

Affordable Housing and Sustainable Communities Program (AHSC)

NOFA Round 8 (January 19, 2024)

Funding Application



CALIFORNIA STRATEGIC
GROWTH COUNCIL



State of California

Gavin Newsom, Governor

Business, Consumer Services and Housing Agency

Tomiquia Moss, Secretary

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

California Strategic Growth Council

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Department of Housing and Community Development (HCD)

Gustavo Velasquez, Director

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

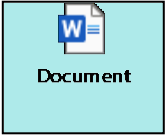
AHSC@hcd.ca.gov

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

Instructions

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.



Microsoft has recently added blocking of macros by default, if this happens when you open the application, please follow the instructions in the Word document added as an icon to the right (double-click to open).

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 at <https://www.hcd.ca.gov/grants-and-funding/programs-active/affordable-housing-and-sustainable-communities>

AHSC Round 8 applications will be accepted as set forth in the NOFA.

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

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 ALL yellow cells, failure to provide all information may disqualify your application from consideration or may negatively impact your point score.
"Orange" cells	are required 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.

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Project Overview

V1 1/19/24

HCD APP#: AHSC0001194

Project Area Type Integrated Connectivity Project (ICP) 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	\$105,948,607	\$18,500,000	62.20%	\$87,448,607
HRI	\$0	\$0	0.00%	
STI	\$9,238,445	\$9,038,445	30.39%	\$200,000
TRA	\$1,500,000	\$1,500,000	5.04%	\$0
PGM	\$706,608	\$706,608	2.38%	\$0
AHD & HRI Total	\$105,948,607	\$18,500,000	62.20%	\$87,448,607
STI & TRA Total	\$10,738,445	\$10,538,445	35.43%	\$200,000
Grand Total	\$117,393,660	\$29,745,053	100.00%	\$87,648,607

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:

Sunnydale Block 7

Address:

65 Santos Street

City:

San Francisco

Zip Code:

94134

County:

San Francisco

Latitude:

37.7110783

Longitude:

-122.4186885

Census Tracts:

6075060502

APNs

6311-011

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

Located in the Sunnydale HOPE SF Special Use District, Block 7 is bordered by Santos Street, Sunrise Way, Malosi Street, and the future publicly-accessible open space located at Block 4. Block 7 will contain a building consisting of 5 stories. The building will contain 89 dwelling units for low and very low-income families (88 restricted units, 1 manager unit) along with residential common spaces, including building lobbies, Management and Support Services Offices, Shared Laundry Room, Resident Community Lounge and Deck, a secure landscaped podium level courtyard, and secure bicycle and vehicular parking.

Sustainable Transportation Infrastructure (STI)

STI Project #1

Type of Project

Combination

Project Name:

Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP)
Project - Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization Project)

Address:

65 Santos Street

City:

San Francisco

Zip Code:

94134

County:

San Francisco

Latitude:

37.7110783

Longitude:

-122.4186885

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.)

Transit Signal Priority upgrades along the along six bus routes, including the 8-Bayshore, the 8AX Express, the 8BX Express, the 91 OWL, the 9 San Bruno and the 9 San Bruno Rapid. In all, 13 intersections will be upgraded with transit signal priority leading to faster, more reliable transit service and increased ridership.

The goal of the Sunnydale Transit Optimization Project is to reduce bus delays by installing five bus boarding bulbs to reduce transit travel times. The SFMTA will install five bus boarding bulbs that will result in faster, more reliable transit service along the 8 Bayshore, the 9 San Bruno and 91 3rd Street including regular, express and rapid service along these routes. Bus boarding bulbs will be located at Visitacion & Sawyer (IB); Visitacion & Schwerin (IB/OB); Visitacion & Rutland (IB/OB).

STI Project #2?

Yes

Type of Project

Bike

Project Name:

Sunnydale-Excelsior Park Connection - Class 1

Address:

2099 Sunnydale Ave,37°42'53.7"N 122°25'36.4"W

City:

San Francisco

Zip Code:

94134

County:

San Francisco

Latitude:

37.714921 N

Longitude:

122.426737 W

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.)

The bicycle project is located in the southwest corner of John McLaren Park and through Crocker Amazon Playground, both sites managed by San Francisco Recreation and Park Department. The project is comprised of 4 separate legs of two-way multi-use path/bikeway with a central spine connecting them all between the Gleneagles Golf Course entrance, and the La Grande Triangle near La Grande Playground in Crocker Amazon Playground. Along the central spine, a new crosswalk will be built at Sunnydale. An existing crosswalk at the intersection of Sunnydale and Persio will be improved. Currently no bikeways connect the Sunnydale housing area to existing bikeways on Persia and Geneva. These new bikeways would close those gaps and also connect to the planned bikeway in the Sunnydale HopeSF housing area, providing off-road connections to three densely populated neighborhoods. The legs include (going clockwise), the Persia Connection, linking Persia Ave bikeway at Sunnydale Ave to the spine, the Sunnydale-Bike Park Connection linking Sunnydale Housing to Glenealges entrance going

STI Project #3?

Yes

Type of Project

Walk

Project Name:

Mercy: On-Site Publicly Accessible Sidewalk

Address:

65 Santos Street

City:

San Francisco

Zip Code:

94134

County:

San Francisco

Latitude:

37.7110783

Longitude:

-122.4186885

Project Overview

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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.)

The Sunnydale on-site sidewalk improvements are part of a Master Infrastructure Plan Sunnydale Phase 3, which will realign, create new streets and pedestrian infrastructure in the neighborhood of Sunnydale to create greater accesibility and safety to the residents. In this Phase, Mercy Housing California will constuct sidewalks on both sides of the newly constructed streets: Santos Avenue, Blythedale Avenue, Sunrise Way, Velasco Avenue, and Sunnydale Avenue. These new sidewalks total approximately 4,750 linear feet. The AHD project site is directly bordered by the newly constructed Santos Street, Sunrise Way extension, and Brookdale extension.

Quantity of new or repaired **STI** facilities funded by AHSC

# of Transit Routes Improved	6	Crosswalks	2	ADA Curb Ramps	2	Overcrossings / Undercrossing	
Transit Vehicles		Transit Operations		Bikeshare infrastructure & operations			
EV Carshare infrastructure & operations		Other (Specify)		Other (Specify)			

Transportation-Related Amenities (TRA)

TRA Project #1 Select the primary transit mode supported by this TRA Local bus

Project Name:	Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization Project)	Address:	65 Santos Street						
City:	San Francisco	Zip Code:	94134	County:	San Francisco	Latitude:	37.7110783	Longitude:	-122.4186885

Description (include the general location and description of each TRA improvement) If components of this TRA project will be along the block face(s) that include a transit station or stop, indicate which components.

The goal of the Sunnydale Transit Optimization Project is to reduce bus delays by installing five bus boarding bulbs to reduce transit travel times. The SFMTA will install five bus boarding bulbs that will result in faster, more reliable transit service along the 8 Bayshore, the 9 San Bruno and 91 3rd Street including regular, express and rapid service along these routes. Bus boarding bulbs will be located at Visitacion & Sawyer (IB); Visitacion & Schwerin (IB/OB); Visitacion & Rutland (IB/OB).

TRA Project #2? No

TRA Project #3? No

Quantity of new or repaired **TRA** facilities funded by AHSC

Bus Bulb-Outs	5	\$5,430,000	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			\$1,500,000					

Program Costs (PGM)

Program Name:	Transit Passes for AHD Residents	Address:	65 Santos Street				
City:	San Francisco	Zip Code:	94134	County:	San Francisco	Proposed program type	Transit Passes

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 \$972 per year. 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.

No challenges were encountered in creating this PGM.

Program Costs in Project include 1) Program creation

PGM #2? Yes

Program Name:	San Francisco Community Land Trust (SFCLT)	Address:	65 Santos Street				
City:	San Francisco	Zip Code:	94134	County:	San Francisco	Proposed program type	Anti-displacement activities

Program Description

Project Overview

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SFCLT is a nonprofit organization that creates permanently affordable housing for those of low-to-moderate-income through the community ownership of land. Guided by the principles of anti-displacement and racial justice, SFCLT stabilizes neighborhoods and creates greater access to housing and homeownership opportunities particularly for BIPOC communities. SFCLT's work encompasses: program development, foreclosure intervention, rental to homeownership conversation, innovative workforce housing homeownership opportunities, fee-for-service programs, co-op education, CLTs, and workforce development.									
Who are the targeted users for the Program									
The incomes of our residents are all below 120% AMI and 73% of our residents are below 80% AMI and 50% below 60% AMI. Grant funds will be used towards supporting SFCLT's anti-displacement organizing activities as related to the work below.									
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 lack of longterm affordable housing point to a need for anti-displacement work. SFCLT fills this gap through being the largest city-wide Small Sites developer in San Francisco.									
Describe additional design challenges and development costs incurred to meet the requirements of the Program.									
None									
Program Costs in Project include 2) Expansion of existing programs to serve new populations									
PGM #3?									
Yes									
Program Name: WFD -- FACES SF Address: 65 Santos Street									
City: San Francisco Zip Code: 94134 County: San Francisco Proposed program type Workforce Development									
Program Description									
The FACES SF Workforce Program is located in the Visitacion Valley neighborhood. Since 2004, the Workforce Program has assisted San Francisco and Bay Area residents in acquiring the skills they need to enter the workforce or advance their careers. The Sunnydale Block 7 Workforce Development Partnership is aimed to expand training and employment support services for Sunnydale and Visitacion Valley residents, as well as residents throughout the San Francisco area including low-income populations who live in disadvantaged census tracts. FACES SF will offer comprehensive Job Readiness Training (JRT) through soft skills training/workshops and/or individualized services to prepare individuals to be personally effective at work. In addition, supportive services to assist residents in achieving economic stability and general well-being.									
Who are the targeted users for the Program									
Disadvantaged individuals near the project area. The program has historically served 60% women. The majority of clients served are people of color, and 80% of those served are low-income.									
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?									
At Sunnydale, the workforce development services are aimed to further the Workforce Development goals of the Sunnydale HOPE SF project, as outlined in the Interagency Workforce Memorandum of Understanding for Sunnydale HOPE SF project (Attached), as well as to provide additional training and employment services to residents. FACES SF will deliver workforce development services, referrals and other services to meet the needs, barriers, and interests of individual job seekers, who may benefit from all or a portion of the services available. FACES SF will utilize effective assessment and case management practices to determine and facilitate access to appropriate services, both in-person and virtual, based on the need of the									
Describe additional design challenges and development costs incurred to meet the requirements of the Program.									
None									
Program Costs in Project include 2) Expansion of existing programs to serve new populations									
PGM #4?									
Yes									
Program Name: San Francisco Bicycle Coalition Education Fund Address: 65 Santos Street									
City: San Francisco Zip Code: 94134 County: San Francisco Proposed program type Active Transportation encouragement and safety									
Program Description									
Through the Bike It Forward program, the San Francisco Bicycle Coalition has provided programming and distributed no cost bicycles and safety resources in this area since 2012. The program has served nearly 2,000 bicycle recipients in the last 12 years, now averaging over 300 bicycles distributed per year.									
The program has been active in San Francisco's southeast neighborhoods for years, offering these services for low-income, multilingual residents. Until 2021, the program maintained its bike shop in the Bayview-Hunters Point neighborhood, and the southeast has been the geographic area of greatest focus for the program. The program has partnered with many organizations in the southeast, including Young Community Developers, 100% College Prep, the Alice Griffith Apartments, and the Candlestick Point State Recreational Area.									
Who are the targeted users for the Program									
Low-income residents in San Francisco with primary education focus on those who speak English, Spanish, Cantonese and Tagalog									
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?									
AHSC Program funding will empower us to expand this program significantly in the southernmost area of the southeast, which will be extremely beneficial to new residents. With McLaren Park, and especially the McLaren Bike Park just off Sunnydale Avenue, there are many opportunities to develop healthy habits that promote family and community cohesion. This funding will enable us to provide ongoing wraparound bicycle services in order to have a deeper impact on more people. As we grow the program, we plan to establish a larger "community bicycle hub" that will, in addition to serving as a repair shop for the program and community, provide ongoing instruction in bike maintenance to open new career doors for participants. We will also									
Describe additional design challenges and development costs incurred to meet the requirements of the Program.									
None									
Program Costs in Project include 2) Expansion of existing programs to serve new populations									
PGM #5?									
Yes									
Program Name: Internet at the AHD Address: 65 Santos Street									

Project Overview

				V1 1/19/24			
City:	San Francisco	Zip Code:	94134	County:	San Francisco	Proposed program type	Internet Service
Program Description							
Provision of broadband internet to AHD residents at a minimum speed of 100 megabits per second for downloading and 20 megabits per second for uploading. The service will be provided free of charge to AHD residents for a minimum of three years, and it will be available within 6 months of the AHD's placed in service date.							
Who are the targeted users for the Program							
The targeted users are residents of the AHD who need broadband internet service for their work or schooling or recreational needs.							
What is the issue or need that the Program is attempting to address, and how will it successfully address this issue or need?							
With the proliferation of well paying work from home jobs in this post-covid landscape, it is absolutely essential that these low income AHD residents have access to fast and reliable internet. Job seekers can use the broadband internet to go on remote job interviews and search listings. The internet service will also help any residents who are doing remote schooling. All residents will be able to maintain stable video conferencing to achieve their goals in whatever stage of life they are in. Internet service is a major cost to low income residents, often surpassing the cost of their other utilities combined.							
Describe additional design challenges and development costs incurred to meet the requirements of the Program.							
No challenges were encountered in identifying this PGM scope. Internet access is a true necessity at this point.							
Program Costs in Project include							
1) Program creation							
PGM #6?							
No Use this "PGM #6" only for "OTHER" if your proposed program does not fall withing the program types listed in guidelines.							

Has the Applicant(s) applied, plan to apply, or been awarded other HCD program funds for this proposed Project?	No
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Utilizing Tax Credits?		4%									
Federal	Yes	Proposed equity investor contribution (\$)	\$49,778,608	Anticipated tax credit factor	\$0.9800						
State	No	Proposed equity investor contribution (\$)	\$0	Anticipated tax credit factor	\$0.0000						
Timeframe for applying for 4%Tax Credits		Proposed month	August	Proposed year	2024	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?
89	89	1.02	Acres	87	Per Acre	None	N/A	Permanent	Yes	No	No
Operating Subsidy?		Yes	HUD 811 Project?		No	Any type of demolition required?		No			
Number of buildings?		1	Total building(s) stories?		5	Number of elevators?		2	Total Homeownership square Feet?		0
Total Commercial square feet?		0		Total Residential Rental square feet?		84,399		Total Residential Non-rental square feet?		52,743	
Total Mixed-use Space (square feet)		0									
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::	03. 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?	N/A	
File Name::	04. 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?	Yes	

§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.		
Will the Application include the Locality or transportation agency responsible for the STI or TRA components as a joint application?		Yes
(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
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 the		
(A) 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

Project Overview

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- (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) Rental **AHD** during development through occupancy;
- 2) **HRI** and homeownership **AHD** during development through completion;
- 3) **STI** during development through operation; or
- 4) **TRA** during development through operation.

Applicant #1	Entity name	Mercy Housing California			
Eligible applicant type		Developer	Organization type	Non-profit Public Benefit Corporation	
File Name:	10. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes	
File Name:	10. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes	
File Name:	10. App1 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	Yes	
File Name:	10. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes	
File Name:	10. App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes	
File Name:	10. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes	
File Name:	10. App1 Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes	
File Name:	10. App1 TIN Form	Completed Government TIN form.	Uploaded to HCD?	N/A	

Applicant #2	Entity name	City and County of San Francisco			
Eligible applicant type		Locality	Organization type	Public Agency	
File Name:	11. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes	
File Name:	11. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A	
File Name:	11. App2 Org Chart	Applicant Organization Chart.	Uploaded to HCD?	N/A	
File Name:	11. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes	
File Name:	11. App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	N/A	
File Name:	11. App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A	
File Name:	11. App2 Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	N/A	
File Name:	11. App2 TIN Form	Completed Government TIN form.	Uploaded to HCD?	Yes	

Applicant #3	Entity name	N/A			
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Applicant #4	Entity name	N/A			
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Owner/Borrower	Entity name	Sunnydale Block 7 Housing Partners, L.P.			
File Name:	14. Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes	
File Name:	14. Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes	
File Name:	14. Owner Org Chart	MGP Organization Chart.	Uploaded to HCD?	Yes	
File Name:	14. Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes	
File Name:	14. Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes	
File Name:	14. Owner Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	Yes	
File Name:	14. Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A	

Managing General Partner	Entity name	Sunnydale Block 7 LLC			
File Name:	15. MGP Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes	
File Name:	15. MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes	
File Name:	15. MGP Org Chart	MGP Organization Chart.	Uploaded to HCD?	Yes	
File Name:	15. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes	
File Name:	15. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes	
File Name:	15. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A	

Administrative General Partner #1	Entity name	Related/Sunnydale Block 7 Development Co. LLC			
File Name:	16. AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes	
File Name:	16. AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes	
File Name:	16. AGP1 Org Chart	AGP Organization Chart.	Uploaded to HCD?	Yes	
File Name:	16. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes	
File Name:	16. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes	
File Name:	16. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A	

Administrative General Partner #2	Entity name	N/A			
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Manager of LLC	Entity name	Mercy Housing CalWest			
File Name:	18. MLLC Cert & Legal	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	Yes	
File Name:	18. MLLC OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	Yes	
File Name:	18. MLLC Org Chart	Manager of LLC Organization Chart.	Uploaded to HCD?	Yes	
File Name:	18. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Uploaded to HCD?	Yes	
File Name:	18. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Uploaded to HCD?	Yes	

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File Name:	18. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	Yes	

§101 AB-1550 Priority Populations

AB-1550 Priority Populations “Priority Populations” include residents of: (1) census tracts identified as disadvantaged by California Environmental Protection Agency per SB 535; (2) census tracts identified as low-income per AB 1550; or (3) a low-income household per AB 1550. See §VII.B of the GGRF Funding Guidelines for more information on the definitions. See the Priority Populations Maps for more information.

Priority Population maps

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

Project 10 digit census tract:	6075060502	Disadvantaged Community:	No	Low-Income Community:	Yes	Half Mile Buffer Communities	No	
File Name:	19. AB1550	Applicable CARB Priority Population Benefit Criteria Tables.					Uploaded to HCD?	Yes

§102 Eligible Projects

- (a) Applicant(s) acknowledges and certifies that the **Project Area** is the area which encompasses transit, housing, and destinations and is the area in which **Project** funds will be primarily focused. Each Project Area must:

Yes

- Be a contiguous circular area measured from any single point inside the parcel of the **AHD**. For **TOD Project Areas** and **ICP Project Areas**, the radius must be no
- (1) greater than a one (1.0) mile. For **RIPAs**, the radius must be no greater than a two (2.0) miles. Projects that are made up of **Scattered Sites** must choose a single point in any one of the **AHD** parcels of the applicant's choice;
- (2) Include at least one **Transit Station/Stop** consistent with the requirements set forth in (b)(1), (b)(2), or (b)(3) and is located no farther than one-half (0.50) mile from the **AHD** along a **Pedestrian Access Route**;
- If the **Pedestrian Access Route** is not already in place at the time of application, the **Applicant** must affirm that the route will be in place by the effective
- (A) date of the **AHD** certificate of occupancy. The **Sustainable Transportation Improvements (STI)** and **Transportation Related Amenities (TRA)** components of the **Project** can fund this improvement;
- (3) Include all AHSC-funded **Sustainable Transportation Improvements (STI)** and **Transportation Related Amenities (TRA)** components;
- STI** components (e.g., a bus-only lane, **Transit Signal Priority**, a bikeway, or sidewalk) may extend beyond the boundaries of the **Project Area**, but a pedestrian or cyclist entrance to the facility must be located within the **Project Area**. If making an **STI** improvement to a fixed route transit route that includes a portion outside the **Project Area**, there must be a **Transit Station/Stop** on that route within the **Project Area** at the time of application. If making an **STI** improvement to a **Flexible Transit Service**, the service area must include the **AHD**; and
- (B) **TRA** components must be wholly inside the **Project Area**.
- (4) Include one **AHD** and/or **HRI** and at least one of the following: **STI**, **TRA**, or **Program Costs (PGM)**;

File Name:	20. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with PAM in this application must be identified on the Project Area Map (PAM)" File must be submitted in a KML/KMZ format.	Uploaded to HCD?	Yes
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- The **AHSC Program** includes three eligible **Project Area Types**: 1) **Transit-Oriented Development (TOD) Project Areas**; 2) **Integrated Connectivity Project (ICP) Project Areas**, and 3) **Rural Innovation Project Areas (RIPA)**. The frequency of nearby transit is the primary differentiating requirement between each **Project Area Type**, as described §102(b)(1), (2), and (3).

Applicant(s) acknowledge that all **Projects**, regardless of **Project Area Type**, must demonstrate VMT reduction through fewer or shorter vehicle trips or through mode shift to transit use, bicycling, or walking within transit areas.

Yes

Projects should seek to integrate low-carbon transportation and affordable housing with an emphasis on providing benefits to **Disadvantaged Communities** or **Low-Income Communities**.

- Applicant(s) acknowledge that **ICP Project Areas** must include at least one (1) **Transit Station/Stop** that is served by the **Qualifying Transit** at the time of
- (2) application submittal. At the time of application it must not include a **Transit Station/Stop** that is served by **High Quality Transit** which is located within one-half (0.50) mile from the **Affordable Housing Development** along a **Pedestrian Access Route**;

Yes

File Name:	21. Transit Service Map	Provide the Published Transit Service Map of the Qualifying Transit line. Indicate the approximate location of the AHD on the map.	Uploaded to HCD?	Yes
File Name:	22. 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.	Uploaded to HCD?	Yes

§103 Eligible Costs

Applicant(s) acknowledges that The AHSC Program funds Capital Projects and eligible Program Costs within TOD, ICP and RIPA Project Areas consistent with requirements of §102(b)(1), (2), and (3).

