side of block face(s) that include a Transit Station or Stop within the Project Area. - 2 points maximum

TRA Req:	\$1,581,119	TRA (Transit Station or Stop) Requested:	\$1,581,119	Total AHSC Funds Requested:	\$41,011,377	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	4%	TRA % of Total AHSC Requested:	4%	2
----------	-------------	--	-------------	-----------------------------	--------------	--	----	--------------------------------	----	---

(3) Projects which provide documentation that their site is: - 2 points maximum0

(A) Within environmentally cleared High Speed Rail Station Planning Area

Is Project Area within environmentally cleared High Speed Rail Station Planning Area?	No
---	----

(B) Funding the construction of community-identified components:

Has the proposed Project received funds from another California Strategic Growth Council (SGC) Program?	No
---	----

(C) Utilizing Publicly-Owned Land:

Is Project to be developed on land designated as Excess Land (EO N-06-19) or any land declared surplus by a local agency? Projects developed on land donated by or leased at a discounted rate from a transit agency are also eligible for these points.	No
--	----

(d) Location Efficiency and Access to Destinations §107(d) - 3 Points Maximum2.997

(2) Location Efficiency to Key Destinations (PAM) - For TOD Project Areas and ICP Project Areas each type of Key Destination is worth one third (0.333) of a point. For RIPA Project Areas each type of Key Destination is worth one half (0.50) of a point. (for each item below, answer Yes or No as to if these Key Destinations are within 1/2 mile of the AHD)

(A) Market or Grocery store (SNAP Retailer)

Yes

(B) Food Bank

Yes

(C) Medical clinic

No

(D) Licensed childcare facility

Yes

(E) Pharmacy

Yes

(F) Park accessible to the general public

Yes

(G) Community Center

Yes

(H) Public library

Yes

(I) Public elementary, middle, high school, non-profit university or non-profit junior college

No

(J) Bank, or credit union

Yes

(K) Post Office

Yes

AHSC R6

Page 75 of 88

Quantitative Policy Scoring

Transbay Block 2 Family Quantitative Policy Scoring §107 App AHSC0001033

V11/30/23

(e) Funds Committed §107(e) - 4 Points Maximum

4

Points will be awarded for applications demonstrating committed funding for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: the amount requested from the AHSC Program, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits.

Does Applicant meet the above requirements?

TRUE

(f) Prohousing Designation §107(f) – 3 Points Maximum

2

(1) Projects located in jurisdictions that have received a “Prohousing designation” as certified by the Department by the application due date. - 3 Points Maximum

Is Project located in a jurisdiction that have received a “Prohousing designation” as certified by the Department and by the application due date?

No

(2) Projects located in jurisdictions that have applied for a “Prohousing designation” from the Department. - 2 Points Maximum

Has the jurisdiction of the proposed Project applied for a “Prohousing designation” from the Department?

Yes

The prohousing application must be received by the Department before the application due date and the jurisdiction must have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program, and have at least three of the following policies in place:

(A) Projects located in jurisdictions with policies that involve meaningful actions towards Affirmatively Furthering Fair Housing pursuant to GC Section 8899.50, including, but not limited to, rezoning higher density in Higher Opportunity Areas, prioritizing funding in Higher Opportunity Areas or areas of concentrated poverty or lower opportunity, place-based (e.g., acquisition/rehabilitation, infrastructure improvements, enhancement of community amenities and resources) or displacement strategies in areas of concentrated poverty, lower opportunity or high displacement risk.

No

(B) Projects located in jurisdictions permitting missing middle housing uses (e.g., triplexes and fourplexes) by right in existing low-density, single family residential zones or increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law (e.g., permitting more than one ADU or JADU per single-family lot) and Government Codes sections 65852.21 and 66411.7.

No

(C) Projects located in jurisdictions with density bonus programs which exceed statutory requirements by 10 percent or more.

No

(D) Projects located in jurisdictions that are reducing or eliminating parking requirements for residential development as authorized by GC Sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of GC Section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to GC Section 65915, subdivision (p).

Yes

(E) Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.

No

(F) Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower Income households.

No

(G) Projects located in jurisdictions that zone more sites for residential development or zoning sites at higher densities than is required to accommodate 150 percent of the minimum Regional Housing Needs Allocation for the Lower-Income allocation in the current housing element cycle.

No

(H) Projects located in jurisdictions with measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on street parking for bikes; transit-related improvements; or establishment of carshare programs.

No

(I) Projects located in jurisdictions that have established pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.

No

(J) Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents and Projects located in jurisdictions that have documented practice of streamlining housing development at the Project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, Sections 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, Section 65457; Cal Code Regs., tit. 14, Sections 15303, 15332; Pub. Resources Code, Sections 21094.5, 21099, 21155.2, 21159.28).

Yes

(K) Waiver or significant reduction of development impact fees for residential development.

No

(L) Establishment of local housing trust funds or collaboration on a regional housing trust fund.

Yes

(M) A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.

No

File Name

Pending Prohousing Designation

Provide evidence that the jurisdiction applied for a “Prohousing designation” from the Department and that the jurisdiction have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program.

Uploaded to HCD?

Yes

(g) Anti-Displacement Activities §107(g) - 4 Points Maximum

4

(1) Projects that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed below, as supported by an assessment of housing needs and displacement vulnerability.

Please see Guidelines for the "Assessment" and the "Commitment Letter" requirements.

# of Activities to be implemented

1

(A) Projects may select up to two activities listed below. These activities must be implemented by an independent non-profit or locality with dedicated Program Cost (PGM) funding of a minimum \$150,000 per activity:

(i) A non-profit and/or Locality developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan

No

(ii) A non-profit and/or Locality implementing a policy or action identified in a previously-adopted Anti-Displacement Plan that is not listed below

No

(iii) A non-profit and/or Locality implementing a policy identified in an existing Community-Driven, Neighborhood-Scale Anti-Displacement Plan

No

(iv) A non-profit and/or Locality developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers

No

(v) A non-profit and/or Locality developing or implementing a process for data collection, monitoring, & tracking systems related to the causes of displacement (e.g. rental property registry, landlord licensing, local eviction tracking, or a speculation watchlist)

No

(vi) A non-profit and/or Locality developing or implementing eviction prevention and landlord anti-harassment programs

Yes

(vii) A non-profit and/or Locality developing or implementing rental assistance programs

No

(viii) A non-profit and/or Locality developing a Neighborhood Leadership Development Program for stakeholders within the project community

No

(ix) A non-profit and/or Locality developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area

No

(x) A non-profit and/or Locality developing or operating a Community Land Trust or Land Banking activities

No

File Name

Assessment Housing Needs

Applicants are required to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.

Uploaded to HCD?

Yes

File Name

Commitment Letter workplan

All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented.

Uploaded to HCD?

Yes

File Name

Assessment Supporting Documents

Optional: Applicants and partners are permitted to provide their own existing Anti-Displacement Assessment, if it addresses the requirements described in Section 107 Quantitative Policy Scoring (g)(1). Applicants and partners are also permitted to provide information or data from reputable local sources, like the locality’s Housing Element, to respond to the provided Assessment template prompts. Any alternative assessments or source documentation should be provided.

Uploaded to HCD?

N/A

(h) Local Workforce Development and Hiring Practices Maximum §107(h) - 3 Points

3

(1) Projects that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within Priority Population census tracts or Low-Income Households. 1.5 points per strategy

Choose from the following AHSC workforce development strategies:

# of Strategies

2

(A) Partnership with a Workforce Development organization or a Workforce Development Board.

Yes

File Name

Workforce Strategy A

Partnership with a Workforce Development Organization: If pursuing Workforce Strategy A (Section 107 Quantitative Policy Scoring (h)(1)(A)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.

Uploaded to HCD?

Yes

(B) Project is bound by a Skilled and Trained Workforce Commitment.

No

(C) Projects that have developed a Project Labor or Community Workforce Agreement.

No

(D) Projects that are located in jurisdictions with Local Hire Ordinances.

Yes

File Name

Workforce Strategy D

Local Hire Ordinances: If pursuing Workforce Strategy D (Section 107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.

Uploaded to HCD?