Yes

§103 (a) Capital Projects

- (1) To be eligible for **AHD Eligible Costs**, **AHD Capital Projects** must:
- (A) Consist of one or more of the following:
- Note:** Re-syndication of an **AHD** is not an eligible **Capital Project**.

Select from Dropdown:

New Construction

Mixed Use Development? No

- Be located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements as defined in §102(b). The one-half (0.50) mile is to be measured from any point along the perimeter of the **AHD** parcel to the pedestrian entrance to a **Transit Station/Stop** along a **Pedestrian Access Route**. If the **Pedestrian Access Route** is not clearly identified in the submitted supporting documentation, additional clarification may be requested to substantiate compliance with requirements.
- (B)

Is **AHD** located within one-half (0.50) mile from a **Transit Station/Stop** that meets the **Project Area** transit requirements?

Yes

AHD distance from **Transit Station/Stop** 0.10 miles. Minimum distance transit requirements met.

- (C) Rental and homeownership **Affordable Housing Developments** must include at least 20 percent of the total residential units as **Affordable Units**.

For **Rental Units**, does the proposed Project include at least 20 percent of the total residential units as Affordable Units?

TRUE

% Affordable units

99.00%

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Rental AHD Projects must have an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent represented by Area Median Income (AMI).

Does the proposed Rental Project have an overall Project average affordability of all Restricted Units within the Project no greater than 50 percent?

TRUE

Rental % average affordability

45.00%

(D) The AHD must demonstrate a minimum Net Density not less than that shown in §103(a)(1)(D)(i) or (ii)

Note: Applicants must calculate Net Density as the number of dwelling units per acre in the AHSC Benefits Calculator Tool.

(i) For the total number of dwelling units in the project to be used in the calculation of Net Density, the Applicant may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size as described in §103(a)(1)(D)(ii).

NOTE: The following are NOT qualified as site deductions: Utility Easements, Off-street parking, setbacks, private drives and walkways, Landscaping, Common Areas and Facilities, Drainage Facilities (exclusive to a development) and Other mitigation space required for development.

Project meet the Minimum Net Density for any of the following?

ICP Residential Project meets un-adjusted minimum net density			TRUE
Total Sites Area in Square Feet		44,431	
(Less Qualified Square Feet Deductions):			
Dedicated streets		31	
Sidewalks			
Parks			
Open Space			
Other (Specify)			
Net Site Area-acres	1.02	Net Site Square Feet	44,400

Mixed Use Developments (Floor Area Ratio)		TRUE
Total Buildings Floor Area in Sq. Feet		137,142
(Less Excluded Areas in Square Feet):		
Mechanical Space		3,600
Cellar space		
Floor space in open balconies		
Enclosed parking		22,174
Elevator or stair bulkheads		2,926
Net Building Square Feet		108,442

For the total number of dwelling units in the Project to be used in the calculation of Net Density, the Applicant may use either the un-adjusted total number of dwelling units in the project (Figure 3) or a number adjusted for unit size by multiplying the factors in this subsection by the total number of units in each unit size category, then summing the resulting products:

Number of units to be used for Net Density by multiplying the adjusting factors shown in §103(a)(1)(D)(ii)

123

File Name:	23. Net Density Verification	Letter and sealed site map certified by a California State-licensed professional (e.g., an engineer, surveyor, or landscape architect) confirming the net density.	Uploaded to HCD?	Yes
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Must supply at least one (1) Secure Overnight Bicycle Parking spot that is not publicly accessible and is completely enclosed for every two residential units.

(E) Bicycle parking at the Affordable Housing Development will be considered an eligible cost but may not be used to meet required Project Area components as outlined in §102.

Total # of bicycle parking spaces

92

Parking ratio: bicycle spaces/total units

92:89

Requirement met

(2) Applicant(s) acknowledges that a Project may not contain more than one Affordable Housing Development Capital Project. A single Affordable Housing Development Capital Project may not include more than one Affordable Housing Development, nor may it include an Affordable Housing Development that contains multiple development sites when one development site is receiving 4 percent low-income housing tax credits, and another is receiving 9 percent low-income housing tax credits, or when the multiple development sites are each receiving separate 4 percent low-income housing tax credits. An application proposing an Affordable Housing Development with both 4 percent low-income housing tax credits and 9 percent low-income housing tax credits, or with multiple 4 percent low-income housing tax credits, will be disqualified on the grounds that it is not proposing a Project within the meaning and design of the AHSC Program. To the extent such tax credit scenarios are contemplated, they shall constitute two separate and independent Projects, each of which must submit an entirely separate application and qualify independently of the other.

Yes

The purpose of this subsection is to clarify which types of Project structures are eligible within a single AHSC application and award. This reinforces AHSC's directive to SGC, HCD, and CARB to identify and fund unified, cohesive Projects in which interdependent components truly work together to create reductions in VMTs and ultimately GHG emissions. Any Project that represents at application as a single Affordable Housing Development for scoring purposes, but after receiving an award letter attempts to split its single Affordable Housing Development into multiple Affordable Housing Developments with separate ownership structures or separate financing structures will be disencumbered as it no longer meets the requirements of AHSC.

(3) Applicant(s) acknowledges that AHD Capital Projects may include or consist as stated below?

Yes

(A) Include residential units that are rental or homeownership, or a combination of both;

Consist of a Scattered Site constituting a single, integrated Affordable Housing Development. Rental Affordable Housing Developments on a Scattered

(B) Site must meet all the requirements set forth by §8303(b) of the Uniform Multifamily Regulations (UMRs). For Homeownership Affordable Housing Developments on Scattered Sites, the individual sites must have a single owner at the time of execution of the AHSC loan Standard Agreement;

(C) Include nonresidential uses that are compatible under local zoning.

(4) Applicant(s) acknowledges that any Sustainable Transportation Infrastructure (STI) or Transportation Related Amenities (TRA) that is publicly accessible must be equally accessible to all members of the public in accordance with state and federal anti-discrimination laws. This includes providing full and equal access to people with disabilities.

Yes

(5) Applicant(s) acknowledges that the AHD and HRI Capital Projects must comprise at least fifty percent (50.0%) of total AHSC funds requested, but shall not exceed \$35,000,000.

Yes

(6) Applicant(s) acknowledges that the total combined grant amount for Sustainable Transportation Infrastructure Capital Projects and Transportation Related Amenities Capital Projects shall not exceed \$15,000,000.

Yes

(b) Eligible Costs for Affordable Housing Development Capital Projects are limited to:

(1) Applicant(s) acknowledge loans for rental Affordable Housing Development. Eligible loan costs for a Housing Development, as specified in §7304 and §7305 of the MHP Guidelines.

Yes

(2) Applicant(s) acknowledges grants for homeownership Affordable Housing Development. Eligible grant costs as specified in §400.2 of the CalHome Guidelines dated December 30, 2022. Construction and Substantial Rehabilitation work is also an Eligible Cost.

Yes

[§400.2 of the CalHome Guidelines dated December 30, 2022.](#)

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Soft costs such as those incidentally but directly related to construction or other pre-development components including, but not limited to, planning, engineering, construction management, architectural, and other design work, required mitigation expenses, appraisals, legal expenses, and necessary easements. **Soft costs shall not exceed 10 percent of costs associated with the funding request for the AHD Capital Project.**

Are soft costs less than or equal to 10 percent of costs associated with the funding request for the AHD Capital Project? TRUE

Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC application**? TRUE

File Name:	24. Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Uploaded to HCD?	N/A
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(d) Eligible Costs for Sustainable Transportation Infrastructure Capital Projects (including Active Transportation and transit infrastructure)

Applicant(s) acknowledges that eligible costs are for Capital improvements that result in the improvement or addition of infrastructure that encourages mode-shift by enhancing: 1) public transit access, speed, and/or reliability; 2) pedestrian network; or 3) bicycle network (includes public bike-share infrastructure and fleet) within the defined **Project Area** meeting the transit requirements detailed in §102 (b)(1), (2) or (3). Yes

Soft costs such as those incidentally but directly related to construction or project plans, specifications and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**.

Does the soft costs not exceed thirty (30.0) percent of costs associated with the **STI Capital Project**? TRUE

Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **AHSC application**? TRUE

(4) **Activity Delivery Costs** that are associated with the implementation of the **STI Capital Project** not to exceed 10 percent of the costs associated with the **STI Capital Project**.

Does the **Activity Delivery Costs** not exceed 10 percent of the costs associated with the **STI Capital Project**? TRUE

(5) Applicant(s) acknowledges that eligible STI costs include transit operations expenditures for up to 10 years that directly expand fixed route, flexible, and paratransit transit service by supporting new, restored, or expanded routes and may include wages, maintenance, and other costs to operate those services. Yes

(6) Applicant(s) acknowledge that all vehicles purchased using **AHSC Program** funds must be **Zero Emission Vehicles (ZEV)**. Transit types that do not have an approved zero emission passenger locomotive for use, must provide documentation stating so, and purchase vehicles that meet EPA Tier 4 emission standards. Yes

(7) Applicant(s) acknowledge that other **STI Capital Project** costs required as a condition of local approval for the **STI Capital Project**, as approved by the **Department**. Yes

Are there any other **STI Capital Project** costs in budget that are required as a condition of local approval for the **STI Capital Project**? No

(e) Eligible Costs for Transportation Related Amenities Capital Projects are limited to:

(1) Applicant(s) acknowledges capital improvements that are publicly accessible and provide supportive amenities to cyclists, pedestrians, and transit riders (e.g., bike parking, bus shelter, benches, street trees, etc.) within the defined **Project Area** meeting the transit requirements detailed in §102(b)(1), (2) or (3). Yes

Soft costs such as those incidentally but directly related to construction project plans, specifications, and estimates including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, appraisals, legal expenses, and necessary easements. Soft costs shall not exceed 10 percent of costs associated with the **TRA Capital Project**.

Does the soft costs not exceed 10 percent of costs associated with the **TRA Capital Project**? TRUE

(3) Each **AHSC application** may budget up to 2 percent of their total funding request for **Employment Benefits and Outcomes Reporting**. This amount will scale with the size of the **Applicant's** funding request. **Applicants** should consider the size of their loan and grant funded project components when allocating this item into capital cost budgets. **Employment Benefits and Outcomes Reporting** costs are not included within the soft costs cap.

Are **Employment Benefits and Outcomes** less than or equal to 2 (two) percent of costs associated with the funding request for the **TRA Capital Project**? TRUE

(4) **Activity Delivery Costs** that are associated with the implementation of the **TRA Capital Project** are not to exceed 10 percent of the costs associated with the **TRA Capital Project**.

Does the **Activity Delivery Costs** not exceed 10 percent of the costs associated with the **TRA Capital Project(s)**? TRUE

(5) Applicant(s) acknowledge that other **TRA Capital Project** costs required as a condition of local approval for the **TRA Capital Project**, as approved by the **Department**. Yes

Are there any **other Capital Project** costs in budget that are required as a condition of local approval for the **TRA Capital Project**? No

(f) Program Costs

Applicant(s) acknowledges that **Program Costs** include those costs typically associated with 1) program creation or 2) expansion of existing programs to serve new populations or offer new program service and implementation. Eligible costs may include operational costs for programs for the term of the grant (three years). Eligible programs include education, outreach, and training programs for **Active Transportation** or transit ridership; air pollution exposure reduction; workforce development partnerships; tenant legal counseling services; and outreach, education, and subsidy to low-income residents for **ZEV** car sharing. Access and availability of **Programs** may be limited to **AHD** residents or may be offered to the greater community. Additionally, costs and fees associated with the ongoing provision of broadband internet service, as defined in Section 106, provided free of charge to the **AHD** residents are an eligible **Program Cost**. Yes

(A) Applicant(s) acknowledges that tenant legal counseling services cannot be provided by the Developer, building manager, or related entity and must be offered through a third party. Yes

(2) The total grant amount for **Program Costs** within a **Project Area** shall not exceed \$600,000. Costs incurred for required transit passes or cards described in §106(b)(2) will not contribute to this cap.

Does the total grant amount for **Program Costs** within a **Project Area** not exceed 30 percent of the funding request for the overall Project up to \$600,000? TRUE

(g) Applicant(s) acknowledges that ineligible costs include, but are not limited to, all the following:: Yes

(1) Costs are not eligible for funding if there is another feasible, available source of committed funding for the **Project** portion thereof to be funded by the **AHSC Program** or if the cost is incurred prior to **AHSC Program** award;

(2) Routine maintenance or operations of transportation infrastructure unrelated to AHSC-funded transit service, including the general transit fleet

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- (3) In lieu fees for local inclusionary housing programs
- (4) Ongoing operational costs beyond the term of the grant (three years) for **Program Costs**; and
- (5) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure)
- (6) Costs associated with fossil fuel-based backup power

§104 Assistance Terms and Limits

Applicant(s) acknowledge, understand and agree to comply with §104 (a-g)?

Yes

(h) Grants for **HRI, STI, TRA, PGM**, and **AHD** (homeownership) components shall be subject to the following terms:

- (1) Applicant(s) acknowledges that the applicant must demonstrate that the grant will not result in a profit that exceeds the commercially reasonable range for other developments of similar size and level of risk.
- (2) Applicant(s) acknowledges that the **AHSC Program** grant funds will be disbursed as reimbursed progress payments only after the execution of the Standard Agreement in the amount not to exceed the **AHSC Program** award of funds.
- (3) Applicant(s) acknowledges that eligible costs incurred after the award date are eligible for reimbursement once the Standard Agreement is executed. Costs incurred prior to award are not eligible for reimbursement.

Yes

Yes

Yes

Existing versus proposed Units (include Manager's Units)								Total # Units	Total # Bedrooms	Total # Buildings	Total # Mgr. Units	Total # of Parking Spaces
	Beds	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 + Bdrm					
Existing	0							0	0			
Proposed	89	0	13	44	23	9	0	89	206	1	1	60

Building types	New Construction			Rehabilitation			Unit Size	Baths	Layout	Avg. Sq. Ft.	All Units	Restricted
	Units	Stories	Bldgs.	Units	Stories	Bldgs.						
Townhouse/Row House							0 Bdrm.				0	0
One or Two Story Walk-Up							1 Bdrm.	1	Flat	566	13	13
Mid-Rise (3-5 stories)	89	5	1				2 Bdrm.	1	Flat	786	44	43
High-Rise (6+stories)							3 Bdrm.	2	Flat	1,037	23	23
Detached Single Family							4 Bdrm.	2	Flat	1,326	9	9
Duplex/4-Plex							5 Bdrm.				0	0
Non-Residential Bldg(s)												
Totals	89		1	0		0					89	88

Sponsor/Applicant Notes

The AHD project comprises 89 new affordable units for households between 30% and 60% TCAC AMI. The unit mix consists of 13 one-bedroom units, 44 two-bedroom units, and 23 three-bedroom units, and 9 four-bedroom units. Seventy-five percent of the units (67 units) are assisted by Project-Based Section 8 Vouchers (PBV) through a 20-year Project-Based Section 8 contract, which is made available by San Francisco Housing Authority through a non-competitive process

Amenities

Unit Amenities/Features											
No	Air Conditioning	Yes	Refrigerator	Yes	Range	No	Microwave	No	Disposal		
Yes	Dishwasher	Yes	Walk-In Closet	No	Fenced Rear Yard	Yes	Ceiling Fans	Yes	Curtains/Blinds		
No	Fireplace	No	Emergency Call	No	Free Cable TV	Yes	Storage Area	No	Lofts		
No	Balcony		Patio		(Other)		(Other)		(Other)		

Project Amenities											
Elevator(s)	Yes	2	Laundry Rms.	Yes	1	Washers	Yes	8	Dryers	Yes	8
Yes	Community Room		Yes	Community Kitchen		No	Computer Room		Yes	High Speed Internet	
No	Fitness Room		Yes	Picnic/BBQ Area(s)		Yes	Tot Lot/Playground		No	Sports Court	
No	Tennis Court		No	Swimming Pool		No	Jacuzzi/Sauna		Yes	Bike Parking	
	(Other)			(Other)			(Other)			(Other)	

Security & Other					
Yes	Gated Entry	Yes	Bldg. Card Key	Yes	Security Patrol
				Yes	Security Cameras

Describe any mandatory charges to tenants beyond allowable Rents.

There are no additional charges paid by tenants

Other onsite Services?

There are no additional charges paid by tenants

Miscellaneous Information

Residential Space									
Residential Units	84,399	Common Areas	842	Community Room	449	Leasing Office	332	Additional Storage Space	1,143
Subtotal Residential SF	87,165								
Maintenance Shop	384	Childcare Center		Service Area	235	Service Office	232		
Bike Storage	384	Laundry Rms.	204	(Other)	N/A	(Other)	N/A		
Total Residential SF	88,604								

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Residential Parking

Free Residential Parking Spaces

Uncovered Tenant Parking	N/A	Covered Tenant Parking	N/A	Enclosed Tenant Parking	60	Tenant Guest Spaces	N/A
Subtotal Parking Spaces		60					

Extra Spaces Tenants may Rent

Uncovered Parking	N/A	Covered Parking	N/A	Enclosed Parking	N/A	Total Handicap Parking Spaces	N/A
Grand Total Parking Spaces		60					

Commercial Space

Commercial Square Feet

Commercial Area	N/A	Offices	N/A	Childcare Center	N/A	Storage Space	N/A	(Other)	
Total Commercial SF		0							

Parking Spaces for Commercial Tenants

Uncovered Parking	N/A	Covered Parking	N/A	Total Spaces	0
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Describe other available parking for commercial patrons

Income from sources other than residential Rents and subsidies

Laundry

No. of Units Using Central Laundry	56
Weekly Assumed Income Per Unit	\$4.43
Annual Total Laundry Income	\$12,900

Residential Parking

Tenant Rental Spaces	0
Monthly Income Per Space	\$0
Annual Residential Parking Income	\$0

Commercial Parking

Number of Rental Spaces	0
Monthly Income Per Space	\$0
Annual Commercial Parking Income	\$0

Other Leased Spaces

Residential	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross
				\$0
				\$0
				\$0
				\$0
Commercial				
				\$0
				\$0
				\$0
				\$0

Total Income from Other Leased Spaces

\$0

Monthly utility allowance

Type of Utility		Does the owner or tenant pay utilities?	Enter Allowances for Tenant or Homeownership Paid Utilities by Bdrm. Size					
Utilities	(Select from dropdown)		0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	Electric	Tenant	\$13	\$19	\$24	\$29	\$37	\$42
Cooking	Electric	Tenant	\$18	\$25	\$33	\$40	\$51	\$58
Other Electric	Electric	Tenant	\$52	\$73	\$94	\$115	\$147	\$168
Air Conditioning	Electric							
Water Heating	Electric	Owner						
Water	Public	Owner						
Sewer	Public	Owner						
Trash	Public	Owner						
Other								
Total Tenant Utility Allowance			\$83	\$117	\$151	\$184	\$235	\$268

Source for utility allowances

Local PHA?	Yes	Name:	San Francisco Housing Authority						Effective date:	1/1/2024
HUD?	No	Utility Company (Actual Survey)?	N/A	CUAC?	No	Other?	Yes	SFHA Utility Allowance		
Sponsor/Applicant Notes:										
Highrise Larger Apt Bldg (5+ Units)										
File Name::	28. Utility allowance		Schedule of utility allowances.					Uploaded to HCD Portal?	Yes	

California State Prevailing Wage Law

Sponsor/Recipient certifies that the Project will comply with California's prevailing wage law (Lab. Code, §1720 et seq.)? The Sponsor should seek professional legal advice about the law's requirements.