Yes

(i) Housing Affordability §107(i) - 5 Points Maximum

5.00

(1) For rental Affordable Housing Developments, the following shall apply:

AHSC R6

Page 76 of 88

Quantitative Policy Scoring



V1 1/30/23

- Points will be awarded based on the percent of total units restricted to ELI households as follows:

- |                                     |        |      |
|-------------------------------------|--------|------|
| Extremely Low Income (ELI) Units    | 46     | 3.00 |
| Total AHD Units                     | 184    |      |
| ELI Units as a % of Total AHD Units | 25.00% |      |

- |   |        |      |
|---|--------|------|
| Three-bedroom or larger units to Extremely Low Income or Very Low-Income households | 37     | 2.00 |
| Total AHD Units   | 184    |      |
| Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units                 | 20.11% |      |

## 3

- Please see Guidelines for items that should be included in the proposed workplan:

Programs proposed under this section must fall under one of these four categories to be eligible for points.

- (D) Tenant Legal Counseling: Programs that provide legal advice and education to renters on their rights as a tenant and access to programs to help reduce risks of evictions and displacement. Section 103(b)(1)(A) applies.

Which, above program, category will the applicant(s) choose from to propose the AHSC-funded Program (PGM) (A)

Program Name	San Francisco Bicycle Coalition
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Non-profit organization name	San Francisco Bicycle Coalition
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File Name	AHSC funded pgm Commitment letter	If pursuing Section 107 Quantitative Policy Scoring (j), provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. Be sure to identify which category the proposed AHSC-Funded Program falls under. The proposed workplan should include the information outlined in Section 107 Quantitative Policy Scoring (j)(1).	Uploaded to HCD?	Yes
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End of Document

The narrative-based policy scoring section of the application will be scored **only** *for projects that meet threshold requirements listed in Section 106*.

For Narrative-Based Policy Scoring, applicants must provide responses to the questions and prompts outlined in the Narrative Prompts document. Please reference the Narrative Prompts document and rubric at the SGC AHSC Program Website for instructions, the specific questions to answer, and necessary application materials.

File Name	Narrative	Provide a response to each prompt as outlined in the <a href="#">Narrative Prompts document</a> . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Uploaded to HCD?	Yes
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The following is a summary of each section:

(a) Community Benefits & Engagement §107(a) - 6 Points Maximum

Community involvement and leadership are crucial to ensuring that both the principal objectives and co-benefits of the project respond to the true needs of the community. Taken together, the responses to the prompts will explain how local residents and community-based organizations were meaningfully engaged in developing the Project, especially those from Disadvantaged and Low-income Communities, and how the project addresses community-identified needs and promotes community health and well-being. **The prompts will ask applicants to address two main components: (1) Community Engagement and Leadership and (2) how the AHSC Project addresses community needs.**

File Name	Community Tracker	<a href="#">Provide a completed AHSC Round 7 Community Engagement Tracker.</a>	Uploaded to HCD?	Yes
File Name	Community Needs	Letter of support from local community-based, grassroots organization describing the community engagement process and how feedback from local residents was incorporated into the Project.	Uploaded to HCD?	Yes

(b) Climate Adaptation & Community Resiliency §107(b) - 5 Points Maximum

Communities will continue to experience effects of climate change in many ways, including increased likelihood of droughts, flooding, heatwaves, sea level rise, severe weather, and wildfires. Due to these effects, climate resiliency is a key part of planning and project implementation. The prompts will ask applicants to address how the risks posed from climate change and other environmental exposures will be reduced by strategies listed in the Climate Adaptation Assessment Matrix. The prompts will also ask how the Project will reduce the health risks of climate change and other environmental exposures including extreme heat, wildfires and smoke, air pollution from vehicle emissions, and more. Under this section applicants will fill out the Climate Adaptation Assessment Matrix.  
**Note:** If available, use localized climate impact projections.  
For tools to help assess general climate impacts, please visit [Cal-Adapt's Local Climate Snapshot tool](#).  
For adaptation tools, resources, strategies and case studies visit [State's Adaptation Clearinghouse](#).

File Name	Climate Matrix	<a href="#">AHSC Round 7 Climate Adaptation Assessment Matrix.</a>	Uploaded to HCD?	Yes
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(c) Collaboration & Planning §107(c) - 4 Points Maximum

Collaboration between local governments and housing and transportation providers is critical to create a project that ensures connectivity and responds to the day to day needs of the community. Taken together, the responses to the prompts of this section should outline how the proposed project brings together the efforts of local government, including housing and transportation agencies to achieve projects that improve efforts related to climate adaptation, health, housing, mobility, and safety. The prompts will ask applicants to address two components of this: (1) Local Planning Efforts and (2) Housing and Transportation Collaboration.