Yes

Capital Projects milestones

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

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

AHD/HRI milestones	AHD	HRI
Executed binding agreement between the Sponsor and developer of the proposed Affordable Housing Development detailing the terms and conditions of the Project	3/3/17	N/A
Site Control of Affordable Housing Development site(s) by proposed housing developer	3/3/17	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA	11/17/16	N/A

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	V1	1/19/24
Obtaining all necessary and discretionary public land use approvals	11/17/16	N/A
Obtaining all enforceable funding commitments for at least the first phase of the Housing Development supported by the infrastructure Project	3/15/24	N/A
Obtaining all enforceable funding commitments for all construction period financing	3/15/24	N/A
Obtaining enforceable commitments for all construction/permanent financing described in the Sources and Uses including substantially final construction and permanent loan documents, and Tax Credit syndication documents for remaining phases of Project	3/15/24	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority	3/1/25	N/A
Commencement of construction	6/1/25	N/A
Construction complete and the filing of the Notice of Completion	6/1/27	N/A
Program funds fully disbursed	6/1/27	N/A
Have all milestone dates been entered above?	Yes	Yes

STI milestones

	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development	3/19/24
Site Control of site(s) by proposed developer.	3/3/17
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	12/1/26
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	3/1/27
Commencement of construction.	3/1/27
Construction completion and closeout.	6/1/29
Program funds fully disbursed.	7/15/29
Have all milestone dates been entered above?	Yes

TRA milestones

	Date
Executed binding agreement between the Recipient and developer of the proposed development detailing the terms and conditions of the Project development.	3/19/24
Site Control of site(s) by proposed developer.	N/A
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	12/1/26
Obtaining all necessary and discretionary public land use approvals.	N/A
Submission of Final Construction Drawings and Specifications to the appropriate local permitting authority.	3/1/27
Commencement of construction.	3/1/27
Construction completion and closeout.	6/1/29
Program funds fully disbursed.	7/15/29
Have all milestone dates been entered above?	Yes

PGM Proposed Implementation Timeline

	Date
Program designed.	2/1/24
Program operator identified.	2/1/24
Obtaining all enforceable funding commitments.	8/31/24
Program operations start.	9/1/25
Identification and commitment of program operator and partners.	2/1/24
Completion of a business or a work plan.	3/19/24
Identification of ongoing support for operation costs beyond grant period.	8/31/24
Program funds fully disbursed.	9/1/28
Have all milestone dates been entered above?	Yes

Development Team Contacts and Legislative Information

Contact Type	Entity Legal Name	Eligible Sponsor Type	Organization Type	Address	City	State	Zip Code	Auth Rep Name	Title	Email	Phone #	Contact Name	Title	Email	Phone #	Contact Address	City	State	Zip Code
Applicant #1	Mercy Housing California	Developer	Non-profit Public Benefit Corporation	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7133	Emily Estes	Sr. Project Manager	emily.estes@mercyhousing.org	(404) 992-0035	1256 Market Street	San Francisco	CA	94102
Applicant #2	City and County of San Francisco	Locality	Public Agency	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103	Sara Amaral	Director of Housing Development	sara.amaral@sfgov.org	628-652-5808	Ryan VanZuylen	Senior Project Manager	ryan.vanzuylen@sfgov.org	628-652-5809	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103
Owner / Borrower Entity	Sunnydale Block 7 Housing Partners, L.P.		Limited Partnership	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7137	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7137	1260 Market Street	San Francisco	CA	94102
Managing General Partner	Sunnydale Block 7 LLC		Limited Liability Company	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7138	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7138	1261 Market Street	San Francisco	CA	94102
Administrative GP #1	Related/Sunnydale Block 7 Development Co. LLC		Limited Liability Company	18201 Von Karman Avenue, Suite 900	Irvine	CA	92612	Ann Silverberg	President and Secretary	asilverberg@related.com	415-677-9000	Thu Nguyen	Asst Vice President	tnguyen@related.com	206-383-6928	44 Montgomery Street, Suite 1310	San Francisco	CA	94102
Manager of LLC	Mercy Housing CalWest		Non-profit Public Benefit Corporation	1256 Market Street	San Francisco	CA	94102	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7141	Elizabeth Kuwada	Vice President	elizabeth.kuwada@mercyhousing.org	415-355-7141	1264 Market Street	San Francisco	CA	94102
Transportation Infrastructure Partner for STI	Mayors Office of Housing and Community Development (City & County of San Francisco)			1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103					Anne Romero	Project Manager	anne.romero@sfgov.com	415-203-4951				
Transportation Infrastructure Partner for TRA	Mayors Office of Housing and Community Development (City & County of San Francisco)			1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103					Anne Romero	Project Manager	anne.romero@sfgov.com	415-203-4951				
Property Management Agent	Mercy Housing Management Group			1256 Market Street	San Francisco	CA	94104					Jacquie Hoffman	Vice President	jhoffman@mercyhousing.org	415-355-7124				
Financial Consultant	California Housing Partnership (CHPC)			369 Pine Street, Suite 300	San Francisco	CA	94104					Zorica Stancevic	Senior Director	zstancevic@chpc.net	415-433-6804 x213				
Lead (primary) Service Provider	Mercy Housing California			1256 Market Street	San Francisco	CA	94104					Ashlei Hurst	Director of Community Life	ahurst@mercyhousing.org	602-295-4696				
Borrower Legal Counsel	Gubb and Barshay LLP			235 Montgomery Street, Suite 1110	San Francisco	CA	94104					Evan Gross	Partner	egross@gubbandbarshay.com	415-781-6600 ext 6				
General Contractor	Cahill/Guzman Construction Group Joint Venture			425 California Street, Suite 2200	San Francisco	CA	94104					Matt Irwin	Joint Venture Principal	mirwin@cahill-sf.com	415-986-0600				
Architect	Saida Sullivan Design Partners			12 Gough Street, Suite 100	San Francisco	CA	94103					Mimi Sullivan	Partner	mimi@saidasullivan.com	415-777-0991 ex 111				
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			
Other (Specify)																			

Congress person Name(s)	District #	State Senator Name(s)	District #	State Assembly Member Name(s)	District #
Nancy Pelosi	11	Scott D. Weiner	11	Matt Haney	17

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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	2020 Bond	0	0	Sources Total	
STI BUDGET #1 - Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP) Project - Bus Boarding Bulbs Outs along Visitation						
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	
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	
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	
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	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology	\$650,000				\$650,000	
Boarding infrastructure	\$3,930,000				\$3,930,000	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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	2020 Bond	0	0	Sources Total	
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	\$4,580,000	\$0	\$0	\$0	\$4,580,000	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Total Urban Greening	\$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	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$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	
Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP) Project - Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization	\$4,580,000	\$0	\$0	\$0	\$4,580,000	

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 rec

STI BUDGET #2 - Sunnydale-Excelsior Park Connection - Class 1

Environmental review/studies		\$4,000			\$4,000	
Plan Specification and Estimates	\$205,000	\$25,000			\$230,000	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)	\$11,798	\$15,000			\$26,798	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$216,798	\$44,000	\$0	\$0	\$260,798	
Clearing and Grubbing					\$0	
Demolition	\$349,016				\$349,016	
Grading	\$413,512				\$413,512	
Soil Stabilization (Lime, etc.)					\$0	
Erosion/Weed Control	\$18,608				\$18,608	
Dewatering					\$0	
Other Site Preparation (Mobilization)	\$18,000				\$18,000	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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	2020 Bond	0	0	Sources Total	
Total Site Preparation	\$799,136	\$0	\$0	\$0	\$799,136	
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	
Aggregate Base					\$0	
Asphalt Pavement	\$361,728				\$361,728	
Sidewalk, Curb and Gutter					\$0	
Street Lights					\$0	
Striping/Barricades (Bicycle Facilities)					\$0	
Signage					\$0	
Crossing and Traffic Signals	\$467,325				\$467,325	
Roundabouts, median islands or curb extensions					\$0	
Other traffic calming surface improvements	\$421,998				\$421,998	
Other Complete Street Improvements (ParkTread Paving)	\$1,077,960				\$1,077,960	
Other Complete Street Improvements (Fencing)	\$377,000	\$25,000			\$402,000	
Total Complete Streets Improvements - Construction	\$2,706,011	\$25,000	\$0	\$0	\$2,731,011	
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	
Urban Greening (Tree Planting)	\$12,500				\$12,500	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Total Urban Greening	\$12,500	\$0	\$0	\$0	\$12,500	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (PM, CM, and other City Staff Costs)	\$224,000	\$131,000			\$355,000	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$224,000	\$131,000	\$0	\$0	\$355,000	
Transit Operations for service expansion §103(a)(3)(A)(v)					\$0	
Employee Reporting					\$0	
Other Capital Asset Costs (Specify)					\$0	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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	2020 Bond	0	0	Sources Total	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total STI #2 Budgeted Project Costs	\$3,958,445	\$200,000	\$0	\$0	\$4,158,445	

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

STI BUDGET #3 - Mercy: On-Site Publicly Accessible Sidewalk						
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	
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	
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	
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	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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	2020 Bond	0	0	Sources Total	
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb and Gutter	\$500,000				\$500,000	
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	\$500,000	\$0	\$0	\$0	\$500,000	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Urban Greening (Specify)					\$0	
Total Urban Greening	\$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	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$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	
Total STI #3 Budgeted Project Costs	\$500,000	\$0	\$0	\$0	\$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 re

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TOTAL SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET

Total Soft Costs	\$216,798	\$44,000	\$0	\$0	\$260,798	
Total Site Preparation	\$799,136	\$0	\$0	\$0	\$799,136	
Total Site Utilities	\$0	\$0	\$0	\$0	\$0	
Total Complete Streets Improvements - Construction	\$2,706,011	\$25,000	\$0	\$0	\$2,731,011	
Total Transit and Station Areas - Construction	\$5,080,000	\$0	\$0	\$0	\$5,080,000	
Total Urban Greening	\$12,500	\$0	\$0	\$0	\$12,500	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	

Sunnydale Block 7 Sustainable Transportation Infrastructure (STI) Sources and Uses Budget App AHSC0001194

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	2020 Bond	0	0	Sources Total	
Total Activity Delivery Costs	\$224,000	\$131,000	\$0	\$0	\$355,000	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total STI Budgeted Project Costs	\$9,038,445	\$200,000	\$0	\$0	\$9,238,445	

Sunnydale Block 7 Programs (PGM) Sources and Uses Budget App AHSC0001194

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	Sources Total	

PGM BUDGET #1 - Transit Passes for AHD Residents

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)	\$256,608				\$256,608	
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	\$256,608	\$0	\$0	\$0	\$256,608	
Transit Passes for AHD Residents Total Budgeted Project Costs	\$256,608	\$0	\$0	\$0	\$256,608	

PGM BUDGET #2 - San Francisco Community Land Trust (SFCLT)

Direct Staff Cost (Acquisitions Director - Preservation)	\$40,000				\$40,000	
Direct Staff Cost (Acquisitions Director - FIHPP)	\$40,000				\$40,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$80,000	\$0	\$0	\$0	\$80,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$80,000	\$0	\$0	\$0	\$80,000	
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 (Workforce Housing Pipeline Development)	\$40,000				\$40,000	
Other Capital Costs (Meetings)	\$30,000				\$30,000	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$70,000	\$0	\$0	\$0	\$70,000	
San Francisco Community Land Trust (SFCLT) Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #3 - WFD -- FACES SF

Direct Staff Cost (Direct staff)	\$70,000				\$70,000	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$70,000	\$0	\$0	\$0	\$70,000	
Other Indirect Staff Cost (Indirect staff)	\$15,000				\$15,000	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$15,000	\$0	\$0	\$0	\$15,000	
Total Staff Costs	\$85,000	\$0	\$0	\$0	\$85,000	
Travel	\$5,000				\$5,000	
Equipment	\$20,000				\$20,000	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Supplies)	\$18,000				\$18,000	
Supplies (Specify)					\$0	
Other Capital Costs (15% overhead includes rent, insurance, in	\$22,000				\$22,000	
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	\$65,000	\$0	\$0	\$0	\$65,000	
WFD -- FACES SF Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #4 - San Francisco Bicycle Coalition Education Fund

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	

Sunnydale Block 7 Programs (PGM) Sources and Uses Budget App AHSC0001194

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	Sources Total	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Active transit education programs)	\$28,500				\$28,500	
Other Capital Costs (Bike distribution)	\$102,000				\$102,000	
Other Capital Costs (Outreach and promotion)	\$19,500				\$19,500	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$150,000	\$0	\$0	\$0	\$150,000	
San Francisco Bicycle Coalition Education Fund Total Budgeted Project Costs	\$150,000	\$0	\$0	\$0	\$150,000	

PGM BUDGET #5 - Internet at the AHD

Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Direct Staff Cost (Specify)					\$0	
Total Direct Staff Costs	\$0	\$0	\$0	\$0	\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Other Indirect Staff Cost (Specify)					\$0	
Total Indirect Staff Costs	\$0	\$0	\$0	\$0	\$0	
Total Staff Costs	\$0	\$0	\$0	\$0	\$0	
Travel					\$0	
Equipment					\$0	
Required Transit Passes/Cards (see cell comment)					\$0	
Other Transit Passes					\$0	
Supplies (Specify)					\$0	
Supplies (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Costs	\$0	\$0	\$0	\$0	\$0	
Internet at the AHD Total Budgeted Project Costs	\$0	\$0	\$0	\$0	\$0	

TOTAL PROGRAMS (PGM) BUDGET

Total Direct Staff Costs	\$150,000	\$0	\$0	\$0	\$150,000	
Total Indirect Staff Costs	\$15,000	\$0	\$0	\$0	\$15,000	
Total Other Capital Costs	\$541,608	\$0	\$0	\$0	\$541,608	
Total PGM Budgeted Project Costs	\$706,608	\$0	\$0	\$0	\$706,608	

Sunnydale Block 7 AHD Units and Maximum AHD-HRI Funds App AHSC0001194

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Restricted Rental Units			Restricted Homeowner Units	
0	15% AMI	San Francisco	0	15% AMI
0	20% AMI	San Francisco	0	20% AMI
0	25% AMI	San Francisco	0	25% AMI
840	30% AMI	San Francisco	0	30% AMI
0	35% AMI	San Francisco	0	35% AMI
0	40% AMI	San Francisco	0	40% AMI
0	45% AMI	San Francisco	0	45% AMI
2,200	50% AMI	San Francisco	0	50% AMI
0	55% AMI	San Francisco	0	55% AMI
960	60% AMI	San Francisco	0	60% AMI
0	Total	San Francisco	0	65% AMI
0		San Francisco	0	70% AMI
0		San Francisco	0	75% AMI
0		San Francisco	0	80% AMI
4,000		San Francisco	0	
		San Francisco		
		San Francisco		
		San Francisco		

Maximum **AHD** Funding Amount

Unrestricted Manager Funding Amount					\$250,000				AHD Funds Requested		\$18,500,000				Max allowable AHD Loan		\$18,500,000					
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 Restricted	Funding Amount		
60%	\$250,000				\$250,000	1		\$250,000	\$250,000	7		\$1,750,000	\$250,000	4		\$1,000,000	\$250,000	4		\$1,000,000		
55%	\$273,480				\$275,208				\$280,106				\$284,715				\$288,893					
50%	\$296,815				\$300,273	7		\$2,101,908	\$310,212	19		\$5,894,024	\$319,575	14		\$4,474,048	\$327,641	4		\$1,310,566		
45%	\$320,295				\$325,337				\$340,318				\$354,290				\$366,534					
40%	\$343,631				\$350,401				\$370,424				\$389,150				\$405,283					
35%	\$367,110				\$375,809				\$400,673				\$424,009				\$444,176					
30%	\$390,590				\$400,673	5		\$2,003,367	\$430,779	17		\$7,323,249	\$456,725	5		\$2,293,623	\$482,924	1		\$482,924		
25%	\$413,926				\$425,738				\$460,885				\$493,584				\$521,817					
20%	\$437,406				\$450,802				\$490,991				\$528,299				\$560,566					
15%	\$460,885				\$476,010				\$521,097				\$563,159				\$599,459					
Totals	Total	0	0	\$0	Total	13	0	\$4,355,275	Total	43	0	\$14,967,273	Total	23	0	\$7,767,671	Total	9	0	\$2,793,494		

Permanent Financing Funding Gap Calculation

Total Development Cost	\$105,948,607
Less: Net Syndication Proceeds/Investor Equity	\$49,778,608
Less: Additional Owner/General Partner Equity (Including Deferred Developer Fee)	\$3,350,100
Total Estimated Financing needed	\$52,819,899
Less: Supportable Conventional or Bond Debt Financing	\$21,249,000
Less: "Soft" Financing and Grants.	\$13,070,899
Permanent Funding Gap	\$18,500,000

Shared Cost Calculation

Average gross square feet of Restricted Units	77,727
Average gross square feet of all residential units	77,727
Restricted Units average gross square footage as a % of total residential units average gross square footage	100%
Shared Cost Calculation Amount	#####

Rental Maximum Allowable Loan Amount	
The lesser of:	
AHSC Restricted Unit Loan Amount	\$30,133,709
Permanent Funding Gap	\$18,500,000
NOFA Maximum per Project Loan Amount	\$35,000,000
Sponsor Requested Loan Amount	\$18,500,000
Maximum Allowable AHSC Loan:	\$18,500,000

AHD or Homeownership Base Amount:		\$250,000		vacancy rate			
Assume:		DSCR	6.0%	360	1.1	5%	
Base Amount + Reduction in Amount Financable due to Rent Limitations below 60% AMI							
County	RentalAMI	HO AMI	0 BR	1 BR	2 BR	3 BR	4+ BR
San Francisco 0.8	80%	120%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
San Francisco 0.75	75%	115%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
San Francisco 0.7	70%	110%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
San Francisco 0.65	65%	105%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
San Francisco 0.6	60%	100%	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
San Francisco 0.55	55%	95%	\$273,480	\$275,208	\$280,106	\$284,715	\$288,893
San Francisco 0.5	50%	90%	\$296,815	\$300,273	\$310,212	\$319,575	\$327,641
San Francisco 0.45	45%	85%	\$320,295	\$325,337	\$340,318	\$354,290	\$366,534
San Francisco 0.4	40%	80%	\$343,631	\$350,401	\$370,424	\$389,150	\$405,283
San Francisco 0.35	35%	75%	\$367,110	\$375,609	\$400,673	\$424,009	\$444,176
San Francisco 0.3	30%	70%	\$390,590	\$400,673	\$430,779	\$458,725	\$482,924

county_name	lim50_21_p1	lim50_21_p2	lim50_21_p3	lim50_21_p4	lim50_21_p5	lim50_21_p6	lim50_21_p7	lim50_21_p8
Alameda	\$51,800	\$59,200	\$66,800	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
Alpine	\$33,650	\$38,450	\$43,250	\$48,050	\$51,900	\$55,750	\$59,600	\$63,450
Amador	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550
Butte	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Calaveras	\$33,400	\$38,150	\$42,900	\$47,650	\$51,500	\$55,300	\$59,100	\$62,900
Colusa	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Contra Costa	\$51,800	\$59,200	\$66,800	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
Del Norte	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
El Dorado	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Fresno	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Glen	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Humboldt	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Imperial	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Inyo	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550	\$52,950	\$56,400
Kern	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450

San Francisco 0.25	25%	65%	\$413,926	\$425,738	\$460,885	\$493,584	\$521,817
San Francisco 0.2	20%	60%	\$437,406	\$450,802	\$490,991	\$528,299	\$560,566
San Francisco 0.15	15%	55%	\$460,885	\$476,010	\$521,097	\$563,159	\$599,459

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%	\$156,120	\$178,440	\$200,760	\$222,960	\$240,840	\$258,720	\$276,480	\$294,360
110%	\$143,110	\$163,570	\$184,030	\$204,380	\$220,770	\$237,160	\$253,440	\$269,830
100%	\$130,100	\$148,700	\$167,300	\$185,800	\$200,700	\$215,600	\$230,400	\$245,300
95%	\$123,595	\$141,265	\$158,935	\$176,510	\$190,665	\$204,820	\$218,880	\$233,035
90%	\$117,090	\$133,830	\$150,570	\$167,220	\$180,630	\$194,040	\$207,360	\$220,770
85%	\$110,585	\$126,395	\$142,205	\$157,930	\$170,595	\$183,260	\$195,840	\$208,505
80%	\$104,080	\$118,960	\$133,840	\$148,640	\$160,560	\$172,480	\$184,320	\$196,240
75%	\$97,575	\$111,525	\$125,475	\$139,350	\$150,525	\$161,700	\$172,800	\$183,975
70%	\$91,070	\$104,090	\$117,110	\$130,060	\$140,490	\$150,920	\$161,280	\$171,710
65%	\$84,565	\$96,655	\$108,745	\$120,770	\$130,455	\$140,140	\$149,760	\$159,445
60%	\$78,060	\$89,220	\$100,380	\$111,480	\$120,420	\$129,360	\$138,240	\$147,180
55%	\$71,555	\$81,785	\$92,015	\$102,190	\$110,385	\$118,580	\$126,720	\$134,915
50%	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
45%	\$58,545	\$66,915	\$75,285	\$83,610	\$90,315	\$97,020	\$103,680	\$110,385
40%	\$52,040	\$59,480	\$66,920	\$74,320	\$80,280	\$86,240	\$92,160	\$98,120
35%	\$45,535	\$52,045	\$58,555	\$65,030	\$70,245	\$75,460	\$80,640	\$85,855
30%	\$39,030	\$44,610	\$50,190	\$55,740	\$60,210	\$64,680	\$69,120	\$73,590
25%	\$32,525	\$37,175	\$41,825	\$46,450	\$50,175	\$53,900	\$57,600	\$61,325
20%	\$26,020	\$29,740	\$33,460	\$37,160	\$40,140	\$43,120	\$46,080	\$49,060
15%	\$19,515	\$22,305	\$25,095	\$27,870	\$30,105	\$32,340	\$34,560	\$36,795

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 Francisco0	\$1,626	\$1,859	\$2,091	\$2,323	\$2,509	\$2,695

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 Francisco0	\$3,903	\$4,182	\$5,019	\$5,797	\$6,468	\$7,135
San Francisco0	\$3,577	\$3,833	\$4,600	\$5,314	\$5,929	\$6,540
San Francisco0	\$3,252	\$3,485	\$4,182	\$4,831	\$5,390	\$5,946
San Francisco0	\$3,089	\$3,310	\$3,973	\$4,589	\$5,120	\$5,648
San Francisco0	\$2,927	\$3,136	\$3,764	\$4,348	\$4,851	\$5,351
San Francisco0	\$2,764	\$2,962	\$3,555	\$4,106	\$4,581	\$5,054
San Francisco0	\$2,602	\$2,788	\$3,346	\$3,865	\$4,312	\$4,757
San Francisco0	\$2,439	\$2,613	\$3,136	\$3,623	\$4,042	\$4,450
San Francisco0	\$2,276	\$2,439	\$2,927	\$3,381	\$3,773	\$4,162
San Francisco0	\$2,114	\$2,265	\$2,718	\$3,140	\$3,503	\$3,865
San Francisco0	\$1,951	\$2,091	\$2,509	\$2,898	\$3,234	\$3,567
San Francisco0	\$1,788	\$1,916	\$2,300	\$2,657	\$2,964	\$3,270
San Francisco0	\$1,626	\$1,742	\$2,091	\$2,415	\$2,695	\$2,973
San Francisco0	\$1,463	\$1,568	\$1,882	\$2,174	\$2,425	\$2,675
San Francisco0	\$1,301	\$1,394	\$1,673	\$1,932	\$2,156	\$2,378
San Francisco0	\$1,138	\$1,219	\$1,463	\$1,690	\$1,886	\$2,081
San Francisco0	\$975	\$1,045	\$1,254	\$1,449	\$1,617	\$1,783
San Francisco0	\$813	\$871	\$1,045	\$1,207	\$1,347	\$1,486
San Francisco0	\$650	\$697	\$836	\$966	\$1,078	\$1,189
San Francisco0	\$487	\$522	\$627	\$724	\$808	\$891

Kings	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lake	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lassen	\$29,350	\$33,550	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
Los Angeles	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
Madera	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Marin	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
Mariposa	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Mendocino	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Merced	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Modoc	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Mono	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Monterey	\$42,150	\$48,200	\$54,200	\$60,200	\$65,050	\$69,850	\$74,650	\$79,500
Napa	\$46,750	\$53,400	\$60,100	\$66,750	\$72,100	\$77,450	\$82,800	\$88,150
Nevada	\$36,500	\$41,700	\$46,900	\$52,100	\$56,300	\$60,450	\$64,650	\$68,800
Orange	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$89,000	\$94,750
Placer	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Plumas	\$29,350	\$33,550	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
Riverside	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
Sacramento	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
San Benito	\$39,000	\$44,550	\$50,100	\$55,650	\$60,150	\$64,600	\$69,050	\$73,500
San Bernardino	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
San Diego	\$48,250	\$55,150	\$62,050	\$68,900	\$74,450	\$79,950	\$85,450	\$90,950
San Francisco0	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
San Joaquin	\$30,700	\$35,100	\$39,500	\$43,850	\$47,400	\$50,900	\$54,400	\$57,900
San Luis Obis	\$40,550	\$46,350	\$52,150	\$57,900	\$62,550	\$67,200	\$71,800	\$76,450
San Mateo	\$65,050	\$74,350	\$83,650	\$92,900	\$100,350	\$107,800	\$115,200	\$122,650
Santa Barbara	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
Santa Clara	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350	\$103,500	\$110,650	\$117,750
Santa Cruz	\$57,650	\$65,900	\$74,150	\$82,350	\$88,950	\$95,550	\$102,150	\$108,750
Shasta	\$29,400	\$33,600	\$37,800	\$42,000	\$45,400	\$48,750	\$52,100	\$55,450
Sierra	\$29,950	\$34,200	\$38,500	\$42,750	\$46,200	\$49,600	\$53,050	\$56,450
Siskiyou	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Solano	\$40,050	\$45,800	\$51,500	\$57,200	\$61,800	\$66,400	\$70,950	\$75,550
Sonoma	\$44,050	\$50,350	\$56,650	\$62,900	\$67,950	\$73,000	\$78,000	\$83,050
Stanislaus	\$29,550	\$33,800	\$38,000	\$42,200	\$45,600	\$49,000	\$52,350	\$55,750
Sutter	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tehama	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Trinity	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tulare	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Tuolumne	\$30,850	\$35,250	\$39,650	\$44,050	\$47,600	\$51,100	\$54,650	\$58,150
Ventura	\$46,500	\$53,150	\$59,800	\$66,400	\$71,750	\$77,050	\$82,350	\$87,650
Yolo	\$36,750	\$42,000	\$47,250	\$52,450	\$56,650	\$60,850	\$65,050	\$69,250
Yuba	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450

Sunnydale Block 7 Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	0	0	0	Sources Total	
TRA BUDGET #1 - Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization Project)						
Environmental review/studies					\$0	
Plan Specification and Estimates					\$0	
Right of way support costs					\$0	
Site or right of way acquisition for Cap. Improvement Project					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Other Soft Costs (Specify)					\$0	
Total Soft Costs	\$0	\$0	\$0	\$0	\$0	
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	
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	
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	
Striping/Barricades (for dedicated bus lanes)					\$0	
Sidewalk, Curb, and Gutter					\$0	
Street Lights					\$0	
Signage					\$0	
Signaling Prioritization Technology					\$0	
Boarding infrastructure	\$1,500,000				\$1,500,000	
Seating/Benches					\$0	
Bus/Transit Shelters					\$0	
Other ITS Technology					\$0	
Other Transit Station or Stop (Specify)					\$0	

Sunnydale Block 7 Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	0	0	0	Sources Total	
Other Transit Station or Stop (Specify)					\$0	
Total Transit Station or Stop - Construction	\$1,500,000	\$0	\$0	\$0	\$1,500,000	
Street Trees					\$0	
Bioswales					\$0	
Landscaping					\$0	
Other Urban Greening (Specify)					\$0	
Other Urban Greening (Specify)					\$0	
Total Urban Greening	\$0	\$0	\$0	\$0	\$0	
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	
Provide Name of Impact Fee (Specify)					\$0	
Provide Name of Impact Fee (Specify)					\$0	
Total Impact Fees	\$0	\$0	\$0	\$0	\$0	
Other Activity Costs (Specify)					\$0	
Other Activity Costs (Specify)					\$0	
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0	
Employee Reporting					\$0	
Vehicles					\$0	
Other Capital Costs (Specify)					\$0	
Other Capital Costs (Specify)					\$0	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sunnydale Transit Optimization Project) Total Budgeted Project Costs	\$1,500,000	\$0	\$0	\$0	\$1,500,000	

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

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TOTAL TRANSPORTATION RELATED AMENITIES (TRA) BUDGET

Total Soft Costs	\$0	\$0	\$0	\$0	\$0
Total Site Preparation	\$0	\$0	\$0	\$0	\$0
Total Site Utilities	\$0	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$0	\$0	\$0	\$0	\$0
Total Transit Station or Stop - Construction	\$1,500,000	\$0	\$0	\$0	\$1,500,000
Total Urban Greening	\$0	\$0	\$0	\$0	\$0
Total Amenities	\$0	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0	\$0

Sunnydale Block 7 Transportation Related Amenities (TRA) Sources and Uses Budget App AHSC0001194

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

Cost Category	ALL FUNDING SOURCES					Comments
	AHSC TRA Grant	0	0	0	Sources Total	
Total Other Capital Asset Costs	\$0	\$0	\$0	\$0	\$0	
Total TRA Budgeted Project Costs	\$1,500,000	\$0	\$0	\$0	\$1,500,000	

Development Sources				Construction Totals		\$105,948,607	\$0	\$105,948,607	Construction Terms			Permanent Terms											Details of Deferred Costs	
				Permanent Totals		\$105,948,607	\$0	\$105,948,607				Interest Rate		Repayment Terms			\$1,633,135	\$0	\$74,554,000				\$2,575,483	
Construction	Committed?	AHD vs HRI	Source Name (lien priority order)	Source Type	Lien No.	Residential Amount	Commercial Amount	Total Amount	Interest Rate	Required Payment	Loan Term (months)	Rate	Type	Amortizing Period (yrs.)	Type	Due in (yrs.)	Required Residential Debt Service	Required Commercial Debt Service	Tax-Exempt Amount	Deferred Amount	Description			
Construction	No	HRI	AHSC HRI Grant	State-HCD																\$41,490	Perm Conversion Syndication + TCAC Fees			
Construction	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$53,305,000		\$53,305,000	7.52%	Interest Only	30								\$53,305,000	\$805,654	Operating Reserve			
Construction	Yes	AHD	Taxable Loan	Private	1	\$28,669,264		\$28,669,264	7.52%	Interest Only	30									\$478,339	HCD Pooled Transition Reserve			
Construction	Yes	AHD	SF-MOHCD Loan	Local	2	\$12,500,000		\$12,500,000	3.00%	Deferred	30									\$1,250,000	Developer Fee			
Construction	Yes	AHD	SF-MOHCD Loan (Accrued/Deferred Interest)	Local	2	\$570,899		\$570,899	0.00%	Deferred	30													
Construction	Yes	AHD	Deferred Developer Fees			\$3,350,000		\$3,350,000	0.00%	Deferred														
Construction	Yes	AHD	Other Deferred Costs			\$2,575,483		\$2,575,483		Deferred														
Construction	Yes	AHD	Developer Fee Contribution			\$0																		
Construction	Yes	AHD	GP Equity			\$100		\$100		None														
Construction	Yes	AHD	Gross Tax Credit Equity			\$4,977,861		\$4,977,861		None														
Permanent																								
Permanent	No	HRI	AHSC HRI Grant	State-HCD																				
Permanent	No	AHD	AHSC AHD Funding	State-HCD	2	\$18,500,000		\$18,500,000				3.00%	Fixed for Term	55	RR	55	\$77,700	\$0						
Permanent	Yes	AHD	Tax-Exempt Bond Loan	Private	1	\$21,249,000		\$21,249,000				6.59%	Fixed for Term	35	FAM	17	\$1,555,435	\$0	\$21,249,000					
Permanent	Yes	AHD	SF-MOHCD Loan	Local	3	\$12,500,000		\$12,500,000				3.00%	Fixed for Term	55	RR	55	\$0	\$0						
Permanent	Yes	AHD	SF-MOHCD Loan (Accrued/Deferred Interest)	Local	3	\$570,899		\$570,899				0.00%	Fixed for Term	55	Deferred	55	\$0	\$0						
Permanent	Yes	AHD	Deferred Developer Fees	4% tax credits		\$3,350,000		\$3,350,000				0.00%	Fixed for Term	15	Deferred	15								
Permanent	Yes	AHD	Developer Fee Contribution			\$0							None											
Permanent	Yes	AHD	GP Equity	Private		\$100		\$100					None											
Permanent	Yes	AHD	Gross Tax Credit Equity	4% tax credits		\$49,778,608		\$49,778,608					None											

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

The Senior Perm Lender has agreed to subordinate to HCD's Regulatory Agreement.

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	\$1	\$1				
Demolition	\$0					
Legal	\$10,000	\$10,000				
Land Lease Rent Prepayment	\$0					
Total Land Cost or Value	\$10,001	\$10,001	\$0			
Existing Improvements Cost or Value	\$0					
Off-Site Improvements	\$0					
Total Acquisition Cost	\$0	\$0	\$0		\$0	
Total Land Cost / Acquisition Cost	\$10,001	\$10,001	\$0			
Predevelopment Interest/Holding Cost	\$0					
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0					
Excess Purchase Price Over Appraisal	\$0					
REHABILITATION						
Site Work	\$0					
Structures	\$0					
General Requirements	\$0					
Contractor Overhead	\$0					
Contractor Profit	\$0					
Prevailing Wages	\$0					
General Liability Insurance	\$0					
Urban Greening	\$0					
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Other Rehabilitation (Specify)	\$0					
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	
Total Relocation Expenses	\$0					
NEW CONSTRUCTION						
Site Work	\$2,042,670	\$2,042,670		\$2,042,670		
Structures	\$51,781,560	\$51,781,560		\$51,781,560		
General Requirements	\$5,118,331	\$5,118,331		\$5,118,331		
Contractor Overhead	\$889,651	\$889,651		\$889,651		
Contractor Profit	\$1,334,477	\$1,334,477		\$1,334,477		
Prevailing Wages	\$12,945,390	\$12,945,390		\$12,945,390		
General Liability Insurance	\$1,076,316	\$1,076,316		\$1,076,316		
Urban Greening	\$200,000	\$200,000		\$200,000		
Other New Construction (Specify)	\$0					
Other New Construction (Specify)	\$0					
Other New Construction (Specify)	\$0					
Total New Construction Costs	\$75,388,395	\$75,388,395	\$0	\$75,388,395	\$0	
ARCHITECTURAL FEES						
Design	\$2,945,736	\$2,945,736		\$2,945,736		
Supervision	\$0					
Total Architectural Costs	\$2,945,736	\$2,945,736	\$0	\$2,945,736	\$0	
Total Survey & Engineering	\$613,500	\$613,500		\$613,500		
CONSTRUCTION INTEREST & FEES						
Construction Loan Interest	\$8,370,377	\$8,370,377		\$3,538,735		
Origination Fee	\$614,807	\$614,807		\$209,870		
Credit Enhancement/Application Fee	\$0					
Bond Premium	\$0					
Cost of Issuance	\$447,193	\$447,193				
Title & Recording	\$140,000	\$140,000		\$140,000		
Taxes	\$0	\$0				
Insurance	\$1,700,000	\$1,700,000		\$1,700,000		
Employment Reporting	\$0					
Other Construction Int. & Fees (Due Diligence + Mon	\$47,000	\$47,000		\$16,044		
Other Construction Int. & Fees (Specify)	\$0					
Total Construction Interest & Fees	\$11,319,377	\$11,319,377	\$0	\$5,604,649	\$0	
PERMANENT FINANCING						
Loan Origination Fee	\$212,490	\$212,490				
Credit Enhancement/Application Fee	\$0					
Title & Recording	\$20,000	\$20,000				
Taxes	\$0					
Insurance	\$0					
Other Perm. Financing Costs (MOHCD Loan Fee)	\$125,000	\$125,000				
Other Perm. Financing Costs (Due Diligence)	\$40,000	\$40,000				
Total Permanent Financing Costs	\$397,490	\$397,490	\$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
Subtotals Forward	\$90,674,499	\$90,674,499	\$0	\$84,552,280	\$0	
LEGAL FEES						
Legal Paid by Applicant	\$115,000	\$115,000		\$25,602		
Other Attorney Costs (Syndication + Org of Prtnrshp)	\$100,000	\$100,000				
Other Attorney Costs (GP/Sponsor Legal)	\$165,000	\$165,000		\$100,000		
Other Attorney Costs (Specify)	\$0					
Total Attorney Costs	\$380,000	\$380,000	\$0	\$125,602	\$0	
RESERVES						
Operating Reserve	\$805,654	\$805,654				
Replacement Reserve	\$0					
Transition Reserve Pool Fee	\$478,339	\$478,339				
Rent Reserve	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Other Reserve Costs (Specify)	\$0					
Total Reserve Costs	\$1,283,993	\$1,283,993	\$0			
CONTINGENCY COSTS						
Construction Hard Cost Contingency	\$3,769,420	\$3,769,420		\$3,769,420		
Soft Cost Contingency	\$1,175,944	\$1,175,944		\$1,175,944		
Total Contingency Costs	\$4,945,364	\$4,945,364	\$0	\$4,945,364	\$0	
OTHER PROJECT COSTS						
TCAC App/Allocation/Monitoring Fees	\$88,290	\$88,290				
Environmental Audit	\$202,000	\$202,000		\$202,000		
Local Development Impact Fees	\$0	\$0				
Permit Processing Fees	\$1,668,750	\$1,668,750		\$1,668,750		
Capital Fees	\$0	\$0				
Marketing	\$334,211	\$334,211				
Furnishings	\$222,500	\$222,500		\$222,500		
Market Study	\$34,000	\$34,000				
Accounting/Reimbursable	\$45,000	\$45,000				
Appraisal Costs	\$25,000	\$25,000		\$25,000		
Broadband Readiness	\$0					
Other Costs (3rd Party Construction Mgmt)	\$200,000	\$200,000		\$200,000		
Other Costs (Security during Construction)	\$200,000	\$200,000		\$200,000		
Other Costs (Syndication Consulting)	\$95,000	\$95,000				
Other Costs (Specify)	\$0					
Other Costs (Specify)	\$0					
Total Other Costs	\$3,114,751	\$3,114,751	\$0	\$2,518,250	\$0	
SUBTOTAL PROJECT COST	\$100,398,607	\$100,398,607	\$0	\$92,141,496	\$0	
DEVELOPER COSTS						
Developer Overhead/Profit	\$5,550,000	\$5,550,000		\$5,550,000		
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	\$5,550,000	\$5,550,000	\$0	\$5,550,000	\$0	
TOTAL PROJECT COST	\$105,948,607	\$105,948,607	\$0	\$97,691,496	\$0	
Eligible Basis:				\$97,691,496	\$0	
Total Eligible Basis:				\$97,691,496		

	DF 2023
Total Developer Fee (equals Total Developer Costs above) :	\$5,550,000
Total Developer Fee paid from development funding sources:	\$2,200,000
Deferred Developer Fee payable on a priority basis from available Cash Flow:	\$1,300,000
Deferred Developer Fee payable from allowable 50% Distribution:	\$2,050,000
Developer Fee Contributed as Capital:	\$0

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

Sunnydale Block 7 AHD and HRI Permanent Sources and Uses App AHSC0001194

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	SF-MOHCD Loan	SF-MOHCD Loan (Accrued/Defe rred Interest)										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																				Total	Total			
LAND COST/ACQUISITION																								
Land Cost or Value	\$1																	\$1	\$1	\$1	\$0			\$0
Demolition	\$0																		\$0	\$0	\$0			\$0
Legal	\$10,000																	\$10,000	\$10,000	\$10,000	\$0			\$0
Land Lease Rent Prepayment	\$0																		\$0	\$0	\$0			\$0
Total Land Cost or Value	\$10,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001	\$10,001	\$10,001	\$0	\$0	\$0	\$0
Existing Improvements Cost or Value	\$0																		\$0	\$0	\$0			\$0
Off-Site Improvements	\$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	\$10,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001	\$10,001	\$10,001	\$0	\$0	\$0	\$0
Predevelopment Interest/Holding Cost	\$0																		\$0	\$0	\$0			\$0
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)	\$0																		\$0	\$0	\$0			\$0
Excess Purchase Price Over Appraisal	\$0																		\$0	\$0	\$0			\$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																		\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$0																		\$0	\$0	\$0			\$0
Other Rehabilitation (Specify)	\$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
Total Relocation Expenses	\$0																		\$0	\$0	\$0			\$0

NEW CONSTRUCTION																								
Site Work	\$2,042,670		\$467,440																\$1,575,230	\$2,042,670	\$2,042,670	\$0		\$0
Structures	\$51,781,560	\$18,500,000	\$20,781,560	\$12,500,000															\$0	\$51,781,560	\$51,781,560	\$0		\$0
General Requirements	\$5,118,331																		\$5,118,331	\$5,118,331	\$5,118,331	\$0		\$0
Contractor Overhead	\$889,651																		\$889,651	\$889,651	\$889,651	\$0		\$0
Contractor Profit	\$1,334,477																		\$1,334,477	\$1,334,477	\$1,334,477	\$0		\$0
Prevailing Wages	\$12,945,390																		\$12,945,390	\$12,945,390	\$12,945,390	\$0		\$0
General Liability Insurance	\$1,076,316																		\$1,076,316	\$1,076,316	\$1,076,316	\$0		\$0
Urban Greening	\$200,000																		\$200,000	\$200,000	\$200,000	\$0		\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Other New Construction (Specify)	\$0																		\$0	\$0	\$0			\$0
Total New Construction Costs	\$75,388,395	\$18,500,000	\$21,249,000	\$12,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,139,395	\$75,388,395	\$75,388,395	\$0	\$0	\$0

ARCHITECTURAL FEES																						
Design	\$2,945,736																\$2,945,736	\$2,945,736	\$2,945,736	\$0		\$0
Supervision	\$0																	\$0	\$0	\$0		\$0
Total Architectural Costs	\$2,945,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,945,736	\$2,945,736	\$2,945,736	\$0	\$0	\$0
Total Survey & Engineering	\$613,500																\$613,500	\$613,500	\$613,500	\$0		\$0

CONSTRUCTION INTEREST & FEES																								
Construction Loan Interest	\$8,370,377				\$570,899														\$7,799,478	\$8,370,377	\$8,370,377	\$0		\$0
Origination Fee	\$614,807																		\$614,807	\$614,807	\$614,807	\$0		\$0
Credit Enhancement/Application Fee	\$0																			\$0	\$0	\$0		\$0
Bond Premium	\$0																			\$0	\$0	\$0		\$0
Cost of Issuance	\$447,193																		\$447,193	\$447,193	\$447,193	\$0		\$0
Title & Recording	\$140,000																	\$100	\$139,900	\$140,000	\$140,000	\$0		\$0
Taxes	\$0																			\$0	\$0	\$0		\$0
Insurance	\$1,700,000																		\$1,700,000	\$1,700,000	\$1,700,000	\$0		\$0
Employment Reporting	\$0																			\$0	\$0	\$0		\$0
Other Construction Int. & Fees (Due Diligence * Monthly Inspections)	\$47,000																		\$47,000	\$47,000	\$47,000	\$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	SF-MOHCD Loan	SF-MOHCD Loan (Accrued/Deferred Interest)											Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Commercial Sources				
																					Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																					Total	Total			
Other Construction Int. & Fees (Specify)	\$0																			\$0	\$0	\$0			\$0
Total Construction Interest & Fees	\$11,319,377	\$0	\$0	\$0	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$10,748,378	\$11,319,377	\$11,319,377	\$0	\$0	\$0	\$0

PERMANENT FINANCING

Loan Origination Fee	\$212,490																		\$212,490	\$212,490	\$212,490	\$0			\$0
Credit Enhancement/Application Fee	\$0																			\$0	\$0	\$0			\$0
Title & Recording	\$20,000																		\$20,000	\$20,000	\$20,000	\$0			\$0
Taxes	\$0																			\$0	\$0	\$0			\$0
Insurance	\$0																			\$0	\$0	\$0			\$0
Other Perm. Financing Costs (MOHCD Loan Fee)	\$125,000																		\$125,000	\$125,000	\$125,000	\$0			\$0
Other Perm. Financing Costs (Due Diligence)	\$40,000																		\$40,000	\$40,000	\$40,000	\$0			\$0
Total Permanent Financing Costs	\$397,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,490	\$397,490	\$397,490	\$0	\$0	\$0	\$0
Subtotals Forward	\$90,674,499	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$37,854,500	\$90,674,499	\$90,674,499	\$0	\$0	\$0	\$0

LEGAL FEES

Legal Paid by Applicant	\$115,000																		\$115,000	\$115,000	\$115,000	\$0			\$0
Other Attorney Costs (Syndication + Org or Developer)	\$100,000																		\$100,000	\$100,000	\$100,000	\$0			\$0
Other Attorney Costs (GP/Sponsor Legal)	\$165,000																		\$165,000	\$165,000	\$165,000	\$0			\$0
Other Attorney Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Total Attorney Costs	\$380,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,000	\$380,000	\$380,000	\$0	\$0	\$0	\$0

RESERVES

Operating Reserve	\$805,654																		\$805,654	\$805,654	\$805,654	\$0			\$0
Replacement Reserve	\$0																			\$0	\$0	\$0			\$0
Transition Reserve Pool Fee	\$478,339																		\$478,339	\$478,339	\$478,339	\$0			\$0
Rent Reserve	\$0																			\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Other Reserve Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Total Reserve Costs	\$1,283,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,283,993	\$1,283,993	\$1,283,993	\$0	\$0	\$0	\$0