File Name	Local Planning Efforts	Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative.	Uploaded to HCD?	Yes
File Name	Site Plan	Provide the most current site plan.	Uploaded to HCD?	Yes
File Name	Future Engagement	<b>Optional:</b> Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Uploaded to HCD?	N/A

(d) Equity & Transformation §107(d) – 3 Points Maximum

As stated in the AHSC Program Overview, SGC is committed to achieving racial equity in its operations, investments, and policy initiatives and to achieving its vision that: All people in California live in healthy, thriving, and resilient communities regardless of race ([read more in the SGC Racial Equity Action Plan](#)). The AHSC Program encourages a holistic approach to community development and broader investments in neighborhoods. Under this section, the prompts will ask applicants to describe how the Project: 1) advances equity and 2) is either piloting new or innovative approaches or policies, leveraging existing resources in a new way, or shaping future projects in the nearby communities.  
[SGC Racial Equity Action Plan](#)

## Full list of Uploads

Per answers within  
Application

FILE NAME	FILE DESCRIPTION
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### HCD Excel Application

AHSC Application Workbook	AHSC Application Excel Workbook.	Included
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### Project Overview Sheet/Tab

Tax Credit Reservation Letter	If the Project has already received a tax credit reservation, upload documentation.	Not Applicable
Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Included
Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Not Applicable
Tribal Entity Waiver	Modifications or waivers as provided for in HSC Section 50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019)	Not Applicable
Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable
Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable
STI-TRA Agreement	STI-TRA agreement: If utilizing the experience of a Locality or Transportation Agency non-applicant for STI or TRA components an applicant must provide an executed agreement with that specific Locality or transportation agency non-applicant for the completion of the STI or TRA components of the AHSC Project for which funding is sought.	Not Applicable

App1 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
App1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included
App1 Org Chart	Applicant Organization Chart.	Included
App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included
App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included
App1 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Included

App2 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
App2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
App2 Org Chart	Applicant Organization Chart.	Not Applicable
App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Included
App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable
App2 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable

App3 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
App3 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
App3 Org Chart	See Applicant Documents worksheet.	Not Applicable
App3 Signature Block	See Applicant Documents worksheet.	Not Applicable
App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable
App3 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable

App4 Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
App4 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
App4 Org Chart	Applicant Organization Chart.	Not Applicable
App4 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable
App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable
App4 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable

Joint Venture Agreement	Executed copy stating the terms of joint venture agreement.	Not Applicable
JV1 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
JV1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
JV1 Org Chart	Applicant Organization Chart.	Not Applicable
JV1 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable
JV1 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable
JV1 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable

JV2 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable
JV2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable
JV2 Org Chart	Applicant Organization Chart.	Not Applicable
JV2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable
JV2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable
JV2 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable

Owner Cert & Legal Disclosure	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
Owner OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included
Owner Org Chart	Owner Organization Chart.	Included
Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Included
Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Included
Owner Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable

MGP Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Included
MGP OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Included
MGP Org Chart	MGP Organization Chart.	Included



MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
MGP Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗

AGP1 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable	✗
AGP1 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable	✗
AGP1 Org Chart	AGP Organization Chart.	Not Applicable	✗
AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
AGP1 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗

AGP2 Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable	✗
AGP2 OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable	✗
AGP2 Org Chart	AGP Organization Chart.	Not Applicable	✗
AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
AGP2 Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗

MLLC Cert & Legal	<a href="#">Reference: Applicant Certification Worksheet.</a>	Not Applicable	✗
MLLC OrgDoc1, OrgDoc2, etc.	<a href="#">Reference: Entity Org Docs Worksheet.</a>	Not Applicable	✗
MLLC Org Chart	Manager of LLC Organization Chart.	Not Applicable	✗
MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
MLLC Tax-Exempt Status	Evidence of tax-exempt status from <b>IRS</b> and <b>FTB</b> for Corporations (Non-Profits Only).	Not Applicable	✗