CONTINGENCY COSTS

Construction Hard Cost Contingency	\$3,769,420																		\$3,769,420	\$3,769,420	\$3,769,420	\$0			\$0
Soft Cost Contingency	\$1,175,944																		\$1,175,944	\$1,175,944	\$1,175,944	\$0			\$0
Total Contingency Costs	\$4,945,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,945,364	\$4,945,364	\$4,945,364	\$0	\$0	\$0	\$0

OTHER PROJECT COSTS

TCAC App/Allocation/Monitoring Fees	\$88,290																		\$88,290	\$88,290	\$88,290	\$0			\$0
Environmental Audit	\$202,000																		\$202,000	\$202,000	\$202,000	\$0			\$0
Local Development Impact Fees	\$0																			\$0	\$0	\$0			\$0
Permit Processing Fees	\$1,668,750																		\$1,668,750	\$1,668,750	\$1,668,750	\$0			\$0
Capital Fees	\$0																			\$0	\$0	\$0			\$0
Marketing	\$334,211																		\$334,211	\$334,211	\$334,211	\$0			\$0
Furnishings	\$222,500																		\$222,500	\$222,500	\$222,500	\$0			\$0
Market Study	\$34,000																		\$34,000	\$34,000	\$34,000	\$0			\$0
Accounting/Reimbursable	\$45,000																		\$45,000	\$45,000	\$45,000	\$0			\$0
Appraisal Costs	\$25,000																		\$25,000	\$25,000	\$25,000	\$0			\$0
Broadband Readiness	\$0																			\$0	\$0	\$0			\$0
Other Costs (3rd Party Construction Mgmt)	\$200,000																		\$200,000	\$200,000	\$200,000	\$0			\$0
Other Costs (Security during Construction)	\$200,000																		\$200,000	\$200,000	\$200,000	\$0			\$0
Other Costs (Syndication Consulting)	\$95,000																		\$95,000	\$95,000	\$95,000	\$0			\$0
Other Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Other Costs (Specify)	\$0																			\$0	\$0	\$0			\$0
Total Other Costs	\$3,114,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,114,751	\$3,114,751	\$3,114,751	\$0	\$0	\$0	\$0
SUBTOTAL PROJECT COST	\$100,398,607	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$47,578,608	\$100,398,607	\$100,398,607	\$0	\$0	\$0	\$0

DEVELOPER COSTS

Developer Overhead/Profit	\$5,550,000															\$3,350,000			\$2,200,000	\$5,550,000	\$5,550,000	\$0			\$0
Consultant/Processing Agent	\$0																			\$0	\$0	\$0			\$0
Project Administration	\$0																			\$0	\$0	\$0			\$0
Broker Fees Paid to a Related Party	\$0																			\$0	\$0	\$0			\$0
Construction Oversight by Developer	\$0																			\$0	\$0	\$0			\$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	SF-MOHCD Loan	SF-MOHCD Loan (Accrued/Defer red Interest)										Deferred Developer Fees	Developer Fee Contribution	GP Equity	Gross Tax Credit Equity	Total Residential Sources	Residential Costs	Commercial Costs			Residential Cost Difference Dev Budget vs. Sources
																				Total	Total			
Other Developer Costs (Specify)	\$0																		\$0	\$0	\$0			\$0
Total Developer Costs	\$5,550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350,000	\$0	\$0	\$2,200,000	\$5,550,000	\$5,550,000	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$105,948,607	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350,000	\$0	\$100	\$49,778,608	\$105,948,607	\$105,948,607	\$0	\$0	\$0	\$0
AHD TOTAL PROJECT COSTS	\$105,948,607	\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350,000	\$0	\$100	\$49,778,608	\$105,948,607	\$105,948,607	\$0	\$0	\$0	\$0
TOTAL AHD PROJECT COSTS		\$18,500,000	\$21,249,000	\$12,500,000	\$570,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350,000	\$0	\$100	\$49,778,608	\$105,948,607	\$105,948,607	\$0	\$0	\$0	\$0

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

Annual Income and Expenses

Employee Information					Comments
No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent	
1	1.00	On-Site Manager(s)	\$54,080		
1	1.00	On-Site Assistant Manager(s)	\$46,770		
		Supportive Services Staff Supervisor(s)			
1	1.00	Supportive Services Coordinator, On-Site	\$113,500		
		Other Supportive Services Staff (inc. Case Manager)			
1	1.00	On-Site Maintenance Employee(s)	\$69,764		Maintenance Manager
		On-Site Leasing Agent/Administrative Employee(s)	\$30,335		
		On-Site Security Employee(s)			
1	1.00	Other (specify) Janitor	\$47,840		
		Other (specify)			
Total Salaries and Value of Free Rent Units			\$362,289	\$0	
6711		Payroll Taxes	\$8,561	Show free rent as an expense?	
6722		Workers Compensation	\$901		
6723		Employee Benefits	\$74,906		
		Employee(s) Payroll Taxes, Workers Comp. & Benefits	\$84,368		
		Total Employee(s) Expenses	\$446,657		

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	\$1,649,112		
	Unrestricted Unit Rents	\$0		
5121	Tenant Assistance Payments			
	Project Based Vouchers	\$1,992,480		
	Subdsidy Program Name	\$0		
	Operating Subsidies			
	Other (specify)			
5910	Laundry and Vending Revenue	\$12,900		
5170	Parking Spaces	\$0	\$0	
5990	Miscellaneous/Other Rent Revenue	\$0	\$0	
	Gross Potential Income (GPI)	\$3,654,492	\$0	
	Vacancy Rate: Restricted Units	5.0%		
	Vacancy Rate: Unrestricted Units	5.0%		
	Vacancy Rate: Tenant Assistance Payments	5.0%		
	Vacancy Rate: Other (specify)	5.0%		
	Vacancy Rate: Laundry & Vending & Other Income	5.0%		
	Vacancy Rate: Commercial Income		50.0%	
5220/5240	Vacancy Loss(es)	\$182,725	\$0	
	Effective Gross Income (EGI)	\$3,471,768	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Administrative Expenses: 6200/6300				
6203	Conventions and Meetings			
6210	Advertising and Marketing	\$2,700		
6250	Other Renting Expenses			
6310	Office/Administrative Salaries -- from above	\$30,335		

Annual Income and Expenses

6311	Office Expenses			
6312	Office or Model Apartment Rent			
6320	Management Fee	\$82,080		
6330	Site/Resident Manager(s) Salaries -- from above	\$100,850		
6331	Administrative Free Rent Unit -- from above	\$0		
6340	Legal Expense -- Project	\$5,000		
6350	Audit Expense	\$20,070		
6351	Bookkeeping Fees/Accounting Services	\$13,500		
6390	Miscellaneous Administrative Expenses	\$61,498		
6263T	Total Administrative Expenses	\$316,033	\$0	
Acct. No.	Expenses	Residential	Commercial	Comments
Utilities Expenses: 6400				
6450	Electricity	\$130,410		
6451	Water	\$63,000		
6452	Gas			
6453	Sewer	\$108,000		
	Other Utilities (specify)			
6400T	Total Utilities Expenses	\$301,410	\$0	
Operating and Maintenance Expenses: 6500				Comments
6510	Payroll -- from above	\$117,604		
6515	Supplies	\$562		
6520	Contracts	\$89,996		
6521	Operating & Maintenance Free Rent Unit -- from above	\$0		
6525	Garbage and Trash Removal	\$98,160		
6530	Security Contract	\$55,000		
6531	Security Free Rent Unit -- from above	\$0		
6546	Heating/Cooling Repairs and Maintenance			
6548	Snow Removal			
6570	Vehicle & Maintenance Equipment Operation/Reports			
6590	Miscellaneous Operating and Maintenance Expenses	\$65,667		Exterminating, Grounds, Fire Protection, Elevator
6500T	TOTAL Operating & Maintenance Expenses	\$426,989	\$0	
Taxes and Insurance: 6700				Comments
6710	Real Estate Taxes	\$3,000		
6711	Payroll Taxes (Project's Share) -- from above	\$8,561		
6720	Property and Liability Insurance (Hazard)	\$210,000		
6729	Other Insurance (e.g. Earthquake)			
6721	Fidelity Bond Insurance			
6722	Worker's Compensation -- from above	\$901		
6723	Health Insurance/Other Employee Benefits--from above	\$74,906		
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$2,000		
6700T	Total Taxes and Insurance	\$299,368	\$0	
Supportive Services Costs: 6900				Comments
6990	Staff Supervisor(s) Salaries - from above	\$0		
6990	Services Coordinator Salaries, On-Site - from above	\$113,500		
6990	Other Supportive Services Staff Salaries - from above	\$0		
6990	Supportive Services Admin Overhead			
6990	Other Supportive Services Costs (specify)			
6990	Other Supportive Services Costs (specify)			
6900T	Total Supportive Services Costs	\$113,500	\$0	
	Total Operating Expenses	\$1,457,300	\$0	Comments
Funded Reserves: 7200		Residential	Commercial	
7210	Required Replacement Reserve Deposits	\$44,500		
7220	Other Reserves (Community Reserve)	\$44,500		\$500 PUPY for each parcel at Sunnydale
7230	Other Reserves (specify)			
7240	Other Reserves (specify)			
	Total Reserves	\$89,000	\$0	
	Ground Lease	Residential	Commercial	
	Ground Lease	\$15,000	\$0	
	Total Ground Lease	\$15,000	\$0	
	Net Operating Income	\$1,910,468	\$0	

Annual Income and Expenses

Financial Expenses: 6800				Comments
6820	1st Mortgage Debt Service	\$1,555,435		
6830	2nd Mortgage Debt Service			
6840	3rd Mortgage Debt Service			
6890	AHSC .42% Fee	\$77,700		
6890	Other HCD .42% (Specify)			
6890	Other HCD .42% (Specify)			
6890	Bond Issuer Fee	\$27,761		Incl. \$1,200 Trustee Fee
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6890	Miscellaneous Financial Expenses (specify)			
6800T	Total Financial Expenses	\$1,660,896	\$0	
	Cash Flow	\$249,572	\$0	
7190	Asset Management/Similar Fees	\$39,504		

Total Operating Expenses Per Unit	Per Year	Per Month	
Without any Adjustments	\$16,374	\$1,365	
With the Value of Rent-Free Units Included	\$16,374	\$1,365	
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$15,065	\$1,255	

Program Threshold Requirements

§106 Threshold Requirements

Application Threshold Requirements: In addition to requirements detailed in §102 through §105, to be eligible for AHSC Program funding, an application shall demonstrate to the Department all the following requirements.

(a) By the time of application submission, the Project shall meet the following requirements:

(1)	Applicant(s) certifies that the proposed Project supports the implementation of the applicable Sustainable Community Strategy (SCS) or Alternative Planning Strategy (APS) as confirmed by the Metropolitan Planning Organization (MPO), or the equivalent regional planning agency, as required by Public Resources Code section 75210 et seq. The application must be consistent with activities or strategies identified in the SCS, APS, or equivalent planning document that demonstrates a per capita reduction in VMT and GHG.	Yes		
File Name:	29. SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Uploaded to HCD?	Yes

(2) Applicant(s) certifies that the proposed Project must be consistent with the State Planning Priorities established pursuant to §65041.1 of the Government Code.

Yes

(3) Applicant(s) certifies the completion and approval or adoption of environmental clearances required under the California Environmental Quality Act (CEQA). For Projects receiving federal funds subject to review under the National Environmental Policy Act (NEPA), a copy of the Project's Authority to Use Grant Funds must be provided prior to the construction loan closing. It is not necessary to have the Authority to Use Grant Funds at application stage. Applicants must also affirm all applicable time periods for filing appeals or lawsuits will have lapsed within 30 days after the application due date with lawsuits or appeals resolved.

Yes

(A) STI or TRA components of a Project are not required to certify completion and demonstration of approval of environmental clearances (NEPA or CEQA) as stated in §106(a)(3) above until prior to the initial disbursement of grant funds.

(B) Applicants are not required to complete any necessary environmental clearances prompted exclusively by rental and/or operating subsidies prior to the AHSC application deadline.

AHD environmental clearances

NEPA: Is Federal funding proposed that will trigger NEPA requirements? Yes If available, enter date of "Authority to Use Grant Funds" 8/17/15

CEQA: Project approved "by-right"? Yes Is Project Categorically Exempt? No Negative Declaration date Final EIR date 7/9/15

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

On July 9, 2015, SF Planning Commission certified as adequate and complete the AHD's EIR/EIS in accordance with CEQA and Administrative Code Chapter 31. The Commission adopted the findings on November 17, 2016. On August 17, 2015, the AHD received its Authority of Use Grant Funds forms from HUD evidencing NEPA clearance.

File Name:	30. AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	Yes
File Name:	31. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Uploaded to HCD?	Yes
File Name:	32. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Uploaded to HCD?	N/A
File Name:	33. AHD Auth to Use Grant Funds	If NEPA applies and available at time of application, please provide copy of HUD 7015.16 . If not available now, it must be provided prior to construction loan closing.	Uploaded to HCD?	Yes

STI environmental clearances

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

CEQA: Project approved "by-right"? No Is Project Categorically Exempt? Yes Negative Declaration date TBD Final EIR date N/A

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

STI #1 - The project does not involve construction that would require movement of soil or grading as it involves the installation of hardware and software at traffic signal cabinets and on transit vehicles.

STI # 2 - The project environmental application will be submitted after project funding is committed. SFRPD expects a categorical exemption from SF Planning, based on previous projects with similar scope.

File Name:	38. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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TRA environmental clearances

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

CEQA: Project approved "by-right"? No Is Project Categorically Exempt? Yes Negative Declaration date TBD Final EIR date N/A

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

Due to the fact that the bulbouts are improving an existing street and there will be minimal disturbance to the soil and surrounding area, these projects will receive a Categorical Exemption.

File Name:	40. TRA Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Uploaded to HCD?	N/A
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(4) Applicant(s) certifies that all discretionary local land use approvals have been obtained, and any applications for streamlined ministerial approval under Government Code §65913.4 have been submitted to the relevant local government;

Yes

(A) This requirement is not applicable where a Tribal Entity Applicant is proposing a Project located in Indian Country.

AHD discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
SF Planning Department	7/15/22	Development Plan Approval	Approval of Development Phase (comprising AHD)
SF Planning Department	2/27/24	Development Plan Approval	Vertical Design Approval

STI discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A		Other	STI #1 - There are no local land use approvals necessary as the STI project is located in the public right of way.
N/A		Other	STI #2 There are no local land use approvals necessary. The STI Project is located on City-owned property that is under the jurisdiction of SFRPD.
SF Planning Department		Other	STI #3: The pedestrian infrastructure is approved via the Sunnydale HOPE SF Master Plan Project's Phase 4 approval.

TRA discretionary local land use approvals

Agency / Issuer	Land Use Approval Date	Approval Type	Comments
N/A		Other	There are no local land use approvals necessary as the TRA project is located in the public right of way.

- (5)

Applicant(s) certifies that as of the date of application, the **Applicant(s)**, the **Project**, or the real property on which the **Project** is proposed may not be party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the **Project**. Further, the **Applicant(s)** shall disclose and describe any claim or action undertaken by or against the **Applicant(s)**, the **Project** or the Property which affects or potentially affects the feasibility of the **Project**.

Is the **Applicant(s)**, the **Project**, or the real property on which the **Project** is proposed the party to or the subject of any claim or action in the state or federal courts that affects or potentially affects the feasibility of the Project?

Yes

No

- (6)

Applicant(s) certifies that construction of the **Project** has not commenced as of the application deadline set forth in the **NOFA**. Any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse is exempt from this requirement.

Has there been any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse?

Yes

No

- (7)

Applicant(s) certifies to demonstrate consistency with [State Relocation Assistance Law \(CA Gov Code Sec. 7260-7277\)](#).

Does the **Project** trigger [State Relocation Assistance Law \(Title 1, GC, Division 7, Chapter 16, commencing at Section 7260, and Title 25 CCR, Subchapter 1, Chapter 6, commencing at Section 6000\)](#)?

Are costs sufficient, pursuant to the relocation plan and included in the Project's Development Budget?

Yes

Yes

Yes

File Name:	43. Relocation Plan	Applicants must provide a Relocation Plan.	Uploaded to HCD?	Yes
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- (8)

Applicant(s) certifies that **Applications** that include a **Locality** as an **Applicant** must at the time of application, have submitted their housing element annual progress reports to the Department as required by [Government Code §65400](#) for the current and prior year.

[Housing Element information](#) Submission date for current year

1/1/2024

 Submission date for prior year

4/1/2023

Yes

- (9)

Applicant(s) certifies to demonstrate that costs for any **Project** or component thereof will not result in loss or conversion of agricultural or other working lands or natural resource lands for other uses. The **Project** site must not be designated as **Agricultural Land** according to the [California Department of Conservation's Farmland Mapping and Monitoring Program \(FMMP\) Tool \(California Important Farmland Finder\)](#). An exemption to the FMMP designation may be allowed for applications that submit documentation that substantiates a description of an **Infill Site**.

[\(California Important Farmland Finder\)](#)

Yes

AHD

- Applicant(s) certifies that the **AHD** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	44. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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File Name:	46. HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	N/A
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STI

- Applicant(s) certifies that the **STI** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	48. STI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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TRA

- Applicant(s) certifies that the **TRA** will not result in the loss or conversion of agricultural or other working lands, or natural resource lands for other uses according the Dept. of Conservation's Farmland Mapping and Monitoring Program (FMMP) website?

Yes

File Name:	50. TRA No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Uploaded to HCD?	Yes
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- (10)

Applications requesting **AHSC Program** funding for **Sustainable Transportation** Infrastructure, **Transportation Related Amenities**, or both must satisfy all the following:

- (A)

Where approval by a local public works department, or other responsible local agency, is required for the **Project**, the application must include a statement from that entity indicating that the **Sustainable Transportation Infrastructure** and/or **Transportation Related Amenities Capital Project(s)** is consistent with all applicable local rules, regulations, codes, policies, and plans enforced or implemented by that entity.

- Is approval by a local public works department, or other responsible local agency, required for the **STI** and/or **TRA** Capital Project?

Yes

File Name:	52. STI-TRA Local Approvals	Statement from entity indicating the STI and/or TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Uploaded to HCD?	Yes
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- (B)

If the **Sustainable Transportation Infrastructure** and/or **Transportation Related Amenities Capital Project(s)** involves the demolition of existing units that are affordable to lower-income households, the application must demonstrate the replacement of demolished units, comparable in size, of equal or greater affordability and equal to or greater than the number of the demolished **Affordable Units** located within comparable access to transit and include first right of return to displaced residents.

The no net loss requirements contained in §106(c)(3)(D) of these **Guidelines** apply to **Sustainable Transportation Infrastructure** or **Transportation Related Amenities Capital Projects** occurring on a property which includes a parcel, or any portion of a parcel, on which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application

Will the proposed **STI/TRA** Project involve the demolition of existing residential units?

Will the proposed **STI/TRA** Project involve the demolition of existing units which (1) residential dwelling units affordable to lower income households currently exist, or (2) there have been dwelling units restricted to lower-income households that have been vacated or demolished within the five year period preceding the application?

Number of bedrooms in the demolished structures? 76 Number of bedrooms in new Project? 206 Project meets requirement? TRUE

To realign Santos Street, there are 4 buildings that are in the ROW and will need to be demolished for construction of the STI infrastructure.

(b) Applicants must also demonstrate the following at the time of application, unless otherwise indicated:

(1) Applicant(s) certifies that the proposed **Project** will achieve a reduction in GHG emissions through fewer **VMT**, pursuant to the most recent **AHSC Program** Quantification Methodology, available on the California Air Resources Board's Climate Change Investments (CCI) Quantification, Benefits and Reporting Materials webpage. This must be evidenced by a completed GHG Benefits Calculator tool, described in the AHSC Application, displaying **VMT** and GHG reductions for each **Project** component.

[CCI Quantification, Benefits, and Reporting Materials](#)

(2) Applicant(s) certifies that all proposed **Affordable Housing Developments** located in a jurisdiction that has fare-based transit must provide at least one (1) transit pass or card to each **Restricted Unit** for at least 3 years. If the transit agency does not provide passes with unlimited rides, the card or pass should have a minimum value of 40 average commute length rides a month as determined by the transit agency. These passes or cards may be funded with **AHSC Program** funding pursuant to §103(f).

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.

of passes or cards that will be provided: 88 Is there at least one pass per **Restricted Unit**? TRUE Type of transit passes provided: Free Transit Pass

Annual Transit Passes Value \$972 Duration of Funding for Transit Passes (years)? 3

(3) The **Project** must:

(A) Applicant(s) certifies to incorporate more than one **Urban Greening** feature with dedicated maintenance for at least two years. The awardee is ultimately responsible for the maintenance of the **Urban Greening** features in the **Project**, even if municipal ordinance assigns responsibility for their maintenance to adjacent property owners. **Applicants** must propose at least \$200,000 in reasonable direct **Urban Greening** costs.

Drought tolerant and native species landscaping and landscape restoration						Urban street canopy				
Urban Greening costs:	AHD:	\$200,000	HRI:	\$0	STI:	\$12,500	TRA:	\$0	Meets threshold requirement?	TRUE

(B) Applicant(s) certifies to include adequate lighting in accordance with local, state, and federal design standards and requirements for all publicly accessible components of the **Project** including active transportation routes and transit stations or stops.

(4) Applicant(s) certifies that the application must be sufficiently complete to assess the feasibility of the proposed project and its compliance with **AHSC Program** and application requirements.

(5) Applicant(s) certifies to demonstrate that the **Project** is financially feasible as evidenced by documentation including, but not limited to, **Enforceable Funding Commitments**, a market study, which for rental **AHDs** meets the requirements specified in the **TCAC Regulations §10322(h)(10)**, project pro-forma, sources and uses statement, proposed operating budget, multi-year pro-forma, or other feasibility documentation that is standard industry practice for the type of proposed **Affordable Housing Development**.

Does the Market study demonstrate that the Project is financially feasible?