AB1550	<a href="#">Applicable CARB Priority Population Benefit Criteria Tables.</a>	Not Applicable	✗
Project Area Map	Items marked with <b>(PAM)</b> in this application must be identified on the Project Area Map <b>(PAM)</b> and as outlined in the Project Area Mapping Guidance. This can include: mapping the Affordable Housing Development, Qualifying Transit, Active Transportation Improvements §107 Quantitative Policy Scoring(a)(1),(2),(3), & (4) ,Location Efficiency and Access to Destinations §107 Quantitative Policy Scoring(d)(1), and GHG Mapping components including: STI Improvements (e.g. bikeways, walkways, STI improvements to transit), traffic calming measures, and key destinations around STI improvements. <b>File must be submitted in a KML/KMZ format.</b>	Included	✓
Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Included	✓
Transit Service Schedule	Upload is the service schedule for Qualifying Transit only. All documentation transit service schedule supporting the transit service area. All transit service schedules should be uploaded to "Transit Service Schedule" as one document.	Included	✓
Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Included	✓
Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Not Applicable	✗
Onsite Energy Storage	Documentation certified by an energy consultant or architect.	Not Applicable	✗
STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Not Applicable	✗
TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Not Applicable	✗
Utility allowance	Schedule of utility allowances.	Included	✓
Article XXXIV Legal Opinion	Legal opinion regarding Article XXXIV, prepared in accordance with NOFA.	Included	✓
Article XXXIV Authority	Documentation of Article XXXIV Authority prepared in accordance with NOFA.	Included	✓

#### Threshold Requirements Sheet/Tab

SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Included	✓
SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Included	✓
AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
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.	Not Applicable	✗
HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Not Applicable	✗
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.	Not Applicable	✗
STI Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Not Applicable	✓
STI Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Included	✓
TRA Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓
TRA Auth to Use Grant Funds	For NEPA only, copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.	Included	✓
AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Included	✓
EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 4 permanent sources, plus Equity Investor if known at time of application.	Included	✓
EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 2 non-AHSC STI funding commitments.	Included	✓
EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 1 non-AHSC TRA funding commitments.	Included	✓
EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Not Applicable	✗
AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Included	✓
HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✗
STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Included	✓

Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Not Applicable	✗
Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✗
Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Not Applicable	✗
Past Exp PGM1, Past Exp PGM2	Provide documentation for the two recently completed programs.	Included	✓
Relocation Plan	Applicants must provide a Relocation Plan.	Not Applicable	✗
HE Determination letter	Provide HCD's determination letter.	Included	✓
AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Included	✓
AHD Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the AHD Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Not Applicable	✗
HRI Ag Infill	Applicants seeking an exemption to the FMMP determination must demonstrate that the HRI Project site qualifies as an Infill Site (as defined in Appendix A).	Not Applicable	✗
HRI Local Approvals	Statement from entity indicating the HRI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Not Applicable	✗
All Electric Design	Document affirming that the proposed Affordable Housing Development, or Mixed-Use Development in the case that non-residential uses are included, are powered entirely through electricity with no connections to natural gas infrastructure.	Included	✓
STI Local Approvals	Statement from entity indicating the STI Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Included	✓

#### Quantitative Policy Scoring Sheet/Tab

AHSC-funded STI and TRA Quantification Form	<a href="#">Complete the AHSC-funded STI and TRA Quantification Form</a> identifying the locations, AADT, and Speed Limit of all STI and TRA components that are to be funded by the AHSC program funds.	Included	✓
Bicycle Network Connectivity	Identify at least one location where the new AHSC-funded Context Sensitive Bikeway directly intersects with an existing bikeway on the Project Area Map ( <b>PAM</b> ).	Included	✓
Pedestrian Network Gap	<b>PAM</b> - Using the Project Area Map, identify the current gap in the pedestrian network (no path or sidewalk currently exists) of at least 1,000 linear feet that is to be completed by the AHSC program funding.	Not Applicable	✗
Local Transit Route Improvements	Provide maps and/or scopes of work identifying the proposed locations for the improvements to the local transit route identified in §107(b)(5) along the one transit route. If improving two transit routes, provide one map for each of the routes.	Included	✓
Green Building Status	Provide signed letter from a certified LEED Green rater, certified Green Point rater, or licensed engineer stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Included	✓
Housing and Transportation Collaboration	Provide evidence that the project is either utilizing publicly-owned land, part of a related Strategic Growth Council project, or located within an environmentally cleared High Speed Rail Station Planning Area as identified in Sec.107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in Section 107 Quantitative Policy Scoring(c)(3)(C).	Not Applicable	✗
Prohousing Designation	Provide certification from the Department (HCD) that the Jurisdiction has received "Prohousing designation"	Not Applicable	✗
Pending Prohousing Designation	Provide evidence that the jurisdiction applied for a "Prohousing designation" from the Department and that the jurisdiction have passed a resolution of their governing body authorizing application and participation in the Prohousing Designation Program.	Included	✓
Assessment Housing Needs	Applicants are required to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Included	✓
Commitment Letter workplan	All proposals in partnership with a non-profit or locality must provide a Commitment Letter and a proposed workplan describing how each program or activity will be implemented.	Included	✓
Assessment Supporting Documents	<b>Optional:</b> Applicants and partners are permitted to provide their own existing Anti-Displacement Assessment, if it addresses the requirements described in Section 107 Quantitative Policy Scoring (g)(1). Applicants and partners are also permitted to provide information or data from reputable local sources, like the locality's Housing Element, to respond to the provided Assessment template prompts. Any alternative assessments or source documentation should be provided.	Not Applicable	✗
Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing Workforce Strategy A (Section 107 Quantitative Policy Scoring (h)(1)(A)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Included	✓
Workforce Strategy B	Skilled and Trained Workforce Commitment: If pursuing Workforce Strategy B (Section 107 Quantitative Policy Scoring (h)(1)(B)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(B)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
Workforce Strategy C	Project Labor or Community Workforce Agreement: If pursuing Workforce Strategy C (Section 107 Quantitative Policy Scoring (h)(1)(C)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(C)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (Section 107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in Section 107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Included	✓
AHSC funded pgm Commitment letter	If pursuing Section 107Quantitative Policy Scoring (j), provide a commitment letter and a proposed workplan describing how each program or activity will be implemented. Be sure to identify which category the proposed AHSC-Funded Program falls under. The proposed workplan should include the information outlined in Section 107 Quantitative Policy Scoring (j)(1).	Included	✓