File Name:	53. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Uploaded to HCD?	Yes
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AHD/HRI Enforceable Funding Commitments

Make sure to submit **all** "Enforceable Funding Commitments" for the proposed AHD and/or HRI project as stated at the "Dev Sources" sheet/tab.

File Name:	54. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 6 permanent sources, plus Equity Investor if known at time of application.	Uploaded to HCD?	Yes
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STI Enforceable Funding Commitments

Committed by Application time?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC STI Grant	State-HCD		\$9,038,445					
Yes	2/26/24	2020 Bond	Local		\$200,000					
Total Committed Non-AHSC STI Funds		\$200,000				TOTAL (must equal STI Budget Amount)			\$9,238,445	
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.										
N/A										
File Name:	55. EFC STI1; EFC STI2; EFC STI3; etc.		Supporting documentation for the 1 non-AHSC STI funding commitments.					Uploaded to HCD?		Yes

TRA Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC TRA Grant	State-HCD		\$1,500,000					
Total Committed Non-AHSC TRA Funds		\$0				TOTAL (must equal TRA Budget Amt)			\$1,500,000	
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.										

File Name:	56. EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Uploaded to HCD?	N/A

PGM Enforceable Funding Commitments

Committed by Full App Deadline?	Commitment Date	Source Name (listed in order of lien priority)	Source Type	Lien No.	Amount	Interest Rate		Term - # of months	Required Debt Service	Balloon?
						Rate	Type			
Yes		AHSC PGM Grant	State-HCD		\$706,608	Transit Passes will not contribute to \$600k PGM cap.				
Total Committed Non-AHSC PGM Funds		\$0				TOTAL (must equal PGM Budget Amount)			\$706,608	
Provide a description of unusual or extraordinary circumstances that have resulted in higher than expected Project costs and provide a justification as to why these costs are reasonable.										
File Name:	57. EFC PGM1; EFC PGM2; EFC PGM3; etc.		Supporting documentation for the 0 non-AHSC PGM funding commitments.						Uploaded to HCD?	N/A

(6) The **Applicant** or **Locality** serving as the **Developer** of a particular component of the **Project** must demonstrate **Site Control** of the property on which that **Project** component will be located as set forth at **UMR §8303** and **§8316** with the additional requirement that the **Applicant** shall maintain site control through the award date.

Yes

(A) The following shall apply to **Capital Projects**:

Where **Site Control** is in the name of another entity, the **Applicant** shall provide documentation, in form and substance reasonably satisfactory to the **Department** (e.g., a purchase and sale agreement, an option, a leasehold interest/option, a disposition and development agreement, an exclusive right to negotiate with a **Public Agency** for the acquisition of the site), which clearly demonstrates that the **Applicant** has an acceptable form of right to acquire or lease the **Project** property.

Where **Site Control** will be satisfied by a long-term ground lease, the **Department** will require the execution and recordation of the **Department's** form lease rider at the time of permanent loan closing, which shall be entered into by and among the ground lessor, the ground lessee, the **Department**, and any other applicable parties. In all cases, the lease rider shall be recorded against the fee interest in the **Project** property.

AHD Site Control

Form of site control (See Site Control in **Appendix A**) **Disposition and Development Agreement** Most recent document execution date **3/3/17**
Ground Lease **No**
planned?

Below, describe property transfers occurring in connection with development of the Project.
Exclusive development rights and site control are provided through a Master Development Agreement (MDA) between the San Francisco Housing Authority (SFHA), which owns the land; the City and County of San Francisco; and the Master Developer, whose members consist of the parent companies of the Project Owner's General Partners.

File Name:	58. AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
File Name:	59. AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Uploaded to HCD?	Yes

STI Site Control

Form of site control (See Site Control in **Appendix A**) **Disposition and Development Agreement** Most recent document execution date **3/3/17**
Ground Lease **No**
planned?

Below, describe property transfers occurring in connection with development of the Project.
Exclusive development rights and site control are provided through a Master Development Agreement (MDA) between the San Francisco Housing Authority (SFHA), which owns the land; the City and County of San Francisco; and the Master Developer, whose members consist of the parent companies of the Project Owner's General Partners.

File Name:	61. STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	Yes
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TRA Site Control

Form of site control (See Site Control in **Appendix A**) **Other (describe below)** Most recent document execution date **N/A**
Ground Lease **No**
planned?

Below, describe property transfers occurring in connection with development of the Project.
All right of way within the City of San Francisco is controlled by the SFMTA and SFMTA has the authority to regulate ROW.

File Name:	62. TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Uploaded to HCD?	N/A
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Applicants certifies to demonstrate experience by providing evidence of at least two projects that are each similar to each proposed AHSC **Capital Project** (**AHD**, **HRI**, **STI**, and **TRA**) in scope and size, which have been completed by the **Applicant** serving as the **Developer** of that **Project** component, during the ten years preceding the application due date. Experience is attributable to entities only, not individual persons. Experience cannot be satisfied by relying on projects completed by a non-applicant entity under the rationale that an individual, or subset of individuals now employed by, or contracted by, the **Applicant** asserting experience was employed by the non-applicant entity at the time that project was developed.

Yes

App due date **3/19/24**

(A) For **AHD** components, completed projects submitted to demonstrate experience must include a functionally equivalent number of units, type of construction, number of stories, and amenities. Quantities used for demonstration of experience may not be cumulative across multiple projects.

AHD Applicant(s) certifies to demonstrate capacity to acquire, develop, and own affordable rental or homeownership housing at the time of application that is consistent with the housing tenure proposed in the **Application**. For purposes of this subdivision, an entity has capacity if it has adequate staff, capital, assets, and other resources to meet the operational needs of the **AHD**; to maintain the fiscal integrity of the **AHD**; and to satisfy all legal requirements and obligations in connection with the **AHD**. Evidence of capacity must be reasonably acceptable to the **Department** in form and substance. The **Department** will exercise reasonable discretion in determining capacity. In all cases, the **Department** will review organizational documents of each **Applicant** entity. Where necessary to clarify ambiguities in the application, the **Department** may request any of the following subsequent to Application submittal:

Yes

- (i) Staff rosters, which include the job titles and duty statements of all staff positions, and payroll records;
- (ii) Certified audited financial statements for the past three (3) consecutive years;
- (iii) Certificates of Good Standing from the California Secretary of State, the California Franchise Tax Board, or the relevant regulatory agencies of foreign jurisdictions; and
- (iv) Any other documentary evidence that reasonably supports the Applicant's ability to satisfy the capacity requirement.

AHD requisite experience

Requisite experience project name #1		691 China Basin Street							
Name of Applicant demonstrating requisite experience					Mercy Housing California		Completion Date	10/19/2021	
Meets ten year requirement?	TRUE	Project tenure (in years)	2.42	Number of units	152	Units per Acre	138	Total commercial (square feet)	0
Type of construction	New Construction		Number of stories	7	Total residential (square feet)		119,929		
691 China Basin is a beautiful new development conveniently located near public transit, shopping centers, businesses, and recreational opportunities. There are 152 apartments at the community including one manager apartment and 38 apartments specifically designated for households voluntarily relocating from HOPE-SF properties. The property features a variety of floor plans, from studios to five-bedroom apartment homes and has designated space for a childcare facility and music center on site. There are two bike storage rooms, a courtyard bike pavilion with 132 bike spaces, two laundry rooms, a community room and kitchen, multiple courtyards, 26 parking spaces, the building is close to major cultural and employment centers, and there are onsite property management and resident services.									

Requisite experience project name #2		833 Bryant							
Name of Applicant demonstrating requisite experience					Mercy Housing California		Completion Date	4/25/22	
Meets ten year requirement?	TRUE	Project tenure (in years)	1.90	Number of units	146	Units per Acre	410	Commercial (square feet)	0
Type of construction	New Construction		Number of stories	6	Total residential (square feet)		61,800		
833 Bryant Street Permanent Supportive Housing is anew construction of 146 studio apartments, including 145 units of permanent supportive housing for adults who have experienced homelessness. The community is in the central South of Market Area of San Francisco between 6th and 7th Streets on Bryant, across from									

File Name:	63. Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Uploaded to HCD?	Yes
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For **STI** or **TRA** components only, an **Applicant** may demonstrate the requisite experience in **§106(b)(7)** by using the past experience of work completed of a **Locality** or transportation agency non-applicant so long as the **Applicant** can provide an executed agreement with that specific **Locality** or transportation agency non-applicant for the completion of the **STI** or **TRA** components of the AHSC **Project** for which funding is sought, thereby demonstrating that the Locality or transportation agency will be serving as the **STI** or **TRA Developer** for that **Capital Project**.

Note: Past experience projects may be repeated for multiple STI and/or TRA projects so long as they are of similar scope and scale.

STI Requisite experience for Geneva Street and Bayshore Blvd. Transit Signal Priority (TSP) Project

Requisite experience project name #1		Van Ness Bus Rapid Transit							
Name of Applicant demonstrating requisite experience					City and County of San Francisco		Completion Date	4/1/22	
Meets ten year requirement?	TRUE	Project tenure (in years)	1.97						
The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. The Project includes safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks, and audible countdown signals.									

Requisite experience project name #2		5th Street Quick Build Project							
Name of Applicant demonstrating requisite experience					City and County of San Francisco		Completion Date	4/1/21	
Meets ten year requirement?	TRUE	Project tenure (in years)	2.97						
The 5th Street Quick Build Project includes a variety of street improvements to improve the safety of cyclists, pedestrians, and transit passengers, including: - protected bicycle facilities to improve the safety and comfort of cyclists for the entire length of the corridor (completed in early 2020); - leading pedestrian intervals to allow a head start for pedestrians when crossing the street (completed in early 2020); - pedestrian safety striping treatments, especially at high injury intersections, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020); - signal timing improvements including separated bike signals at key intersections (completed in early 2020); - transit boarding islands to increase reliability of transit services and comfort for waiting passengers (installed in early 2021);									

STI Requisite experience for Sunnydale-Excelsior Park Connection - Class 1 STI Capital Project

Requisite experience project name #1		Mansell Streetscape Improvements Project							
Name of Applicant demonstrating requisite experience					SF RPD with SF Public Works, and SFMTA		Completion Date	1/20/17	
Meets ten year requirement?	TRUE	Project tenure (in years)	7.16						
The Mansell Streetscape Improvement Project addressed pedestrian safety and bicycle access issues by reducing the number of vehicular lanes from four to two (one lane each way), reducing the speed limit, separating vehicular traffic and moving it to the south side of the median between Visitacion Avenue and Brazil Avenue, and creating a class I bike path and separate pedestrian path on the north side of the median. The project also included construction of new sidewalks, additional Class I and Class II bike facilities, and flashing beacons at crosswalks. In addition, street lighting, landscaping, and site furnishings were included in the project.									

Requisite experience project name #2		Golden Gate Park Oak Woodlands Trail Improvement							
Name of Applicant demonstrating requisite experience					SF RPD with SF Public Works, and SFMTA		Completion Date	2/22/17	
Meets ten year requirement?	TRUE	Project tenure (in years)	7.07						
As a key feature of the Golden Gate Park Oak Woodlands Trail Improvement Project, the Phil Arnold Trail was created as a 0.7-mile bi-directional pedestrian and bike trail in the northeast corner of Golden Gate Park, through old growth oak woodlands. In addition to this bicycle facility, the project also included additional pedestrian trails, as well as restoration of native plants, and wayfinding and interpretive signs for pedestrians and cyclists.									

STI Requisite experience for Mercy: On-Site Publicly Accessible Sidewalk STI Capital Project

Requisite experience project name #1		Sunnydale Infrastructure 1A1 1A2							
Name of Applicant demonstrating requisite experience					Mercy Housing California		Completion Date	2/15/22	
Meets ten year requirement?	TRUE	Project tenure (in years)	2.09						
New construction of street and utility infrastructure at Harmonia Street, Malosi Street and Sunrise Way. Approximately 85,240 SF of new public street right of way, aligned with sidewalks, landscaping, pedestrian lighting, and crosswalks									

Requisite experience project name #2		Casa de la Mision Senior Housing							
Name of Applicant demonstrating requisite experience					Mercy Housing California		Completion Date	7/72022	
Meets ten year requirement?	#####	Project tenure (in years)	#####						
Construction of sidewalk and landscaping at intersection of Harrison and 24th Street									

File Name:	65. Past Exp STI1, Past Exp STI2	Where the party making improvements funded by AHSC is not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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TRA Requisite experience for Bus Boarding Bulbs Outs along Visitacion Avenue (as part of the Sun

Requisite experience project name #1	Van Ness BRT		
Name of Applicant demonstrating requisite experience	City and County of San Francisco	Completion Date	4/1/22
Meets ten year requirement?	TRUE	Project tenure (in years)	1.97
The new Van Ness Bus Rapid Transit corridor features nine northbound and nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses. Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection. Safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks and audible countdown signals.			

Requisite experience project name #2	5th Street Quick Build Project		
Name of Applicant demonstrating requisite experience	City and County of San Francisco	Completion Date	4/1/21
Meets ten year requirement?	TRUE	Project tenure (in years)	2.97
The 5th Street Quick Build Project includes a variety of street improvements to improve the safety of cyclists, pedestrians, and transit passengers, including: - protected bicycle facilities to improve the safety and comfort of cyclists for the entire length of the corridor (completed in early 2020); - leading pedestrian intervals to allow a head start for pedestrians when crossing the street (completed in early 2020); - pedestrian safety striping treatments, especially at high injury intersections, to improve the safety and visibility of pedestrians crossing streets (completed in early 2020); - signal timing improvements including separated bike signals at key intersections (completed in early 2020); - transit boarding islands to increase reliability of transit services and comfort for waiting passengers (installed in early 2021).			

File Name:	66. Past Exp TRA1, Past Exp TRA2	Where the party making improvements funded by AHSC in not a public entity, an executed agreement from a public agency certifying the satisfactory completion of similar infrastructure improvements.	Uploaded to HCD?	N/A
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Applicant(s) certifies for **TOD** and **ICP** projects, the **High Quality Transit** or **Qualifying Transit**, respectively, must be serving the **Transit Station/Stop** at the time of application submittal. For **RIPA** projects, the **Qualifying Transit** or **High Quality Transit** must be serving the **Transit Station/Stop** by the time a certificate of occupancy is provided. For all **Project Area Types**, the **AHD** and **High Quality Transit's Transit Station/Stop** or **Qualifying Transit's Transit Station/Stop**, as applicable, must be connected by a **Pedestrian Access Route** no greater than 0.50 miles at the time of certificate of occupancy issuance. Improvements to complete the **Pedestrian Access Route** between the **AHD** and the **Transit Station/Stop** may be included as part of the **Project's STI/TRA** components so long as they are completed by the time a certificate of occupancy is issued.

Yes

Applicant(s) certifies that the housing element for the jurisdiction in which the **Project** is located must be in substantial compliance by the date of award recommendation. A jurisdiction's current housing element compliance status can be obtained by referencing the Department's website. **Projects located on Trust Land, as defined under Indian Country, are exempt from this requirement.**

Yes

For the purposes of this section alone, jurisdictions that are undergoing **Department** review of their housing element at the time of award and jurisdictions which are receiving **Department** technical assistance to bring their housing element into compliance at the time of award, shall both be deemed to be in a presumptive state of substantial compliance by the **Department**. All awards premised on presumptive substantial compliance shall include conditions in their respective standard agreements requiring that prior to funds disbursement the subject jurisdiction must have received a final housing element certification letter from the **Department**.

Is the Project located within a jurisdiction which currently has an adopted housing element in substantial compliance with **Art.10.6 (§65580) Ch. 3 Div. 1 of Title 7 (Gov. Code §65585)?**

Yes

[A jurisdiction's current housing element compliance status is obtainable thru HCD's website.](#)

Please provide date of HCD compliance determination

2/1/2024

File Name::	67. HE Determination letter	Provide HCD's determination letter.	Uploaded to HCD Portal?	Yes
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Applicants must affirm 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. Only zero-emission generators are **AHSC Program Eligible Costs**. **Projects** required to include fossil fuel-based backup power by regulation or code should consider the cleanest and most renewable technology first, starting with gaseous fuel (e.g., RNG, NG, LPG), and then Tier 4 compliant diesel. If a fossil fuel-based generator is installed, be advised that procurement, site preparation, installation, or operation of such units is not an **AHSC Program Eligible Cost**.

Applicant(s) certifies that the Project will be powered entirely through electricity with no connections to natural gas infrastructure as described above?

Yes

File Name::	68. 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.	Uploaded to HCD?	Yes
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Applicants certifies that the **AHD** will offer high speed broadband internet service to residents, with speeds listed in **§106(c)(8)** to each **Restricted Unit** for a minimum of three (3) years, free of charge to the tenants, and available within six (6) months of the **AHD's** placed-in-service date. This service may be funded by the **AHSC Program** pursuant to **§103(f)**.

Using AHSC to fully fund required internet service?

No

File Name:	69. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Uploaded to HCD?	Yes
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(c) All **Applicants** must affirm:

(1) **Applicants** of all proposed rental **Affordable Housing Developments** must certify that the development will be smoke free and demonstrate compliance by submitting a draft of the development's **Smoke Free Housing** lease addendum.

Yes

File Name:	70. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Uploaded to HCD?	Yes
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(2) Applications must integrate applicable climate adaptation measures as described in **§107** Narrative Based Policy Scoring (b).

Yes

(3) Applications requesting **AHSC Program** funding for **Affordable Housing Developments** and **Housing Related Infrastructure Capital Projects** must also demonstrate to the satisfaction of the **Department** all the following:

(A) Applicant(s) certifies that the rental **Affordable Housing Developments** must meet the underwriting standards in the UMRs and **MHP** Guidelines **§7312** and **§7312.1**.

Yes

(B) Applicant(s) certifies that the **Affordable Housing Development**, **Housing Related Infrastructure**, or both are infeasible without **AHSC Program** funds, and other committed funds are not and will not be supplanted by **AHSC Program** funds.

Yes

Proposed **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units are eligible only if the number of bedrooms in the new **Project** is at least equal to the number of bedrooms in the demolished structures, with equal or greater affordability. The new **Affordable Units** may exist on separate parcels provided all parcels are part of the same **Project** meeting the requirements of the **UMRs §8303 (b)**.

(i) The **Department** may approve **Projects** involving new construction or **Substantial Rehabilitation** and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures where it determines that such approvals will substantially improve the livability of the remaining units, or serve some other compelling public policy objective, as long as the reduction does not result in more than 25 percent fewer units upon **Project** completion.

Will the proposed Project involve new construction or Substantial Rehabilitation and requiring the demolition of existing residential units?

No

Will the proposed Project involve new construction or Substantial Rehabilitation and requiring the demolition of existing residential units that result in a number of bedrooms less than the number in the demolished structures?

No

HCD Reserve Requirements

Project Name	Sunnydale Block 7	Number of Project Units:	89
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Replacement Reserve Calculator UMR \$8309

(a)	0.6% of New construction costs (structures excluding contractor profit, overhead, and general requirements and insurance):	\$66,969,620	\$401,818
	\$500 per unit: (This is a placeholder for rehab projects and may be subject to higher amount)	\$500	\$44,500
(b)	Replacement Reserve Amount = <i>New construction: lesser of (a) and (b); Rehab: (b)</i>		\$44,500
	HCD Required Replacement Reserve Amount - <i>included in "Operating budget"</i> tab		\$44,500

Operating Reserve Calculator

1	Total Operating Expenses Excluding On-Site Service Coordinator Salaries. <i>Operating Budget Cell (E111) minus Operating Budget Cell (E105)</i>				TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	(a) Total Operating Expenses:	\$1,457,300	Amount subject to reserve calculation: <i>(a - b)</i>	\$1,343,800	\$335,950	\$447,933
	(b) <i>Minus:</i> On-Site Service Coordinator Salaries:	\$113,500				
2	Replacement Reserve amount from <i>above</i> : <i>(Cell AJ10)</i>			\$44,500	\$11,125	\$14,833
3	Debt Service (including all HCD 0.42% Fees and Bond Issuer Fee)					
	Name of Lender <i>Operating Budget cells (D123 to D132)</i>			Annual Debt Service Amount	TAX CREDIT Project 3 Month Reserve Required	NON-TAX CREDIT Project 4 Month Reserve Required
	1st Mortgage Debt Service			\$1,555,435	\$388,859	\$518,478
	2nd Mortgage Debt Service			\$0	\$0	\$0
	3rd Mortgage Debt Service			\$0	\$0	\$0
	AHSC .42% Fee			\$77,700	\$19,425	\$25,900
	Other HCD .42% (Specify)			\$0	\$0	\$0
	Bond Issuer Fee			\$27,761	\$6,940	\$9,254
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Miscellaneous Financial Expenses (specify)			\$0	\$0	\$0
	Other <i>(Specify)</i>				\$0	\$0
	Totals			\$1,660,896	\$415,224	\$553,632
UMR Required Operating Reserve Amount:					\$762,299	\$1,016,399

If Reserve amounts are different than the required amount, enter Reserve amounts and how they are calculated below:

The budgeted Operating Reserve of \$805,654 is calculated based on total Operating Expenses of \$1,457,300 + 15,000 (Ground Lease) + 44,500 (Replacement Reserves) + 44,500 (Community Reserve) + \$1,660,896 (Debt Service) = \$3,222,196/12 x 3 = \$805,549 (with a nominal delta due to rounding)
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Transition Reserve Pool Fee Calculator Pooled Transition Reserve Policy

Does the Project propose use of Project-based rental assistance?	Yes
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Subsidy #1	Project Based Vouchers		Contract Term: (enter in years)	
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy	
0			\$0	
1	12	\$3,198	\$460,512	
2	36	\$3,826	\$1,652,832	
3	18	\$4,694	\$1,013,904	
4	1	\$5,140	\$61,680	
Maximum Total Annual Subsidy			\$3,188,928	
Pooled transition reserve fee for Subsidy #1 (15% of maximum total annual subsidy)			\$478,339.20	

Subsidy #2	Subsidy Program Name		Contract Term: (enter in years)	
Bedroom Size	Number of Units	Net Contract Rent	Annual Subsidy	
0			\$0	
1			\$0	
2			\$0	
3			\$0	
4			\$0	
Maximum Total Annual Subsidy			\$0	
Pooled transition reserve fee for Subsidy #2 (15% of maximum total annual subsidy)			\$0.00	

Local Operating Subsidy Name:

Total Operating Subsidy Amount	
Number of years included in total operating subsidy	
One year's worth of operating subsidy	\$0
Pooled transition reserve fee for Subsidy (15% of one year's worth of operating subsidy)	\$0.00

Total Pooled Transition Reserve Fee \$478,339

Applicant comments:

Is Income from Restricted Units based on Restricted or Proposed Rents?