#### Narrative-Based Policy Scoring



Narrative	Provide a response to each prompt as outlined in the <a href="#">Narrative Prompts document</a> . The responses must be uploaded as a PDF and must follow the stated word counts. See Narrative Scoring Rubric document for guidance in completing Narratives.	Included	✓
Community Tracker	<a href="#">Provide a completed AHSC Round 7 Community Engagement Tracker.</a>	Included	✓
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.	Included	✓
Climate Matrix	<a href="#">AHSC Round 7 Climate Adaptation Assessment Matrix.</a>	Included	✓
Local Planning Efforts	Please provide a single PDF with the cover page of the plan and relevant pages of the plans referenced in the Local Planning Efforts Section. Please only include pages referenced in the narrative.	Included	✓
Site Plan	Provide the most current site plan.	Included	✓
Future Engagement	<b>Optional:</b> Submit supporting documentation to demonstrate future engagement with either a CBO or residents (i.e. any engagement plans, agreements, etc.). Can be included as part of the Community Needs upload if it is the same CBO.	Not Applicable	✗

#### Certification & Legal

Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Not Applicable	✗
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#### CARB GHG & Co-Benefits Quantification

AHSC 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.	Included	✓
<a href="#">GHG Affordable Housing Tab Inputs</a>	Signed letter from housing project developer documenting inputs in the Affordable Housing Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included	✓
<a href="#">GHG Transit Tab Inputs</a>	Signed letter from transit agency partner documenting inputs in the Transit Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template:	Included	If applicable
<a href="#">GHG Solar PV Tab Inputs</a>	Signed letter from licensed professional documenting inputs in the Solar PV Tab of the AHSC Benefits Calculator Tool and PVWatts Calculator results. Follow this link for specific requirements and template.	Not Applicable	If applicable
Bike Share Inputs	Signed letter from bike share partner committing to delivering the proposed bike share project and confirming that project specific inputs in the AHSC Benefit Calculator are correct: -Is bike share is electric (yes/no)? -Number of bike share trip per year in Year 1 and Year F -Average cost per trip -Explanation or calculation of how the expected number of trips was derived	Not Applicable	If applicable
Clean Mobility Option (CMO) Benefits Calculator Tool	If applicant is proposing shared mobility projects, submit a completed CMO Benefits Calculator Tool.	Not Applicable	If applicable
GHG Shared Mobility Inputs	Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Refer to the documentation requirements in the CMO Benefits Calculator Tool.	Not Applicable	If applicable

END OF DOCUMENT

152



Certification & Legal Disclosure

On behalf of the entity identified in the signature block below, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.

2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block.

3. The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the Project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):

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

5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project.

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Printed Name

Title of Signatory

Signature

Date

Legal Disclosure

For purposes of the following questions, and with the exceptions noted below, the term “applicant” shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project.