AHSC Application Workbook

Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
3,292,444	3,374,755	3,459,124	3,545,602	3,634,242	3,725,098	3,818,226	3,913,681	4,011,523	4,111,811	4,214,607	4,319,972
0	0	0	0	0	0	0	0	0	0	0	0
3,977,976	4,077,426	4,179,361	4,283,845	4,390,942	4,500,715	4,613,233	4,728,564	4,846,778	4,967,947	5,092,146	5,219,450
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
7,270,420	7,452,181	7,638,485	7,829,447	8,025,184	8,225,813	8,431,459	8,642,245	8,858,301	9,079,759	9,306,753	9,539,421
25,755	26,399	27,059	27,735	28,429	29,140	29,868	30,615	31,380	32,165	32,969	33,793
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
25,755	26,399	27,059	27,735	28,429	29,140	29,868	30,615	31,380	32,165	32,969	33,793
7,296,175	7,478,580	7,665,544	7,857,183	8,053,612	8,254,953	8,461,327	8,672,860	8,889,681	9,111,923	9,339,721	9,573,214
164,622	168,738	172,956	177,280	181,712	186,255	190,911	195,684	200,576	205,591	210,730	215,999
0	0	0	0	0	0	0	0	0	0	0	0
198,899	203,871	208,968	214,192	219,547	225,036	230,662	236,428	242,339	248,397	254,607	260,972
0	0	0	0	0	0	0	0	0	0	0	0
1,288	1,320	1,353	1,387	1,421	1,457	1,493	1,531	1,569	1,608	1,648	1,690
0	0	0	0	0	0	0	0	0	0	0	0
364,809	373,929	383,277	392,859	402,681	412,748	423,066	433,643	444,484	455,596	466,986	478,661
6,931,367	7,104,651	7,282,267	7,464,324	7,650,932	7,842,205	8,038,260	8,239,217	8,445,197	8,656,327	8,872,735	9,094,554
3,513,127	3,636,086	3,763,349	3,895,066	4,031,394	4,172,492	4,318,530	4,469,678	4,626,117	4,788,031	4,955,612	5,129,058
5,223	5,328	5,434	5,543	5,654	5,767	5,882	6,000	6,120	6,242	6,367	6,494
226,602	232,267	238,074	244,026	250,126	256,380	262,789	269,359	276,093	282,995	290,070	297,322
44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500
44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500
15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
0	0	0	0	0	0	0	0	0	0	0	0
3,848,952	3,977,681	4,110,857	4,248,635	4,391,174	4,538,639	4,691,201	4,849,037	5,012,329	5,181,268	5,356,049	5,536,874
3,082,415	3,126,970	3,171,410	3,215,689	3,259,758	3,303,567	3,347,060	3,390,180	3,432,868	3,475,059	3,516,686	3,557,679
1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435	1,555,435
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700	77,700
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761	27,761
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896	1,660,896
1,421,519	1,466,074	1,510,514	1,554,793	1,598,862	1,642,671	1,686,164	1,729,284	1,771,972	1,814,163	1,855,790	1,896,783
1.86	1.88	1.91	1.94	1.96	1.99	2.02	2.04	2.07	2.09	2.12	2.14
103,507	107,130	110,880	114,760	118,777	122,934	127,237	131,690	136,299	141,070	146,007	151,117
0	0	0	0	0	0	0	0	0	0	0	0
1,318,012	1,358,944	1,399,634	1,440,033	1,480,085	1,519,736	1,558,927	1,597,594	1,635,673	1,673,093	1,709,783	1,745,666
659,006	679,472	699,817	720,016	740,043	759,868	779,463	798,797	817,836	836,547	854,892	872,833
786,555	810,983	835,266	859,374	883,277	906,939	930,327	953,403	976,127	998,459	1,020,355	1,041,768
531,456	547,961	564,369	580,658	596,809	612,797	628,600	644,191	659,545	674,634	689,429	703,898
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
103,507	107,130	110,880	114,760	118,777	122,934	127,237	131,690	136,299	141,070	146,007	151,117
1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000

2023 TCAC Threshold Basis Limit (TBL) for HCD Developer Fee UMR §8312(b)&(c) and HCD High Cost Test for HCD Limits on Development Costs 2017 UMR §8311(a) & (b) Complete all yellow shaded cells.

Project Name: Sunnydale Block 7 County: San Francisco Project's Proposed Tax Credits: 4%
HCD Phase: Origination

Unit Size	2023 TCAC Threshold Basis Limits (TBL)	# of Units	Basis x Number of Units	TOTAL UNADJUSTED THRESHOLD BASIS LIMIT (TBL):	\$93,091,320
SRO/Studio	\$689,665	0	\$0	TOTAL HCD ADJ. THRESHOLD BASIS LIMIT:	\$130,327,848
1 Bedroom	\$795,177	13	\$10,337,301	Adjusted Threshold Basis Limit multiplied by 160%:	\$208,524,557
2 Bedrooms	\$959,200	44	\$42,204,800	HCD HIGH COST TEST RESULT FOR: Sunnydale Block 7	75%
3 Bedrooms	\$1,227,776	23	\$28,238,848		
4+ Bedrooms	\$1,367,819	9	\$12,310,371		
				Total Eligible Basis	\$97,691,496

Manager Units in Project:	1	TOTAL UNITS:	89
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Costs Reasonable

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	\$18,618,264
	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%).				No	\$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%).				Yes	\$9,309,132
(C)	For Projects where a day care center is part of the development (2%).				No	\$0
(D)	For Projects where 100 percent of the units are for Special Needs populations (2%).				No	\$0
(E)	Project applying under §10325 or §10326 of the TCAC regulations that includes one or more of the features below (up to 10%).				No	\$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).				No	\$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. WAIVED IMPACT FEES ARE INELIGIBLE.				No	
(H)	Projects where at least 95% of the Project's upper floor units are serviced by an elevator (10%).				Yes	\$9,309,132
(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%).				No	\$0
(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%).				No	\$0
(K)	Projects within a county with an unadjusted 9% threshold basis limit for a 2-bedroom unit equal or less than \$500,000 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 #:	6075060502	Opportunity Map Resource Level:	Low Resource

End of Document

1/9/2023 Table	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
Alameda	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Alpine	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Amador	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Butte	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Calaveras	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Colusa	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Contra Costa	\$473,390	\$545,814	\$658,400	\$842,752	\$938,878
Del Norte	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
El Dorado	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Fresno	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Glenn	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Humboldt	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Imperial	\$314,634	\$362,770	\$437,600	\$560,128	\$624,018
Inyo	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Kern	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Kings	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Lake	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Lassen	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Los Angeles	\$437,727	\$504,695	\$608,800	\$779,264	\$868,149
San Francisco	\$689,665	\$795,177	\$959,200	\$1,227,776	\$1,367,819
San Joaquin	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
San Luis Obispo	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
San Mateo	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Barbara	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Santa Clara	\$532,060	\$613,460	\$740,000	\$947,200	\$1,055,240
Santa Cruz	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Shasta	\$319,236	\$368,076	\$444,000	\$568,320	\$633,144
Sierra	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Siskiyou	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Solano	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Sonoma	\$384,234	\$443,018	\$534,400	\$684,032	\$762,054
Stanislaus	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Sutter	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Tehama	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Trinity	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Tulare	\$307,732	\$354,812	\$428,000	\$547,840	\$610,328
Tuolumne	\$352,022	\$405,878	\$489,600	\$626,688	\$698,170
Ventura	\$387,110	\$446,334	\$538,400	\$689,152	\$767,758
Yolo	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242
Yuba	\$331,890	\$382,666	\$461,600	\$590,848	\$658,242

HCD 2023 Developer Fee Calculator

Project Name: Sunnydale Block 7 TCAC Project #

Project Phase: Origination Proposed Project Type: 4% Credits New Construction

Project's Developer Fee Summary	HCD Limit	Project Amt.	
Maximum Total Developer Fee - 2d	\$13,821,224	\$5,550,000	
Max Developer Fee payable from development funding sources - lesser of 1e & 2d	\$2,500,000	\$2,200,000	
Deferred Developer Fee payable on a priority basis from available Cash Flow	\$1,000,000	\$1,300,000	
Deferred Developer Fee payable exclusively from Sponsor Distributions	\$10,321,224	\$2,050,000	

Total Budgeted or Actual Developer Fee: \$5,550,000 Developer Fee Contributed as Capital: \$0 Deferred Developer Fee: \$3,350,000

Section 1. UMR §8312(c)(1) Max Developer Fee payable from funding sources - 4% Projects use TCAC 9% rules				
a. Project's type of construction:	New Construction			\$2,500,000
b. Project's Unadjusted Eligible Basis (excluding Developer Fee) - §10327(c)(2)(A)		\$92,141,496	x 15% =	\$13,821,224
c. Project's Unadjusted Eligible Acquisition Basis (excluding Developer Fee) - §10327(c)(2)(A)		\$0	x 5% =	\$0
d. Project's Non-Residential Costs (excluding Developer Fee) - §10327(c)(2)(A)		\$0	x 15% =	\$0
Projects with more than 100 Restricted Units	\$20,000	each	\$2,280,000	Total Restricted Units 89 \$0
e. Maximum Developer Fee payable from development funding sources - UMR §8312(c)(1) - lesser of 1a or (1b + 1c + 1d)				\$2,500,000

Section 2. UMR §8312(c) - Maximum Developer Fee using TCAC 4% rules				
Project meeting CDLAC §5230(f)(1)(B), TCAC §10327(c)(2)(E)?				
a. New Construction & Rehab - Unadjusted Eligible Basis (exclude Developer Fee) - §10327(c)(2)(B)(i)		\$92,141,496	x 15% =	\$13,821,224
b. Basis for non-residential Project costs (exclude Developer Fee) - §10327(c)(2)(B)(ii)		\$0	x 15% =	\$0
c1. Not Applicable				
c2. Not Applicable				
c3. Not Applicable				
c4. Not Applicable		\$0	X 5% =	\$0
d. Maximum Total Developer Fee using TCAC 4% rules §8312(c)				\$13,821,224
e. Total Budgeted or Actual Developer Fee			\$5,550,000	
f. Budgeted Developer Fee paid from Development Sources	Sum of Deferred and Contributed Developer Fee	\$3,350,000	\$2,200,000	
g. Deferred Developer Fee payable on a priority basis from available Cash Flow			\$1,000,000	

Quantitative Policy Scoring – 52 Points Maximum

Total Quantitative Self Score 48.331

(a) Active Transportation and Transit Improvements – 15 Points Maximum

15

(1) Up to 4 points for the total length (in Lane Miles) of AHSC-funded Context Sensitive Bikeways (PAM). as follows:

4

(A) 4 points for at least two (2.0) lane miles

(B) 1 point for at least one (1.0) lane mile

Class 1 Bikeways	2.800	Class 2 Bikeways		Class 3 Bikeways		Class 4 Bikeways		Total Context Sensitive Bikeway Mileage	2.800
Street (or closest parallel street if off-street bikeway)	Cross A (Closest street to start)	Cross B (Closest street to end)	Distance (lane mile, to the 0.1)	AADT	Speed Limit	Current Bikeway Facility Class	Proposed Bikeway Facility Class	Context Sensitive	
Persia Connection: Sunnydale	Persia Ave and Sunnydale Ave	Gleneagles Golf Entrance and	0.6	2080	35		Class 1	Yes	
Sunnydale-Bike Park Connection	Sunnydale Ave at east edge of	Gleneagles Golf Entrance and	0.4	2080	25		Class 1	Yes	
Geneva Connection:	Geneva Ave at Geneva Park	La Grande Triangle west of S	0.8	2080	n/a		Class 1	Yes	
Crocker Connection	Moscow St and Italy Ave	La Grande Triangle west of S	0.8	2080	n/a		Class 1	Yes	
Spine Connection and Cross	Gleneagles Golf Entrance and	La Grande Triangle west of S	0.2	2080	35		Class 1	Yes	

2 points - Will the Projects expand an existing bicycle network?

Yes

2

(2) A 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 is not required to be comprised of Context Sensitive Bikeways. (PAM)

Context Sensitive Bikeway (must match one of the named above)	Intersecting existing bikeway (Street name)	Comments/Notes, if necessary
Sunnydale-Crocker-Persia Connection	Persia Avenue	Connects at Persia/Sunnydale intersection, plus also at Geneva Ave.

(3) Up to 3 points for the length of AHSC-funded Safe and Accessible Walkways as follows: (PAM)

3

(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	2,852
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of Accessible Walkway (feet)	Total distance of New or Repaired walkways?	Number of new/reconstructed Pedestrian Ramps along walkway	Number of new/repainted crosswalks along walkway
Sunnydale Avenue - Bidirectional	Hahn Street	Santos Avenue	2852	1096		
Brookdale Avenue (Bidirectional)	Brookdale Avenue	Santos Avenue	2852	304		
Santos Street (Direction A)	Sunnydale Avenue	Velasco Avenue	2852	966		
Sunrise Way (Direction A)	Harmonia Street	Brookdale Avenue	2852	486		

(4) Up to 2 points for Projects that fund the construction of new pedestrian facilities where none exist at the time of application submission. (PAM)

2

(A) 2 points for at least 1,000 continuous linear feet of new pedestrian facilities where none exist at the time of application submission.

(B) 1 point for at least 500 continuous linear feet of new pedestrian facilities where none exist at the time of application submission.

New pedestrian facilities - length (in linear feet) of new pedestrian facilities where none exist at the time of application submission.	1,447
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Street (or closest parallel street if off-street bikeway)	Cross A (Closest Street to start)	Cross B (Closest Street to end)	Continuous Distance of New Facility	# of new/reconstructed Pedestrian Ramps along walkway	# of new/repainted crosswalks along walkway
Santos St & Sunrise Way	Sunnydale Avenue/Brookdale Avenue	Velasco Avenue / Harmonia Way	1447		

(5) Up to 4 points for Projects that improve a local bus route by implementing any (or a multiple) of the following will be eligible for two points for each strategy. (PAM)

4

(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.

(B) Installation of new at-grade boarding infrastructure at five (5) or more stops in the Project Area.

(C) Installation of bus bulb-outs or transit boarding islands that eliminate the need for buses to pull out of the general flow lane at least five (5) or more stops in the Project Area.

(D) Installation of new or upgraded Transit Signal Priority hardware and software along all signals for one (1.0) consecutive Lane Mile.

(E) Installation of at least five (5) new bus shelters where none currently exist in the Project Area.

(F) 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	
No	
Yes	
Yes	
No	
No	

File Name:	72. 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(a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Uploaded to HCD?	N/A
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(b) Green Buildings and Renewable Energy - 3 Points Maximum

3

AHSC Application Workbook

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Quantitative Policy Scoring

3 points

will be awarded for **Affordable Housing Developments** that commit to design and construction that achieves green building status beyond California mandatory building code requirements as certified by the project architect, energy analyst, and/or sustainability consultant. **Applicants** may select from the following green building certification programs:

Construction Type:

Residential_Construction

Green building status beyond State mandatory building code requirements as verified:

Green Point Rated New Construction: Gold

File Name:

73. Green Building Status

Provide signed letter from the project architect, energy analyst, and/or sustainability consultant 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 - 10 Points Maximum

7

(1)

Up to 5 points

for applications with an AHSC funds request for **Sustainable Transportation Infrastructure** that comprises at least a certain amount of funds or a percentage of the total AHSC funds request (whichever is the lower amount) as detailed below:

STI Funds Request as an amount or percentage of Total AHSC Funding Request	Points
At least \$7,500,000 or 25.0% of total funding request	5 points
At least \$4,500,000 or 15.0% of total funding request	2 points

AHD & HRI Requested:	\$18,500,000	STI Requested:	\$9,038,445	Total AHSC Funds Requested:	\$29,745,053	STI % of Total AHSC Requested:	30%	5
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(2)

2 points

for applications 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 same block of a **Transit Station/Stop**. The **Transit Station/Stop** need not be served by the **Qualifying Transit** but must be within the **Project Area**.

TRA (Transit Station or Stop) Requested:	\$1,500,000	TRA (Transit Station/Stop) Funds Req as % of Total AHSC Req:	0%	2
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(3)

3 points

for **Projects** which provide documentation that their site is:

(A)

Near an environmentally cleared High-Speed Rail Station:

An **AHD** that is within one (1.0) mile of an environmentally cleared California high-speed rail station;

Is AHD within one (1.0) mile of an environmentally cleared California high-speed rail station?

No

(B)

Funding the construction of community-identified components from another SGC Program: A **Project** that funds community-identified components from another SGC-funded project, such as Transformative Climate Communities (TCC), Sustainable Agricultural Lands Conservation (SALC);

Has the proposed Project received funds from another California Strategic Growth Council (SGC) Program?

No

(C)

Utilizing Publicly-Owned Land:

An **AHD** which is to be developed on land designated as Excess Land (EO N-06-19) or any land declared as Surplus Land 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.

(i) For excess state-owned property, the **AHD** must be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property.

Is the **AHD** located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property?

No

(ii) For surplus land owned by a local agency, including transit agencies, points shall be awarded as follows:

Is the **AHD** located on surplus land owned by a local agency, including transit agencies?

No

(d) Location Efficiency and Access to Destinations - 3 Points Maximum

2.331

(1)

Up to 3 points

will be given for projects that provide the location of existing **Key Destinations** within one-half (0.50) mile of the **AHD**. 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. Each **Key Destination** category may only be counted once. Facilities that meet multiple categories (e.g., a Grocery Store with a Pharmacy) may be counted toward multiple categories. Please see definitions and further specifications for each **Key Destination** in Appendix A. Please see **Project Area** Mapping Guidance for how to map and document **Key Destinations**.

(A) Market or Grocery store (SNAP Retailer)	Yes
(B) Food Bank	Yes
(C) Medical clinic that accepts Medi-Cal payments or offers free medical services to low-income individuals	Yes
(D) Licensed childcare facility as identified by the California Department of Social Services	Yes
(E) Pharmacy	No
(F) Park accessible to the general public	Yes
(G) Community Center accessible to the general public	Yes
(H) Public library	No
(I) Public elementary, middle, high school, non-profit university or non-profit junior college	Yes
(J) Bank, or credit union	No
(K) Post Office	No

(e) Funds Committed - 4 Points Maximum

4

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. For **Projects** with bond financing, any applicable permanent lender commitment of bond financing is required for these points. Assistance for capital expenditures will be deemed to be an **Enforceable Funding Commitment** if it has been awarded to the **Project** or if the **Department** approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax-exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.

For homeownership **Affordable Housing Developments** only: Construction loans which will be repaid with revenue from the sale of homes to low-income or moderate-income homebuyers will be considered committed funding.

Does Applicant meet the above requirements?

TRUE

(f) **Prohousing Designation – 2 Points Maximum**

2

(1) 2 Points will be awarded for **Projects** located in jurisdictions that have applied for a “Prohousing designation” by the application due date, and is certified by the Department within 45 days after the application due date.

Is Project located in a jurisdiction that has been awarded "Prohousing Designation" or has applied by the application due date? If applied, points are conditional on designation within 45 days of application due date.

Yes

(g) **Anti-Displacement Activities - 4 Points Maximum**

4

(1) Up to 4 points for Projects that document a commitment to implement at least one (1) new or expanded Anti-displacement activity listed in this section, as supported by an assessment of housing needs and displacement vulnerability.

All proposals must complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) that describes how each program or activity will be implemented. [AHSC Guidelines](#)

of Activities to be implemented

1

Projects may select any activity listed in this section. 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:

(A) A non-profit and/or Locality developing a Community-Driven, Neighborhood-Scale Anti-Displacement Plan.	No	
(B) 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	
(C) A non-profit and/or Locality implementing a policy identified in an existing Community-Driven, Neighborhood-Scale Anti-Displacement Plan.	No	
(D) A non-profit and/or Locality developing or implementing a pipeline or training programs that will build capacity for local affordable housing developers .	No	
(E) A non-profit and/or Locality developing or implementing a process for data collection, monitoring, and tracking systems related to the causes of displacement (e.g., rental property registry, inventory of at-risk units, landlord licensing, local eviction tracking, a speculation watchlist, or tracking the loss and formation of culturally-relevant and community-serving small businesses).	No	
(F) A non-profit and/or Locality developing or implementing foreclosure or eviction prevention and landlord anti-harassment programs.	No	
(G) A non-profit and/or Locality developing, administering, or implementing rental assistance or voucher programs.	No	
(H) A non-profit and/or Locality developing or implementing a Small/Family Business Protection Program for community businesses in the Project Area	No	
(I) A non-profit and/or Locality developing or operating a Community Land Trust or Land Banking activities.	Yes	Expanded
(J) A non-profit and/or Locality developing or implementing programs that provide subsidized work to weatherize or repair existing Low-Income Households to increase energy efficiency and/or air quality in the Project Area .	No	

File Name:	75. AD 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. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Uploaded to HCD?	Yes
File Name:	76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Uploaded to HCD?	Yes

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

3

(1) Up to 3 points (1.5 points per strategy) for **Projects** that implement workforce development strategies that advance the recruitment, training, and hiring of individuals who live within **Priority Populations** census tracts or **Low-Income Households**. Strategies should aim to connect these populations with training and hiring opportunities created by the **Project**. Workforce development strategies may be implemented during **Project** construction or after completion of the **Project**, but they must be implemented within the contract reporting period. Choose from the following workforce development strategies:

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:	77. Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing submit the certification letter submitted to a local government pursuant to Article 4 in AB 2011 or submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Uploaded to HCD?	Yes
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(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:	80. Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (§107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Uploaded to HCD?	Yes
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(i) **Housing Affordability - 5 Points Maximum**

5.00

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

(A) Up to 3 points will be awarded based on the percent of total units in a rental **AHD** restricted to Extremely Low Income (ELI) households as follows:

(i) 15 to 19.9 percent of total units = 1 points	Extremely Low Income (ELI) Units	28	3.00
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Sunnydale Block 7 Quantitative Policy Scoring §107 App AHSC0001194

		V1 1/19/24	
(ii) 20.0 to 24.9 percent of total units = 2 points		Total AHD Units	89
(iii) 25 percent or more of total units = 3 points		ELI Units as a % of Total AHD Units	31.46%
(B) Up to 2 points will be awarded based on the percent of total units in a rental AHD that are three-bedroom or larger and are restricted to ELI or Very Low-Income (VLI) households as follows:			
(i) 10 to 19.9 percent of total units = 1 points	Three-bedroom or larger units to Extremely Low Income or Very Low-Income households	24	2.00
(ii) 20 percent or more of total units = 2 points	Total AHD Units	89	
		Three-bedroom or larger, ELI or VLI Units as a % of Total AHD Units	26.97%

(j) Programs – 3 Points Maximum			3					
<p>3 points will be awarded to applicants that propose an AHSC-funded Program (PGM) Cost in partnership with a non-profit organization (including churches, Community Based Organizations, or other organization registered as a 501(c)(3) Organization) for at least \$150,000. All proposals in partnership with a non-profit must complete the AHSC Commitment Letter Template provided that describes how each program or activity will be implemented. The template form will require a complete scope of work; current status of work, if applicable; current status of the role the non-profit plays in the Project Area; proposed measures of success & tracking protocols; why the program was chosen; and signatures from the Applicant and the implementing parties signifying an agreement to the scope of work. An Applicant seeking points for an activity under the Anti-Displacement category is not eligible for additional points for that same activity under the Programs section.</p> <p>Note: Not all eligible costs identified as Program (PGM) Costs in §103 will fully satisfy this scoring criteria. Programs proposed under this section must fall under one of these four categories to be eligible for points.</p> <p>Active Transportation Encouragement and Safety: Active Transportation programs that encourage residents to walk or bicycle more frequently and more safely. Programs may include, but are not limited to: Bike Safety Workshops, Walking School Buses or other group walking activities, Safe Routes to School or Transit. Additionally, distribution of lights, safety equipment, or bicycles to low-income residents are an eligible Program Cost as an incentive for participation in safety education programs.</p> <p>(A) Low-Income Zero Emission Vehicle (ZEV) Car Sharing Programs: Programs that provide free or reduced cost access to ZEV Car Sharing Programs.</p> <p>AHD Resident Support: Instructor-led adult educational, health and wellness, or skill building classes for residents, including residents with disabilities. Includes, but is not limited to: Financial literacy, computer training, home-buyer education, GED classes, and resume building classes, ESL, nutrition class, exercise class, health information/awareness, art class, parenting class, on-site food cultivation and preparation classes, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.</p> <p>(C) 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. §103(f)(1)(A) applies.</p> <p>(D) Which, above program, category will the applicant(s) choose from to propose the AHSC-funded Program (PGM) (C)</p> <table><tr><td>Program Name</td><td>Active Transportation</td></tr><tr><td>Non-profit organization name</td><td>Bike SF</td></tr></table>					Program Name	Active Transportation	Non-profit organization name	Bike SF
Program Name	Active Transportation							
Non-profit organization name	Bike SF							
File Name:	81. AHSC funded pgm Commitment letter	Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page). Template will include information outlined	Uploaded to HCD?	Yes				

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

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:	82. Narrative	Provide a response to each prompt as outlined in the Narrative Prompts document. 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 - 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 its future residents and the existing community, broadly. The prompts will ask applicants, how: 1) local residents, the developer(s), stakeholders, government, and/or community-based organizations were engaged to help shape the **Project** to date; 2) community-based organizations and local residents, especially from **Disadvantaged** and **Low-Income Communities** and/or those with disabilities, were meaningfully engaged in identifying needs as well as **Project** components; 3) the **Project** is planning to continue engagement in the future; and 4) the project is taking concrete steps to address community-identified needs and promote equity, community health, and well-being.

File Name:	83. Community Tracker	Provide a completed AHSC Round 7 Community Engagement Tracker.	Uploaded to HCD?	Yes
File Name:	84. 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
File Name:	85. Future Engagement	Optional: 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?	Yes

(b) Climate Adaptation & Community Resiliency - 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, design, and project implementation. The prompts will ask **Applicants** to: 1) outline the risks posed from climate change and other environmental exposures; 2) address how the risks will be reduced by appropriate adaptation or mitigation strategies; and 3) how, more broadly, the **Project** will promote equity and 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 and related prompts.

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:	86. Climate Matrix	AHSC Round 8 Climate Adaptation Assessment Matrix.	Uploaded to HCD?	Yes
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(c) Collaboration & Planning – 4 Points Maximum

Collaboration across 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: 1) aligns with previous planning efforts of local government; 2) brings together local government, including housing and transportation agencies in collaboration, to realize the vision of those efforts through the project; and 3) will equitably translate that vision into improvements that address community needs related to climate adaptation, health, housing, mobility, access, and safety.

File Name:	87. 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:	88. Site Plan	Provide the most current site plan.	Uploaded to HCD?	Yes

(d) Equity & Transformation – 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** is going above and beyond, either: piloting new or innovative approaches or policies, leveraging existing resources in a new way, advancing equity, or shaping future projects in the nearby communities.

[SGC Racial Equity Action Plan](#)

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):			
Mercy Housing California, a CA non profit public benefit corporation, is the applicant of this funding application. Mercy Housing California controls Mercy Housing CalWest, the sole member of the limited liability company, Sunnydale Block 7 LLC; whom is the managing general partner of Sunnydale Block 7 Housing Partners, LP that will own and operate the property. Related/Sunnydale Block 7 Development Co. LLC; whom is the administrative general partner of Sunnydale Block 7 Housing Partners LP. Mercy Housing CalWest is also related to the party Mercy Housing Management Group, the proposed property manager.			
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.			
Elizabeth Kuwada	Vice President		3/19/24
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 ?	No		
2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant’s business, or (b) the project that is the subject of the application?	No		
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant’s business, or (b) the project that is the subject of the application?	No		
4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	No		
5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	Yes		
Criminal Matters			
6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	No		
7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant’s business?	No		
8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?	No		
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant’s business?	No		
10. Within the past ten years, has the applicant been convicted of any felony?	No		
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant’s business?	No		
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	No		
Elizabeth Kuwada	Vice President		3/19/24
Printed Name	Title of Signatory	Signature	Date

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.

Full list of Uploads

Per answers within
Application

FILE NAME	FILE DESCRIPTION	
HCD Excel Application		
01. AHSC Application Workbook	AHSC Application Excel Workbook.	Included ✓
Project Overview Sheet/Tab		
02. Tax Credit Reservation Letter	If the Project has already received a tax credit reservation, upload documentation.	Not Applicable ✗
03. Operating Subsidy Commitment	Documentation evidencing commitment of Operating Subsidies including source, term (in years), total subsidy amount, and estimated first year allocation.	Not Applicable ✗
04. Current Contract Rents	Projects proposing project-based rental assistance: Provide documentation of current contract rents for HAP, Shelter Plus or other source, as applicable.	Included ✓
05. 'STI-TRA Agreement	Provide an executed agreement with the Locality or transportation agency for the completion of the STI or TRA components.	Not Applicable ✗
06. Tribal Entity Waiver	Modifications or waivers as provided for in HSC §50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019)	Not Applicable ✗
07. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Not Applicable ✗
08. Fee or Trust Land Verification	Documentation verifying land is located on Fee or Trust Land.	Not Applicable ✗
09. Public Agency Commitment	For Projects where the Public Agency is not a joint Applicant: Provide a commitment to enter into a contractual agreement to develop the Project.	Not Applicable ✗
10. App1 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included ✓
10. App1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included ✓
10. App1 Org Chart	Applicant Organization Chart.	Included ✓
10. App1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included ✓
10. App1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included ✓
10. App1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included ✓
10. App1 Payee Data Record	Completed Payee Data Record.	Included ✓
10. App1 TIN Form	Completed Government TIN form.	Not Applicable ✗
11. App2 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included ✓
11. App2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable ✗
11. App2 Org Chart	Applicant Organization Chart.	Not Applicable ✗
11. App2 Signature Block	Signature Block - upload in Microsoft Word Document.	Included ✓
11. App2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable ✗
11. App2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable ✗
11. App2 Payee Data Record	Completed Payee Data Record.	Not Applicable ✗
11. App2 TIN Form	Completed Government TIN form.	Included ✓

12. App3 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
12. App3 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
12. App3 Org Chart	Applicant Organization Chart.	Not Applicable	✗
12. App3 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
12. App3 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
12. App3 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
12. App3 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
12. App3 TIN Form	Completed Government TIN form.	Not Applicable	✗

13. App4 Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Not Applicable	✗
13. App4 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
13. App4 Org Chart	Applicant Organization Chart.	Not Applicable	✗
13. App4 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
13. App4 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
13. App4 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
13. App4 Payee Data Record	Completed Payee Data Record.	Not Applicable	✗
13. App4 TIN Form	Completed Government TIN form.	Not Applicable	✗

14. Owner Cert & Legal Disclosure	Reference: Applicant Certification Worksheet.	Included	✓
14. Owner OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
14. Owner Org Chart	Owner Organization Chart.	Included	✓
14. Owner Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
14. Owner Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
14. Owner Payee Data Record	Completed Payee Data Record.	Included	✓
14. Owner Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗

15. MGP Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
15. MGP OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
15. MGP Org Chart	MGP Organization Chart.	Included	✓
15. MGP Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
15. MGP Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
15. MGP Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗

16. AGP1 Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
16. AGP1 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
16. AGP1 Org Chart	AGP Organization Chart.	Included	✓
16. AGP1 Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
16. AGP1 Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓

16. AGP1 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
17. AGP2 Cert & Legal	Reference: Applicant Certification Worksheet.	Not Applicable	✗
17. AGP2 OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Not Applicable	✗
17. AGP2 Org Chart	AGP Organization Chart.	Not Applicable	✗
17. AGP2 Signature Block	Signature Block - upload in Microsoft Word Document.	Not Applicable	✗
17. AGP2 Cert of Good Standing	Dated 30 days or less from the application due date.	Not Applicable	✗
17. AGP2 Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Not Applicable	✗
18. MLLC Cert & Legal	Reference: Applicant Certification Worksheet.	Included	✓
18. MLLC OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Included	✓
18. MLLC Org Chart	Manager of LLC Organization Chart.	Included	✓
18. MLLC Signature Block	Signature Block - upload in Microsoft Word Document.	Included	✓
18. MLLC Cert of Good Standing	Dated 30 days or less from the application due date.	Included	✓
18. MLLC Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Included	✓
19. AB1550	Applicable CARB Priority Population Benefit Criteria Tables.	Included	✓
20. Project Area Map	Map the items as outlined in the Project Area Mapping Guide. Items marked with PAM in this application must be identified on the Project Area Map (PAM)" File must be submitted in a KML/KMZ format.	Included	✓
21. 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	✓
22. 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	✓
23. 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	✓
24. Cap Improvements Req	Documentation from a Locality, transit agency or special district that capital improvements are required.	Not Applicable	✗
25. Onsite Energy Storage	Documentation certified by an energy consultant or architect.	Not Applicable	✗
26. STI Cap Project Costs	Documentation showing Capital Project costs are required as a condition of local approval for STI.	Not Applicable	✗
27. TRA Cap Project Costs	Documentation showing Capital Project costs are required as condition of local approval for TRA.	Not Applicable	✗
28. Utility allowance	Schedule of utility allowances.	Included	✓
Threshold Requirements Sheet/Tab			
29. SCS Consistency Confirmation	Document from MPO identified above confirming consistency with SCS, or alternative planning strategy in non-MPO regions, per §106(a).	Included	✓
30. AHD Environmental	Copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Included	✓

31. AHD Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Included	✓
32. AHD Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Included	✓
33. AHD Auth to Use Grant Funds	If NEPA applies and available at time of application, please provide copy of HUD 7015.16 . If not available now, it must be provided prior to construction loan closing.	Included	✓
34. HRI Environmental	Copy of all environmental reports and clearances (e.g. EIR, Phase 1 Notice of Exemption).	Not Applicable	✗
35. HRI Phase I Environmental Site Assessment	Submit a Phase I ESA, prepared or updated no earlier than 12 months prior to the application submittal date, indicating that site is free from severe adverse environmental conditions. If the Phase I ESA reveals known or potential contamination, a Phase II ESA will be required. Tribal Entity Applications are exempt from this requirement.	Not Applicable	✗
36. HRI Phase II Environmental Site Assessment	Submit a Phase II ESA prepared or updated no earlier than 12 months prior to the application submittal date if the Phase I ESA reveals known or potential contamination. Tribal Entity Applications are exempt from this requirement.	Not Applicable	✗
37. 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	✗
38. STI Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Not Applicable	✗
39. 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.	Not Applicable	✗
40. TRA Environmental	If available at time of application, copy of all environmental clearances (e.g. Environmental Impact Report) or Notice of Exemption.	Not Applicable	✗
41. 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.	Not Applicable	✗
42. Project Demolition	Provide a copy of the written order issued by a state or local governmental agency.	Not Applicable	✗
43. Relocation Plan	Applicants must provide a Relocation Plan.	Included	✓
44. AHD No Ag	Demonstrate the AHD site is not within land designated as agricultural land per FMMP tool.	Included	✓
45. 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	✗
46. HRI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Not Applicable	✗
47. 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	✗
48. STI No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Included	✓
49. STI 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	✗
50. TRA No Ag	Demonstrate the HRI site is not within land designated as agricultural land per FMMP tool.	Included	✓

51. TRA 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	✗
52. STI-TRA Local Approvals	Statement from entity indicating the STI and/or TRA Capital Project is consistent with all applicable local rules, regulations, codes, policies and plans enforced or implemented by that entity.	Included	✓
53. AHD-HRI Market Study	Provide a completed market study prepared within one year of the application due date.	Included	✓
54. EFC AHD HRI1; EFC AHD HRI2; EFC AHD HRI3; etc.	Documentation for the 6 permanent sources, plus Equity Investor if known at time of application.	Included	✓
55. EFC STI1; EFC STI2; EFC STI3; etc.	Supporting documentation for the 1 non-AHSC STI funding commitments.	Included	✓
56. EFC TRA1; EFC TRA2; EFC TRA3; etc.	Supporting documentation for the 0 non-AHSC TRA funding commitments.	Not Applicable	✗
57. EFC PGM1; EFC PGM2; EFC PGM3; etc.	Supporting documentation for the 0 non-AHSC PGM funding commitments.	Not Applicable	✗
58. AHD Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
59. AHD Preliminary Title Report	PTR, that is no more than 6 months old for the AHD Project.	Included	✓
60. HRI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✗
61. STI Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Included	✓
62. TRA Site Control	Appropriate documentation to demonstrate the form of site control indicated above.	Not Applicable	✗
63. Past Exp AHD1, Past Exp AHD2	Certificates of Occupancy for two recently completed affordable housing developments.	Included	✓
64. Past Exp HRI1, Past Exp HRI2	Certificates of Occupancy for two recently completed affordable housing developments.	Not Applicable	✗
65. 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	✗
66. 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	✗
67. HE Determination letter	Provide HCD's determination letter.	Included	✓
68. 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	✓
69. Internet Service (other funding source)	If using another funding source to fund the required internet service, name the other source and the amount with developer Applicant signature.	Included	✓
70. SFH Lease Addendum	Submit a draft of the development's Smoke Free Housing lease addendum.	Included	✓
71. 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	✗

Quantitative Policy Scoring Sheet/Tab

72. 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(a)(5) along the one transit route. If improving multiple transit routes, provide one map for each of the routes.	Not Applicable	✗
73. Green Building Status	Provide signed letter from the project architect, energy analyst, and/or sustainability consultant stating the commitment to achieve green building status beyond State mandatory building code. Specify the Certification the AHD commits to.	Included	✓

74. 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 §107(c)(3). If utilizing Publicly-Owned Land, provide documentation as requested for each respective type of land as outlined in §107 Quantitative Policy Scoring(c)(3)(C).	Not Applicable	✗
75. AD 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. Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page) to describe how each program or activity will be implemented.	Included	✓
76. Assessment Housing Needs	Optional: Applicants may submit the AHSC Anti Displacement Tool or reference the jurisdiction's housing element, other research, community feedback, or other existing documents to develop an assessment of the housing needs and displacement vulnerability for the communities overlapping the Project Area.	Included	✓
77. Workforce Strategy A	Partnership with a Workforce Development Organization: If pursuing submit the certification letter submitted to a local government pursuant to Article 4 in AB 2011 or submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(A)(i)-(vi) in a letter jointly signed by the Applicant and external organization.	Included	✓
78. Workforce Strategy B	Skilled and Trained Workforce Commitment: If pursuing Workforce Strategy B (§107 Quantitative Policy Scoring (h)(1)(B)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(B)(i)(ii) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
79. Workforce Strategy C	Project Labor or Community Workforce Agreement: If pursuing Workforce Strategy C (§107 Quantitative Policy Scoring (h)(1)(C)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(C)(i) in a letter jointly signed by the Applicant and external organization.	Not Applicable	✗
80. Workforce Strategy D	Local Hire Ordinances: If pursuing Workforce Strategy D (§107 Quantitative Policy Scoring (h)(1)(D)), submit the information and verifiable documentation requested in §107 Quantitative Policy Scoring (h)(1)(D)(i)-(iii) in a letter.	Included	✓
81. AHSC funded pgm Commitment letter	Complete the AHSC Commitment Letter Template (available on AHSC Guidelines page). Template will include information outlined	Included	✓

Narrative-Based Policy Scoring

82. Narrative	Provide a response to each prompt as outlined in the Narrative Prompts document . 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	✓
83. Community Tracker	Provide a completed AHSC Round 7 Community Engagement Tracker.	Included	✓
84. 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	✓
85. Future Engagement	Optional: 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.	Included	✓
86. Climate Matrix	AHSC Round 8 Climate Adaptation Assessment Matrix.	Included	✓

87. 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	✓
88. Site Plan	Provide the most current site plan.	Included	✓

Certification & Legal

89. Cert-Legal Explanation	Letter of explanation for any "Yes" answers or red shaded items above. Copy this sheet and upload separate from the application.	Included	✗
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CARB GHG & Co-Benefits Quantification

90. 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	✓
91. GHG Affordable Housing Tab Inputs	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	✓
92. GHG Transit Tab Inputs	Signed letter from transit agency documenting inputs in the Transit Inputs Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Included	If applicable
93. GHG Solar PV Tab Inputs	Signed letter from licensed professional documenting inputs in the Solar PV Inputs Tab of the AHSC Benefits Calculator Tool and results from PVWatts Calculator. Follow this link for specific requirements and template.	Included	If applicable
94. Bike Share Inputs	Signed letter from bike share partner committing to deliver the proposed bike share project and confirming that project-specific inputs in the AHSC Benefits Calculator Tool are correct. -Is bike share electric (yes/no)? -Number of bike share trips 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
95. Clean Mobility Benefits Calculator Tool	If applicant is proposing shared mobility projects, submit a completed Clean Mobility Benefits Calculator Tool.	Not Applicable	If applicable
96. GHG Shared Mobility Inputs	Signed letter from shared mobility provider documenting inputs in the Shared Mobility Tab of the AHSC Benefits Calculator Tool. Follow this link for specific requirements and template.	Not Applicable	If applicable

Project information needed for the CARB AHSC Benefits Calculator Tool at "Project Info" Worksheet, Cell reference at right if each item below.

Project Name	Sunnydale Block 7	Cell = E25
HCD Project Application #	AHSC0001194	Cell = E26
Project County	San Francisco	Cell = E27
Project Area Type	Integrated Connectivity Project (ICP)	Cell = E28
Developer Contact Name	Emily Estes	Cell = E29
Developer Contact Phone	4049920035	Cell = E30
Developer Contact Email	emily.estes@mercyhousing.org	Cell = E31
AHSC GGRF Funds Requested (\$)	\$29,745,053	Cell = E33
Other GGRF Funds (\$)	no data provided at application	Cell = E34
Other GGRF Funds Sources	no data provided at application	Cell = E35

Project information needed for the CARB AHSC Benefits Calculator Tool at "Affordable Housing Inputs" Worksheet, , Cell reference at right if each item below.

Maximum stories	5	Cell = C22
Total Dwelling Units	89	Cell = C23
Restricted Dwelling Units	88	Cell = C24
Net Density (dwelling units/acre)	87	Cell = C25
Mixed-use Development?	No	Cell = C26
Total Residential Space (square feet)	137,142	Cell = C27
Total Mixed-use Space (square feet)	no data provided at application	Cell = C28
Residential Parking Spaces	60	Cell = C41
Unbundled Monthly Parking Income (\$)	no data provided at application	Cell = C42
Dwelling Units Receiving Transit Passes	88	Cell = C47
Annual Transit Passes Value (\$)	\$972	Cell = C48
Duration of Funding for Transit Passes (years)	3	Cell = C49

Application Development Team (ADT) Support Form							V1 1/19/24						
Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov and AHSC@hcd.ca.gov . A member of the Application Development Team will respond to your request.													
Full Name:		Kevin Rodin				Date Requested:			Application Version Date:		1/19/24		
Organization:		CD-RG			Email:		krodin@cd-rg.com			Contact Phone:		424-225-2781	
Issue #	Sheet/Tab name	Section	Cell#	Describe the issue/error or suggestion				Urgency	ADT Status	Status Date			
1													
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