In addition to each of these entities themselves, the term “applicant” shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

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

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

Exceptions:

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

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

Civil Matters

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in past ten years ?

2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant’s business, or (b) the project that is the subject of the application?

3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant’s business, or (b) the project that is the subject of the application?

4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?

5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?

Criminal Matters

6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?

7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant’s business?

8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?

9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant’s business?

10. Within the past ten years, has the applicant been convicted of any felony?

11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant’s business?

12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?

Printed Name

Title of Signatory

Signature

Date

AHSC

Page 83 of 88

Certification & Legal

## Entity Organizational Documents

### Organizational Documents

The following is intended as a brief summary of legal documents commonly required to verify the legal authority of the private entity or entities applying to HCD for an Award of funds and does not apply to public applicants. Documents required to apply for funds (threshold requirements) are legally distinct from those required to enter into a standard agreement or to receive bonus points. For projects receiving an Award of HCD funds, additional documents, or corrections, may be required prior to execution of the Standard Agreement.

### Organizational Charts

Complete organizational charts are required for the Sponsor/Recipient, Borrower, MGP and AGP (if different from the Sponsor).

### Corporate Entities

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. Certificate of Good Standing must be dated 30 days or less from the application due date.

### Limited Liability Companies

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. Certificate of Good Standing must be dated 30 days or less from the application due date.

### Limited Partnerships

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**)  
Amended and Restated Limited Partnership Agreement  
Certificate of Good Standing certified by Secretary of State.

### Tribal Entity

Tribe Formation Documents (Constitution, Charters, etc.)  
Federal Register of Indian Entities Recognized (81 Fed Reg. 26826) if applicable  
BIA Federal Acknowledgment Petitioner List (CFR Section 83.1 of Title 25) if applicable  
Contact List maintained by the Native American Heritage Commission (GC Section 65352.3) if applicable

End of Document

Project information needed for the CARB AHSC Ben

Project Name  
HCD Project Application #  
Project County  
Project Area Type  
Developer Contact Name  
Developer Contact Phone  
Developer Contact Email  
AHSC GGRF Funds Requested (\$)  
Other GGRF Funds (\$)  
Other GGRF Funds Sources

Project information needed for the CARB AHSC Ben

Maximum stories  
Total Dwelling Units  
Restricted Dwelling Units  
Net Density (dwelling units/acre)  
Mixed-use Development?  
Total Residential Space (square feet)  
Total Mixed-use Space (square feet)  
Traffic Calming Measures?  
Residential Parking Spaces  
Unbundled Monthly Parking Income (\$)  
Dwelling Units Receiving Transit Passes  
Annual Transit Passes Value (\$)  
Duration of Funding for Transit Passes (years)

Benefits Calculator Tool at "Project Info" Worksheet, Cell reference at right if each item below.

Transbay Block 2 Family	Cell = E23
AHSC0001033	Cell = E24
San Francisco	Cell = E25
Transit Oriented Development (TOD)	Cell = E26
Sean Wils	Cell = E27
415.355.7100	Cell = E28
sean.wils@mercyhousing.org	Cell = E29
\$41,011,377	Cell = E31
no data provided at application	Cell = E32
no data provided at application	Cell = E33

Benefits Calculator Tool at "Affordable Housing Inputs" Worksheet, , Cell reference at right if each item

17	Cell = C20
184	Cell = C21
182	Cell = C22
220	Cell = C23
Yes	Cell = C24
182,713	Cell = C25
8,406	Cell = C26
Yes	Cell = C28
no data provided at application	Cell = C39
no data provided at application	Cell = C40
183	Cell = C45
\$645,624	Cell = C46
3	Cell = C47



n below.

Application Development Team (ADT) Support Form							V1 1/30/23		
Please complete the "yellow" cells in the form below and email a copy to: <a href="mailto:AppSupport@hcd.ca.gov">AppSupport@hcd.ca.gov</a> and <a href="mailto:AHSC@hcd.ca.gov">AHSC@hcd.ca.gov</a> . A member of the Application Development Team will respond to your request.									
Full Name:					Date Requested:			Application Version Date:	1/30/23
Organization:				Email:			Contact Phone:		
Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion			Urgency	ADT Status	Status Date
1									
2									
3									
4									
5									
6									
7									
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9									
10									